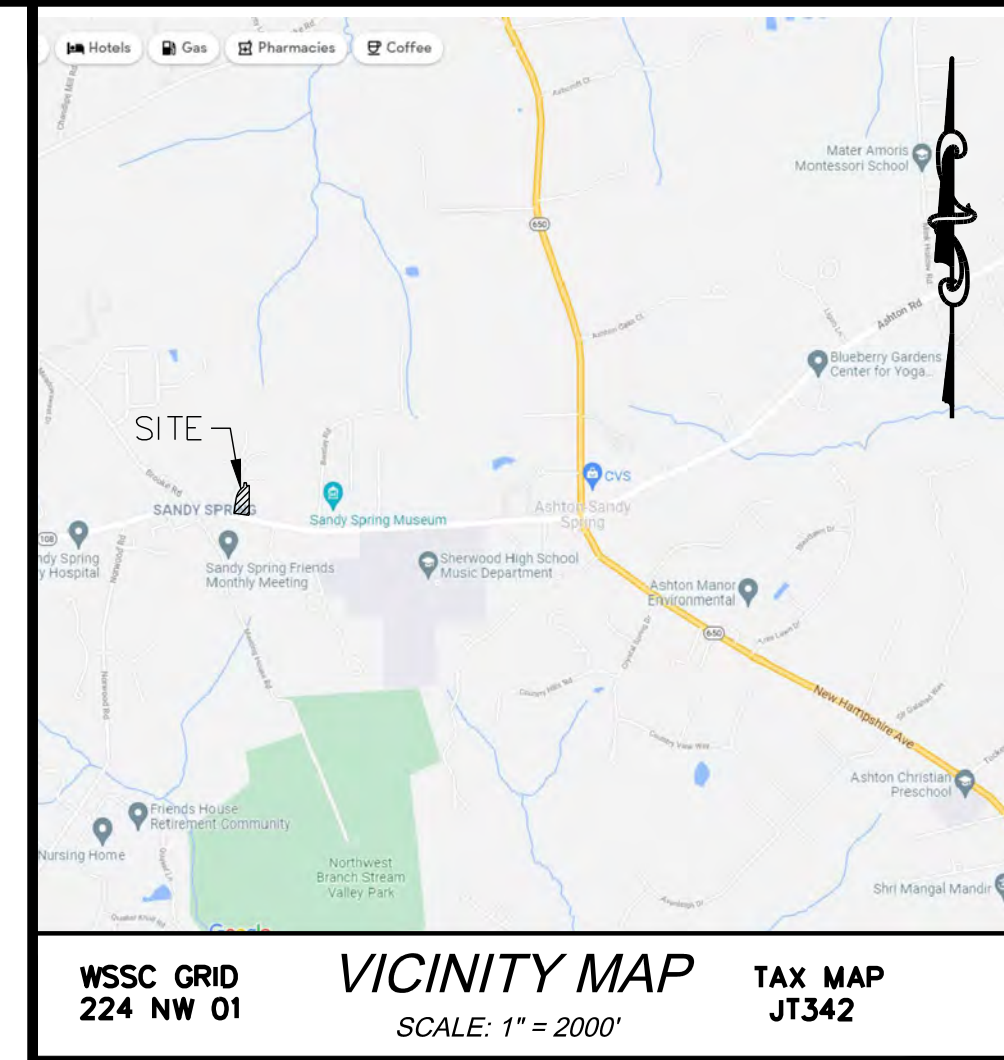


## Attachment A

# SANDY SPRING MEADOW AMENDMENT PACKAGE

M-NCPPC FILE NUMBER: 11982180A, 81982092A



CONTEXT MAP

**SHEET INDEX**

CS-100	COVER SHEET
AP-101	PLAN APPROVAL SHEET
CS-101	PRELIMINARY PLAN 1
CS-102	PRELIMINARY PLAN 2
CS-103	PRELIMINARY PLAN 2 (RED LINE)

**AMENDMENT ITEMS**

1. REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
2. REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
3. REDUCE THE APPROVED GREEN AREA FROM 223,800 SQUARE FEET TO 202,862 SQUARE FEET. THE OVERALL GREEN AREA PROVIDED FOR SANDY SPRING MEADOW WILL EXCEED THE MINIMUM REQUIREMENT OF 98,000 SQUARE FEET (I.E., 2,000 SQUARE FEET PER DWELLING UNIT UNDER THE PRIOR CLUSTER SUBDIVISION STANDARDS).
4. PROPOSED HALF COURT BASKETBALL COURT.

# AMT

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 MEADOW AMENDMENT PACKAGE

17901 SKYMEADOW WAY  
 SANDY SPRING, MD 20860

**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 COVER SHEET

# CS-100

SHEET 1 OF 2

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
(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. 8202-20090 including Approval Conditions, Development Program, and Certified Site Plan.

Developer:	Housing Opportunities Commission	Company
	Joy Shepherd	Contact Person
Address: 10400 Detrick Ave., Kensington, MD 20895		
Phone: 240-627-9437		
Signature: _____		

AMENDMENT ITEMS

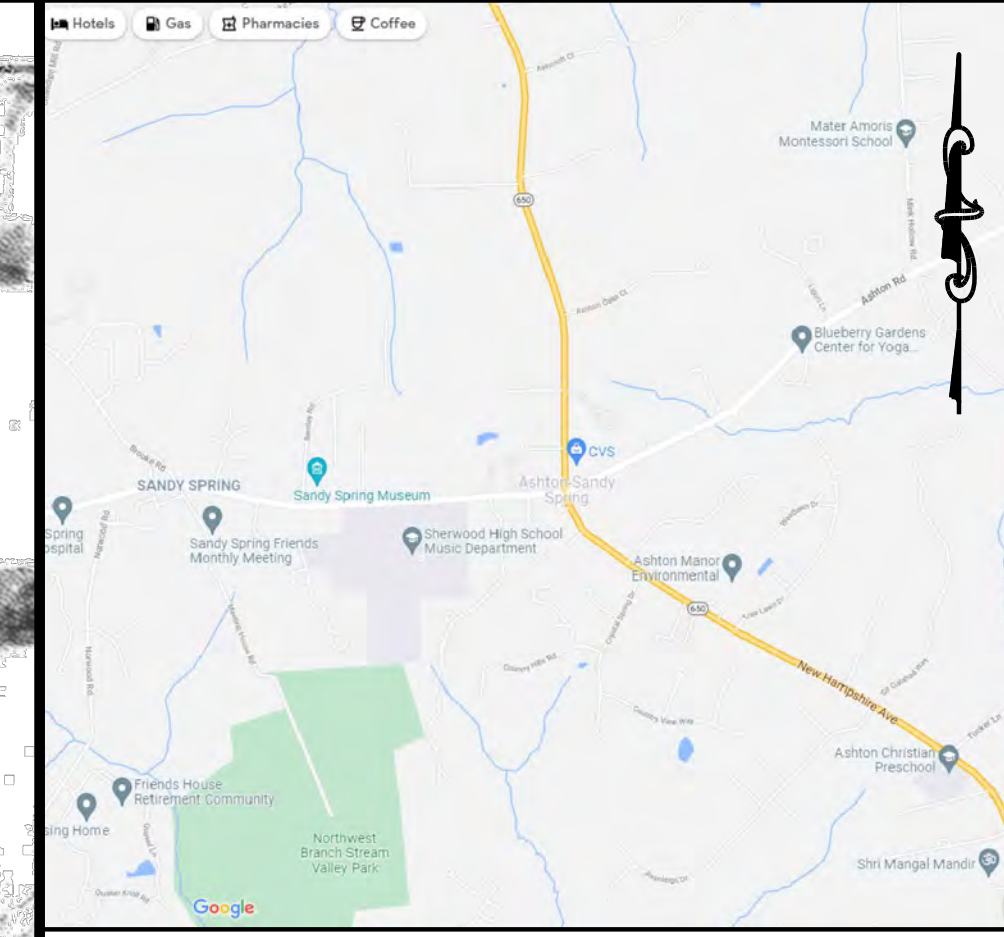
- REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
- REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
- REDUCE THE APPROVED GREEN AREA FROM 223,600 SQUARE FEET TO 202,652 SQUARE FEET. THE OVERALL GREEN AREA PROVIDED FOR SANDY SPRING MEADOW WILL EXCEED THE MINIMUM REQUIREMENT OF 38,000 SQUARE FEET (I.E. 2,000 SQUARE FEET PER DWELLING UNIT UNDER THE PRIOR CLUSTER SUBDIVISION STANDARDS).
- PROPOSED HALF COURT BASKETBALL COURT.

PRELIMINARY PLAN LEGEND

AREA TO BE REMOVED AS PART OF THIS APPLICATION (2.24 AC)

SITE SUMMARY DATA

- AREA - 11.13
- ZONE - R-60 CLUSTER
- GREEN SPACE REQ'D - 98,000
- GREEN SPACE PROVIDED - 202,652
- PARKING REQ'D - 98
- PARKING PROVIDED
- TOWNHOUSE - 61 SPACES
- SINGLE FAMILY - 38 SPACES
- NUMBER OF LOTS
- TOWNHOUSE - 30
- SINGLE FAMILY - 19 (OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS)
- MIN. LOT SIZE
- TOWNHOUSE - 1500 SQ. FT.
- SINGLE FAMILY - 4000 SQ. FT.
- MIN. BUILDING SETBACKS
- FRONT - 15 FT.
- REAR - 15 FT. OR AS SHOWN
- SIDE - AS SHOWN



WSSC GRID 224 NW 01 VICINITY MAP SCALE: 1" = 2000' TAX MAP JT342



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 MEADOW AMENDMENT PACKAGE

17901 SKYMEADOW WAY SANDY SPRING, MD 20860

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"=60'

DESIGNED BY: ABS

DRAWN BY: ASC

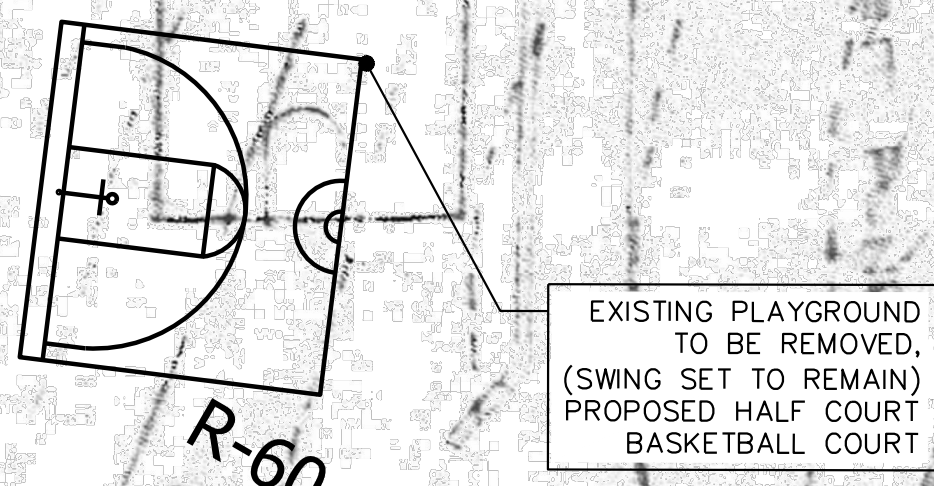
CHECKED BY: ABS

SHEET TITLE

PRELIMINARY PLAN 1

CS-101

SHEET 2 OF 2



SCALE: 1"=30'

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 (E) R.L.S. OR R.L.A. (CIRCLE) SIGNATURE DATE

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 Joy Shepherd Company Contact Person

Address: 10400 Detrick Ave., Kensington, MD 20895

Phone: 240-627-9437

Signature: \_\_\_\_\_

AMENDMENT ITEMS

- ▲ REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
- ▲ REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
- ▲ REDUCE THE APPROVED GREEN AREA FROM 223,600 SQUARE FEET TO 202,652 SQUARE FEET. THE OVERALL GREEN AREA PROVIDED FOR SANDY SPRING MEADOW WILL EXCEED THE MINIMUM REQUIREMENT OF 98,000 SQUARE FEET (I.E., 2,000 SQUARE FEET PER DWELLING UNIT UNDER THE PRIOR CLUSTER SUBDIVISION STANDARDS).
- ▲ PROPOSED HALF COURT BASKETBALL COURT.

PRELIMINARY PLAN LEGEND

AREA TO BE REMOVED AS PART OF THIS APPLICATION (2.24 AC)

SITE SUMMARY DATA

- AREA - 11.13 ▲
- ZONE - R-60 CLUSTER
- GREEN SPACE REQ'D - 98,000 ▲
- GREEN SPACE PROVIDED - 202,652 ▲
- PARKING REQ'D - 98 ▲
- PARKING PROVIDED
- TOWNHOUSE - 61 SPACES
- SINGLE FAMILY - 38 SPACES ▲
- NUMBER OF LOTS
- TOWNHOUSE - 30
- SINGLE FAMILY - 19 (OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS)
- MIN. LOT SIZE
- TOWNHOUSE - 1500 SQ. FT.
- SINGLE FAMILY - 4000 SQ. FT.
- MIN. BUILDING SETBACKS
- FRONT - 15 FT.
- REAR - 15 FT. OR AS SHOWN
- SIDE - AS SHOWN

PARCEL B TO BE REMOVED (20,948 SF/0.48 AC)



WSSC GRID 224 NW 01  
VICINITY MAP SCALE: 1" = 2000'  
TAX MAP JT342

**AMT**  
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 MEADOW AMENDMENT PACKAGE

17901 SKYMEADOW WAY  
SANDY SPRING, MD 20860

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"=60'  
DESIGNED BY: ABS  
DRAWN BY: ASC  
CHECKED BY: ABS

SHEET TITLE

PRELIMINARY PLAN 2

CS-102

SHEET --- OF 2

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  
(EE) 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 Joy Shepherd  
Company Contact Person

Address: 10400 Detrick Ave., Kensington, MD 20895

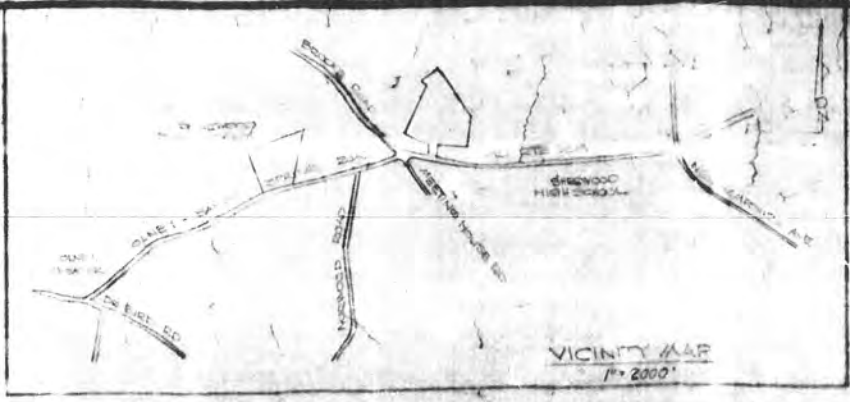
Phone: 240-627-9437

Signature: \_\_\_\_\_

0 30' 60'  
SCALE: 1"=30'

**AMENDMENT ITEMS**

- ▲ REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
- ▲ REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
- ▲ REDUCE THE APPROVED GREEN AREA FROM 223,600 SQUARE FEET TO 202,652 SQUARE FEET. THE OVERALL GREEN AREA PROVIDED FOR SANDY SPRING MEADOW WILL EXCEED THE MINIMUM REQUIREMENT OF 98,000 SQUARE FEET (I.E., 2,000 SQUARE FEET PER DWELLING UNIT UNDER THE PRIOR CLUSTER SUBDIVISION STANDARDS).
- ▲ PROPOSED HALF COURT BASKETBALL COURT.



in Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Meeting of 10/23  
 Letter dated 11/27/82  
 1. Modification along Route 104 and Bentley Road in accordance with the master plan.  
 2. Planning to meet Fire Dept. requirements.  
 3. State Highway Administration approval of access to Route 104.  
 4. Subdivision and location of units to be determined at site plan.  
 5. Clearing of trees to be prior to site plan.  
 6. Final utility interconnections to be identified at site plan.  
 7. Subdivision area in adjacent portion of tract to be defined at site plan.  
 8. Recreational facilities to be shown on site plan.  
 9. Necessary signs and drainage elements.  
 10. No vehicle access to parcels.  
 11. Landscape and lighting plan including need for fencing to be submitted at site plan.  
 Technical staff responsible for 1-5, 7-11.

*Charles R. ...*  
 Development Coordinator



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FURNISHED BY OWNER THAT STRICTLY ACCURATE ARE TERTIARY STREETS AND LOT DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE IN FINAL RECORD PLAN.  
 NOVEMBER 19, 1982  
*W. Frederick Gore*  
 W. FREDERICK GORE  
 REGISTERED PROFESSIONAL SURVEYOR  
 MARYLAND #13014

PRELIMINARY SUBDIVISION  
 H.O.G. PROJECT (1-82180) A  
 SANDY SPRING  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=50' NOV. 1982

TYPE	NO.	UNITS
SINGLE FAMILY		
LEXINGTON 300 SPLIT	12	12
OXFORD I 300 2BAY	0-I	0
OXFORD II 400 2BAY	0-II	0
LEXINGTON 300 SPLIT	12	12
OXFORD I 300 2BAY	0-I	0
OXFORD II 400 2BAY	0-II	0
TOWN HOUSES		
TALBOT I 150	T-I	0
JACKSON 200	J	0

**LEGEND**  
 BALANCE CONTOURS  
 FINISHED CONTOURS  
 ROUTE TYPE

▲ TOTAL DU = 60  
 49

SEYBOLT, GORE, NEWQUIST & BERLINSKY  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1111 BONIFANT STREET  
 SILVER SPRING, MARYLAND 20910

**COLLINS & KINONSTADT**  
 LEAHY  
 HOOK  
 COLLIER  
 DRAKER

ARCHITECTS  
 PLANNERS  
 ENGINEERS

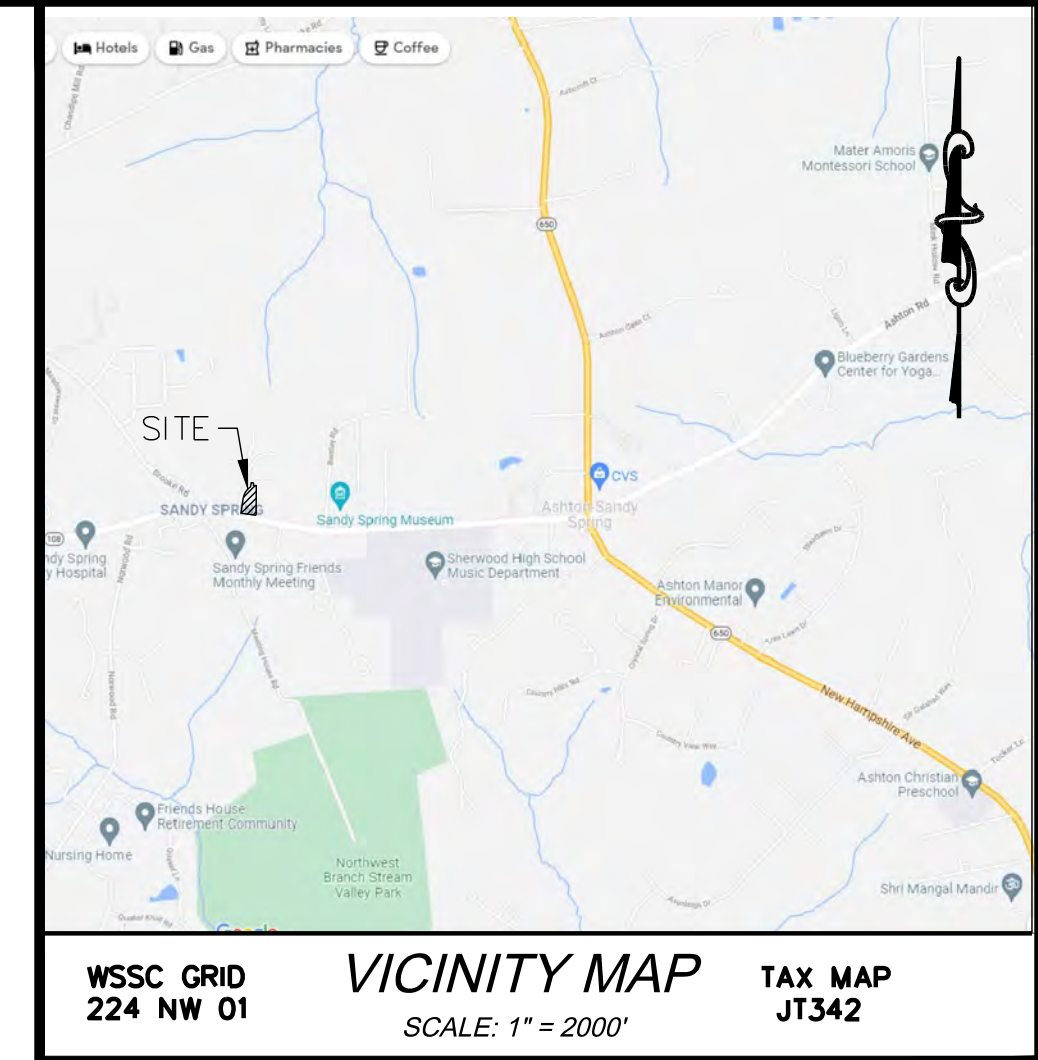
301-587-8842

A. Morton Thomas & Assoc., Inc.  
 Consulting Engineers  
 800 King Farm Blvd., 4th Floor  
 Rockville, MD 20850  
 (301) 881-2545  
 AMT1@amtengineering.com

PROJECT NUMBER: 8103  
 PROJECT: SANDY SPRING  
 LOCATION: MD ROUTE 104, MONTGOMERY COUNTY, MARYLAND  
 DRAWN BY: RAT  
 DATE DRAWN: JAN 1982  
 DATE ISSUED: JUNE 1982  
 SCALE: 1"=50'  
 STAMP: [ ]  
 TABULATION: SINGLE FAMILY 26, TOWN HOUSES 30, PARKING SPACES 21  
 SHEET TITLE: PRELIMINARY GRADING PLAN  
 SHEET NUMBER: CS-103

# SANDY SPRING MEADOW AMENDMENT PACKAGE

M-NCPPC FILE NUMBER: 11982180A, 81982092A



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



CONTEXT MAP

### SHEET INDEX

CS-100	COVER SHEET
AP-101	PLAN APPROVAL SHEET
CS-101	SITE PLAN 1
CS-102	SITE PLAN 2
CS-103	SITE PLAN 1 (RED LINE)
CS-104	SITE PLAN 2 (RED LINE)
LL-101	LANDSCAPE PLAN 1
LL-102	LANDSCAPE PLAN 2
LL-103	LANDSCAPE PLAN 1 (RED LINE)
LL-104	LANDSCAPE PLAN 1 (RED LINE)

### AMENDMENT ITEMS

- REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
- REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
- REDUCE THE APPROVED GREEN AREA FROM 223,600 SQUARE FEET TO 202,652 SQUARE FEET. THE OVERALL GREEN AREA PROVIDED FOR SANDY SPRING MEADOW WILL EXCEED THE MINIMUM REQUIREMENT OF 98,000 SQUARE FEET (I.E., 2,000 SQUARE FEET PER DWELLING UNIT UNDER THE PRIOR CLUSTER SUBDIVISION STANDARDS).
- PROPOSED HALF COURT BASKETBALL COURT.

### SANDY SPRING MEADOW AMENDMENT PACKAGE

17901 SKYMEADOW WAY  
SANDY SPRING, MD 20860

#### 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

### SITE COVER SHEET

# CS-100

**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: \_\_\_\_\_  
 MARYLAND REGISTRATION NUMBER: 31196 DATE: \_\_\_\_\_  
 (E.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 Joy Shepherd  
 Company Contact Person

Address: 10400 Detrick Ave., Kensington, MD 20895

Phone: 240-627-9437

Signature: \_\_\_\_\_

## SITE PLAN LEGEND

AREA TO BE REMOVED AS PART OF THIS APPLICATION (2.24 AC)

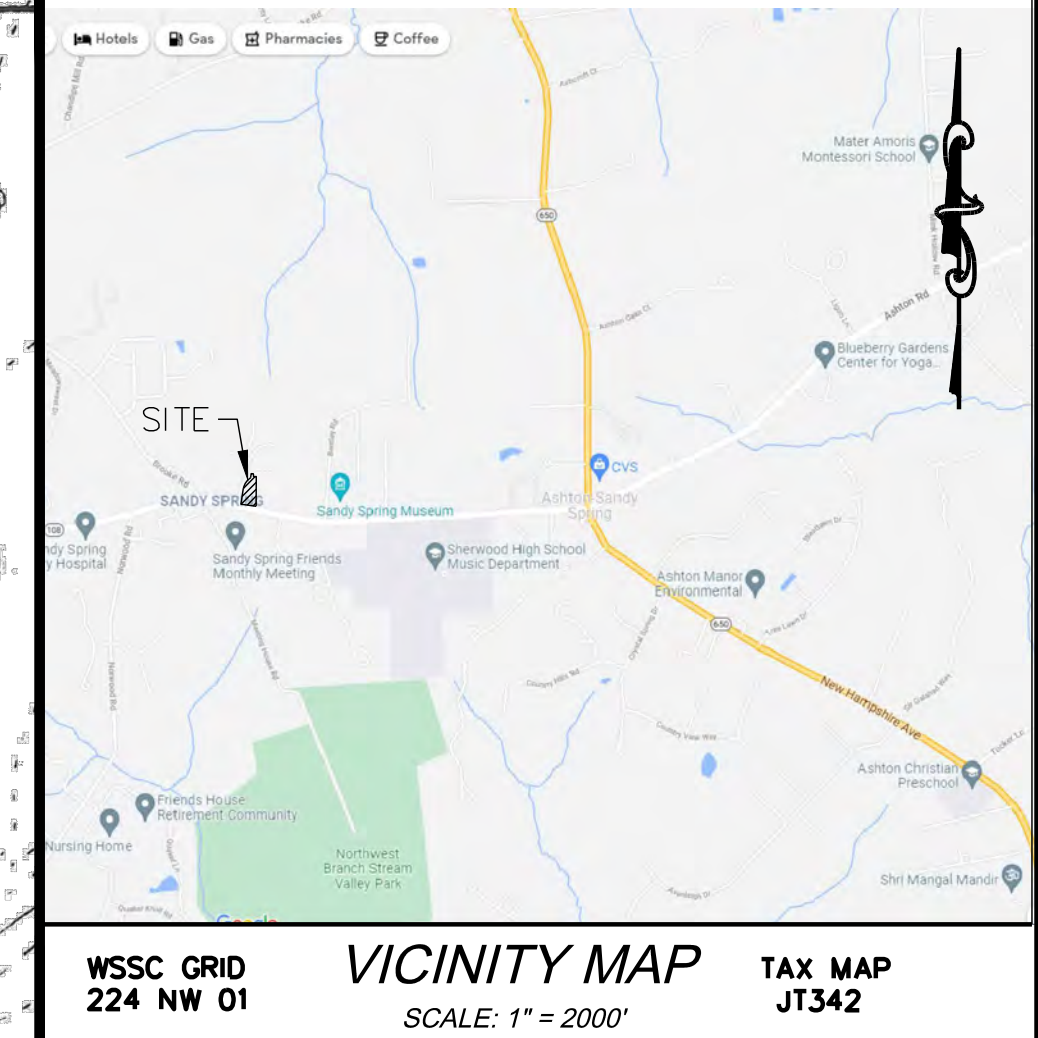


### AMENDMENT ITEMS

- ▲ REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
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- ▲ PROPOSED HALF COURT BASKETBALL COURT.

### SITE SUMMARY DATA

- AREA - 11.13 ▲
- ZONE - R-60 CLUSTER
- GREEN SPACE REQ'D - 98,000 ▲
- GREEN SPACE PROVIDED - 202,652 ▲
- PARKING REQ'D - 98 ▲
- PARKING PROVIDED
  - TOWNHOUSE - 61 SPACES
  - SINGLE FAMILY - 38 SPACES ▲
- NUMBER OF LOTS
  - TOWNHOUSE - 30
  - SINGLE FAMILY - 19 (OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS) ▲
- MIN. LOT SIZE
  - TOWNHOUSE - 1500 SQ. FT.
  - SINGLE FAMILY - 4000 SQ. FT.
- MIN. BUILDING SETBACKS
  - FRONT - 15 FT.
  - REAR - 15 FT. OR AS SHOWN
  - SIDE - AS SHOWN



**AMT**  
A. MORTON THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
800 KING FARM BOULEVARD, 4TH FLOOR  
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PHONE (301) 881-2545 | FAX (301) 881-0814  
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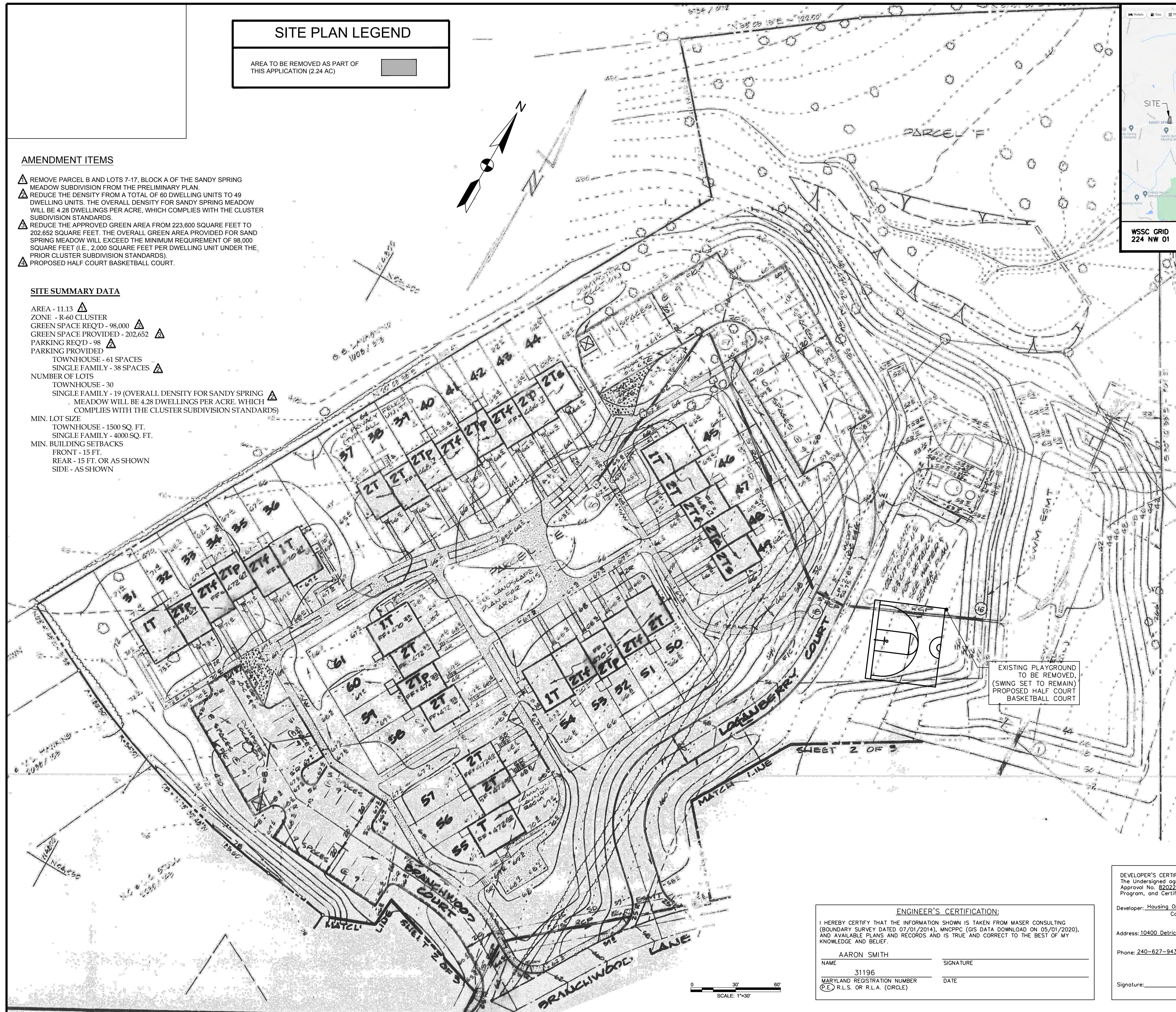
CONSULTANTS

### 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



EXISTING PLAYGROUND TO BE REMOVED.  
(SWING SET TO REMAIN)  
PROPOSED HALF COURT BASKETBALL COURT

#### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TAKEN FROM MASER CONSULTING (BOUNDARY SURVEY DATED 07/01/2014), MNCPPC (GIS DATA DOWNLOADED 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  
(E) R.L.S. OR R.L.A. (CIRCLE)

SIGNATURE  
  
DATE

**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 Joy Shepherd  
Company Contact Person

Address: 10400 Detrick Ave., Kensington, MD 20895

Phone: 240-627-9437

Signature: \_\_\_\_\_

MARK	DATE	DESCRIPTION

PROJECT NO:	20-0166.002
SCALE:	1"=30'
DESIGNED BY:	ABS
DRAWN BY:	ASC
CHECKED BY:	ABS
SHEET TITLE	SITE PLAN 1

SHEET	VALUE	OF	2
-------	-------	----	---

**CS-101**

**SITE SUMMARY DATA**

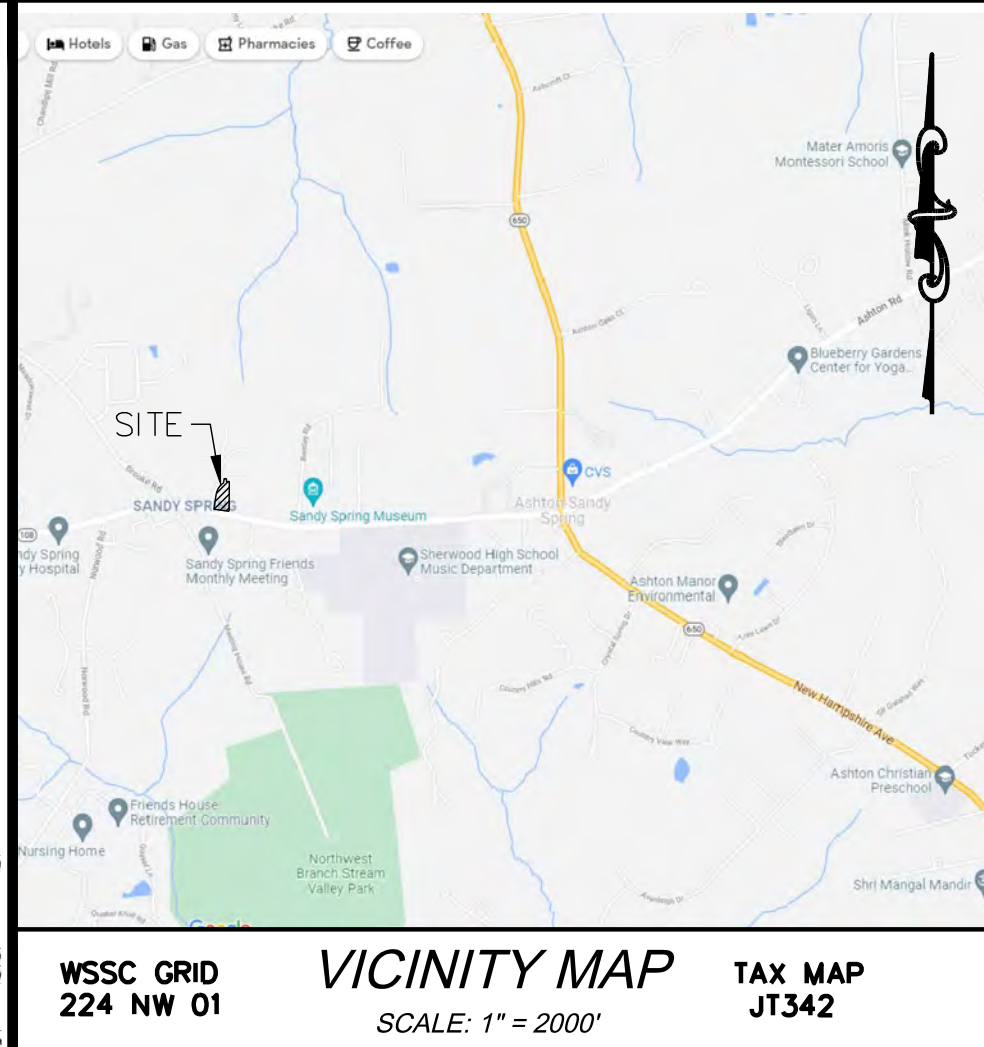
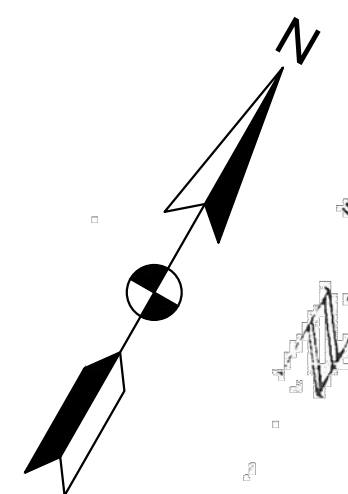
AREA - 11.13  
ZONE - R-60 CLUSTER  
GREEN SPACE REQ'D - 98,000  
GREEN SPACE PROVIDED - 202,652  
PARKING REQ'D - 98  
PARKING PROVIDED  
TOWNHOUSE - 61 SPACES  
SINGLE FAMILY - 38 SPACES  
NUMBER OF LOTS  
TOWNHOUSE - 30  
SINGLE FAMILY - 19 (OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS)  
MIN. LOT SIZE  
TOWNHOUSE - 1500 SQ. FT.  
SINGLE FAMILY - 4000 SQ. FT.  
MIN. BUILDING SETBACKS  
FRONT - 15 FT.  
REAR - 15 FT. OR AS SHOWN  
SIDE - AS SHOWN

**AMENDMENT ITEMS**

- △ REMOVE PARCEL B AND LOTS 7-17, BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
- △ REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
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- △ PROPOSED HALF COURT BASKETBALL COURT.

**SITE PLAN LEGEND**

AREA TO BE REMOVED AS PART OF THIS APPLICATION (2.24 AC)



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

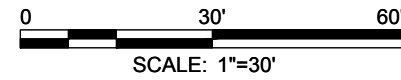
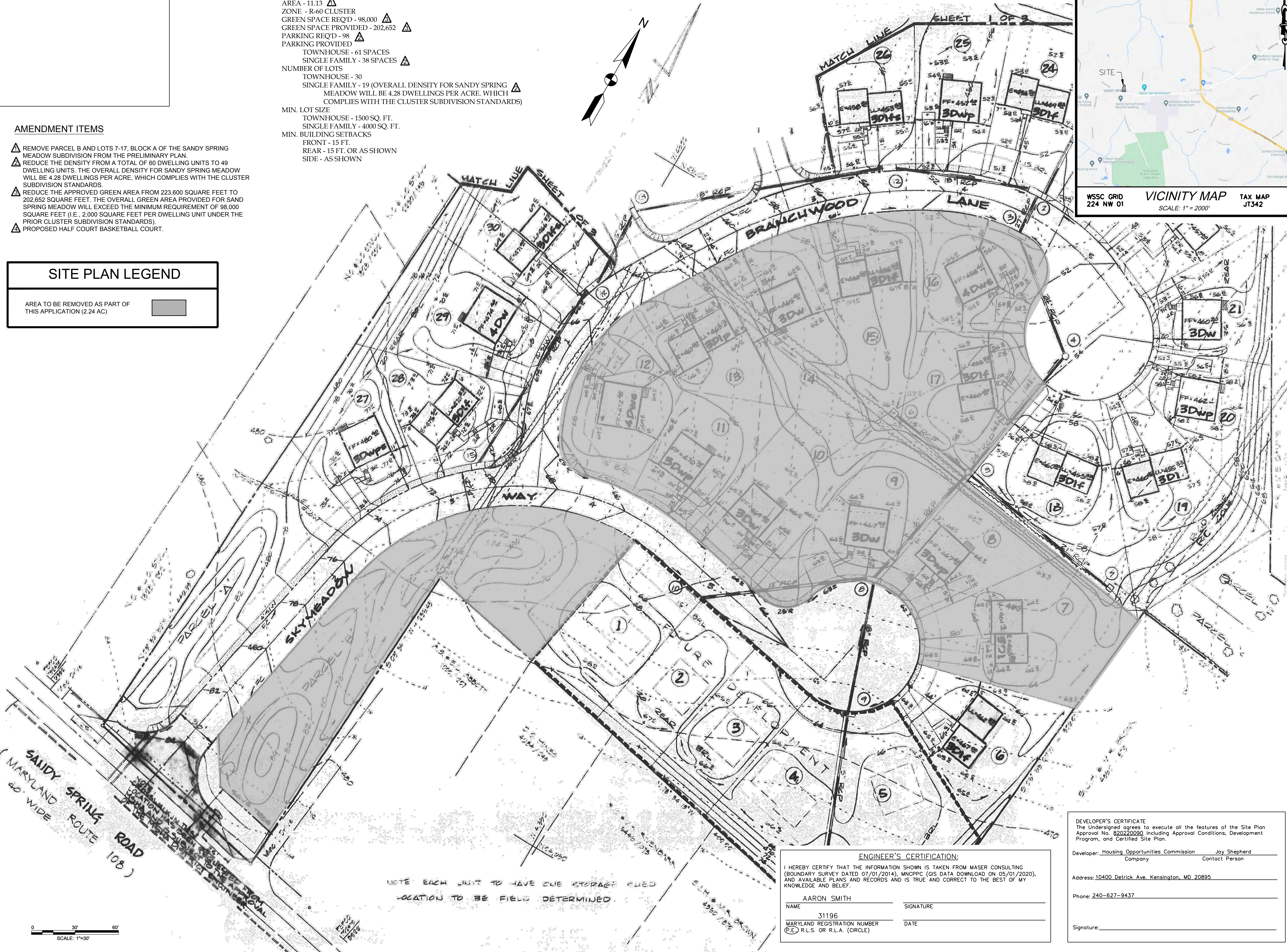
CONSULTANTS

**SANDY SPRING MISSING MIDDLE PILOT PROJECT**

17901 SKYMEADOW WAY  
SANDY SPRING, MD 20860

**OWNER**

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



**ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TAKEN FROM MASER CONSULTING (BOUNDARY SURVEY DATED 07/01/2014), MNCPP (GIS DATA DOWNLOADED 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  
R.L.S. OR R.L.A. (CIRCLE)  
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Site Plan Approval No. 820220080 including Approval Conditions, Development Program, and Certified Site Plan.  
Developer: Housing Opportunities Commission Joy Shepherd  
Company Contact Person  
Address: 10400 Detrick Ave., Kensington, MD 20895  
Phone: 240-627-9437  
Signature: \_\_\_\_\_

MARK DATE DESCRIPTION

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

SITE PLAN 2

**CS-102**  
SHEET VALUE OF 2

**NOTES**

WSSC Datum  
 Topography Provided By  
 Stottler, Stagg & Assoc.  
 Lanham, MD  
 Owner/Developer  
 Montgomery County Housing Opportunities Commission  
 10400 Detrick Avenue  
 Kensington, MD  
 Architect  
 Collins & Kronstadt  
 1111 Spring Street  
 Silver Spring, MD

NOTE:  
 Information concerning underground utilities was obtained from available records but the contractor must determine the exact locations and elevations of the same by digging test pits by hand at all utility crossings well in advance of excavation. Contact "Miss Utility" at 301-559-0100 48 hours in advance of the start of excavation. If clearances are less than shown on this plan or six (6) inches, whichever is less, contact the engineer and the respective utility before proceeding with construction.



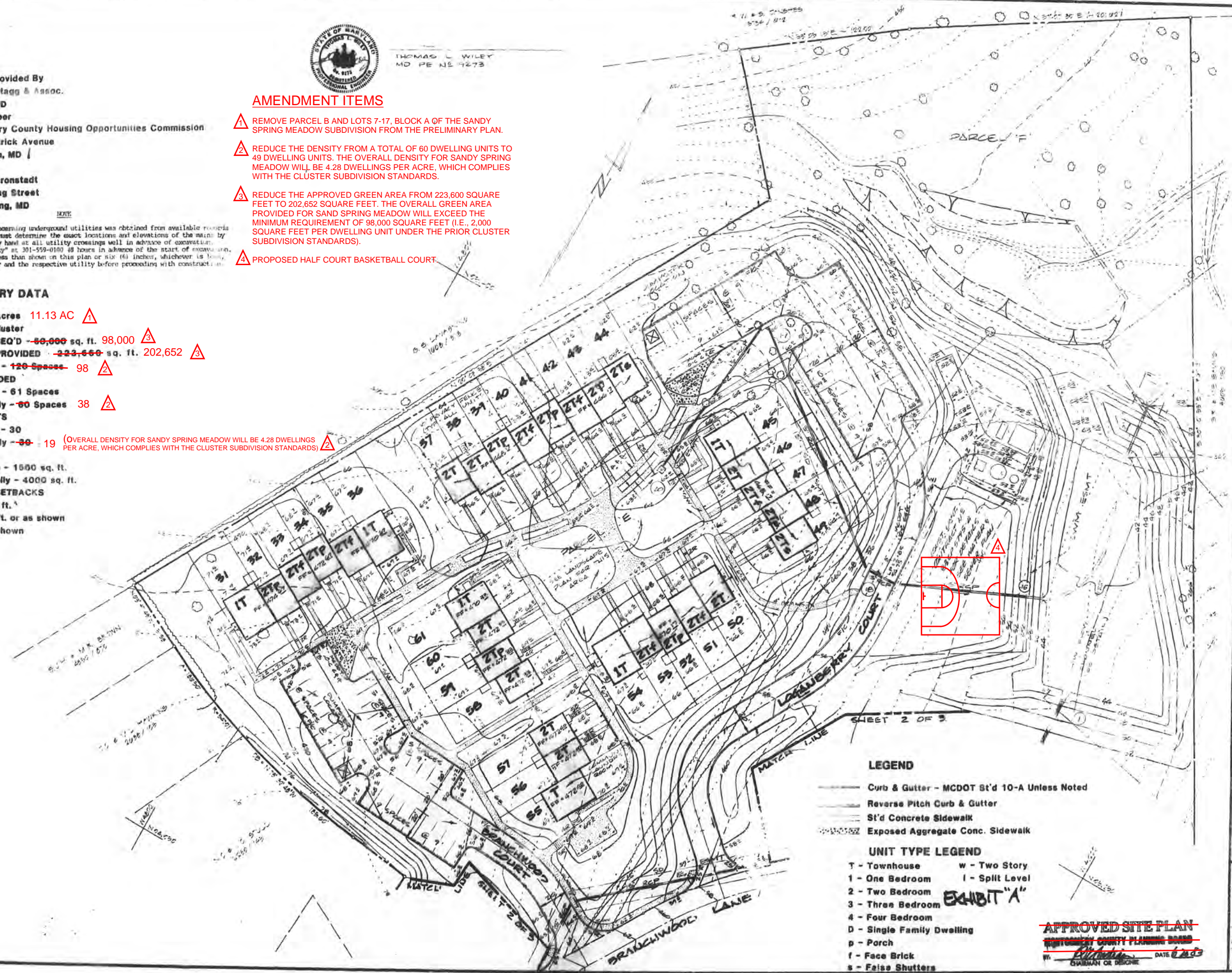
THOMAS L. WILEY  
 MD PE No. 9273

**AMENDMENT ITEMS**

- 1 REMOVE PARCEL B AND LOTS 7-17. BLOCK A OF THE SANDY SPRING MEADOW SUBDIVISION FROM THE PRELIMINARY PLAN.
- 2 REDUCE THE DENSITY FROM A TOTAL OF 60 DWELLING UNITS TO 49 DWELLING UNITS. THE OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS.
- 3 REDUCE THE APPROVED GREEN AREA FROM 223,600 SQUARE FEET TO 202,652 SQUARE FEET. THE OVERALL GREEN AREA PROVIDED FOR SANDY SPRING MEADOW WILL EXCEED THE MINIMUM REQUIREMENT OF 98,000 SQUARE FEET (I.E., 2,000 SQUARE FEET PER DWELLING UNIT UNDER THE PRIOR CLUSTER SUBDIVISION STANDARDS).
- 4 PROPOSED HALF COURT BASKETBALL COURT.

**SITE SUMMARY DATA**

AREA - ~~14.19~~ Acres 11.13 AC 1  
 ZONE - R-60 Cluster  
 GREEN SPACE REQ'D - ~~50,000~~ sq. ft. 98,000 3  
 GREEN SPACE PROVIDED - ~~223,600~~ sq. ft. 202,652 3  
 PARKING REQ'D - ~~120 Spaces~~ 98 2  
 PARKING PROVIDED  
 Townhouse - 61 Spaces  
 Single Family - 38 Spaces 2  
 NUMBER OF LOTS  
 Townhouse - 30  
 Single Family - ~~30~~ 19 (OVERALL DENSITY FOR SANDY SPRING MEADOW WILL BE 4.28 DWELLINGS PER ACRE, WHICH COMPLIES WITH THE CLUSTER SUBDIVISION STANDARDS) 2  
 MIN. LOT SIZE  
 Townhouse - 1500 sq. ft.  
 Single Family - 4000 sq. ft.  
 MIN. BUILDING SETBACKS  
 Front - 15 ft.  
 Rear - 15 ft. or as shown  
 Side - as shown



**LEGEND**

- Curb & Gutter - MCDOT St'd 10-A Unless Noted
- Reverse Pitch Curb & Gutter
- St'd Concrete Sidewalk
- Exposed Aggregate Conc. Sidewalk

**UNIT TYPE LEGEND**

- T - Townhouse w - Two Story
- 1 - One Bedroom l - Split Level
- 2 - Two Bedroom
- 3 - Three Bedroom
- 4 - Four Bedroom
- D - Single Family Dwelling
- p - Porch
- f - Face Brick
- s - False Shutters

EXHIBIT "A"

APPROVED SITE PLAN  
 MONTGOMERY COUNTY PLANNING BOARD  
 DATE 6/23/13

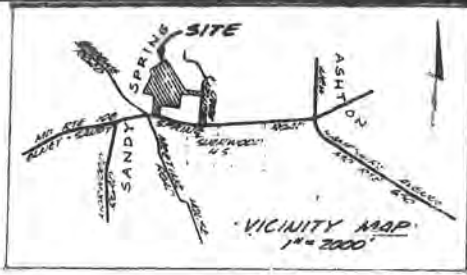
**Dewberry & Davis**  
 Engineers, Architects, Planners & Scientists  
 10000 Rockville Pike, Suite 400  
 Rockville, MD 20850

DEVELOPMENT PLAN  
**SANDY SPRING MEADOW**  
 ELECTION DISTRICT No. 8 MONTGOMERY COUNTY, MARYLAND

Scale 1" = 30'  
 Sheet  
**CS-103**

A. Morton Thomas & Assoc., Inc.  
 Consulting Engineers  
 800 King Farm Blvd., 4th Floor  
 Rockville, MD 20850  
 (301) 881-2545  
 AMT1@amtengineering.com





**AMENDMENT ITEMS**

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- 4 PROPOSED HALF COURT BASKETBALL COURT.

NOTE EACH UNIT TO HAVE ONE STORAGE FIELD LOCATION TO BE FIELD DETERMINED



**APPROVED SITE PLAN**  
 MONTGOMERY COUNTY PLANNING BOARD  
 DATE 6/2/83  
 CHAIRMAN OF DESIGN

Scale: 1" = 30'  
 Sheet: CS-104

Date: MARCH, 1983  
 File Number

**DEVELOPMENT PLAN**  
**SANDY SPRING MEADOW**

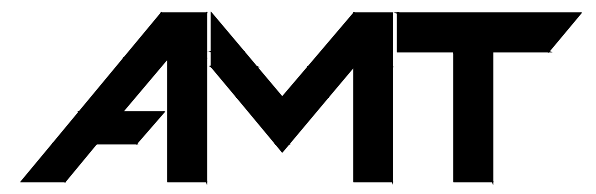
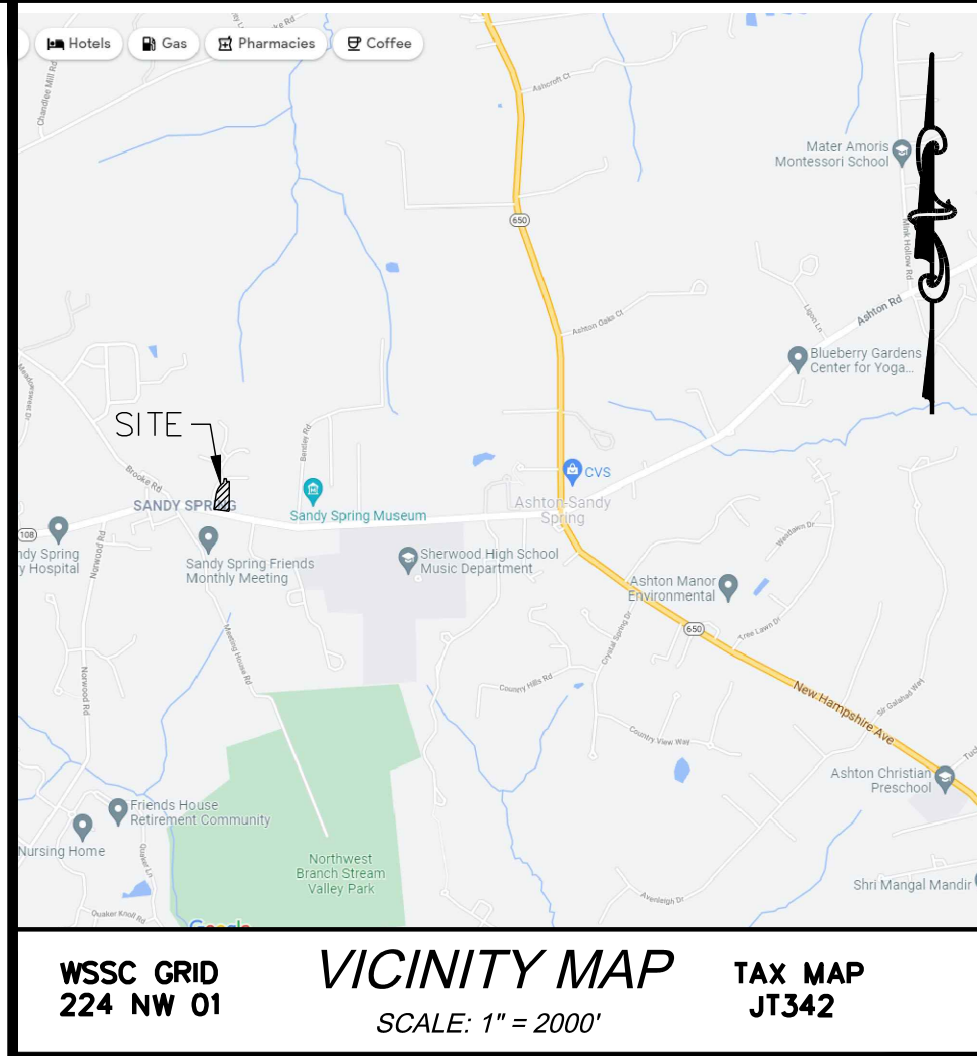
ELECTION DISTRICT NO. 8 MONTGOMERY COUNTY, MARYLAND

**Dewberry & Davis**  
 Planners, Architects, Planners, Surveyors  
 301.441.1400

A. Morton Thomas & Assoc., Inc.  
 Consulting Engineers  
 800 King Farm Blvd., 4th Floor  
 Rockville, MD 20850  
 (301) 881-2545  
 AMT1@amtengineering.com

# SANDY SPRING MISSING MIDDLE PILOT PROJECT

17901 SKYMEADOW WAY SANDY SPRING, MD 20860  
PRELIMINARY PLAN #120220050



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:	AS SHOWN
DESIGNED BY:	ABS
DRAWN BY:	ASC
CHECKED BY:	ABS

PRELIMINARY COVER SHEET

## CS-100

SHEET --- OF ---



CONTEXT MAP

SHEET INDEX

- CIVIL**
- CS-100 COVER SHEET
  - AP-101 PLAN APPROVAL SHEET
  - VF-101 EXISTING CONDITIONS PLAN
  - VF-102 LOCAL AREA DRAWING
  - VF-103 EXISTING LOTTING PLAN
  - VF-104 PROPOSED LOTTING PLAN
  - VF-105 OPEN SPACE PLAN
  - CS-101 OVERALL PRELIMINARY PLAN
  - CS-102 PRELIMINARY PLAN - SOUTH
  - CS-103 PRELIMINARY PLAN - NORTH

- LANDSCAPE**
- FCP-101 FOREST CONSERVATION PLAN
  - FCP-102 FOREST CONSERVATION PLAN
  - FCP-103 FOREST CONSERVATION PLAN

**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 119821800, February 9, 1983.
    - 5.1.3. Patterson Tract, Site Plan 819820920, 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.
11. Utility Services
  - 11.1. Water - WSSC
  - 11.2. Sanitary - WSSC
  - 11.3. Electric - Pepco
  - 11.4. Natural Gas - Washington Gas
  - 11.5. Telecomm - Verizon / Comcast

ENGINEER'S CERTIFICATION:

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NAME: AARON SMITH SIGNATURE: \_\_\_\_\_

MARYLAND REGISTRATION NUMBER: 31196 DATE: \_\_\_\_\_

(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. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

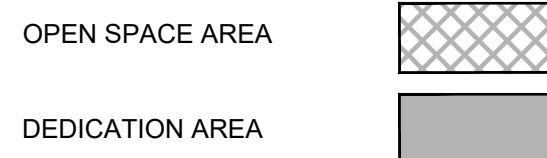
Developer: Housing Opportunities Commission Contact Person: Jay Shepherd

Address: 10400 Detrick Ave. Kensington, MD 20895

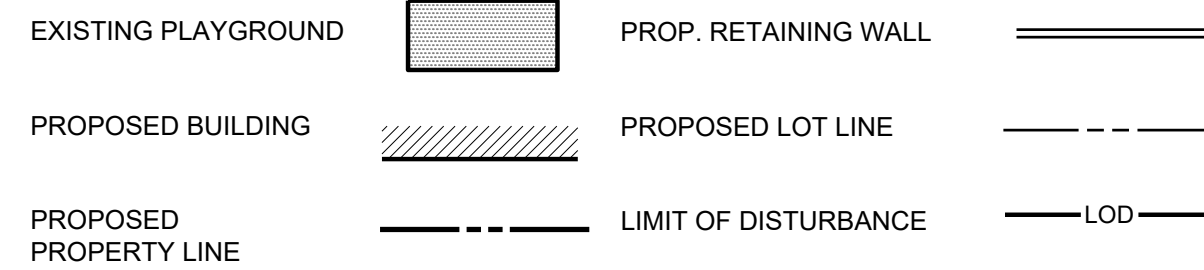
Phone: 240-627-9437

Signature: \_\_\_\_\_

**PRELIMINARY PLAN LEGEND**



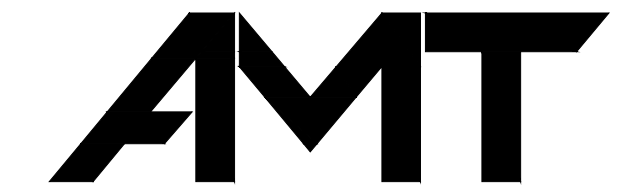
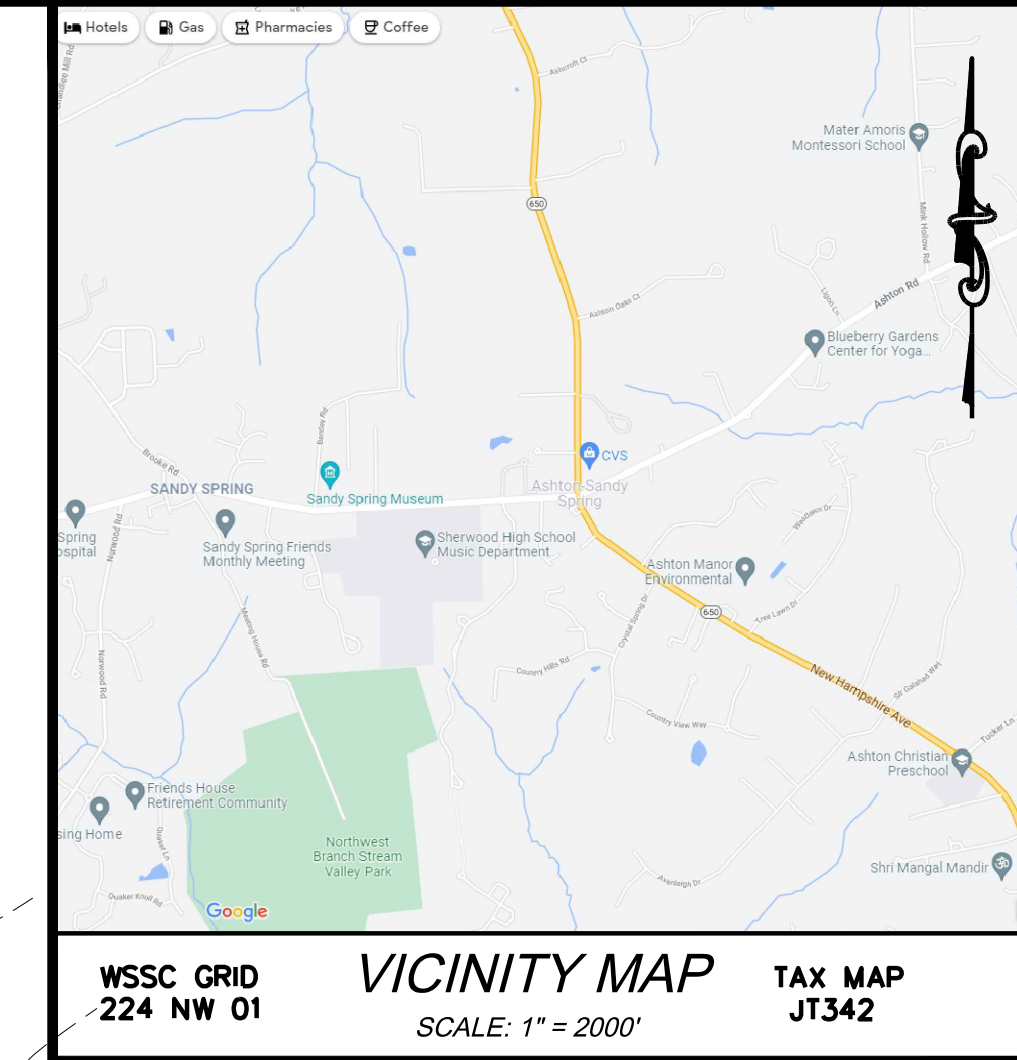
**SITE LEGEND**



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NAME: AARON SMITH  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 MARYLAND REGISTRATION NUMBER: 31196  
 (P.E. R.L.S. OR R.L.A. (CIRCLE))



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

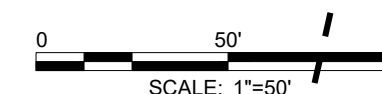
CONSULTANTS

DEVELOPMENT STANDARDS (R-60 ZONE / MPDU DEVELOPMENT)	Permitted / Required	Provided
<b>Site</b>		
Total Tract	3 Acres (min)	142,442 sf or 3.27 Acres
<b>Dedication Area</b>		
Proposed Dedication Area		6,084 sf or 0.14 Acres
Previous Dedication Area		24,520 sf or 0.56 Acres
<b>Density (max)</b>		
Usable Area: Under Optional Method MPDU Development, density is calculated based on usable area within the tract. Less than 50% of the tract is within an environmental buffer so the density is calculated based on the full tract area.		
The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.9.B.1 plus an increase of:		
a. 0.88% for each 0.1% increase in MPDUs above 12.5%, up to and including 15%;		
b. 22% plus 0.16% for each 0.1% increase in MPDUs above 15%, up to and including 20%; or		
c. 30% plus 0.1% for each 0.1% increase in MPDUs above 20%.		
Minimum MPDU (%)	12.5%	27.8%
Minimum MPDU (Based on # of New DU)	3	5
Maximum Residential Density (DU/Acre)	7.26 (from Sec. 4.4.9.B.1)	2.18
+ 30% Bonus for MPDUs over 20% (DU/Acre)		0.57
+ 7.3% Bonus for each 0.1% increase over 20%		
Maximum Residential Density w/ MPDU Bonus (DU/Acre)	10.01	8.84
Maximum Number of Dwelling Units w/ MPDU Bonus	32	29
Existing Dwelling Units	--	11
Maximum Number of New Dwelling Units	21	18
<b>Open Space (min)</b>		
Common Open Space (%)	20%	21%
Common Open Space (Area)	28,489 SF or 0.65 Ac.	29,706 SF or 0.68 Ac.
<b>Site Coverage (max)</b>		
Townhouse (% of Site Area minus area for detached house and duplex lots)	40%	5%
Total Site Area		2.55 Acres
Site Coverage for detached house and duplex lots		1.69 Acres
Total Site Area Less Above		0.86 Acres
Townhouse Site Coverage		0.27 Acres
<b>Lot Area (min)*</b>		
Detached House (each lot)	3,000 SF	3,845 SF (Lot 8)
Duplex (each lot)	1,500 SF	1,713 SF (Lot 6)
Townhouse (each lot)	1,000 SF	3,593 SF (Lots 2 & 3)
<b>Lot Width at Front Building Line (min)*</b>		
Detached House (each lot)	Determined at Site Plan	46.6 Feet (Lot 8)
Duplex (each lot)	Determined at Site Plan	25.0 Feet (Lot 6)
Townhouse (each lot)	Determined at Site Plan	48.0 Feet (Lots 2 & 3)
<b>Lot Width at Front Lot Line (min)*</b>		
Detached House (each lot)	25 Feet	28.7 Feet (Lot 8)
Duplex (each lot)	25 Feet	25.0 Feet (Lots 5, 6, & 10)
Townhouse (each lot)	14 Feet	34.0 Feet (Lot 4)
<b>Lot Coverage (max)*</b>		
Detached House (each lot)	60%	31.9% (Lot 13)
Duplex (each lot)	60%	38.4% (Lot 5)
Townhouse (each lot)	n/a	52.2% (Lots 2 & 3)
<b>Building Setbacks (min)</b>		
Front-Public Street	20 Feet	20 Feet
Front-Private Str./Open Space	10 Feet	n/a
Side Street-Adjoining Lot Fronts	20 Feet	21 Feet
Side Street-Adj. Lot Doesn't Front	15 Feet	n/a
Side	Determined at Site Plan	0 to 14.6 Feet
Side-Abutting R-200	7 Feet	9.3 Feet
Side-Abutting R-60	8 Feet	n/a
Rear - Lots 1-11	Determined at Site Plan	7.7 Feet (As Shown)
Rear-Lots 7-11, 13-17	Determined at Site Plan	15.2 Feet
Rear - Lot 12	Determined at Site Plan	12.1 Feet
Rear - Abutting RE-1	35 Feet	42.8 Feet
Rear - Abutting R-200	20 Feet	25 Feet
Rear - Abutting R-60	20 Feet	25 Feet
<b>Building Height</b>		
Building Height	40 Feet	40 Feet
<b>Vehicle Parking</b>		
Minimum Parking (2 SP / DU)	36 Spaces	--
MPDU Reduction (0.5 * MPDU * 2 SP)	5 Spaces	--
Minimum Parking (w/ MPDU Reduction)	31 Spaces	31 Spaces
Garage Spaces	13 Spaces	16 Spaces
Surface Spaces	16 Spaces	2 Spaces
Motorcycle Spaces	2 Spaces	2 Spaces
ADA Accessible		
<b>Bicycle Parking</b>		
Minimum Long-Term Spaces	0 Spaces	6 Spaces

\* - See Proposed Lotting Plan for details for each lot

**Notes:**

- Requested Approval Method: Combined Preliminary/Site Plan Application R-60 MPDU Optional Method.
- 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 eighteen (18) new dw. dwellings as follows:
    - 6 duplex units,
    - 12 townhouse units, and
    - 900 +/- SF of community space.
- 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.

**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

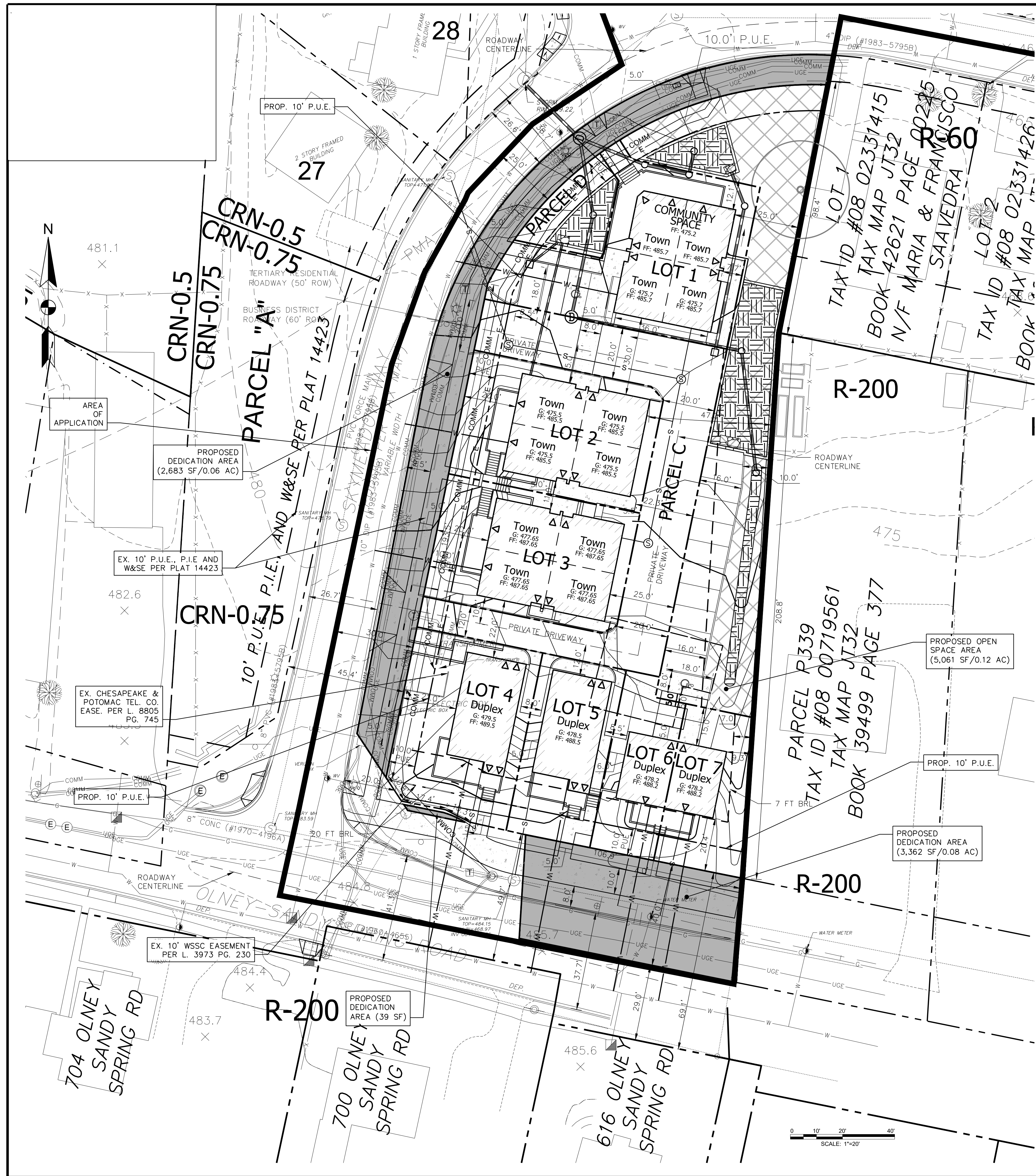
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 DRAWN BY: ASC  
 CHECKED BY: ABS

SHEET TITLE

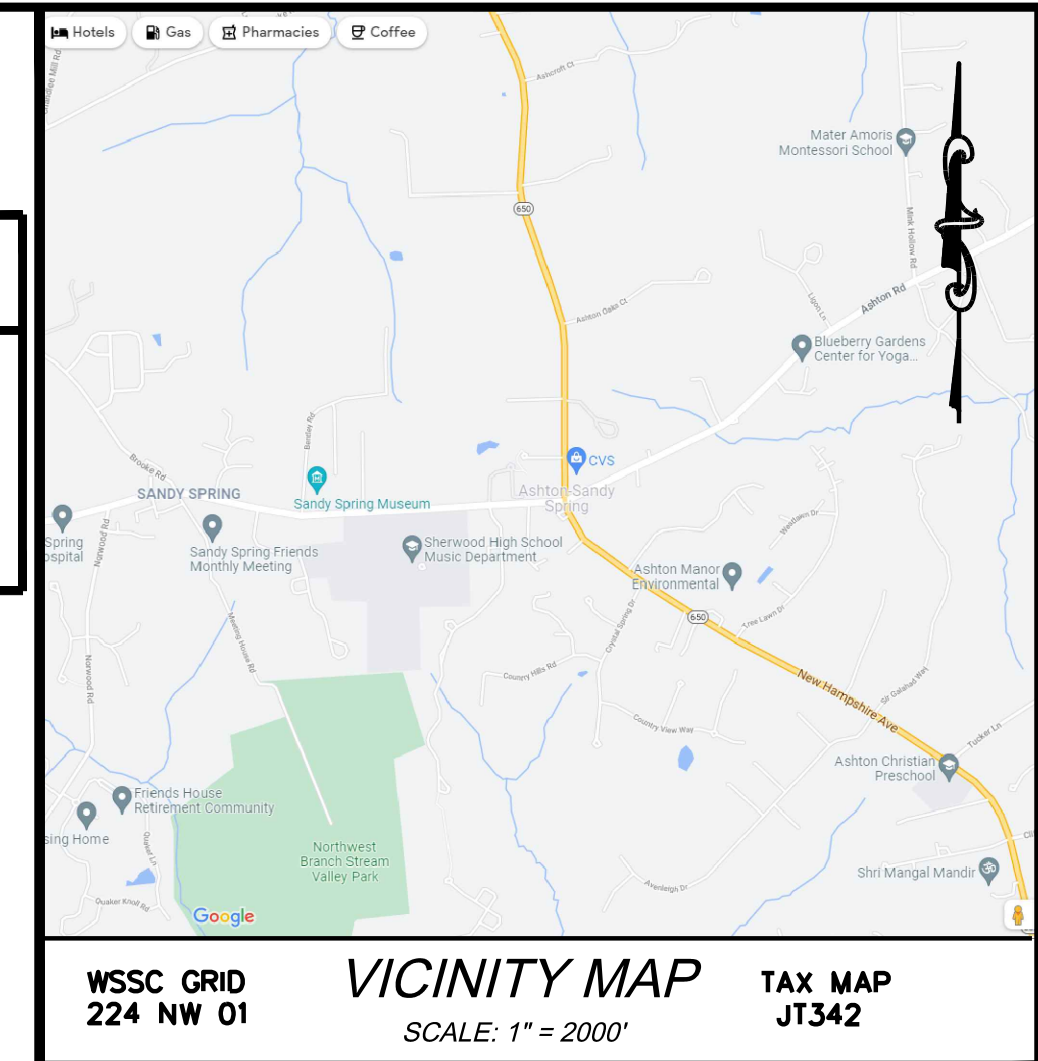
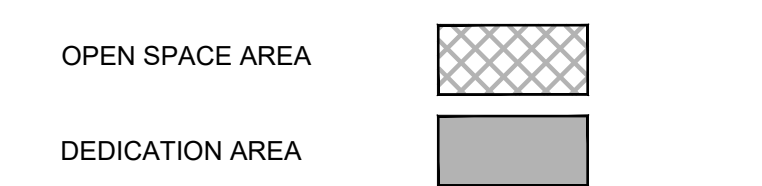
**OVERALL PRELIMINARY PLAN**

**CS-101**

SHEET -- OF --



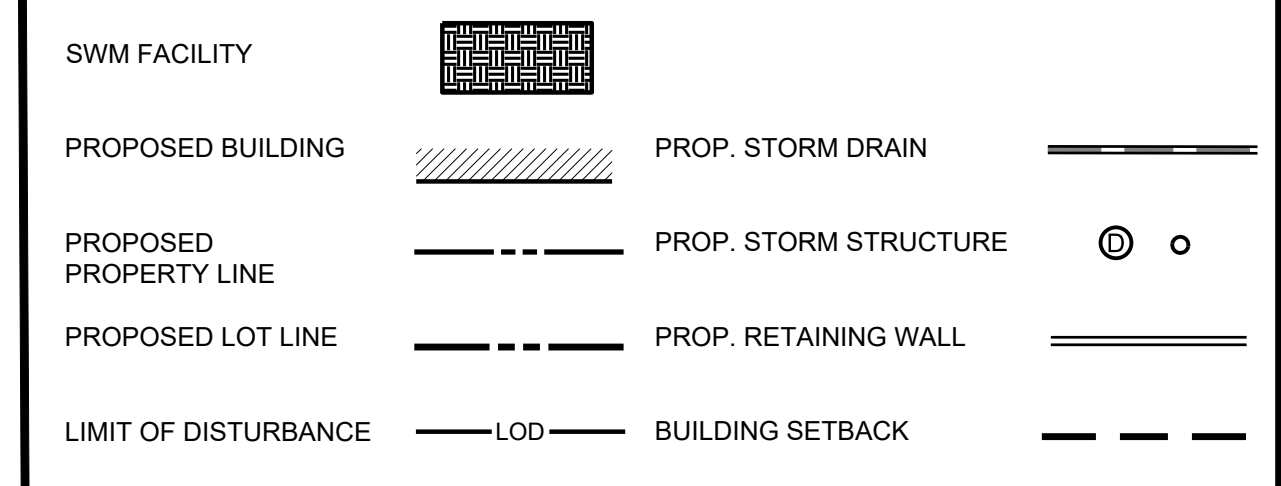
**PRELIMINARY PLAN LEGEND**



**AMT**  
 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

**SITE LEGEND**



**MNCPPC PRE-CONSTRUCTION MEETING NOTE**  
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 AARON SMITH  
 NAME: AARON SMITH SIGNATURE: \_\_\_\_\_  
 31196  
 MARYLAND REGISTRATION NUMBER DATE: \_\_\_\_\_  
 (E) R.L.S. OR R.L.A. (CIRCLE)

Lot	Unit Type	# of Units	MPDU (Y or N)
<b>Existing Lots</b>			
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
<b>Total</b>		<b>11</b>	<b>0</b>
<b>Proposed Lots</b>			
1	Tow nhouse (over Community Space)	4	2/4
2	Tow nhouse	4	1/4
3	Tow nhouse	4	1/4
4	Duplex	2	N
5	Duplex	2	1/2
6	Duplex	1	N
7	Duplex	1	N
<b>Total</b>		<b>18</b>	<b>5</b>

**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: AS SHOWN  
 DESIGNED BY: ABS  
 DRAWN BY: ASC  
 CHECKED BY: ABS

SHEET TITLE

**PRELIMINARY PLAN - SOUTH**

**CS-102**  
 SHEET --- OF ---

**PRELIMINARY PLAN LEGEND**

OPEN SPACE AREA [diagonal hatching symbol]  
 NEW ASPHALT PATH [solid grey rectangle symbol]

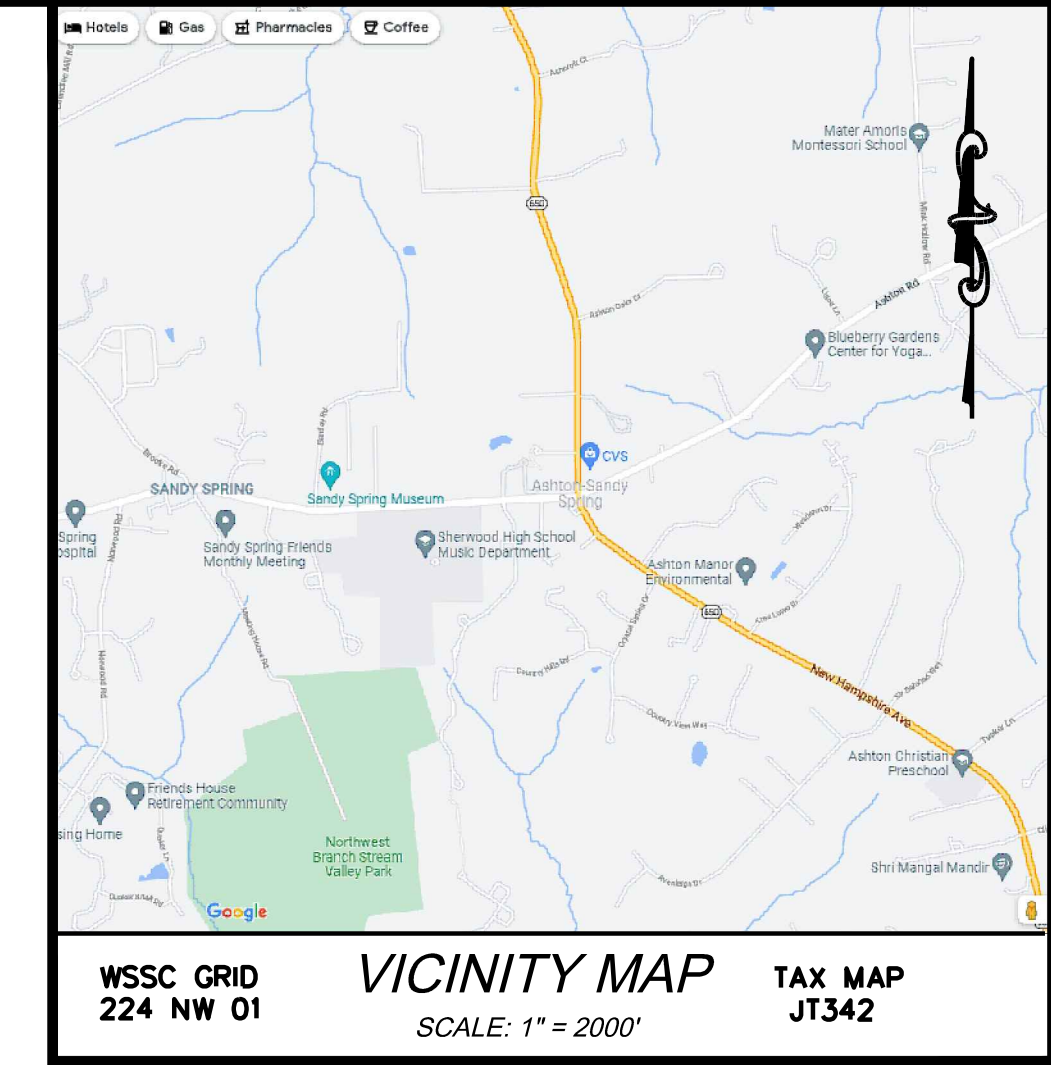
**SITE LEGEND**

EXISTING PLAYGROUND [diagonal hatching symbol] PROP. RETAINING WALL [dashed line symbol]  
 PROPOSED BUILDING [diagonal hatching symbol] PROPOSED LOT LINE [dashed line symbol]  
 PROPOSED PROPERTY LINE [dashed line symbol] LIMIT OF DISTURBANCE [dashed line symbol] LOD [solid line symbol]

**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))



**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**

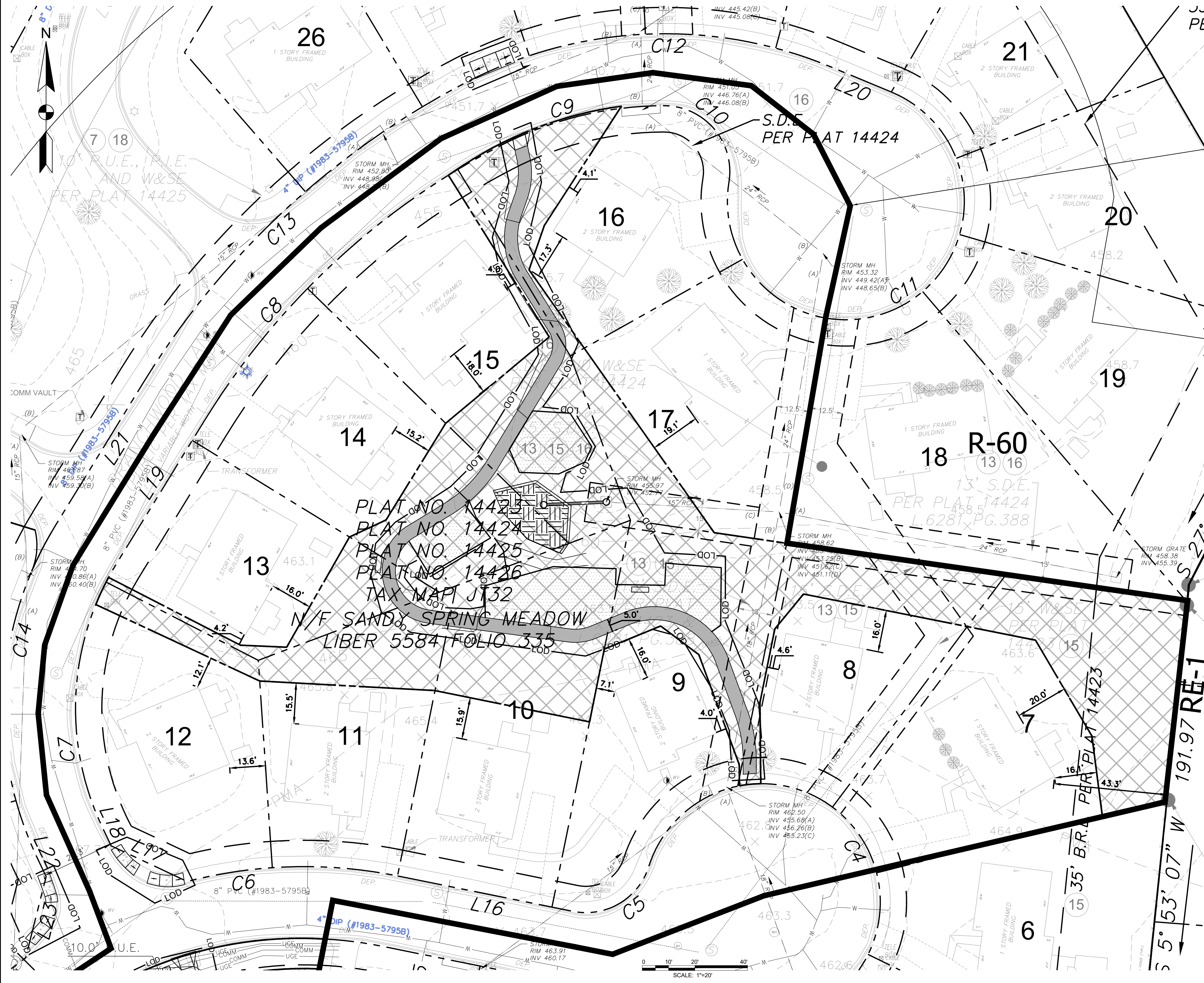
HOUSING OPPORTUNITIES COMMISSION  
 10400 DETRICK AVENUE  
 KENSINGTON, MD 20895  
 CONTACT: JAY SHEPHERD, (240) 627-9437

Lot	Unit Type	# of Units	MPDU (Y or N)
<b>Existing Lots</b>			
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
<b>Proposed Lots</b>			
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**

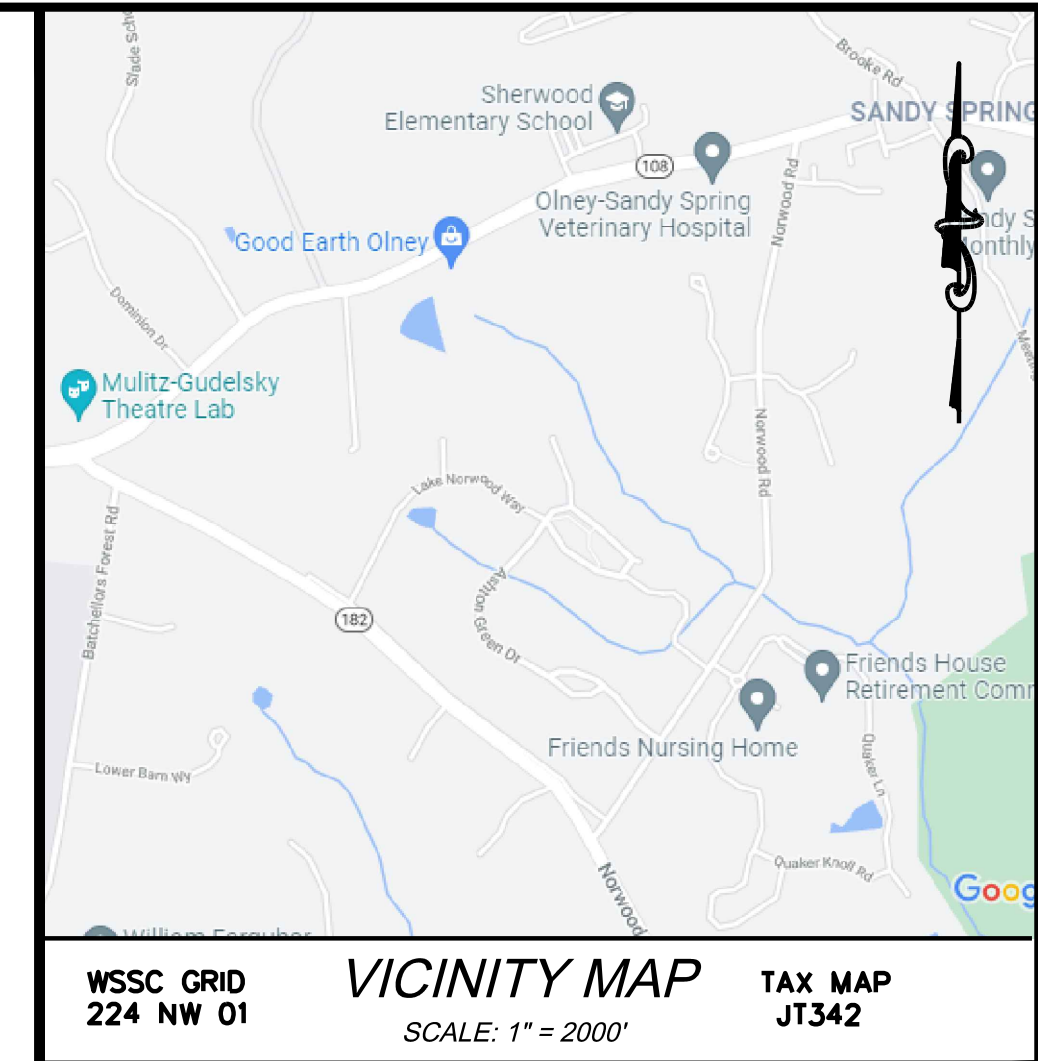
**CS-103**

SHEET VALUE OF



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



PROPOSED LOT AREAS						
LOT #	LOT AREA (SF)	LOT AREA (AC)	HOME AREA (SF)	HOME LOT COVERAGE %	LOT WIDTH AT FRONT BUILDING LINE (FT)	LOT WIDTH AT FRONT LOT LINE (FT)
PARCEL H	24374	0.56	0	0	-	-
7	5846	0.13	1221	20.9	63.5	28.8
8	3845	0.09	934	24.3	46.6	28.7
9	4488	0.10	926	20.6	64.2	84.8
10	4300	0.10	930	21.6	59.9	58.8
11	3998	0.09	917	22.9	53.5	47.6
12	5839	0.13	966	16.5	98.1	120.4
13	4081	0.09	1303	31.9	59.1	61.0
14	4885	0.11	913	18.7	66.9	72.5
15	4429	0.10	1234	27.9	63.0	68.7
16	4754	0.11	975	20.5	65.5	73.8
17	5794	0.13	1231	21.2	67.7	38.6
1	4510	0.10	1900	42.1	64.7	33.7
2	3593	0.08	1876	52.2	48.0	48.0
3	3593	0.08	1876	52.2	48.0	48.0
4	3664	0.08	953	26.0	49.0	41.3
5	2480	0.06	953	38.4	33.0	33.0
6	1713	0.04	494	28.8	25.0	25.0
7	1874	0.04	494	26.4	32.0	34.9
PARCEL B	7308	0.17	0	0	-	-
PARCEL C	5021	0.12	0	0	-	-
PARCEL D	877	0.02	0	0	-	-
TOTAL	111266	2.55	20096	18.1	-	-
PUBLIC DEDICATION: MD108 & SKYMEADOW WAY	6084	0.14	0	0	-	-
TOTAL TRACT	117350	2.69				

### 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

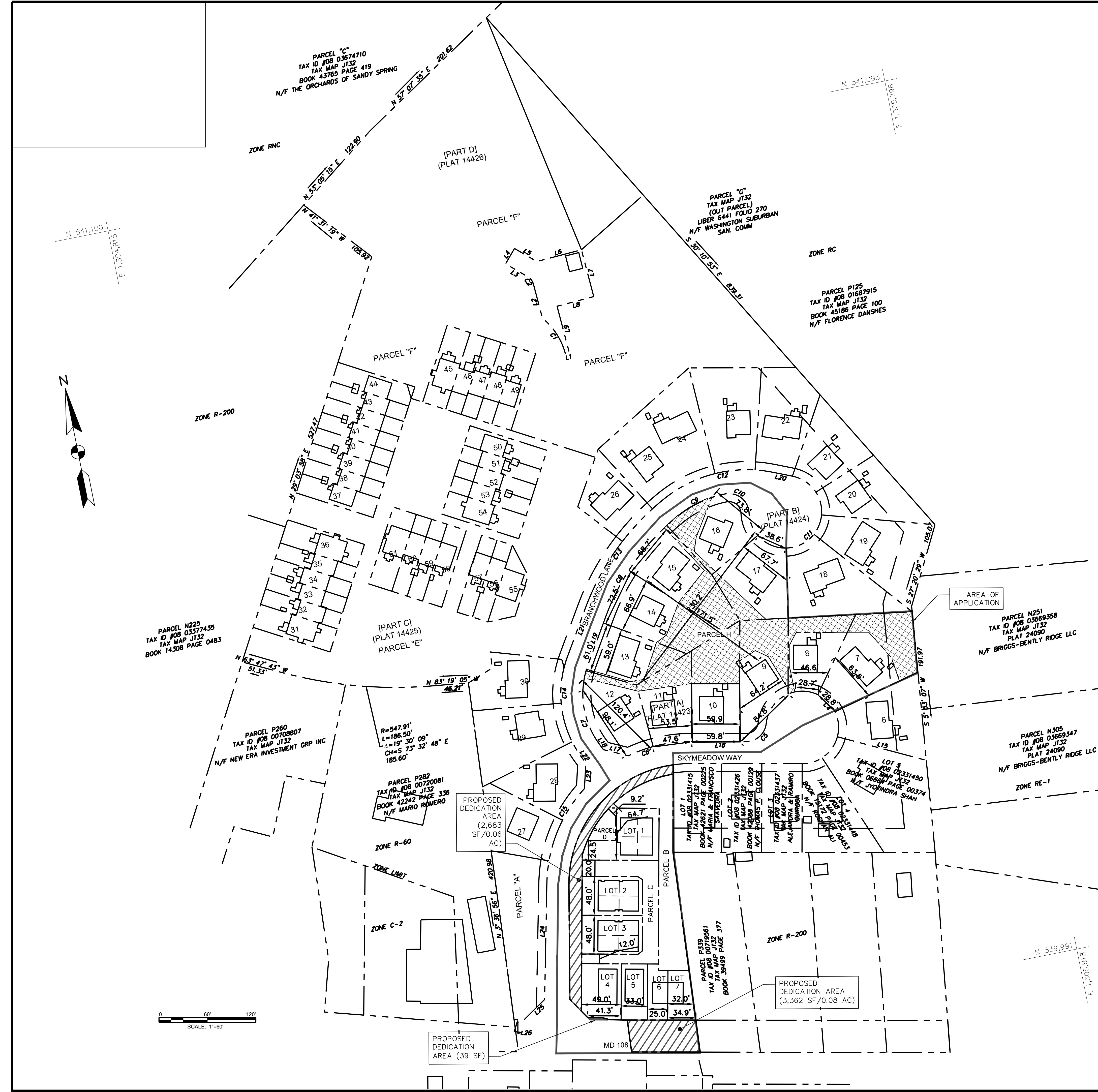
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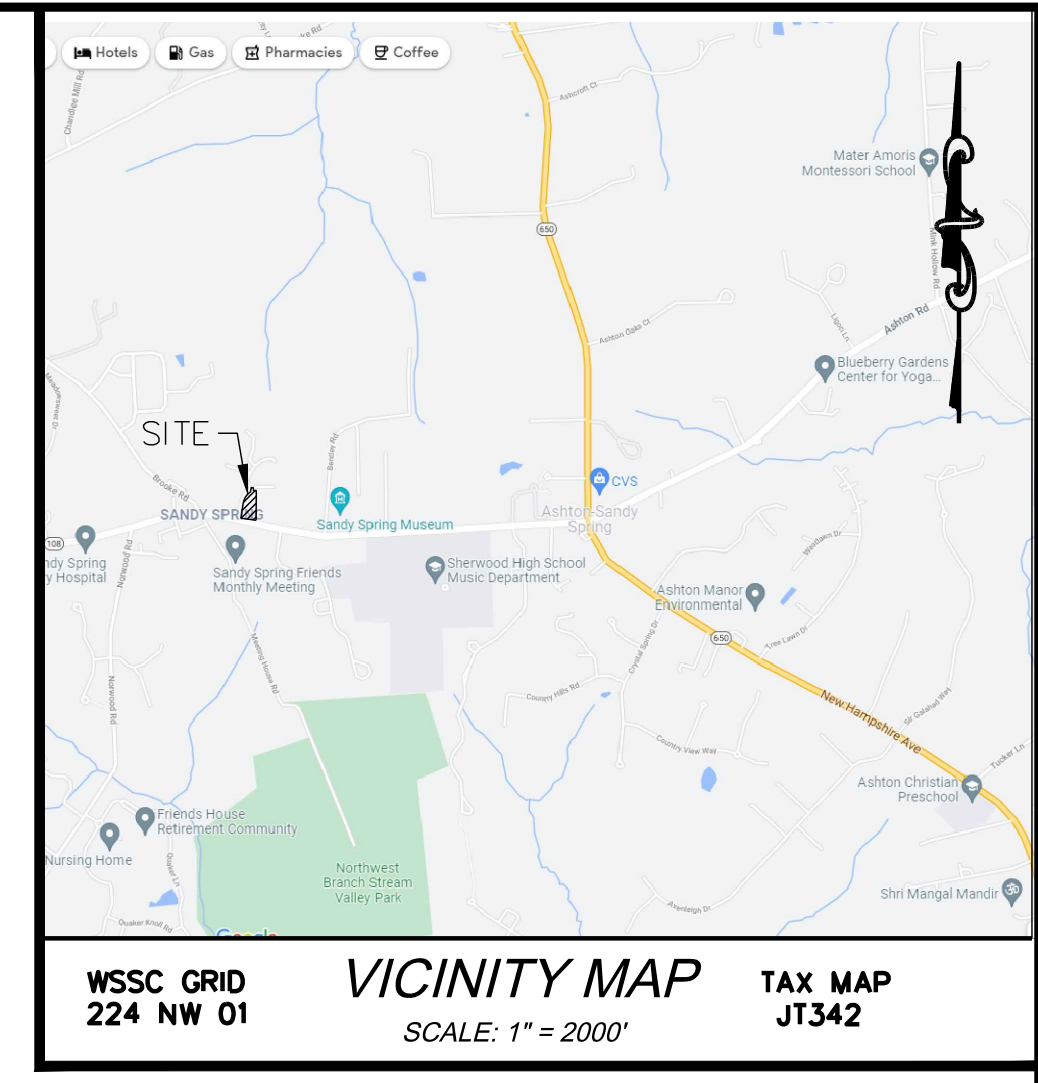
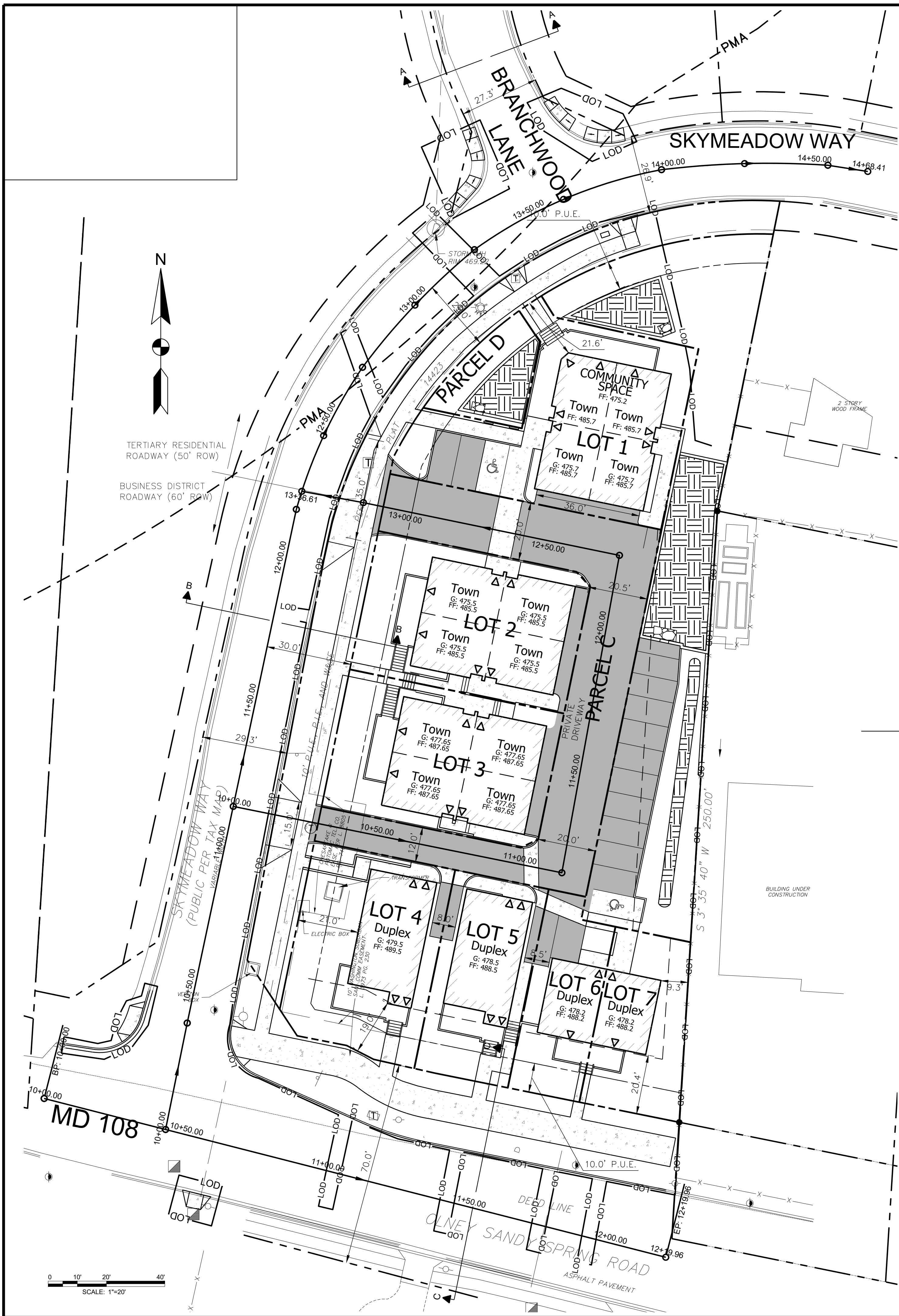
PROJECT NO:	20-0166.002
SCALE:	AS SHOWN
DESIGNED BY:	ABS
DRAWN BY:	ASC
CHECKED BY:	ABS
SHEET TITLE	

### PROPOSED LOTTING PLAN

# VF-104

SHEET VALUE OF ---





**AMT**  
 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 # 820220090

**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: AS SHOWN

DESIGNED BY: ABS

DRAWN BY: ASC

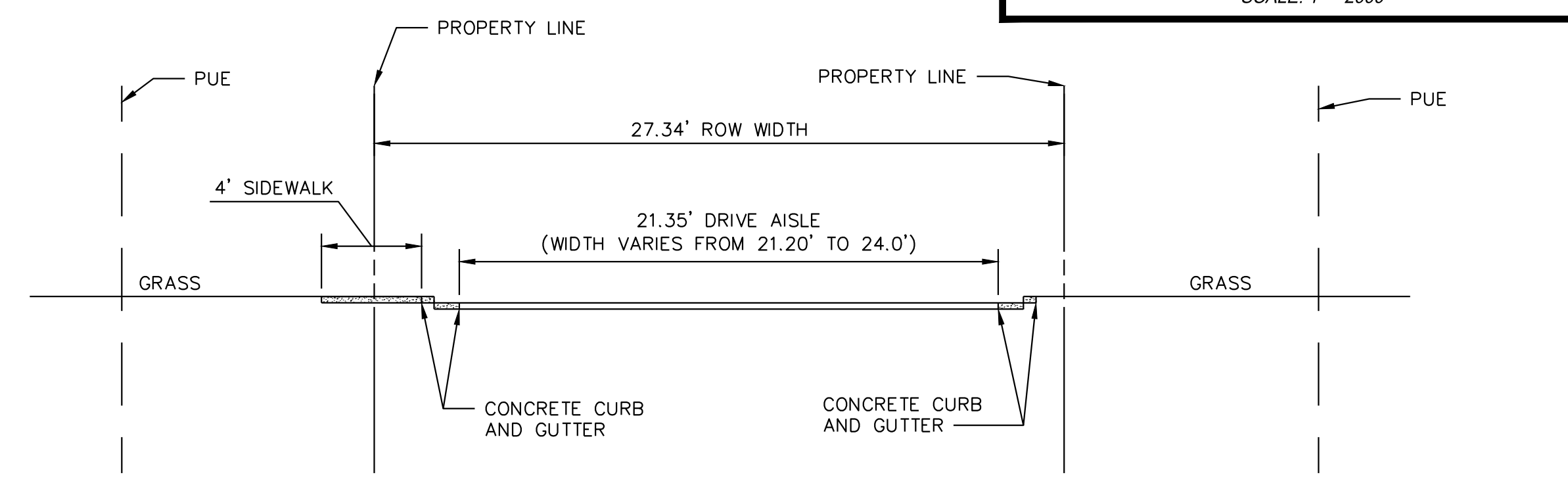
CHECKED BY: ABS

SHEET TITLE

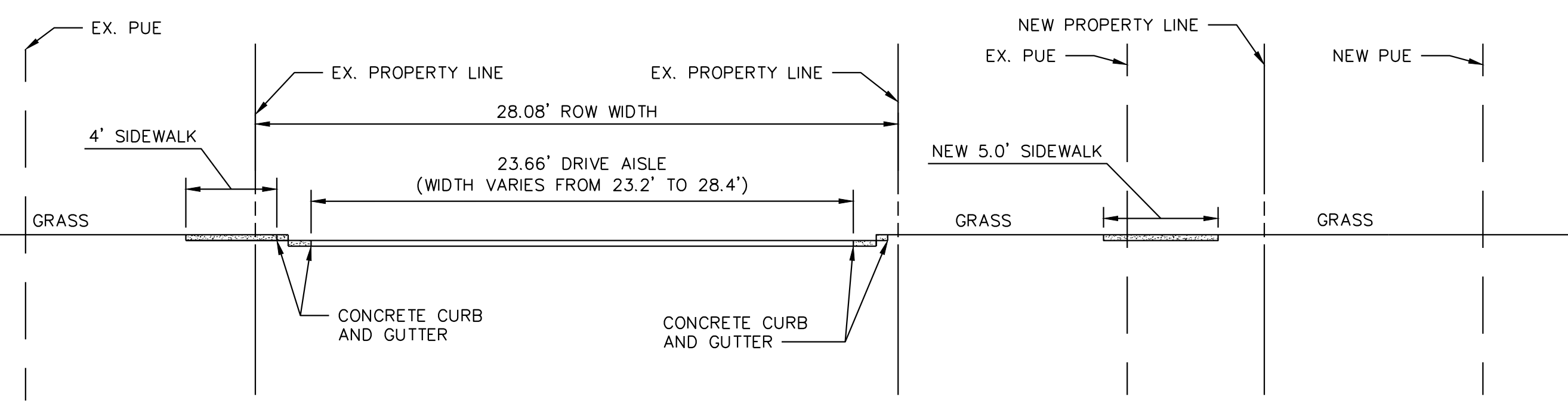
**ROADWAY SECTIONS**

**CS-110**

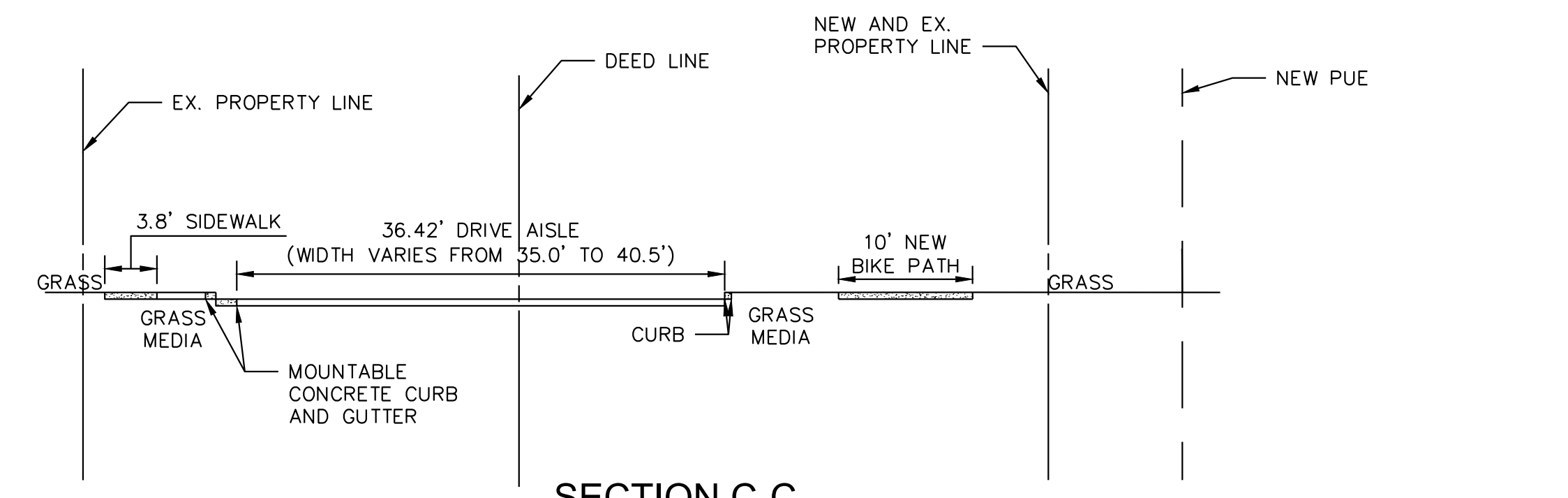
SHEET VALUE OF



**SECTION A-A  
 BRANCHWOOD LANE  
 SCALE 1"=5'**



**SECTION B-B  
 SKYMEADOW WAY  
 SCALE 1"=5'**



**SECTION C-C  
 MD 108  
 SCALE 1"=10'**

**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  
 (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 Joy Shepherd  
 Company Contact Person

Address: 10400 Detrick Ave., Kensington, MD 20895

Phone: 240-627-9437

Signature: \_\_\_\_\_

SCALE: 1"=20'

# SANDY SPRING MISSING MIDDLE PILOT PROJECT

17901 SKYMEADOW WAY SANDY SPRING, MD 20860  
SITE PLAN #820220090

# AMT

A. MORTON THOMAS AND ASSOCIATES, INC.  
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CONSULTANTS

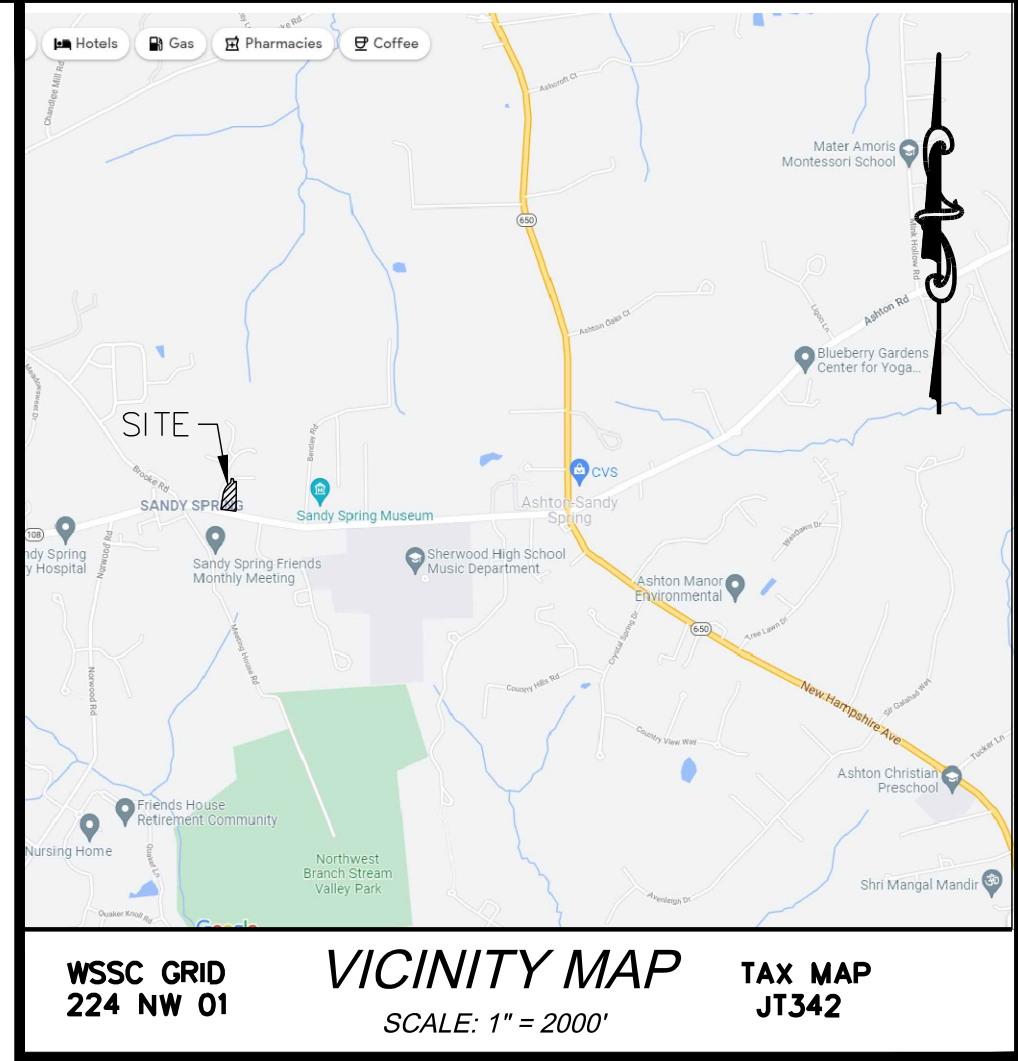
## SANDY SPRING MISSING MIDDLE PILOT PROJECT

17901 SKYMEADOW WAY  
SANDY SPRING, MD 20860

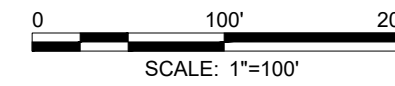
PLAN # 820220090

### OWNER

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



CONTEXT MAP



### SHEET INDEX

#### CIVIL

CS-100	COVER SHEET
AP-101	PLAN APPROVAL SHEET
VF-101	EXISTING CONDITIONS PLAN
VF-102	LOCAL AREA DRAWING
VF-103	EXISTING LOTTING PLAN
VF-104	PROPOSED LOTTING PLAN
VF-105	OPEN SPACE PLAN
CS-104	OVERALL SITE PLAN
CS-105	SITE PLAN - SOUTH
CS-106	SITE PLAN - NORTH
CS-107	FIRE DEPARTMENT ACCESS PLAN
CS-109	CIRCULATION PLAN
CS-110	ROADWAY SECTIONS
CS-501	SITE DETAILS
CS-502	SITE DETAILS
CU-101	COLOR-CODED UTILITY PLAN
CU-102	STORM DRAIN ANALYSIS PLAN
CW-101	STORMWATER MANAGEMENT PLAN
CW-102	STORMWATER MANAGEMENT PLAN
CW-103	QUANTITY CONTROL ANALYSIS PLAN EXISTING
CW-104	QUANTITY CONTROL ANALYSIS PLAN PROPOSED
CW-501	STORMWATER MANAGEMENT NOTES & DETAILS
CE-101	CONCEPT E&SC PLAN SOUTH - INITIAL
CE-102	CONCEPT E&SC PLAN NORTH - INITIAL
CE-103	CONCEPT E&SC PLAN SOUTH - FINAL
CE-104	CONCEPT E&SC PLAN NORTH - FINAL
SD-101	SIGHT DISTANCE PLAN

#### LANDSCAPE

LL-101	LANDSCAPE PLAN
LL-102	LANDSCAPE PLAN
EL-101	SITE PHOTOMETRIC PLAN
FCP-101	FOREST CONSERVATION PLAN
FCP-102	FOREST CONSERVATION PLAN
FCP-103	FOREST CONSERVATION PLAN
NRI-101	SIMPLIFIED NRI

#### ARCHITECT

A-00	COVER SHEET
A-01	DUPLEX SIDE-BY-SIDE
A-02	CARRIAGE HOUSE
A-03	STACKED DUPLEX/TRIPLEX PLAN A
A-04	STACKED DUPLEX/TRIPLEX PLAN B
A-05	COMMON HOUSE
A-06	COMMON HOUSE

### 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 119821800, February 9, 1983.
    - 5.1.3. Patterson Tract, Site Plan 819820920, 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.
11. Utility Services
  - 11.1. Water - WSSC
  - 11.2. Sanitary - WSSC
  - 11.3. Electric - Pepco
  - 11.4. Natural Gas - Washington Gas
  - 11.5. Telecomm - Verizon / Comcast

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

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Phone: 240-627-9437

Signature:

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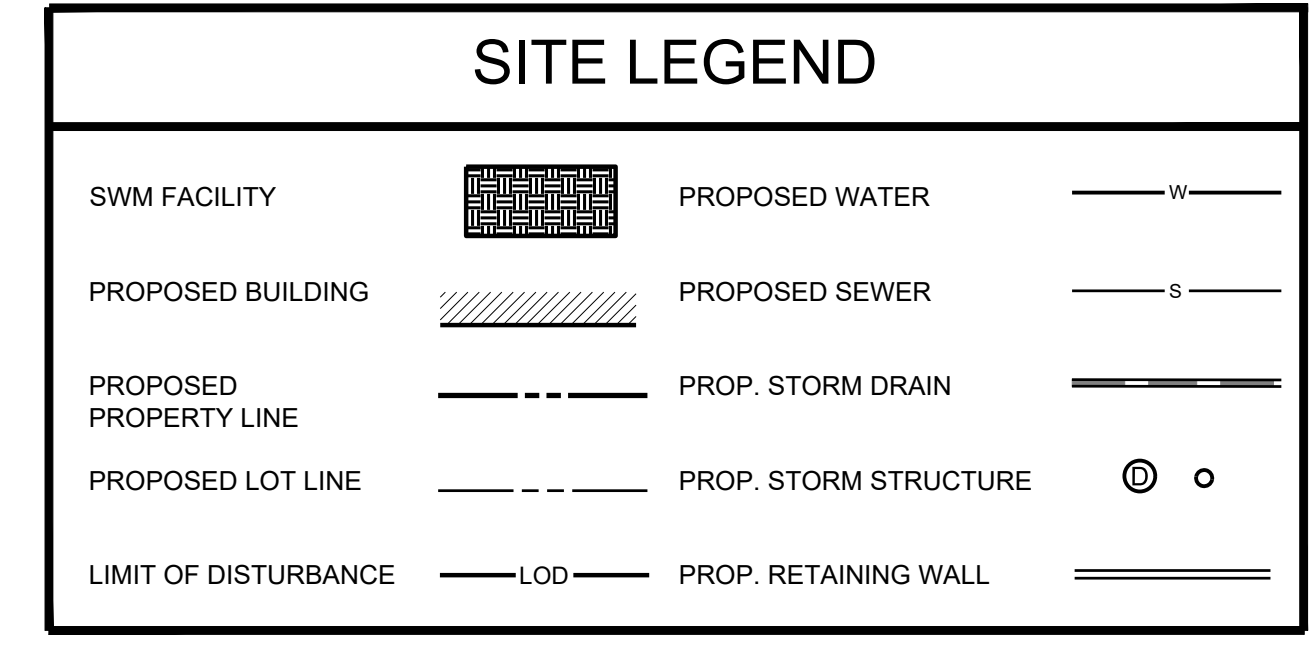
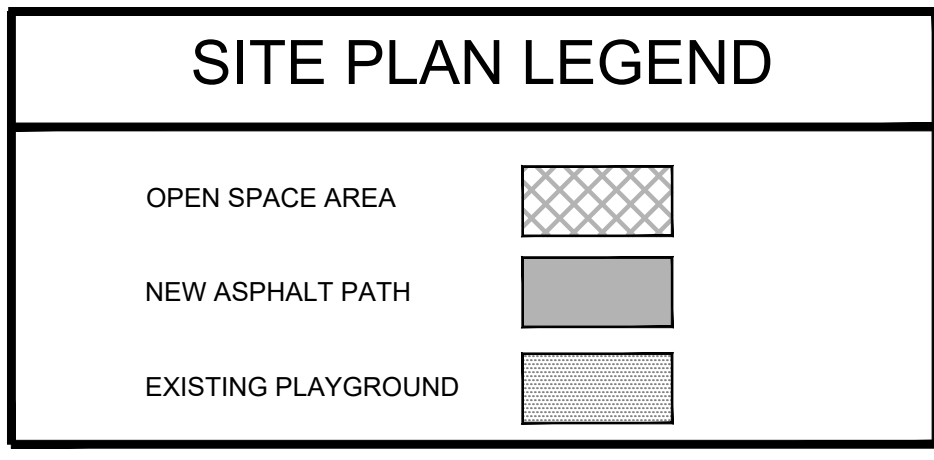
SHEET TITLE

SITE COVER SHEET

# CS-100

SHEET --- OF ---

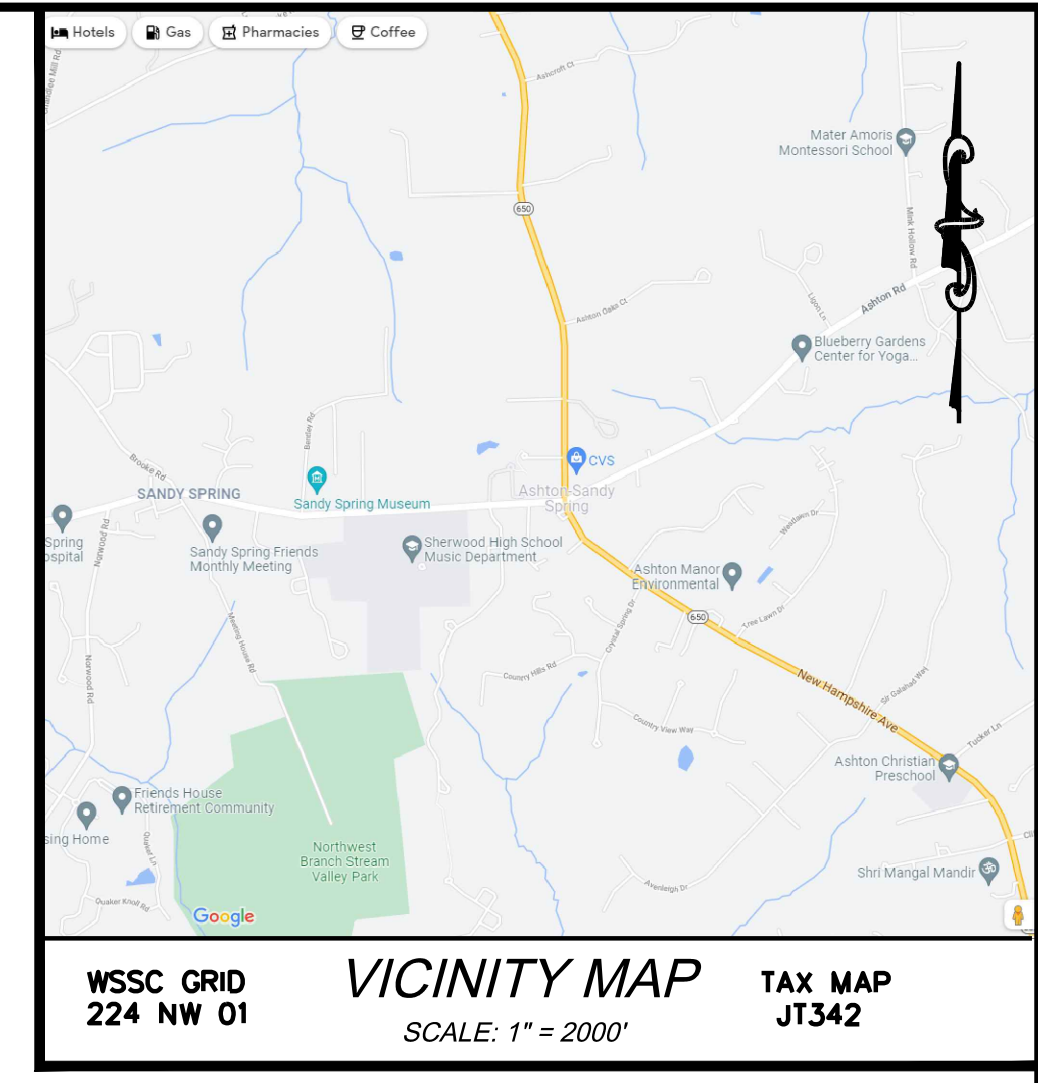




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NAME: AARON SMITH      SIGNATURE: \_\_\_\_\_  
 31196  
 MARYLAND REGISTRATION NUMBER      DATE: \_\_\_\_\_  
 (P.E. R.L.S. OR R.L.A. (CIRCLE))



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DEVELOPMENT STANDARDS (R-60 ZONE / MPDU DEVELOPMENT)	Permitted / Required	Provided
<b>Site</b>		
Total Tract	3 Acres (min)	142,442 sf or 3.27 Acres
Dedication Area		
Proposed Dedication Area	6,084 sf or 0.14 Acres	
Previous Dedication Area	24,520 sf or 0.56 Acres	
<b>Density (max)</b>		
<i>Usable Area:</i> Under Optional Method MPDU Development, density is calculated based on usable area within the tract. Less than 50% of the tract is within an environmental buffer so the density is calculated based on the full tract area.		
The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.9.B.1 plus an increase of:		
a. 0.88% for each 0.1% increase in MPDUs above 12.5%, up to and including 15%;		
b. 22% plus 0.16% for each 0.1% increase in MPDUs above 15%, up to and including 20%; or		
c. 30% plus 0.1% for each 0.1% increase in MPDUs above 20%.		
Minimum MPDU (%)	12.5%	27.8%
Minimum MPDU (Based on # of New DU)	3	5
Maximum Residential Density (DUA/acre)	7.26 (from Sec. 4.4.9.B.1)	2.18
+ 30% Bonus for MPDUs over 20% (DUA/acre)		0.57
+ 7.3% Bonus for each 0.1% increase over 20%		
Maximum Residential Density w/ MPDU Bonus (DUA/acre)	10.01	8.84
Maximum Number of Dwelling Units w/ MPDU Bonus	32	29
Existing Dwelling Units	--	11
Maximum Number of New Dwelling Units	21	18
<b>Open Space (min)</b>		
Common Open Space (%)	20%	21%
Common Open Space (Area)	28,489 SF or 0.65 Ac.	29,706 SF or 0.68 Ac.
<b>Site Coverage (max)</b>		
Townhouse (% of Site Area minus area for detached house and duplex lots)	40%	5%
Total Site Area		2.55 Acres
Site Coverage for detached house and duplex lots		1.69 Acres
Total Site Area Less Above		0.86 Acres
Townhouse Site Coverage		0.27 Acres
<b>Lot Area (min)*</b>		
Detached House (each lot)	3,000 SF	3,845 SF (Lot 8)
Duplex (each lot)	1,500 SF	1,713 SF (Lot 8)
Townhouse (each lot)	1,000 SF	3,593 SF (Lots 2 & 3)
<b>Lot Width at Front Building Line (min)*</b>		
Detached House (each lot)	Determined at Site Plan	46.6 Feet (Lot 8)
Duplex (each lot)	Determined at Site Plan	25.0 Feet (Lot 8)
Townhouse (each lot)	Determined at Site Plan	48.0 Feet (Lots 2 & 3)
<b>Lot Width at Front Lot Line (min)*</b>		
Detached House (each lot)	25 Feet	28.7 Feet (Lot 8)
Duplex (each lot)	25 Feet	25.0 Feet (Lots 5,6, & 10)
Townhouse (each lot)	14 Feet	34.0 Feet (Lot 4)
<b>Lot Coverage (max)*</b>		
Detached House (each lot)	60%	31.9% (Lot 13)
Duplex (each lot)	60%	38.4% (Lot 5)
Townhouse (each lot)	n/a	52.2% (Lots 2 & 3)
<b>Building Setbacks (min)</b>		
Front-Public Street	20 Feet	20 Feet
Front-Private Str./Open Space	10 Feet	n/a
Side Street-Adjoining Lot Fronts	20 Feet	21 Feet
Side Street-Adj. Lot Doesn't Front	15 Feet	n/a
Side	Determined at Site Plan	0 to 14.6 Feet
Side-Abutting R-200	7 Feet	9.3 Feet
Side-Abutting R-60	8 Feet	n/a
Rear - Lots 1-11	Determined at Site Plan	7.7 Feet (As Show n)
Rear-Lots 7-11, 13-17	Determined at Site Plan	15.2 Feet
Rear - Lot 12	Determined at Site Plan	12.1 Feet
Rear - Abutting RE-1	35 Feet	42.8 Feet
Rear - Abutting R-200	20 Feet	25 Feet
Rear - Abutting R-60	20 Feet	25 Feet
<b>Building Height</b>		
Building Height	40 Feet	40 Feet
<b>Vehicle Parking</b>		
Minimum Parking (2 SP/ DU)	36 Spaces	--
MPDU Reduction (0.5* MPDU* 2 SP)	5 Spaces	
Minimum Parking (w/ MPDU Reduction)	31 Spaces	31 Spaces
Garage Spaces		
Surface Spaces		16 Spaces
Motorcycle Spaces		2 Spaces
ADA Accessible		2 Spaces
<b>Bicycle Parking</b>		
Minimum Long-Term Spaces	0 Spaces	6 Spaces

\* - See Proposed Lotting Plan for details for each lot

**Notes:**

- Requested Approval Method: Combined Preliminary/Site Plan Application R-60 MPDU Optional Method.
- 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 eighteen (18) new dwellings as follows:
    - 6 duplex units,
    - 12 townhouse units, and
    - 900 +/- SF of community space.
- Proposed On-site recreation includes three (3) picnic/sitting areas and one (1) multi-use community space (900 SF)



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: AS SHOWN  
 DESIGNED BY: ABS  
 DRAWN BY: ASC  
 CHECKED BY: ABS  
 SHEET TITLE

OVERALL SITE PLAN

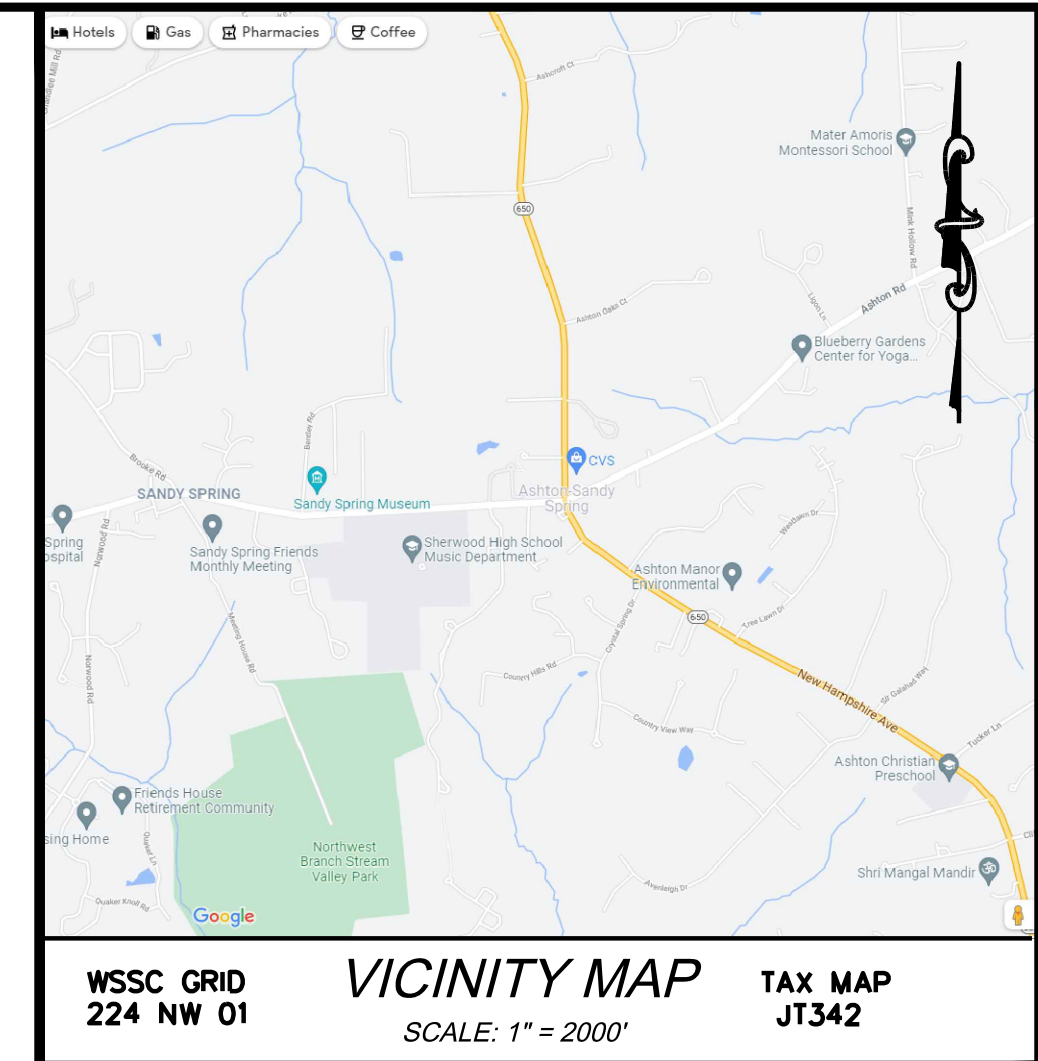
**CS-104**  
 SHEET VALUE OF ---



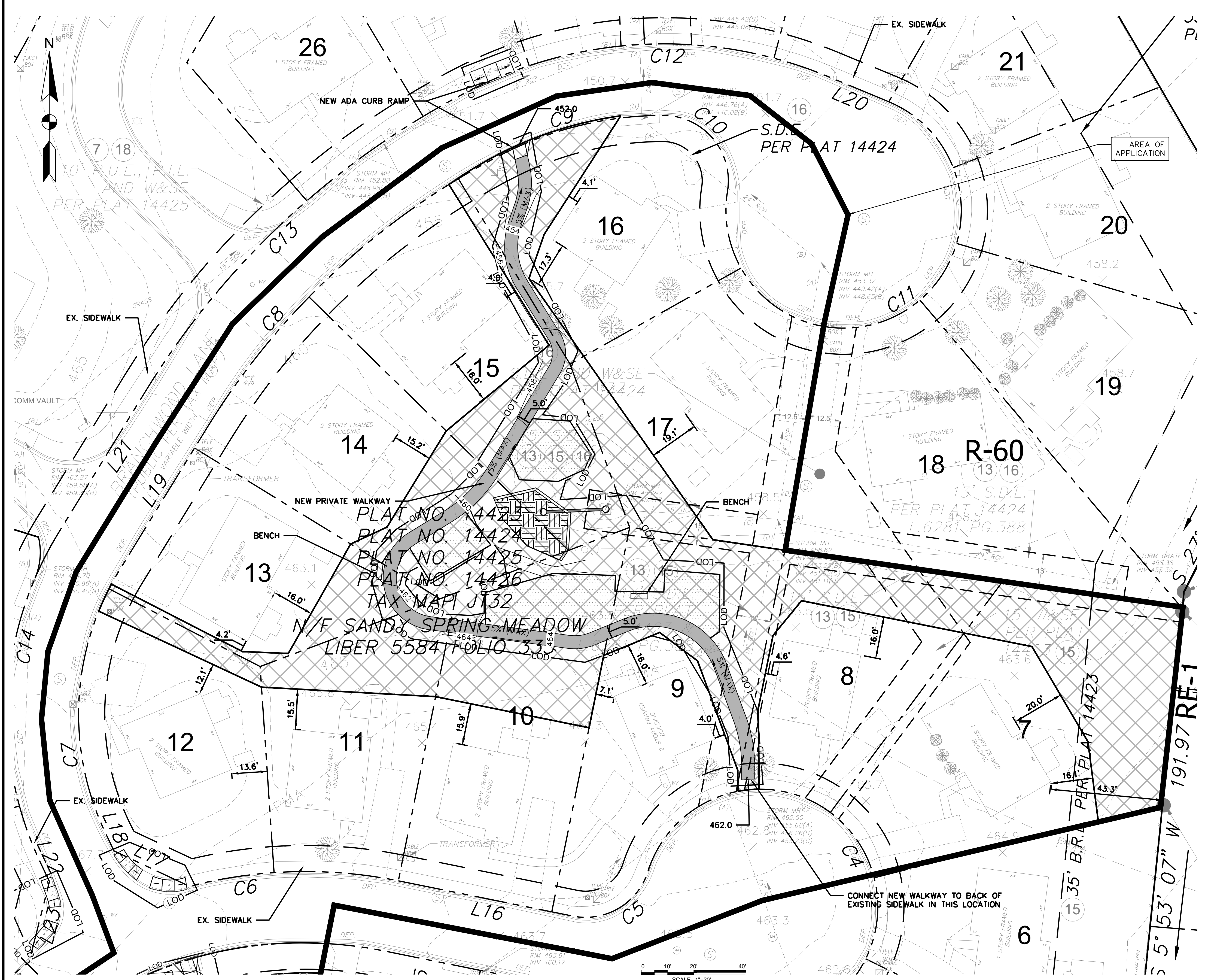
SITE LEGEND			
OPEN SPACE AREA		EXISTING PLAYGROUND	
NEW ASPHALT PATH		PROPOSED BUILDING	
		PROPOSED PROPERTY LINE	
		PROP. RETAINING WALL	
		PROPOSED LOT LINE	
		LIMIT OF DISTURBANCE	
		LOD	

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.

NAME: AARON SMITH      SIGNATURE: \_\_\_\_\_  
 31196  
 MARYLAND REGISTRATION NUMBER      DATE: \_\_\_\_\_  
 (P.E. R.L.S. OR R.L.A. (CIRCLE))



**AMT**  
 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



Lot	Unit Type	# of Units	MPDU (Y or N)
<b>Existing Lots</b>			
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
<b>Total</b>		<b>11</b>	<b>0</b>
<b>Proposed Lots</b>			
1	Townhouse	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
<b>Total</b>		<b>18</b>	<b>5</b>

**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:	AS SHOWN
DESIGNED BY:	ABS
DRAWN BY:	ASC
CHECKED BY:	ABS
SHEET TITLE	

**SITE PLAN - NORTH**

**CS-107**

SHEET VALUE OF

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.

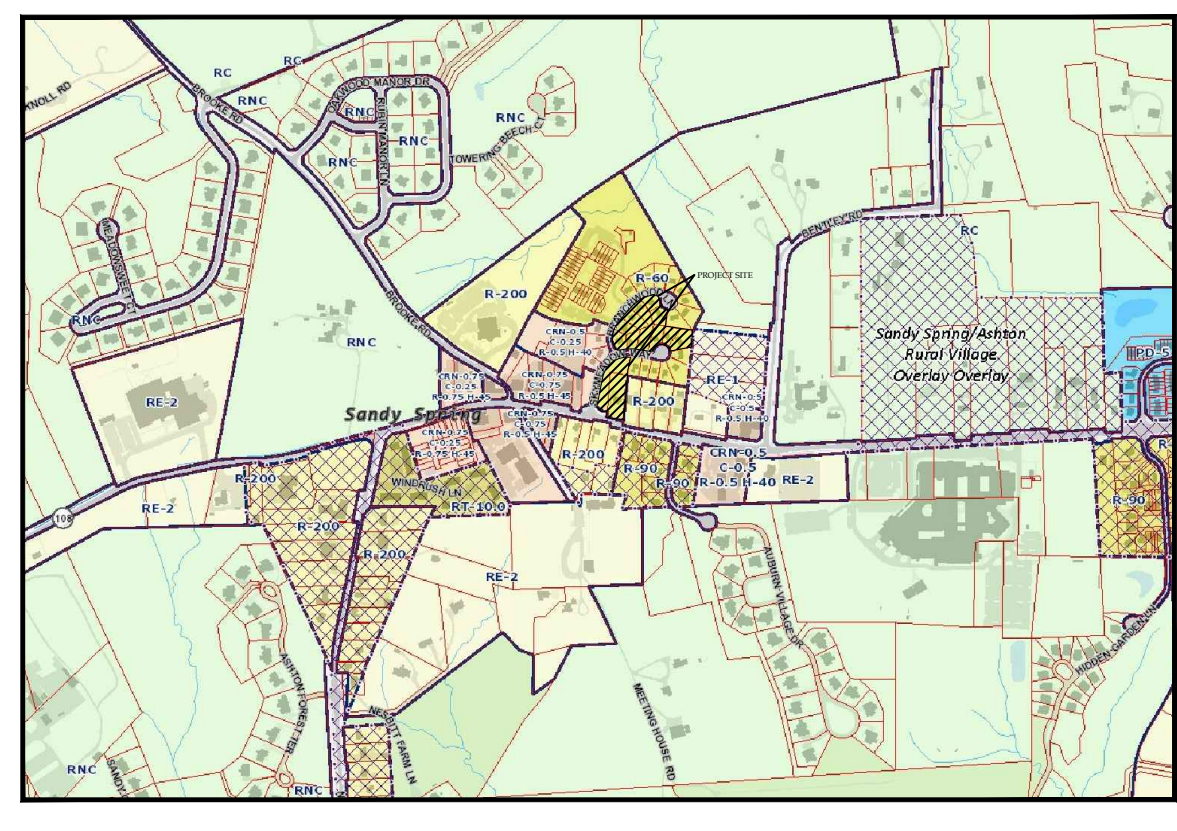




**Landscape Notes:**

- For landscape or afforestation information not shown, see Forest Conservation Plan.
- A suggested planting plan and schedule of plant material is shown for stormwater bio-retention facilities. These areas are subject to refinement based on approval of final Stormwater Management Plan.
- Parking Lot Landscaping (Section 6.2.9)
  - Sec. 6.2.9.C.1. Landscaped Area
    - Required: A surface parking lot must have landscaped islands that comprise a minimum of 5% of the surface parking lot.
    - Provided: The total surface area of the parking lot is 8,195 SF. 5% of this area is 410 SF. This internal green area requirement is satisfied by planted corners of the parking facility totaling 450 SF.
  - Sec. 6.2.9.C.2. Parking Lot Canopy Coverage
    - Required: Each parking lot must maintain a minimum tree canopy of 25% at 20 years of growth. 25% of 8,195 SF is 2,049 SF.
    - Provided: The required canopy coverage is satisfied by the following plantings. Although not part of the calculation, proposed structures on the west side will also contribute to shading the parking lot. Based on the proposed tree species, and the 20-year growth established in the Trees Technical Manual, the following canopy coverage is estimated:
 

Species	20-y Dia./Canopy #/Trees	Total
Honeylocust	25/490	3
Hackberry	35/961	1
Dogwood	16/200	3
Redbud	20/314	1
Serviceberry	20/314	1
<b>Total Canopy</b>		<b>3,659 SF</b>
- 6.2.9.C.3.a. Parking Lot Perimeter Planting
  - Required: The perimeter planting area of a property that abuts a residential detached zoned parking area with a residential use must be a minimum of 10 feet wide, contain a hedge or low wall a minimum of 6 feet high, and have a canopy tree planted every 30 feet on center.
  - Provided: The proposed plan maintains a minimum of 10 feet of width for the perimeter planting area adjacent to the residentially zoned and improved property to the east. The average width of the planting area is approximately 15 feet, with the widest width closest to the adjoining residence. The length of the parking area is approximately 140 LF. This requires a minimum of 5 canopy trees planted at 30 feet on center. The proposed plan provides 5 canopy trees, and, in addition, several understory trees within the buffer area. The continuous hedge is also provided as shown on the plan. The selected plants for the hedge will have an ultimate height that meets or exceeds the 6-foot height requirement.



**Vicinity Map**  
Scale: 1" = 1000'  
Tax Map J1342, WSSC Grid No. 224NW1

**General Notes:**

- Note: These plans are for landscape purposes only. See civil engineering drawings for construction details and other project data.
- Owner: RAD 6 Development Corporation and Housing Opportunities Commission of Montgomery County, 10400 Detrick Avenue, Kensington, Maryland 20895-2440. Properties Included In Application: Bloomfield Subdivision, 617 Olney-Sandy Spring Road / P338 / 08-0070254. Sandy Spring Meadow (Plats 14423 & 14424):
  - 17901 Skymeadow Way / Parcel B / 08-02331404
  - 17938 Skymeadow Way / Lot 7 / 08-02331472
  - 17934 Skymeadow Way / Lot 8 / 08-02331483
  - 17930 Skymeadow Way / Lot 9 / 08-02331494
  - 17926 Skymeadow Way / Lot 10 / 08-02331506
  - 17922 Skymeadow Way / Lot 11 / 08-02331517
  - 18001 Branchwood Lane / Lot 12 / 08-02331528
  - 18005 Branchwood Lane / Lot 13 / 08-02331530
  - 18009 Branchwood Lane / Lot 14 / 08-02343708
  - 18013 Branchwood Lane / Lot 15 / 08-02343710
  - 18017 Branchwood Lane / Lot 16 / 08-02343721
  - 18033 Branchwood Lane / Lot 17 / 08-02343732
- Boundary: July 1, 2014 Boundary Survey by Maser Consulting P.A., 22375 Broderick Drive, Suite 110, Sterling, VA 20166, Ph: 703.430.4339.
- Topography: Maser Consulting P.A. and MNCPPC Data Download, May 1, 2020.
- Environmental Features: There are no streams, floodplain, wetlands, forest, steep slopes, erodible soils, or rare, threatened or endangered species within or near the Application Area.
- For lighting information, see Lighting Plan.

**LANDSCAPE PLANTING SCHEDULE**

Key	Scientific Name	Common Name	Planting Size	Root	On Center Spacing
<b>TREES</b>					
<b>Large Deciduous Trees</b>					
CE	<i>Cornus javanica</i> 'All Seasons'	All Seasons Sugar Hackberry	2 in. cal.	B & B	
PI	<i>Cladonia tricarunculata</i> var. <i>isermis</i> 'Imperial'	Imperial Thimble Honeylocust	2 in. cal.	B & B	30'
CO	<i>Platanus acerifolia</i>	London Planetree	2 1/2 in. cal.	B & B	
QH	<i>Quercus phellos</i>	Willow Oak	2 in. cal.	B & B	
SJ	<i>Sophora japonica</i>	Japanese Pagoda Tree	2 in. cal.	B & B	
<b>Evergreen Trees</b>					
IN	<i>Ilex aquifolium</i> x <i>cornata</i> 'Nellie Stevens'	Nellie Stevens Holly	5 to 6 ft.	#25	5'-6'
<b>Understory and Small Trees</b>					
AAC	<i>Amandoraria arborea</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3/4 in.	#10	20'
AD	<i>Amandoraria canadensis</i>	Shadblow Serviceberry	3/4 in.	#10	15'
CC	<i>Cercis canadensis</i>	Eastern Redbud	5 to 6 ft.	#7	15'
CF	<i>Cornus florida</i>	White Flowering Dogwood	1 1/4 in.	#20	
CFP	<i>Cornus florida</i> 'Cherokee Princess'	Snow White Flowering Dogwood	1 1/4 in.	#20	12 to 15'
CFS	<i>Cornus florida</i> 'Cherokee Sunset'	Sunset Flowering Dogwood	1 1/4 in.	#20	
<b>SHRUBS</b>					
<b>Shrubs - Deciduous</b>					
ZHP	<i>Azalea</i> x 'Herbert Purple'	Herbert Purple Azalea	18 to 24 in.	#3	30'-36'
CST	<i>Cornus stolonifera</i>	Red-osier Dogwood	15 to 18 in.	#2	36'-42'
IVL	<i>Ilex verticillata</i> 'Little Henry'	Little Henry Spicebush	15 to 18 in.	#2	24'
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	15 to 18 in.	#2	30'
SBA	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	18 to 24 in.	#3	30'-36'
<b>Shrubs - Evergreen</b>					
AGK	<i>Abelia grandiflora</i> 'Kathodoscope'	Kathodoscope Glossy Abelia	15 to 18 in.	#5	24'-36'
AGR	<i>Abelia grandiflora</i> 'Rose Creek'	Rose Creek Glossy Abelia	15 to 18 in.	#5	24'-36'
CLA	<i>Closetia alnifolia</i>	Summersweet	15 to 18 in.	#5	4'-5'
IGS	<i>Euonymus japonicus</i> 'Green Spire'	Green Spire Euonymus	18 to 24 in.	#5	15'-18'
KCJ	<i>Ilex crenata</i> 'Green Lustre'	Green Lustre Japanese Holly	24 to 30 in.	#7	24'-30'
HEL	<i>Ilex crenata</i> 'Heller'	Heller Holly	24 to 30 in.	#10	5'-6'
ISP	<i>Ilex crenata</i> 'Sky Pointer'	Columnar Japanese Holly	18 to 24 in.	#5	3'-4'
IC	<i>Ilex glabra</i>	Inkberry	2 to 3 ft. ht.	#10	4'
ICB	<i>Ilex glabra</i> 'Compacta'	Dwarf Inkberry	18 to 24 in. ht.	#7	24'-36'
KCS	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	18 to 24 in. ht.	#7	3'-6'
IV	<i>Ilex verticillata</i>	Winterberry	24 to 30 in.	#2	4'-4'-6'
JCH	<i>Juniperus chinensis</i> 'Hetzl'	Hetzl Juniper	42 to 48 in.	#10	4'-5'
<b>GROUNDCOVERS</b>					
<b>Groundcovers - Ornamental Grasses, Sedges and Rushes</b>					
CSI	<i>Carex stricta</i>	Upright Sedge, Tussock Sedge	#2		15'-18"
FGE	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#3		15'-18"
MSK	<i>Miscanthus sinensis</i> 'Little Kitten'	Little Kitten Chinese Silver Grass	#3		18'-24"
PBB	<i>Pennisetum alopecuroides</i> 'Burgundy Bunny'	Burgundy Bunny Fountain Grass	#3		15'-18"
<b>Groundcovers - General</b>					
JHB	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Creeping Juniper	#3		5'-6'
JPN	<i>Juniperus procumbens</i> 'Nana'	Dwarf Japanese Garden Juniper	#1		4'
LM	<i>Liriope muscari</i>	Blue Lilyturf	#1		12"
LMV	<i>Liriope muscari</i> 'Variegata'	Variegated Liriope	#1		12"
<b>Groundcover - Perennials</b>					
EPM	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	#1		18'-24"
RFL	<i>Rudbeckia fulgida</i>	Orange Coneflower	#1		18'-24"
RFS	<i>Rudbeckia fulgida</i> var. <i>sulcata</i> 'Goldsturm'	Black-eyed Susan, Coneflower	#1		18'-24"
<b>SWM LANDSCAPE PLANTING SCHEDULE</b>					
<b>GROUNDCOVERS</b>					
CLD	<i>Carex turida</i>	Shallow Sedge	#2		15'-18"
CSI	<i>Carex stricta</i>	Upright Sedge, Tussock Sedge	#2		15'-18"
CVU	<i>Carex vulpinoidea</i>	Fox Sedge	#2		18"
HCU	<i>Hypericum calycinum</i>	St. John's-wort	#1		18'-24"
TCF	<i>Taraxacum officinale</i>	Plantain	#1		18'-24"
RFL	<i>Rudbeckia fulgida</i>	Orange Coneflower	#1		18'-24"
ANB	<i>Aster novi-belgii</i>	New York Aster	#1		18'-24"
APU	<i>Aster paniculatus</i>	Swamp Aster	#1		24'-36"
CGL	<i>Chelone glabra</i>	White Turtlehead	#1		24'-36"
COB	<i>Chelone obliqua</i>	Red Turtlehead	#1		24'-36"
IFC	<i>Iris fulva</i>	Copper Iris	#1		18'-24"
LCR	<i>Lobelia cardinalis</i>	Cardinal Flower	#1		18'-24"
PMJ	<i>Pycnanthemum muticum</i>	Mountain Mint	#1		18"
<b>253 Total Groundcovers</b>					

- Legend**
- Sign
  - Light
  - ☒ Telephone Box
  - ☒ Air Conditioner Unit
  - ☒ Sewer Manhole
  - ☒ Fire Hydrant
  - ☒ Water Meter
  - ☒ Water Valve
  - ☒ Electric Pole
  - OH--- Ex. Overhead Electric
  - S--- Ex. Sewer Line
  - W--- Ex. Water Line
  - ====SD==== Ex. Storm Drain Line
  - G--- Ex. Gas Line
  - 101--- Existing Contour
  - 101--- Proposed Contour



6080 Daybreak Circle, Suite A109, P.O. Box 109  
 Clarksville, MD 21039  
 T 410.531.7623  
 F 410.531.9863  
 www.townscapedesign.com

**TOWNSCAPE DESIGN LLC**  
 TOWN PLANNERS AND LANDSCAPE ARCHITECTS

DRAWN BY: da  
 DESIGNED BY: da  
 CHECKED BY: da  
 DATE: January 28, 2022  
 SCALE: 1"=20'  
 REVISIONS  
 1. Re: 25-26-2022 per [initials]  
 2. Re: 8-23-2022 per [initials]  
 3. Re: 2-13-2023 per [initials]

**LANDSCAPE PLAN**  
 Sandy Spring  
 Missing Middle Pilot Project  
 Tax Map J1342, WSSC Grid No. 224NW1  
 Sandy Spring, Maryland 20895

Housing Opportunities Commission and  
 RAD6 Development Corporation  
 10400 Detrick Avenue  
 Kensington, Maryland 20895  
 Attn: Mr. Jay Shepherd  
 (240) 627-9437

I hereby certify that I am a licensed Landscape Architect in the State of Maryland in good standing and that these plans were prepared by me and/or under my direct supervision. State license #602, expiration September 4, 2023.  
 David S. Ager, RLA #602  
 Townscape Design LLC  
 Date: February 13, 2023

1 SHEET OF 3  
 Proj: 120220050 SIB: P14 820220090



**Legend**

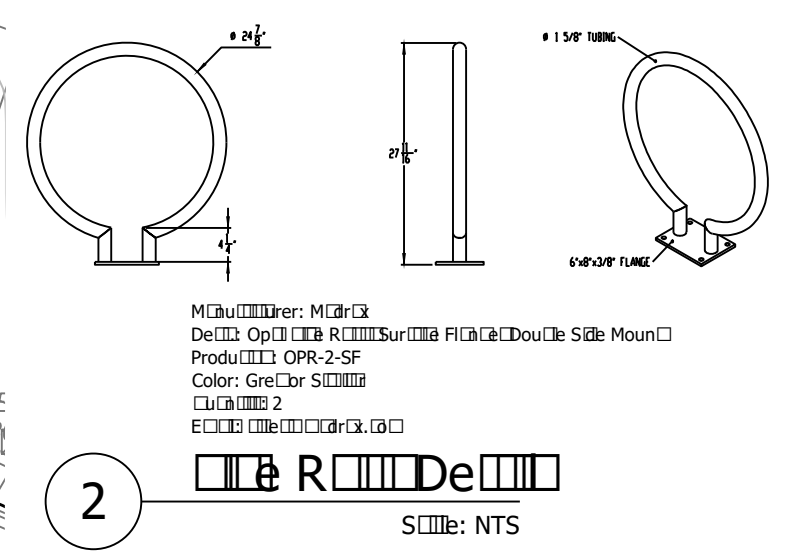
- Sign
- Light
- Telephone Box
- Air Conditioner Unit
- Sewer Manhole
- Fire Hydrant
- Water Meter
- Water Valve
- Electric Pole
- Ex. Overhead Electric Wires
- Ex. Sewer Line
- Ex. Water Line
- Ex. Storm Drain Line
- Existing Contour
- Proposed Contour
- Proposed Trees
- Proposed Tree for Mitigation, see FCP Plans.
- Existing Trees

**SWM LANDSCAPE PLANTING SCHEDULE**

Key	Scientific Name	Common Name	Planting Size	OC Space
<b>SHRUBS</b>				
CLA	<i>Clethra alnifolia</i>	Summersweet	15 to 18 in.	4'-5'
MP	<i>Myrica pennsylvanica</i>	Bayberry	24 to 30 in.	9'-6'
<b>GROUNDCOVERS</b>				
CLD	<i>Carex florida</i>	Shallow Sedge	#2	15'-18"
CVU	<i>Carex vulpinoidea</i>	Fox Sedge	#2	18"
HCY	<i>Hypericum adyocymum</i>	St. John's-wort	#1	18"
CCL	<i>Chelone glabra</i>	White Turtlehead	#1	24'-36"
COB	<i>Chelone obliqua</i>	Red Turtlehead	#1	24'-36"
IFC	<i>Iris fulva</i>	Copper Iris	#1	18'-24"
LCR	<i>Lobelia cardinalis</i>	Cardinal Flower	#1	18'-24"



**1 PLAN**  
Scale: 1" = 20'



**3**  
Scale: NTS

**LANDSCAPE PLANTING SCHEDULE - NORTH AREA**

Key	Scientific Name	Common Name	Planting Size	Root	On Center Spacing
<b>TREES</b>					
<b>Large Deciduous Trees</b>					
ASC	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2 in. cal.	B & B	
GI	<i>Gleditsia triacanthos</i> 'Imperial'	Imperial Thornless Honeylocust	3 in. cal.	B & B	
LS	<i>Liquidambar styraciflua</i>	Sweetgum	3 in. cal.	B & B	
RO	<i>Rhus typhina</i> 'Bloodgood'	Bloodgood London Plane-tree	2 in. cal.	B & B	
QA	<i>Quercus alba</i>	White Oak	2 in. cal.	B & B	
QH	<i>Quercus phellos</i>	Willow Oak	2 in. cal.	B & B	
TCR	<i>Tilia cordata</i> 'Greenospire'	Greenospire Littleleaf Linden	3 in. cal.	B & B	
<b>Undersitory and Small Trees</b>					
AA	<i>Amandor arbuscula</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2 in.	#25	
AD	<i>Amandor canadensis</i> 'Downy Shadowbox'	Downy Shadowbox Serviceberry	1 1/2 in.	#25	
CC	<i>Cercis canadensis</i>	Eastern Redbud	7 to 8 ft.	#20	
CCF	<i>Cercis canadensis</i> 'Forest Pantry'	Forest Pantry Redbud	6 to 7 ft.	#20	
CF	<i>Cornus florida</i> 'Cherokee Princess'	Queen-White Flowering Dogwood	7 to 8 ft.	#20	
CK	<i>Cornus kousa</i> 'Milky Way'	Milky Way Kousa Dogwood	7 to 8 ft.	#20	
CP	<i>Cornus phaeocarpa</i>	Washington Hawthorn	7 to 8 ft.	#20	
MS	<i>Magdalenia x soulangiana</i> 'Verbanica'	Verbanica Saucer Magnolia	7 to 8 ft.	#20	
<b>SHRUBS</b>					
<b>Shrubs - Deciduous</b>					
CDT	<i>Cornus alternifolia</i>	Red-outer Dogwood	15 to 18 in.	#2	36'-42'
IVL	<i>Ilex virginica</i> 'Little Henry'	Little Henry Sweetgum	15 to 18 in.	#2	24'
<b>Shrubs - Evergreen</b>					
AGC	<i>Abies grandiflora</i> 'Rose Creek'	Rose Creek Glossy Abelia	15 to 18 in.	#5	24'-36"
CLA	<i>Clethra alnifolia</i>	Summersweet	15 to 18 in.	#5	4'-5'
KCC	<i>Ilex crenata</i> 'Green Lustre'	Green Lustre Japanese Holly	24 to 30 in.	#7	24'-30"
KCH	<i>Ilex crenata</i> 'Heller'	Heller's Holly	24 to 30 in.	#10	5'-6"
KC	<i>Ilex glabra</i>	Inkberry	2 to 3 ft. ht.	#10	4'
KCC	<i>Ilex glabra</i> 'Compacta'	Dwarf Inkberry	18-24 in. ht.	#7	24'-36"
KCS	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	18-24 in. ht.	#7	3'-6"
KCH	<i>Ilex crenata</i> 'Hetzl'	Hetzl Inkberry	42 to 48 in.	#10	4'-5'
<b>GROUNDCOVERS</b>					
MSK	<i>Miscanthus sinensis</i> 'Little Kitty'	Little Kitty Chinese Silver Grass	#3		18'-24"
PBB	<i>Pennisetum alopecuroides</i> 'Burgundy Bunny'	Burgundy Bunny Fountain Grass	#3		15'-18"
JHB	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Creeping Juniper	#3		5'-6"
JPN	<i>Juniperus procumbens</i> 'Nana'	Dwarf Japanese Garden Juniper	#1		12"
LM	<i>Liriodendron</i>	Black-eyed Susan, Coneflower	#1		12'-24"
RFS	<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldsturm'	Black-eyed Susan, Coneflower	#1		12'-24"
<b>Total Groundcovers</b>					

MISS UTILITY 811  
Note: The Contractor is responsible for verifying all underground utility locations prior to construction. 800-257-7777 and at www.missutility.net

**Developer's Certificate**  
The undersigned agrees to execute all the features of the Site Plan Approval No. including Approval Conditions, Development Program, and Certified Site Plan.

Developer: \_\_\_\_\_ Company: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_

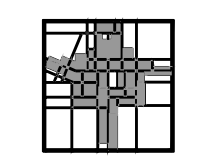
I hereby certify that I am a licensed Landscape Architect in the State of Maryland in good standing and that these plans were prepared by me and/or under my direct supervision. State license #602, expiration September 4, 2023.

**David S. Ager** Febr 20 2022  
David S. Ager, RLA #602 Date  
Townscape Design LLC

Proj: 120220050 S: 820220090

Housing Opportunities Commission and  
RAD6 Development Corporation  
10400 Detrick Avenue  
Kensington, Maryland 20895  
Attn: Mr. Jay Shepherd  
(240) 627-9437

**LANDSCAPE PLAN**  
Sandy Spring  
Missing Middle Pilot Project  
Tax Map JT342 WSSC Grid No. 224NW1  
Sandy Spring, Maryland S: 820220090

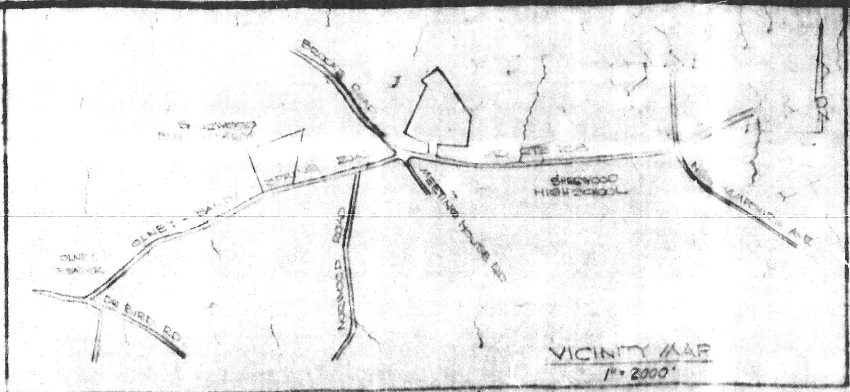


DRAWN BY: da  
DESIGNED BY: da  
CHECKED BY: da  
DATE: January 28, 2022  
SCALE: As Shown

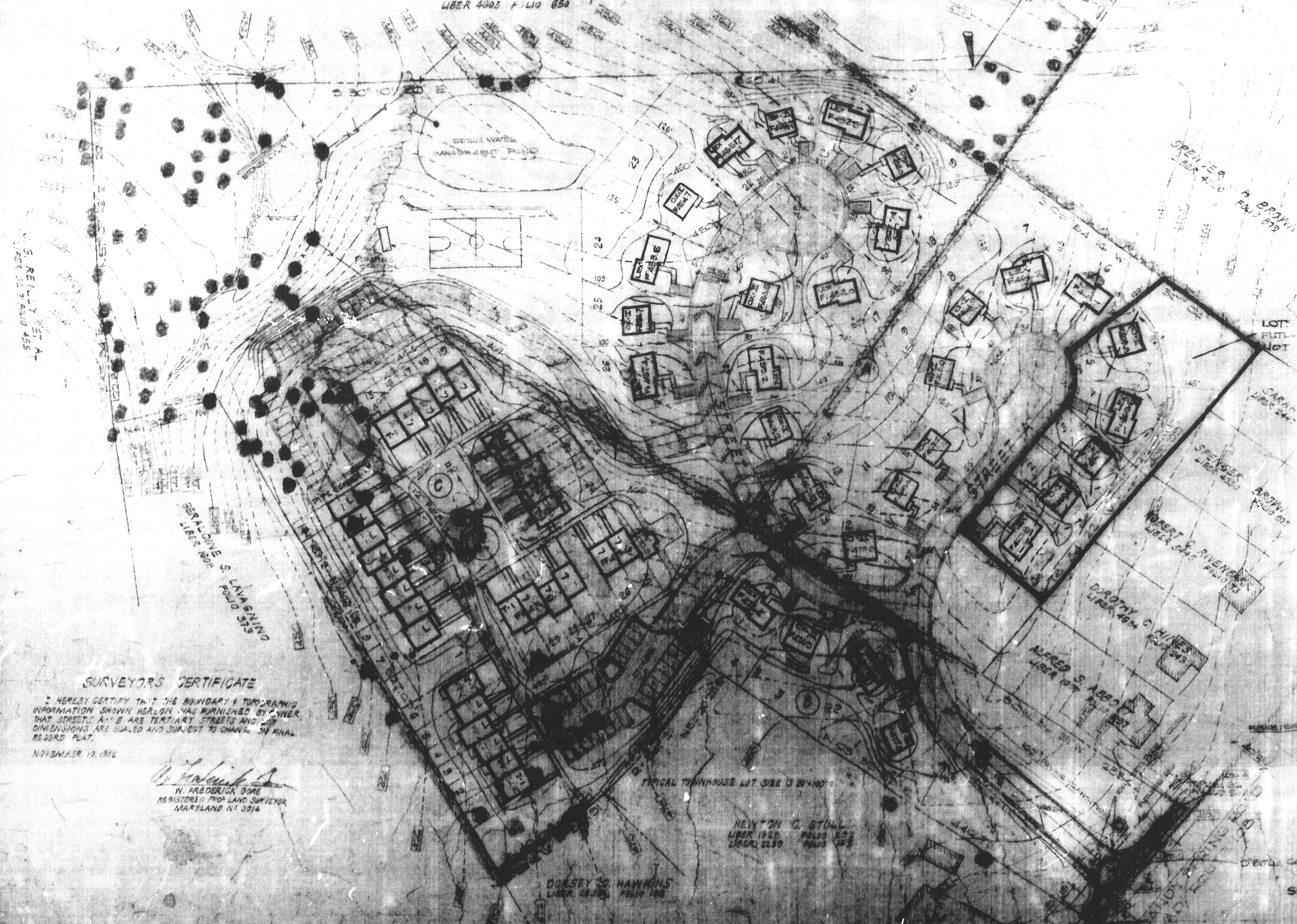
REVISIONS  
1. Rev 15-26-2022 per  
Int'l Co. Comment  
2. Rev 8-27-2022 per S  
Rev Co. Comment

**TOWNSCAPE DESIGN LLC**  
TOWN PLANNERS AND LANDSCAPE ARCHITECTS  
6080 Daybreak Circle, Suite A100, 09  
Clarksville, MD 21039  
T: 410.531.7621  
F: 410.531.9663  
www.townscapedesign.com

Attachment C



S.R. & M.E. SWANNS  
LIBER 4005 FOLIO 650



PRELIMINARY SUBDIVISION  
H.O.G. PROJECT (1-82180)  
SANDY SPRING  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1"=50' NOV. 1982

HOUSE TYPE	DESCRIPTION	LEX	# UNITS
SINGLE FAMILY	LEXINGTON 3BR SPLIT	LEX	12
	OXFORD I 5BR 2BY	O-I	10
	OXFORD II 4BR 2BY	O-II	8
	OXFORD III 3BR SPLIT	O-III	2
	OXFORD IV 4BR 2BY	O-IV	2
TOWNHOUSES	TALENT I 1BR	T-I	16
	JACKSON 2BR	J	16

LEGEND  
EXISTING CONTOURS  
FINISHED CONTOURS  
ROUTE TYPE

SEYBOLT, GORE, NEWQUIST & BERLINSKY  
CIVIL ENGINEERS & LAND SURVEYORS  
1111 BONIFANT STREET  
SILVER SPRING, MARYLAND 20910

SURVEYORS CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FURNISHED BY OWNER THAT STREETS A-E ARE TERTIARY STREETS AND LOT DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE IN FINAL RECORD PLAT.  
NOVEMBER 19, 1982  
W. HROBERICK GORE  
REGISTERED PROFESSIONAL SURVEYOR  
MARYLAND #13014

HEYTON C. STULL  
LIBER 1820 FOLIO 629  
LIBER 2239 FOLIO 148

DORSEY S. HANNAH  
LIBER 2836 FOLIO 188

**COLLINS & KRONSTADT**  
**LEAHY**  
**HOGAN**  
**COLLINS**  
**DRAFER**

ARCHITECTS  
PLANNERS  
ENGINEERS

1111 SPRING STREET  
SILVER SPRING, MARYLAND  
301-587-8642

PROJECT NUMBER  
8163

PROJECT  
SANDY SPRING

LOCATION  
140 ROUTE 108  
MONTGOMERY COUNTY  
MARYLAND

DRAWN BY  
RAT

DATE DRAWN  
JAN 1982

DATE ISSUED  
JUNE 1982  
NOV 1982

SCALE  
1"=50'

STAMP

TABULATION  
SINGLE FAMILY 25  
TOWNHOUSES 30  
PARKING 21

SHEET TITLE  
PRELIMINARY  
GRADING PLAN

SHEET NUMBER

**NOTES**

WSSC Datum  
 Topography Provided By  
 Stottler, Stagg & Assoc.  
 Lanham, MD  
 Owner/Developer  
 Montgomery County Housing Opportunities Commission  
 10400 Detrick Avenue  
 Kensington, MD  
 Architect  
 Collins & Kronstadt  
 1111 Spring Street  
 Silver Spring, MD

**NOTE:**

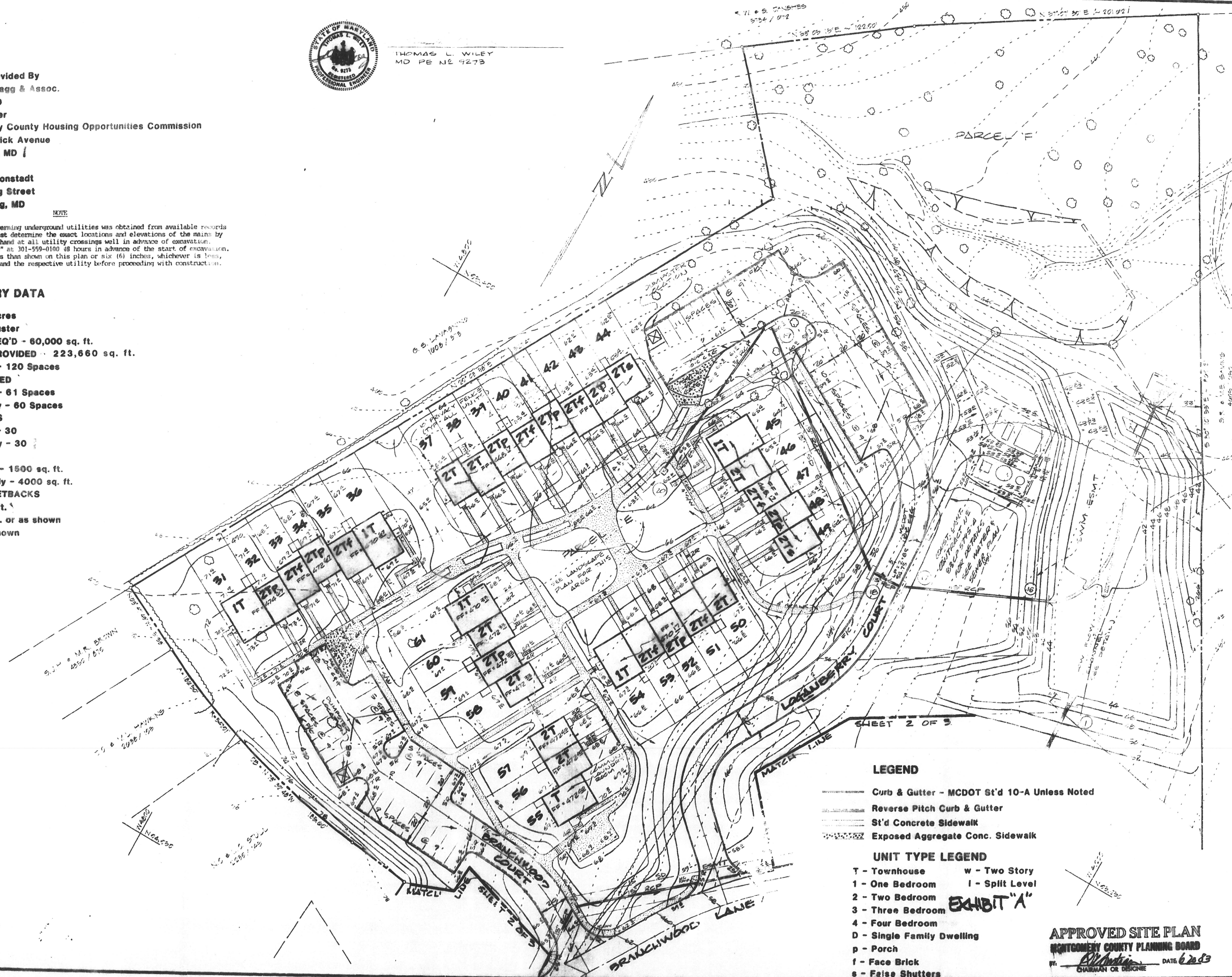
Information concerning underground utilities was obtained from available records but the contractor must determine the exact locations and elevations of the mains by digging test pits by hand at all utility crossings well in advance of excavation. Contact "Miss Utility" at 301-559-0100 48 hours in advance of the start of excavation. If clearances are less than shown on this plan or six (6) inches, whichever is less, contact the engineer and the respective utility before proceeding with construction.

**SITE SUMMARY DATA**

AREA - 14.19 Acres  
 ZONE - R-60 Cluster  
 GREEN SPACE REQ'D - 60,000 sq. ft.  
 GREEN SPACE PROVIDED - 223,660 sq. ft.  
 PARKING REQ'D - 120 Spaces  
 PARKING PROVIDED  
 Townhouse - 61 Spaces  
 Single Family - 60 Spaces  
 NUMBER OF LOTS  
 Townhouse - 30  
 Single Family - 30  
 MIN. LOT SIZE  
 Townhouse - 1500 sq. ft.  
 Single Family - 4000 sq. ft.  
 MIN. BUILDING SETBACKS  
 Front - 15 ft.  
 Rear - 15 ft. or as shown  
 Side - as shown



THOMAS L. WILEY  
 MD PE No. 9273



**LEGEND**

- Curb & Gutter - MCDOT St'd 10-A Unless Noted
- Reverse Pitch Curb & Gutter
- St'd Concrete Sidewalk
- Exposed Aggregate Conc. Sidewalk

**UNIT TYPE LEGEND**

- T - Townhouse      w - Two Story
- 1 - One Bedroom    I - Split Level
- 2 - Two Bedroom
- 3 - Three Bedroom
- 4 - Four Bedroom
- D - Single Family Dwelling
- p - Porch
- f - Face Brick
- s - False Shutters

**APPROVED SITE PLAN**  
 MONTGOMERY COUNTY PLANNING BOARD  
 DATE 6/2/83

**DEVELOPMENT PLAN  
 SANDY SPRING MEADOW**

**Dewberry & Davis**  
 Engineers Architects Planners Surveyors  
 8901 Shady Grove Court Gaithersburg, MD 20877  
 301-948-9300

ELECTION DISTRICT NO. 8      MONTGOMERY COUNTY, MARYLAND

Scale	1" = 30'
Sheet	1
Date	MAR 24, 1983
File Number	3



**NOTES**

WSSC Datum  
 Topography Provided By  
 Stettler, Stagg & Assoc.  
 Lanham, MD  
 Owner/Developer  
 Montgomery County Housing Opportunities Commission  
 10400 Detrick Avenue  
 Kensington, MD  
 Architect  
 Collins & Kronstadt  
 1111 Spring Street  
 Silver Spring, MD

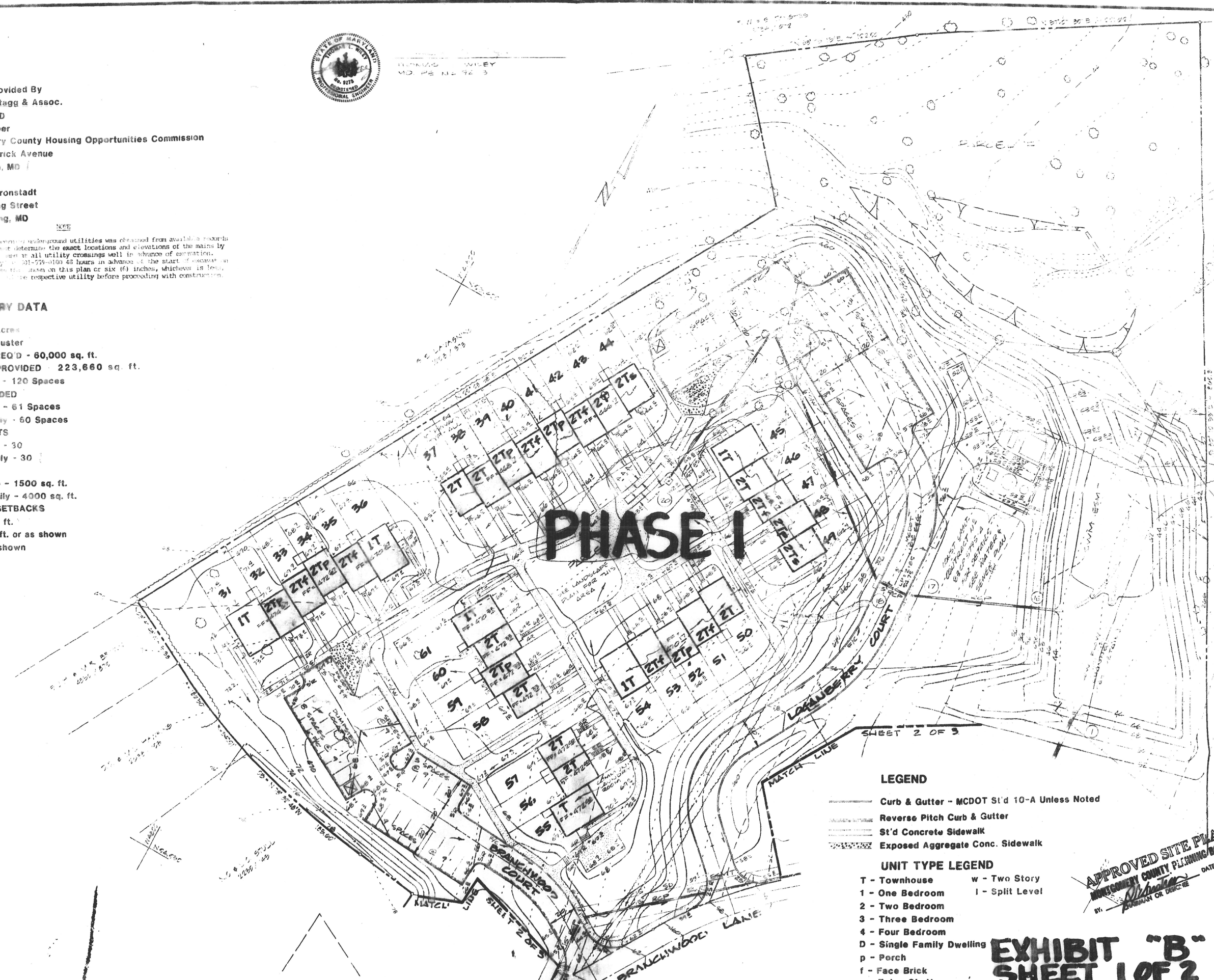
Information concerning underground utilities was obtained from available records but the contractor must determine the exact locations and elevations of the mains by locating test pits by use of all utility crossings well in advance of excavation. Contact Gas Utility at 301-959-0100 48 hours in advance of the start of excavation. If a crossing is less than 6 inches on this plan or six (6) inches, whichever is less, contact the engineer to locate respective utility before proceeding with construction.

**SITE SUMMARY DATA**

AREA - 14.19 Acres  
 ZONE - R-60 Cluster  
 GREEN SPACE REQ'D - 60,000 sq. ft.  
 GREEN SPACE PROVIDED - 223,660 sq. ft.  
 PARKING REQ'D - 120 Spaces  
 PARKING PROVIDED  
 Townhouse - 61 Spaces  
 Single Family - 60 Spaces  
 NUMBER OF LOTS  
 Townhouse - 30  
 Single Family - 30  
 MIN. LOT SIZE  
 Townhouse - 1500 sq. ft.  
 Single Family - 4000 sq. ft.  
 MIN. BUILDING SETBACKS  
 Front - 15 ft.  
 Rear - 15 ft. or as shown  
 Side - as shown



DENNIS WILEY  
 MD PE No. 9278



- LEGEND**
- Curb & Gutter - MCDOT St'd 10-A Unless Noted
  - Reverse Pitch Curb & Gutter
  - St'd Concrete Sidewalk
  - Exposed Aggregate Conc. Sidewalk
- UNIT TYPE LEGEND**
- T - Townhouse      w - Two Story
  - 1 - One Bedroom      l - Split Level
  - 2 - Two Bedroom
  - 3 - Three Bedroom
  - 4 - Four Bedroom
  - D - Single Family Dwelling
  - p - Porch
  - f - Face Brick
  - s - False Shutters

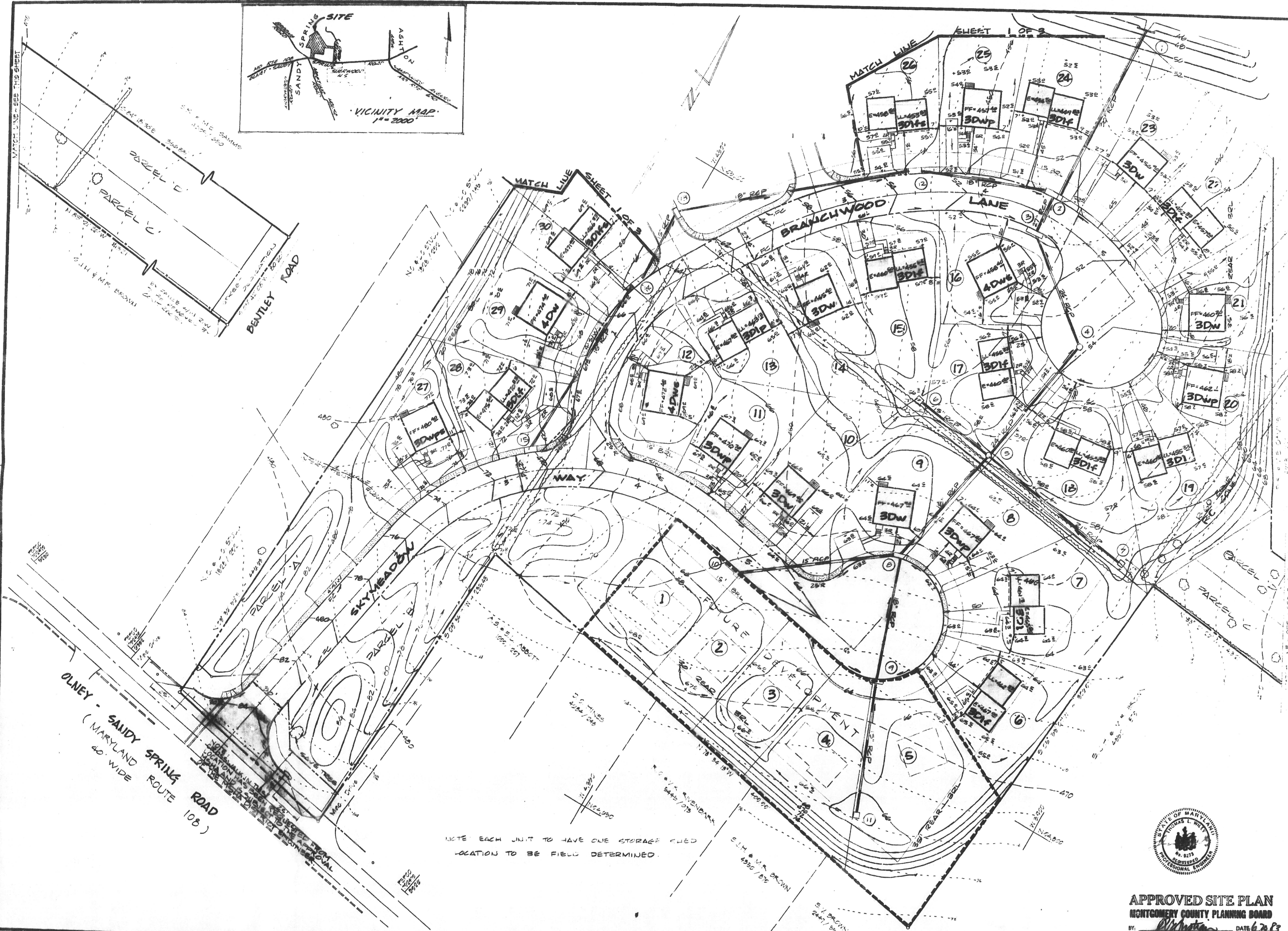
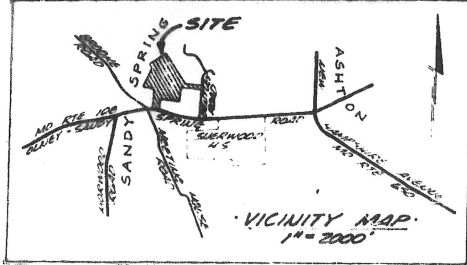
APPROVED SITE PLAN  
 MONTGOMERY COUNTY PLANNING BOARD  
 BY: [Signature] DATE: 6/28/88

**EXHIBIT "B"**  
**SHEET 1 OF 2**

Scale	1" = 30'
Sheet	1 of 3
Date	MAR 21, 1988
File Number	

DEVELOPMENT PLAN  
**SANDY SPRING MEADOW**  
 ELECTION DISTRICT No. 8      MONTGOMERY COUNTY, MARYLAND

**Dewberry & Davis**  
 Engineers Architects Planners Surveyors  
 8901 Shady Grove Court, Gaithersburg, MD 20877  
 301 948 6300



**Dewberry & Davis**  
 Engineers Architects Planners Surveyors  
 8801 Shady Grove Court, Gaithersburg, MD 20877  
 301 948-8300

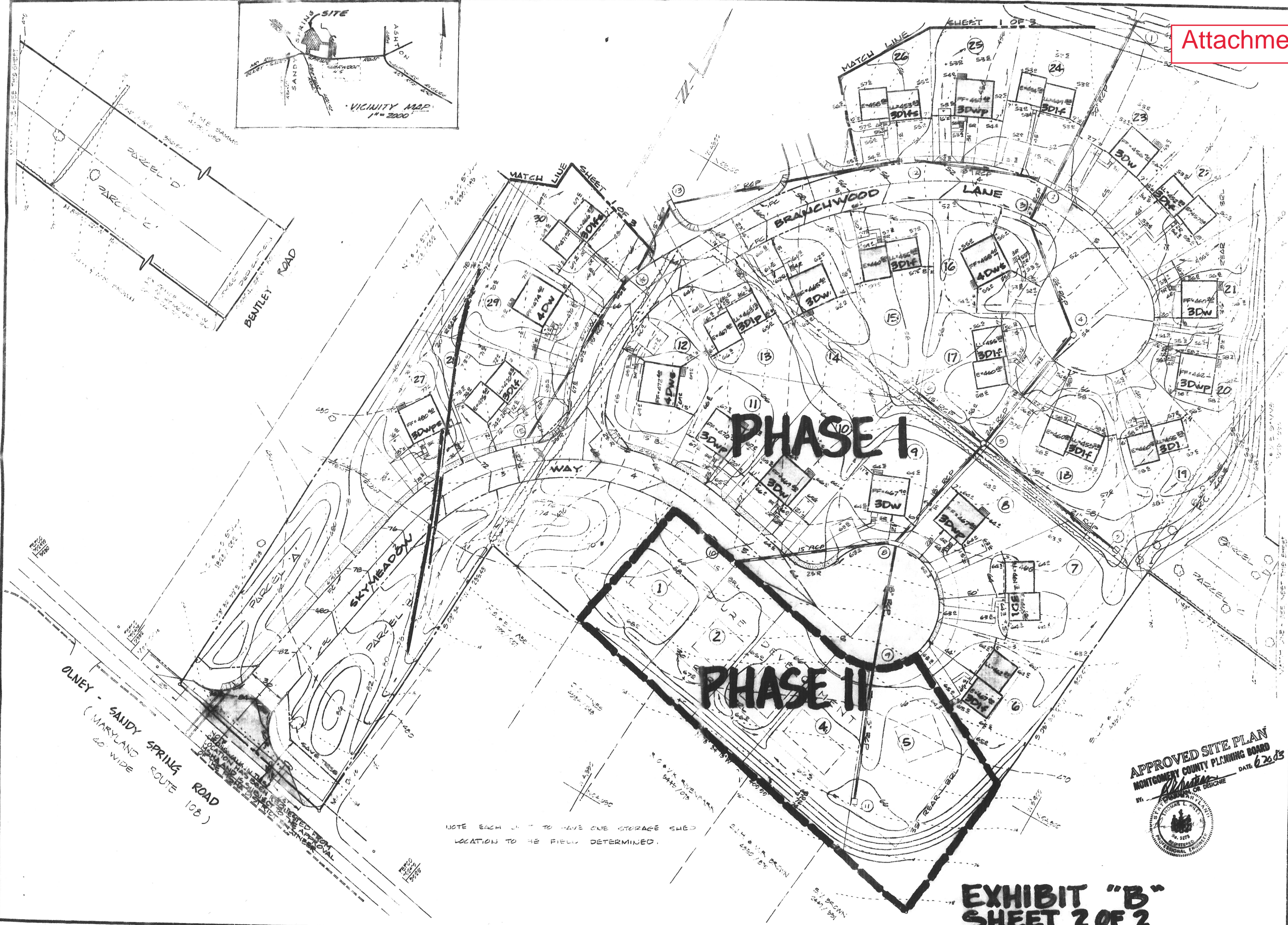
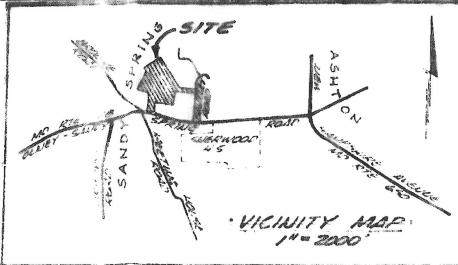
**DEVELOPMENT PLAN**  
**SANDY SPRING MEADOW**

ELECTION DISTRICT NO. 8 MONTGOMERY COUNTY, MARYLAND



**APPROVED SITE PLAN**  
 MONTGOMERY COUNTY PLANNING BOARD  
 BY: *[Signature]* DATE: 6/2/83  
 CHAIRMAN OF DESIGN

Scale:	1" = 30'
Sheet:	2 of 3
Date:	MARCH, 1983
File Number:	



**Dewberry & Davis**  
Engineers, Architects, Planners, Surveyors  
8901 Shady Grove Court, Gaithersburg, MD 20877  
301 948-8700

DEVELOPMENT PLAN  
**SANDY SPRING MEADOW**  
ELECTION DISTRICT NO. 8 MONTGOMERY COUNTY, MARYLAND

APPROVED SITE PLAN  
MONTGOMERY COUNTY PLANNING BOARD  
DATE 6/26/03



NOTE EACH LOT TO HAVE ONE STORAGE SHED  
LOCATION TO BE FIELD DETERMINED.

**EXHIBIT "B"**  
**SHEET 2 OF 2**

Scale	1" = 20'
Sheet	2
Date	MAR 21, 1985
File Number	



October 18, 2021

**Attachment E**

Mr. Jay Shepherd  
Housing Opportunities Commission and RAD6 Development Corp.  
10400 Detrick Road  
Kensington, MD 20895

Dear Mr. Shepherd:

This letter is to inform you that the Natural Resource Inventory/Forest Stand Delineation (“NRI/FSD”) 420220510, Missing Middle Pilot Project, is approved. A forest conservation plan can be submitted to the Intake and Regulatory Coordination (“IRC”) Division in conjunction with any application to which it is a necessary component.

Since the property is subject to the Montgomery County Forest Conservation Law there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a Final Forest Conservation Plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan. Please review the protection measures provided by the Maryland Department of Natural Resources for use in the layout and design of any future land development on this property.

In accordance with Section 22A-10(b)(4) of the Montgomery County Forest Conservation Law, this approval is valid for a period of 2 years from the date of approval unless; (A) a forest conservation plan has been accepted as complete; or (B) the delineation has been recertified by the preparer.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701 & [maryjo.kishter@montgomeryplanning.org](mailto:maryjo.kishter@montgomeryplanning.org)

Sincerely,

Mary Jo Kishter  
Environmental Planner Coordinator  
Upcounty Planning Division

Cc: David Ager, Townscape Design, LLC  
File 420220510



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 13  
Wheaton, MD 20902



MontgomeryPlanning.org

Attachment F

May 9, 2022

Mr. Jay Shepherd  
RAD 6 Development Corp.  
10400 Detrick Ave.  
Kensington, MD 20895

Re: Forest Conservation Exemption: 42022204E  
Property Name: Patterson Tract (Sandy Spring Meadow)

Dear Mr. Shepherd,

Based on the review by staff of the Montgomery County Planning Department, the exemption request submitted on April 12, 2022, for the Patterson Tract (Sandy Spring Meadow) Property, #42022204E, is confirmed. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), under Section 22A-5(e) because the application is for a real estate transfer to provide a security, leasehold, or other legal or equitable interest in a portion of a lot or parcel, and the transfer does not involve a change in land use, or new development or redevelopment with associated land disturbing activities, and both the grantor and grantee filed a declaration of intent.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new application must be submitted to M-NCPPC for review and confirmation prior to those activities occurring.

Sincerely,

Mary Jo Kishter  
Environmental Planner III

cc: Andrea Stirton, AMT

**Declaration of Intent Affirming**  
**Real Estate Transfer Exemption from Article II of the**  
**Montgomery County Forest Conservation Law**

**DEFINITIONS**

**Grantor**: The person(s) that transfers a security, leasehold, or legal or equitable interest of a lot or parcel.

**Grantee**: The person(s) that receives a security, leasehold, legal or equitable interest in a property, lot or parcel of land.

**Property**: Lots 7-17 and Parcel B, Block A, Subdivision: Sandy Spring Meadow, Recorded among the Land Records of Montgomery County, Maryland as Plat Nos. 14423 and 14424.

**WITNESSETH**

The real estate transfer reflects a security, leasehold, or other legal or equitable interest of a lot or parcel by a Granter to the Grantee.

On this 27th day of April, 2022 stated as follows:

WHEREAS, RAD 6 DEVELOPMENT CORPORATION (Grantor) seeks approval of amendments to Preliminary Plan No. 119821800 and Site Plan No. 819820920 (Current Development Application) to remove and transfer a portion of the Property (Property Transfer) from the Sandy Spring Meadow cluster subdivision (the Sandy Spring Meadow Cluster Approvals); and

WHEREAS, Grantor seeks approval of the Current Development Application for property located at 17901 and 17922 – 17938 Skymeadow Way and 18001 – 18033 Branchwood Lane, Sandy Spring (Property); and

WHEREAS, after the completion of the Property Transfer and the approval of the Current Development Application, the Grantor intends to submit development applications impacting portions of the Property, as further described in Paragraph 4 below (Future Development Application); and

WHEREAS, the Current Development Application can be approved only if it complies with or is exempt from Article II of the Montgomery County Forest Conservation

Law (Montgomery County Code Chapter 22A, SS 22A-1 *et seq.*, and any amendments thereto) (FCL); and

WHEREAS, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission (Planning Board) and designated Planning Board staff members are responsible for administering the FCL; and

WHEREAS, the Future Development Application will be subject to the requirements of Article II of the FCL, Grantor wishes to demonstrate that its Current Development Application is exempt from the Article II provisions of the FCL; and

WHEREAS, to obtain the exemption, the Grantor must verify that the following conditions exist:

(1) The approval is sought for the purpose of effecting the transfer of a legal or equitable interest in a portion of a lot or parcel for the purpose of providing, a security, leasehold or other legal or equitable interest; and

(2) The transfer will not involve a change in land use, new development or redevelopment, or any land disturbing or clearing activities, except for as defined below in Paragraph 4.

THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties agree as follows:

1. The recitals set forth above are incorporated in full herein.
2. Grantor guarantees that the Property and Current Development Application conform with the Conditions referenced above.
3. For purposes of ensuring compliance with the Conditions, the Planning Board or its designees may enter upon the Property at any time from the date of Applicant's signature of this document until the five-year restriction has expired.
4. Grantee agrees and acknowledges that is responsible for preparation, submission, and implementation of a forest conservation plan in connection with Preliminary Plan Application No. 120220070 and Site Plan Application No. 820220090 covering a portion of the Property (the "R-60 MPDU Optional Method Project"). The exemption from the FCL shall continue to apply to the portion of the Property that remains subject to the Sandy Spring Meadow Cluster Approvals and that is not being transferred to the R-60 MPDU Optional Method Project.
5. If the Grantee violates the Conditions, the exemption will become void and

the Property will be subject to an enforcement action under the Section 22-19 of the Forest Conservation Law which requires: the preparation, submission and implementation of a forest conservation plan; an administrative civil penalty under Section 22A-16(d) for the area of forest cut or cleared under the exemption; or both.

6. This agreement shall be recorded by the Owner in the Land Records of Montgomery County, Maryland and shall be binding on the landowner, its administrators, executors, heirs and assigns.



I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this paper are true:

Signature of Grantor: Kubrown

Printed name of Grantor: RAD 6 DEVELOPMENT CORPORATION

NOTARY STATEMENT

State of Maryland

County of Montgomery

On this 27 day of April 27, 2022, before me, the undersigned individual, personally appeared Kayrine V. Brown, who acknowledged to be the Grantor and that as such being authorized to do so, executed the foregoing instrument for the purposes therein contained.



Patricia M. B...  
Signature of notary public

My commission expires September 18, 2024

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this paper are true:

Signature of Grantee: *K. Brown*  
Kayrine Brown, Acting Executive Director  
Housing Opportunities Commission of Montgomery  
County, Member

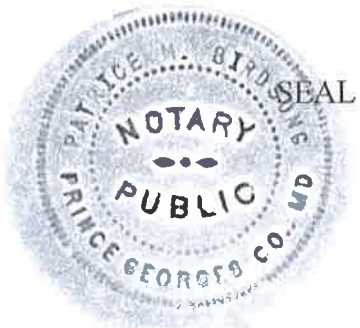
Printed name of Grantee: Sandy Springs Missing Middle, LLC

NOTARY STATEMENT

State of Maryland

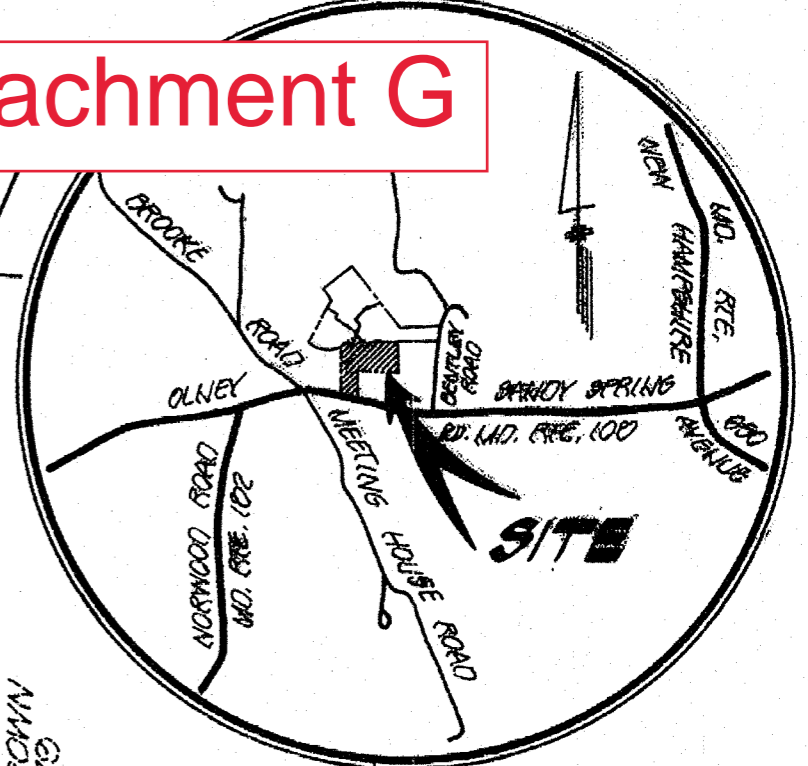
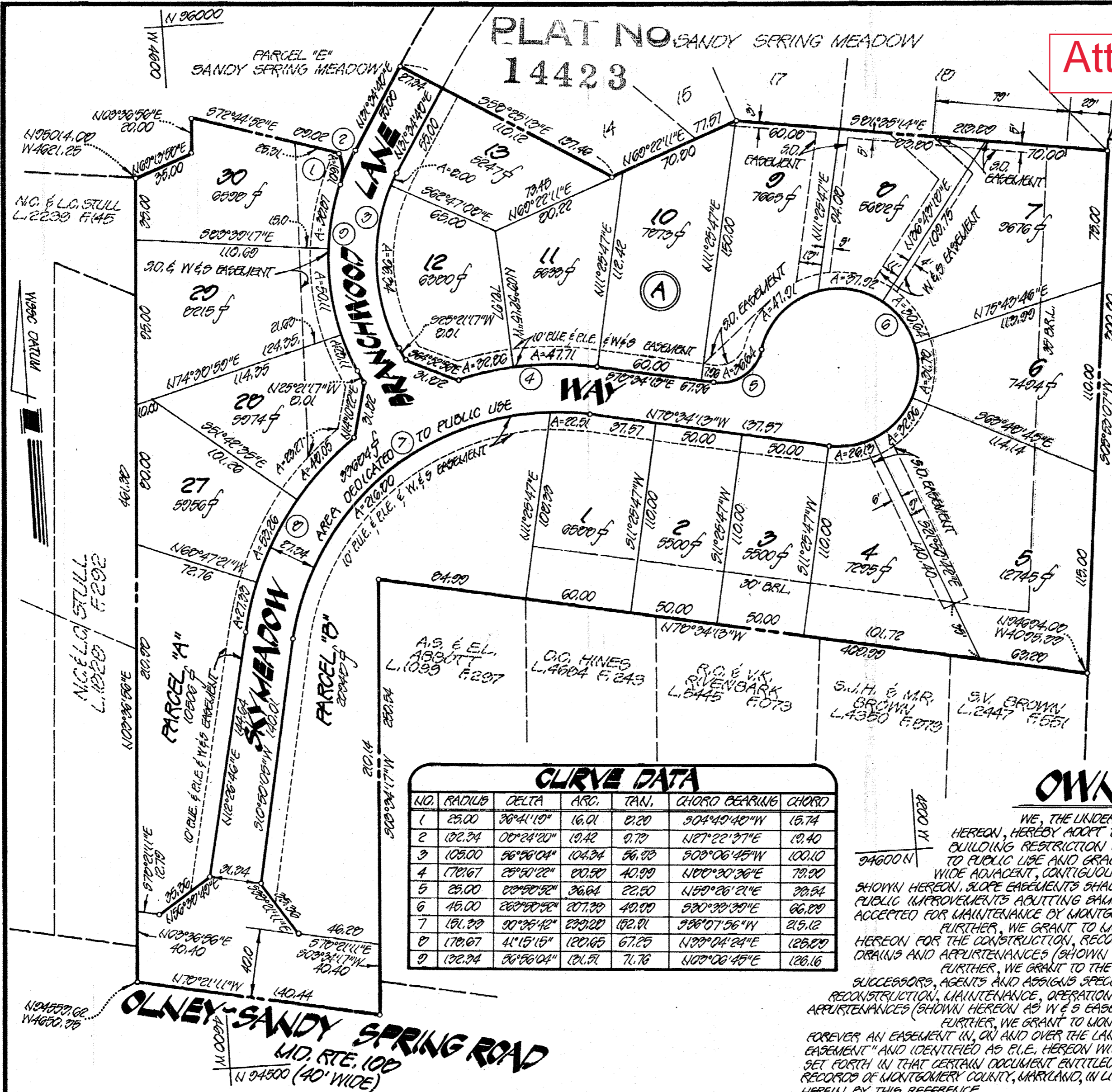
County of Montgomery

On this 30 day of March, 2022, before me, the undersigned individual, personally appeared Kayrine Brown, who acknowledged to be the Acting Executive Director and that as such being authorized to do so, executed the foregoing instrument for the purposes therein contained.



*Patricia M. Bird*  
Signature of notary public

My commission expires September 18, 2024



VICINITY MAP  
SCALE: 1" = 2000'

**AREA TABULATION**

LOTS (17)	100021 sq. ft. OR 2.75530 AC.
AREA DEDICATED (TO PUBLIC USE)	39604 sq. ft. OR 0.71329 AC.
PARCELS "A" & "B"	21454 sq. ft. OR 0.72200 AC.
<b>TOTAL</b>	<b>105199 sq. ft. OR 4.20067 AC.</b>

- NOTES:**
- ZONING: R-60, CLUSTER, DEVELOPMENT MUST BE IN ACCORDANCE WITH APPROVED DEVELOPMENT AND SITE PLANS, M.A.N.C.P. & P.C. PRELIMINARY PLAN NO. 1-D-100 APPROVED 2-10-89
  - THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.
  - PARCELS A & B SHOWN HEREON ARE TO BE OPEN SPACE

**CURVE DATA**

NO.	RADIUS	DELTA	ARC	TAN.	CHORD BEARING	CHORD
1	25.00	36°41'10"	16.01	0.20	S04°40'40"W	15.74
2	132.34	00°24'20"	10.42	0.79	N27°22'37"E	10.40
3	105.00	56°56'04"	104.24	56.25	S09°06'45"W	100.10
4	170.67	25°50'22"	20.50	40.99	N00°20'36"E	79.20
5	25.00	87°50'52"	36.64	22.50	N50°26'21"E	38.54
6	45.00	22°30'52"	20.73	49.99	S20°30'30"E	66.29
7	151.39	90°35'42"	239.22	152.91	S56°07'56"W	215.12
8	170.67	41°15'15"	120.65	67.25	N39°04'24"E	125.89
9	132.34	36°56'04"	121.51	76.76	N07°06'45"E	126.16

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES UNLESS OTHERWISE SHOWN, DEDICATE THE STREETS TO PUBLIC USE AND GRANT TO MONTGOMERY COUNTY, SLOPE EASEMENTS 10 FEET WIDE ADJACENT, CONTIGUOUS AND PARALLEL TO THE STREET LINE EXCEPT AS OTHERWISE SHOWN HEREON. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ACQUITTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY. FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF STORM DRAINS AND APPURTENANCES (SHOWN HEREON AS S.O. EASEMENT). FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION, THEIR SUCCESSORS, AGENTS AND ASSIGNS SPECIFIC EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND/OR FUTURE INSTALLATION OF SEWER, WATER MAINS AND APPURTENANCES (SHOWN HEREON AS W.E.S. EASEMENT). FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER AN EASEMENT IN, ON AND OVER THE LAND HEREIN IDENTIFIED AS "TEN FOOT WIDE PUBLIC IMPROVEMENT EASEMENT" AND IDENTIFIED AS P.I.E. HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 9101 AT FOLIO 361 WHICH SAID TERMS INCORPORATED HEREIN BY THIS REFERENCE. FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER CO., CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND WASHINGTON GAS LIGHT CO., 10 FEET WIDE PUBLIC UTILITIES EASEMENTS (P.U.E.) AS SHOWN HEREON IN ACCORDANCE WITH THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, RECORDED IN LIBER 2024 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUIITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREON HAVE HEREBY INDICATED THEIR AGENTS NATIONAL DEVELOPMENT COMMISSION OF MONTGOMERY COUNTY.

*Bernard L. Tolson* 6-2-83  
*Joseph S. McCarthy* 6-2-83  
*James T. Wharton* 6-2-83

JOSEPH S. MCCARTHY, JR. DATE  
 JAMES T. WHARTON, JR. DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE PROPERTY CONVEYED BY PERRY S. PATTERSON AND CAROLYN G. PATTERSON TO HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY BY DEED DATED SEPTEMBER 19, 1980 AND RECORDED IN LIBER 5504 AT FOLIO 395 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT IRON PILES MARKED THIS AND CONCRETE MONUMENTS MARKED THIS WILL BE SET TO THE FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 39604 SQUARE FEET AND THE TOTAL AREA INCLUDED IN THIS PLAT IS 105199 SQUARE FEET.

6-2-83 DATE  
 Thomas L. Wiley  
 THOMAS L. WILEY  
 REG. PROF. LAND SURVEYOR MD. REG. NO. 2005

PUBLIC WATER AND SEWER SYSTEMS ONLY 2831061821808820921302971060

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED June 2, 1983  
 Chairman: *James L. Christelle*  
 Secretary/Treasurer: *Thomas L. Wiley*

MNCP & PC RECORD FILE NO. 549-64

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF TRANSPORTATION

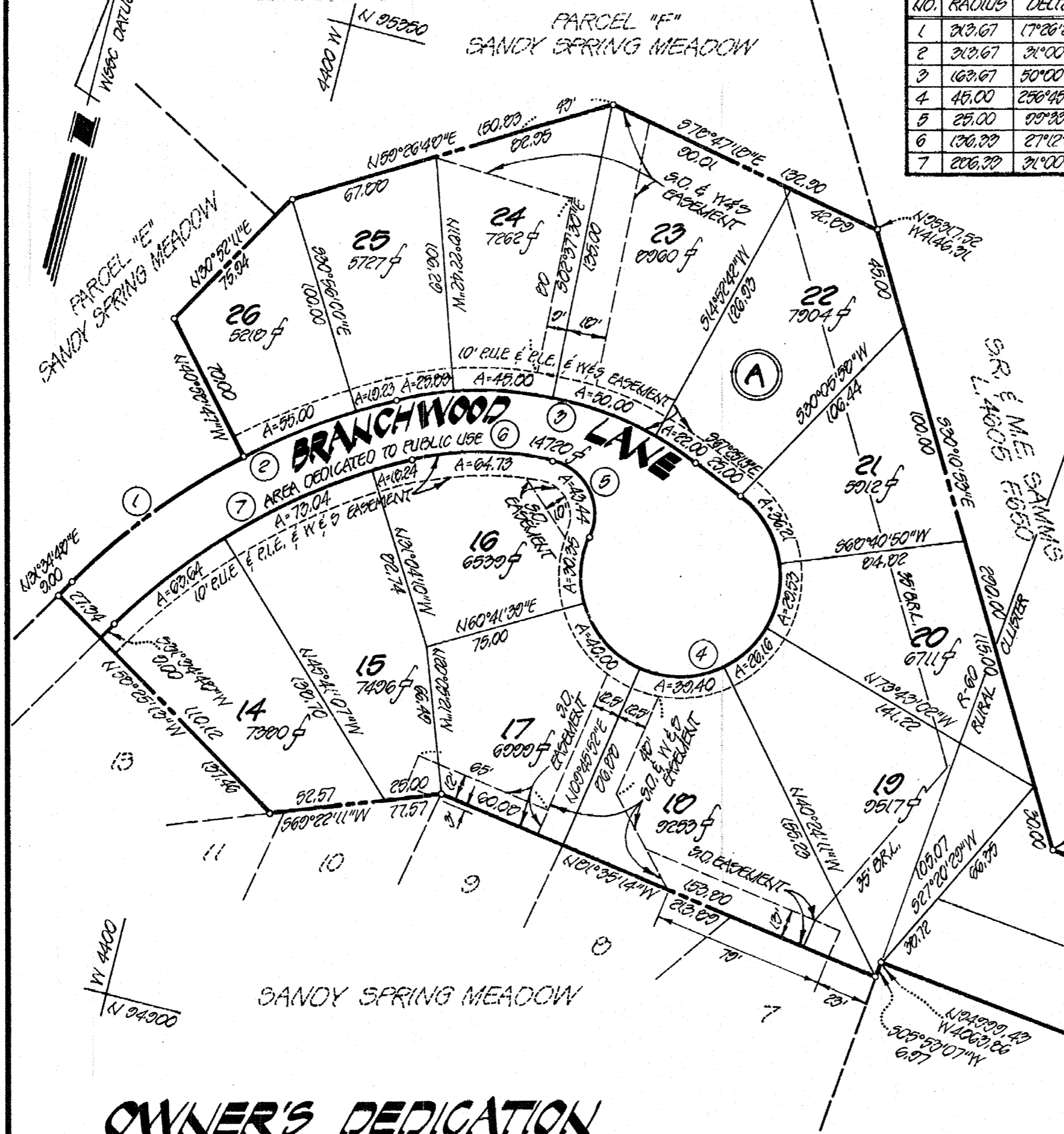
APPROVED July 27, 1983  
 BY *Paul C. Mumman*  
 FOR DIRECTOR

RECORDED  
 PLAT BOOK  
 PLAT NO.

LOTS 1 THRU 13, 27 THRU 30, PARCELS "A" & "B" BLOCK A  
**SANDY SPRING MEADOW**  
 EIGHTH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: MAY, 1983  
**DEWBERRY AND DAVIS**  
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS  
 8901 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877

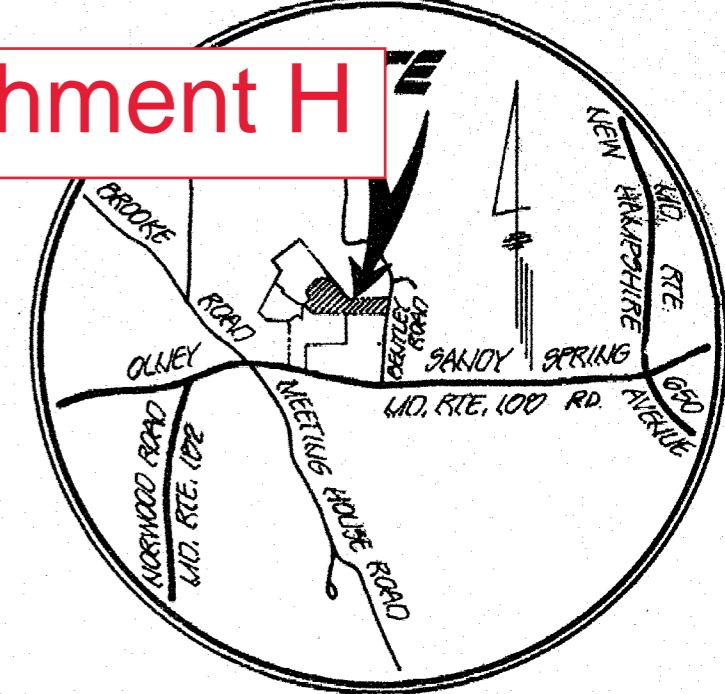
MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 14423, MSA 51245, 206299, Data available 1983/08/18. Print 02/10/2023 11:11:11 AM

PLAT NO. 14424



NO.	RADIUS	DELTA	ARC.	TAN.	CHORD
1	213.67	17°26'26"	95.40	40.11	1140.10
2	213.67	31°00'00"	100.71	46.00	1147.04
3	163.67	50°00'00"	142.00	70.00	1107.24
4	45.00	256°45'20"	201.66	56.00	560.57
5	25.00	00°20'12"	43.44	20.50	1140.26
6	130.00	27°12'00"	64.70	32.00	570.10
7	200.00	31°00'00"	154.00	70.41	947.04

Attachment H



AREA TABULATION	
LOTS (13)	24070 SF OR 2.17010 AC.
AREA DEDICATED (TO PUBLIC USE)	16150 SF OR 0.37000 AC.
PARCELS "C" & "D"	20250 SF OR 0.67000 AC.
TOTAL	140501 SF OR 3.22700 AC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE PROPERTY CONVEYED BY PERRY S. PATTERSON AND CAROLYN G. PATTERSON TO HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY BY DEED DATED SEPTEMBER 10, 1980 AND RECORDED IN LIBER 5504 AT FOLIO 395 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT IRON PIES MARKED THIS AND CONCRETE MONUMENTS MARKED THIS WILL BE SET TO THE FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 16150 SQUARE FEET AND THE TOTAL AREA INCLUDED IN THIS PLAT IS 140501 SQUARE FEET.

6-2-83 DATE  
 Thomas L. Wiley  
 THOMAS L. WILEY  
 REG. PROF. LAND SURVEYOR  
 MD. REG. NO. 0005

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES UNLESS OTHERWISE SHOWN, DEDICATE THE STREETS TO PUBLIC USE AND GRANT TO MONTGOMERY COUNTY, MARYLAND, EASEMENTS 15 FEET WIDE ADJACENT, CONTIGUOUS AND PARALLEL TO THE STREET LINE EXCEPT AS OTHERWISE SHOWN HEREON, SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF STORM DRAINS AND APPURTENANCES (SHOWN HEREON AS S.D. EASEMENT).

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION, THEIR SUCCESSORS, AGENTS AND ASSIGNS SPECIFIC EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND/OR FUTURE INSTALLATION OF SEWER, WATER MAINS AND APPURTENANCES (SHOWN HEREON AS W.E.S. EASEMENT).

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER AN EASEMENT IN, ON AND OVER THE LAND HEREIN IDENTIFIED AS "TEN" FOOT WIDE PUBLIC IMPROVEMENT EASEMENT AND IDENTIFIED AS P.I.E. HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THERE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 6101 AT FOLIO 321 WHICH SAID TERMS INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER CO., CHESEAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND WASHINGTON GAS LIGHT CO., 10 FEET WIDE PUBLIC UTILITIES EASEMENTS (RULE) AS SHOWN HEREON IN ACCORDANCE WITH THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, RECORDED IN LIBER 3004 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE HEREOF INDICATED THEIR AGREEMENT.

Joseph S. McCarthys, Jr. JOSEPH S. MCCARTHY, JR. DATE 6-2-83  
 James T. Wharton, TR. JAMES T. WHARTON, TR. DATE 6-2-83

PUBLIC WATER AND SEWER SYSTEMS ONLY 2031011821202820921302291060  
 MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED JUNE 21, 1983  
 APPROVED JULY 27, 1983  
 MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION  
 BY [Signature] FOR DIRECTOR

NOTES:  
 1. ZONING: R-60. CLUSTER DEVELOPMENT MUST BE IN ACCORDANCE WITH APPROVED DEVELOPMENT AND SITE PLANS, UNIFORM E.G.C. PRELIMINARY PLAN NO. 1-1-10-83 APPROVED 2-10-83  
 2. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.

LOTS 14 THRU 26, PARCELS "C" & "D" BLOCK A  
**SANDY SPRING MEADOW**  
 EIGHTH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 DATE: MAY, 1983  
**DEWBERRY AND DAVIS**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 8301 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877

MONTGOMERY COUNTY ARCHIVES  
 MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 14424  
 MSA 51249 20680 Data available 1983/08/18. Print 02/10/2021

S-06P04

549-65

**Sandy Spring Missing Middle Housing Pilot Project**

**Preliminary Plan and Site Plan Applications**

**Pre-Submission Community Meeting**

*Tuesday, December 21, 2021, 7:00 PM*

*Virtual meeting held via Zoom;*

<https://us02web.zoom.us/j/88653392671?pwd=RjVXb1gwU0FFUFdPU21xK2JVM3Rndz09>

*1 (301) 715-8592, meeting ID: 88653392671, passcode: 289185*

**MEETING MINUTES**

Attendees on behalf of the Applicant:

Jay Shepherd, Housing Opportunities Commission/RAD 6 Development Corp.

Dave Ager, Townscape Design

Aaron Smith, A. Morton Thomas and Associates

Bob Dalrymple, Selzer Gurvitch

Matthew Gordon, Selzer Gurvitch

1) Applicant’s presentation:

- The meeting was called to order at 7:05 pm and began with introductory remarks by Jay Shepherd of the Housing Opportunities Commission (“HOC”) and RAD 6 Development Corp, which are, collectively, the Applicant and owner of the property. Mr. Shepherd described how HOC has been a long-term stakeholder in Sandy Spring since the early 1980s. In 2015, HOC converted the property under HUD’s Rental Assistance Demonstration (“RAD”) program with the goal of pursuing HOC’s preferred mixed-income model. Today, HOC continues to invest in Sandy Spring through this pilot project and with valuable input from the community, hopes to form the design of the project into a cohesive architecture within the neighborhood. A terrific team has been assembled to perform the design and planning work, and the Applicant looks forward to the community’s comments on the scale, density, and pedestrian access planned for the project.
- Mr. Dalrymple of Selzer Gurvitch outlined the applicant/development team, including Zachary Marks and Jay Shepherd of HOC, David Ager of Townscape Design, Aaron Smith of A. Morton Thomas and Associates, and Joseph Caloggero of The Traffic Group. Along with Mr. Dalrymple, Matthew Gordon and Graham McSweeney of Selzer Gurvitch are also assisting on this project.
- Mr. Dalrymple informed the audience that this is a required community meeting being held prior to the submission of a Preliminary Plan and Site Plan for proposed “Missing Middle” housing. The Missing Middle housing initiative being undertaken by the County aims to serve individuals that cannot afford market rate units, but also have income levels above the limits to qualify for Moderately Price Dwelling Units (MPDUs). The Preliminary Plan and Site Plan applications will be reviewed concurrently by the Montgomery County Planning Department staff and decided upon by the Montgomery County Planning Board. A prior virtual community meeting for the voluntary Concept Plan was held in April 2021. The purpose of this meeting is to provide information regarding the development process,

provide an overview of the property's development plans, and explain how you can participate by providing input and comment. Contact information for the Applicant's attorneys, the Montgomery County Planning Dept., and the Planning Board was displayed. Mr. McSweeney will be recording this meeting and taking minutes. For purposes of the sign-in sheet, Mr. Dalrymple requested attendees send their name and contact information to Graham McSweeney through the Zoom chat or directly to his email at [gmsweeney@sgrwlaw.com](mailto:gmsweeney@sgrwlaw.com). Including your mailing address will add you as a party of record for future mailings regarding this project. Mr. Dalrymple mentioned there is a chat feature within the Zoom software that can be used to provide comments or questions during the meeting but at the end of the presentation, there will also be an opportunity to ask questions and provide feedback. Mr. Dalrymple turned the presentation over to Mr. Gordon to go through the review process.

- A slide was displayed outlining the various project entitlement milestones and associated timeframes. Mr. Gordon stated that the voluntary Concept Plan process is complete. Based on input from neighbors and reviewing agencies, refinements were made and are incorporated into the present Preliminary Plan and Site Plan applications. Additionally, the Natural Resources Inventory has been approved. 19 total townhouse/duplex units are now being proposed, a decrease of 3 units from the Concept Plan due to the removal of the triplex units. Preliminary Plan, Forest Conservation Plan, and Site Plan submittal is scheduled for January of 2022. Approval by the Planning Board is expected in mid-2022. Construction is planned for 2023. The Applicant is no longer pursuing a triplex Zoning Text Amendment (ZTA) but may incorporate triplex units if the zoning is changed in the future to allow it.
- Mr. Gordon described the site as approximately 3.27 acres in the R-60 Zone, consisting of 11 single-family detached lots and 2 parcels with frontage on Olney-Sandy Spring Rd and Skymeadow Way. The 19 additional units being proposed will be developed using the optional MPDU method and will include 25% MPDUs. The existing approvals from the 1980s covering some of the lots will be amended to be remove the properties so that they may be incorporated into the new project. The project provides infill development which is consistent with the recommendations of the area Master Plan that was adopted by the County Council in 2015. The Preliminary Plan will convert the two parcels fronting on Olney-Sandy Spring Road into 19 lots and look at environmental issues as well as adequate public facilities. The Site Plan will provide an overview of landscaping, amenities, and the design of the building including height and setbacks.
- Mr. Dalrymple emphasized that although the Applicant will no longer be independently pursuing a ZTA to allow for triplex units in the R-Zone, there is ongoing consideration by the Planning Department and County Council of new attainable housing policies which would allow for triplex units. If policies are changed in the future to allow for triplex units in the R-60 Zone, the Applicant will likely convert 3 of the proposed duplex buildings into triplex in an effort to meet the County's goal of providing Missing Middle housing.
- A slide was displayed with a list of the addresses of the properties included in the project alongside an aerial with each lot/parcel labeled.

Area of Application Includes:

-Bloomfield Subdivision:

- 617 Olney-Sandy Spring Road (“617”)

-Sandy Spring Meadows:

- 17901 Skymeadow Way (Parcel “B”)
- 17938 Skymeadow Way (Lot “7”)
- 17934 Skymeadow Way (Lot “8”)
- 17930 Skymeadow Way (Lot “9”)
- 17926 Skymeadow Way (Lot “10”)
- 17922 Skymeadow Way (Lot “11”)
- 18001 Branchwood Lane (Lot “12”)
- 18005 Branchwood Lane (Lot “13”)
- 18009 Branchwood Lane (Lot “14”)
- 18013 Branchwood Lane (Lot “15”)
- 18017 Branchwood Lane (Lot “16”)
- 18033 Branchwood Lane (Lot “17”)

- Dave Ager of Townscape Design stated the current Master Plan for this area is the Sandy Spring Rural Village Plan adopted by the County Council in March 2015. A slide was displayed showing the project’s close proximity to the area identified as the “Village Center” in the Master Plan. The Master Plan also contains the following recommendations, most of which are applicable to the properties included in this application:
  - Protect the single-family residential edge along MD 108
  - Provide housing for all ages and income levels
  - Establish R-60 zoning for Parcel P338 to allow for a transition from the Village Core to the single-family residential along MD 108
  - Develop at R-60 and R-200 densities
  - Provide infill opportunities for additional residences through the subdivision process
  - Maintain the northern forested edge of trees.

Mr. Ager stated the R-60 zoning for Parcel P338 has already occurred as part of the Master Plan’s Sectional Map Amendment. The proposed applications directly respond to the Master Plan recommendations to develop in the R-60 Zone and provide infill opportunities for additional residences through the subdivision process. The recommendation regarding maintaining trees along the northern edge relates to an area outside the limits of these applications. More details on how the project will implement the other Master Plan recommendations will follow later in the presentation.

- Mr. Ager stated that during the prior presentation at the community meeting for the Concept Plan in April 2021, there were questions about whether the project would be in compliance with the draft Ashton Village Center Plan which has since been adopted. As stated at the prior community meeting, the proposed design and architecture of the buildings will be consistent with the design guidelines outlined in the Ashton Village Center Plan, including:
  - Building Placement Close to the Street
  - Building Massing and Composition

- Use of Varying Roof Designs
  - Minimum 6:12 Pitch
  - Architectural Embellishments Such as Porches
  - Primary Entrances Facing the Street
- A slide was displayed showing an outline of the northern and southern area of the proposed project. In the northern area, the existing single-family homes and streetscapes will remain. However, the existing lots will be resubdivided to create a new landscaped open space area. The redevelopment will occur in the southern area and will include open space, infill housing, and pedestrian and bicycle infrastructure along Skymeadow Way and MD 108.
  - A slide was displayed showing the proposed open space in the northern area and proposed building footprints and configuration in the southern area. The next slide showed a zoomed-in view of the southern area where the infill development will occur and consist of 19 new units in 6 buildings total. All of the new units in the buildings will either be duplex or townhouse, unless triplex becomes a permitted use in the R-60 zone, in which case 3 proposed duplex buildings will be converted to triplex. 900 square feet of community space, to include internet access and a warming kitchen, will also be incorporated into one of the buildings for use by the residents of Sandy Spring for events and gatherings.
  - A slide was displayed showing images of the different building types being proposed, including duplexes, townhouses, and the building that includes community space on the ground floor and a duplex above. One of the main goals in the design of the buildings was to create units that look like single-family residences in an effort to preserve the single-family nature of the neighborhood and surrounding area.
  - Preliminary Plan and Site Plan summary:
    - 30 Total Dwelling Units Proposed
      - 11 Existing SF Dwellings to Remain
      - 19 New Missing Middle Dwelling Units Proposed
    - 5 MPDUs will be Provided
    - 1 Accessible Unit Included
    - No “Triplex” Units Proposed At This Time
    - Parking Setback Maintained
    - Open Space Increased and Relocated Closer to the Patuxent Management Area
    - Follows Intent of the Ashton Plan Design Guidelines
    - Submitting an MPDU Optional Method of Development
  - Mr. Dalrymple then opened up the meeting for any questions or comments from the audience.

2) Questions/comments from the audience:

- An attendee asked what the overall unit count will be and how many will be MPDUs? Will there be any loss of MPDUs?



The Applicant advised 11 single-family dwellings will remain and 19 additional townhouse/duplex units are being added, 5 of which will be MPDUs, for a net increase of 5 MPDUs.

- An attendee asked what the price points will be for the new units?

The Applicant advised these will be rental units, not for-sale, and it has not yet been determined what the rental amount will be for each unit. The rental price for the MPDUs will be set at a percentage of the Area Median Income (AMI).

- An attendee asked if this will be the only community meeting? The timing of the meeting around the holidays may have limited participation.

The Applicant advised that this is the second community meeting for the project, following a voluntary community meeting that was held for the Concept Plan. Following this community meeting, the Applicant would only be required to hold another meeting if they need to later amend the approved plans. However, there is plenty of opportunity for community feedback, both prior to and on the date of the Planning Board hearing that will be scheduled for the project. The Planning Board allows members of the public to both submit written testimony and appear virtually at the hearing to provide oral testimony. Regarding the timing of this community meeting, we are following the requirements of the entitlement process and scheduled it based on when we are aiming to submit the Preliminary and Site Plan applications. We apologize for any inconvenience and for those who couldn't join, we are recording this meeting and would be happy to send a copy to whomever may be interested. Additionally, if there is sufficient interest from the community to have another meeting after the application is filed, we would certainly be open to setting up another virtual meeting.

- An attendee asked what does "Pilot" mean?

The Applicant advised the project was labeled a "Pilot" because this is one of the first, if not the first, projects to directly address the shortage of "Missing Middle" housing in the County and set forth a clear path of the steps and costs involved with delivering attainable housing. By setting an example, it is our hope that others will replicate the process, which will provide for more opportunities to address the Missing Middle housing shortage.

- An attendee asked if the County will be tracking any metrics to determine if the Pilot is a success?

The Applicant advised that the project will be considered a success and an example to follow if units are delivered at a price point that is not otherwise available in the County. There is much debate about how exactly to solve the Missing Middle housing shortage, but we are taking action in an effort to lead by example.

- An attendee asked if the new units will always be rental and not for-sale? Are there rules that can be put into place to keep it that way?

The Applicant advised that HOC's main purpose is to deliver affordable housing and maintain long-term. There is no plan to convert these units to for-sale, which would likely involve a condominium-conversion process based on the multi-unit configuration of each building.

- An attendee asked how will you know if you are actually reaching the type of people that the Missing Middle housing initiative aims to serve? Will there be income limits and an application process for those who rent the units?

The Applicant confirmed there will be income limits and an application process for those renting the new units, which are considered a step above MPDUs in terms of price point. Although there is not yet any legislative definition of Missing Middle housing or associated price controls, HOC is in the business of affordable housing and understands how to target the population that is underserved. The goal is to provide housing to persons such as schoolteachers that may not qualify for an MPDU, but also cannot afford market rate units.

- An attendee asked where the increased open space was relocated to?

The Applicant advised that the northern portion of the site currently has no open space and is completely subdivided into lots. The resubdivision of these lots will create approximately three-quarters of an acre of new open space. An additional area of open space will also be located in the southern area of the project near the community center as a buffer to the neighbor to the east.

- An attendee asked if the existing playground will be retained?

The Applicant confirmed the playground equipment will be retained.

### 3) Conclusion

- Mr. Dalrymple reminded all attendees that they should feel free to contact the Applicant at any time with any comments, questions or concerns you may have. Mr. Dalrymple thanked the attendees for their interest in the project and participating in the community meeting. The meeting concluded at 7:45 PM.

Meeting minutes taken by Graham McSweeney, paralegal at Selzer Gurvitch.

# Sandy Spring Missing Middle Housing Pilot Project

## Pre-Submission Community Meeting Preliminary Plan and Site Plan

Tuesday, December 21, 2021, 7:00 p.m.  
Virtual Meeting Held via Zoom

### Attendance Sheet

<b>NAME</b>	<b>ADDRESS</b>	<b>INCLUDE AS PARTY OF RECORD? (Y/N)<sup>1</sup></b>
Florence	Not provided	No
Kathleen Wheeler	Not provided	No
Robin Ziek	18000 Bentley Road Sandy Spring, MD 20860	Yes
Amy Medd	17818 Hidden Garden Lane Ashton, MD 20861	Yes

---

<sup>1</sup> The pre-submission community meeting notice and pre-submission community meeting presentation provided email instructions for any participant electing to become a party of record. Mailing addresses are included for the Zoom participants that either submitted an email or used the Zoom chat to request that they be added as a party of record.





31 August 2022



Phoenix Noise & Vibration, LLC  
5216 Chairmans Court, Suite 107  
Frederick, Maryland 21703  
301.846.4227 (phone)  
301.846.4355 (fax)  
[www.phoenixnv.com](http://www.phoenixnv.com)

# Missing Middle Pilot Project Phase I Noise Analysis

Montgomery County, Maryland

Report No. 220831  
Project No. TSD2201

For: Townscape Design LLC

By: Eamon Curley

## 1 EXECUTIVE SUMMARY

Phoenix Noise & Vibration has conducted a Phase I Noise Analysis of the proposed Missing Middle Pilot Project residential duplex development in the Montgomery County, Maryland. This study, limited to noise impact from Olney Sandy Spring Road (Route 108), included:

- 24-hour noise level measurements.
- Computer noise modeling.
- Determination of future noise levels.

Noise impact throughout the site will vary with height; therefore, impact has been presented at both the ground level (5 feet above adjacent grade) and upper level (25 feet above adjacent grade). Impact is presented in varying levels of noise indicating the future transportation noise level. The noise levels presented are due only to surrounding roadways and do not account for noise from other sources such as construction, mechanical noise, environmental noise, etc.

Calculated noise levels throughout the site and upon future building facades are “mitigated,” accounting for the presence of existing topography, surrounding buildings, and significant structures, as well as the future building and future site topography. Structures along roadways act as noise barriers, providing protection from noise exposure and reducing the impact and extent of any potential mitigation required, if any, to comply with the noise regulations of Montgomery County.

According to Montgomery County noise regulations, the proposed site is located within the 60 dBA Ldn noise zone. Therefore, any residence and outdoor activity area exposed to noise levels greater than 60 dBA Ldn require further evaluation to determine the mitigation designs necessary to reduce noise levels in outdoor activity areas and interior areas of residences to below 60 dBA Ldn and 45 dBA Ldn, respectively.

Results of this analysis indicate that if there are any outdoor activity areas along Olney Sandy Spring Road between the nearest residences and the roadway, the outdoor areas will be impacted by noise levels greater than 60 dBA Ldn and mitigation may be required.

Additionally, five duplexes and two semi-detached duplexes will be exposed to transportation noise levels above 60 dBA Ldn and up to 69 dBA Ldn. Further analysis of these residences will be required to determine whether modifications to the proposed standard building construction will be needed to maintain interior noise levels below 45 dBA Ldn. This analysis will be conducted once architectural plans for the various residential building types throughout the site are available.

All remaining duplexes throughout the development will not be exposed to transportation noise levels above 60 dBA Ldn. Further analysis of these residences will not be required, and the proposed standard construction can be used without modification for these residences.

## 2 NOISE TERMINOLOGY

### 2.1 dB vs. dBA

While the standard unit of measurement for sound is the decibel (dB), discussions of noise impacting the human ear use “dBA.” The “A” refers to a frequency weighting network used to simulate the human ear’s unequal sensitivity to different frequencies. The A-weighted noise level is therefore more representative of a human’s perception of a noise environment than the unweighted overall noise level in dB and is currently used in most all environmental noise studies.

### 2.2 Ldn

The day-night average noise level, or LDN, is the equivalent sound pressure level averaged over a 24-hour period, obtained by adding 10 dB to sound pressure levels measured from 10:00 p.m. to 7:00 a.m. This 10 dB “penalty” accounts for the added sensitivity caused by noise generated during the nighttime hours.

The Ldn is sometimes referred to as the “DNL,” however, both terms represent the same quantity. The Ldn is NOT a measurement of the instantaneous noise level. It is very possible to have several short term events (tractor trailer, emergency vehicle siren, car horn, etc.) which generate a relatively high noise level (e.g. 85 dBA) during a given time period, yet have a more moderate overall Ldn value (e.g. 65 dBA LDN).

### 2.3 Summing Noise Levels

Noise levels from multiple sources do not add arithmetically, i.e. when two noise sources generate 60 dB individually, they do not produce 120 dB when combined. Noise levels are measured using a logarithmic scale; therefore, they must be summed logarithmically. In the decibel scale, two identical, non-coherent noise sources having the same noise level produce a 3 dB increase above the condition of one source alone (i.e. two 80 dB lawnmowers running at the same time generates 83 dB).

Similarly, two different noise sources with a difference of 10 dB in their individual levels results in no measurable increase in noise when they are combined. Put another way, the quieter noise source does not increase the overall noise generated by the louder source; i.e. adding an 80 dB lawnmower into a noise environment where a 90 dB lawnmower is already running does not increase the noise level above 90 dB.



### 3 NOISE REGULATION

Traffic noise impact for proposed residential developments in Montgomery County is governed by Table 2-1 (reprinted in Table 1) on page 8 of the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* (June 1983).

Accompanying this table is Map 2-1 (see Figure 1), indicating outdoor noise level requirements not to be exceeded throughout the County.

**Table 1: Maximum Levels for Exterior Noise & Building Line<sup>1</sup> For Noise Sensitive Land Uses (Table 2-1).**

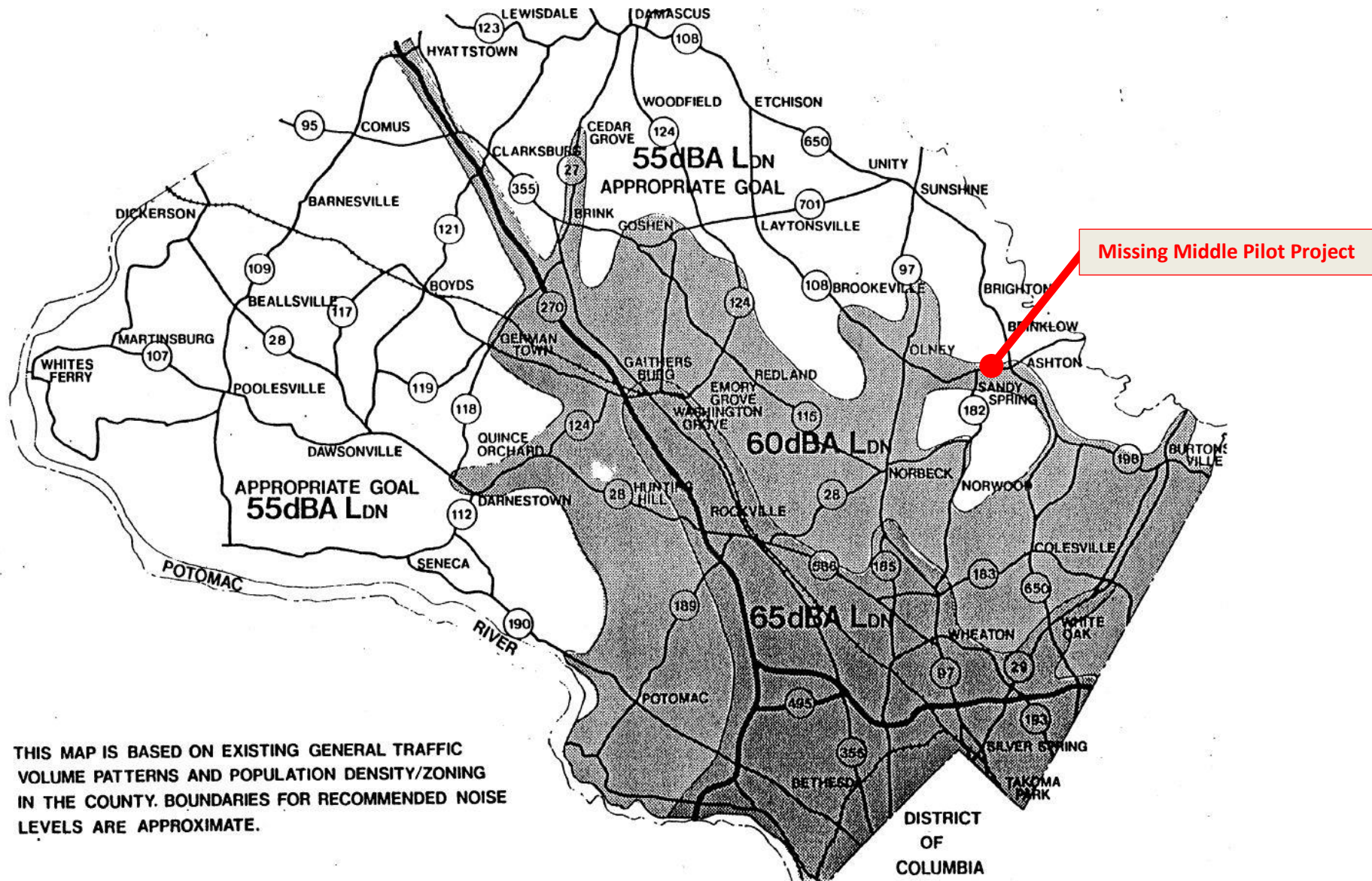
Guideline Value	Area of Application
Ldn = 55 dBA	This guideline is suggested as an appropriate goal in permanent rural areas of the County where residential zoning is for five or more acres per dwelling unit and background levels are low enough to allow maintenance of a 55 dBA Level. This guideline is consistent with Federal, State, and County goals for residential areas.
Ldn = 60 dBA	This is the basic residential noise guideline which will be applied in most areas of the County where suburban densities predominate. Maintenance of this level will protect health and substantially prevent activity interference both interiors and outdoors. Noise attenuation measures will be recommended to allow attainment of this level.
Ldn = 65 dBA	This guideline will generally be applied in the urban ring, freeway, and major highway corridor areas, where ambient levels are such that application of a stricter guideline would be infeasible or inequitable. Significant activity interference will occur outdoors and interiors if windows are partially opened, but available evidence indicates hearing is adequately protected. Noise attenuation measures will be strongly recommended to attain this level.

<sup>1</sup> Building line as used here refers to habitable structures only. It does not include garages, sheds, or recreational accessory buildings.

According to Map 2-1, Missing Middle Pilot Project is located within the 60 dBA Ldn noise zone, indicating that noise levels in the building’s outdoor activity areas should be maintained at 60 dBA Ldn. Any outdoor area exposed to future transportation noise levels above 60 dBA Ldn typically requires further analysis to determine the mitigation designs necessary to comply with this requirement.

When outdoor noise levels exceed 60 dBA Ldn, Montgomery County also requires an analysis of interior noise levels in residential buildings. According to Sections 2.2.2 and 2.2.3 of the *Staff Guidelines*, any residential building impacted by noise levels above 60 dBA Ldn must be evaluated to certify that the building structure will be capable of maintaining interior noise levels at 45 dBA Ldn.

Figure 1: Map 2-1 from *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* (June 1983).



#### 4 SITE DESCRIPTION

The proposed Missing Middle Pilot Project (shown in Figure 2) will be located north of Olney Sandy Spring Road (Route 108) which consists of one eastbound and one westbound lane with turning lanes forming along the roadway at nearby intersections.

With the current proposed site design, the site will have six residential structures. The proposed structures will consist of duplex units.

**Figure 2: Existing site (site boundary outlined in red) and surroundings. Aerial image dated October 18, 2019, courtesy of Google Earth.**



## 5 NOISE MEASUREMENTS

From August 24<sup>th</sup> to 25<sup>th</sup>, 2022, Phoenix Noise & Vibration conducted an on-site noise measurement survey to determine existing transportation noise levels throughout the site. This involved continuous noise level measurements and monitoring for one 24-hour period. Measurements were made using three Norsonic Type 139 Precision Integrating Sound Level Meters. All meters were calibrated prior to the survey traceable to National Institute of Standards and Technology (NIST). Each meter meets the ANSI S1.4 standard for Type 1 sound level meters.

Noise level measurements were made at the locations shown in Drawing 1 of the Appendix. Measurements were made at 5 feet (“ground level”, GL) and 25 feet (“upper level”, UL) above adjacent grade. Measurements at 5 feet represent noise impact in outdoor areas and upon the first story of buildings, while measurements at 25 feet represent noise impact upon upper stories of buildings.

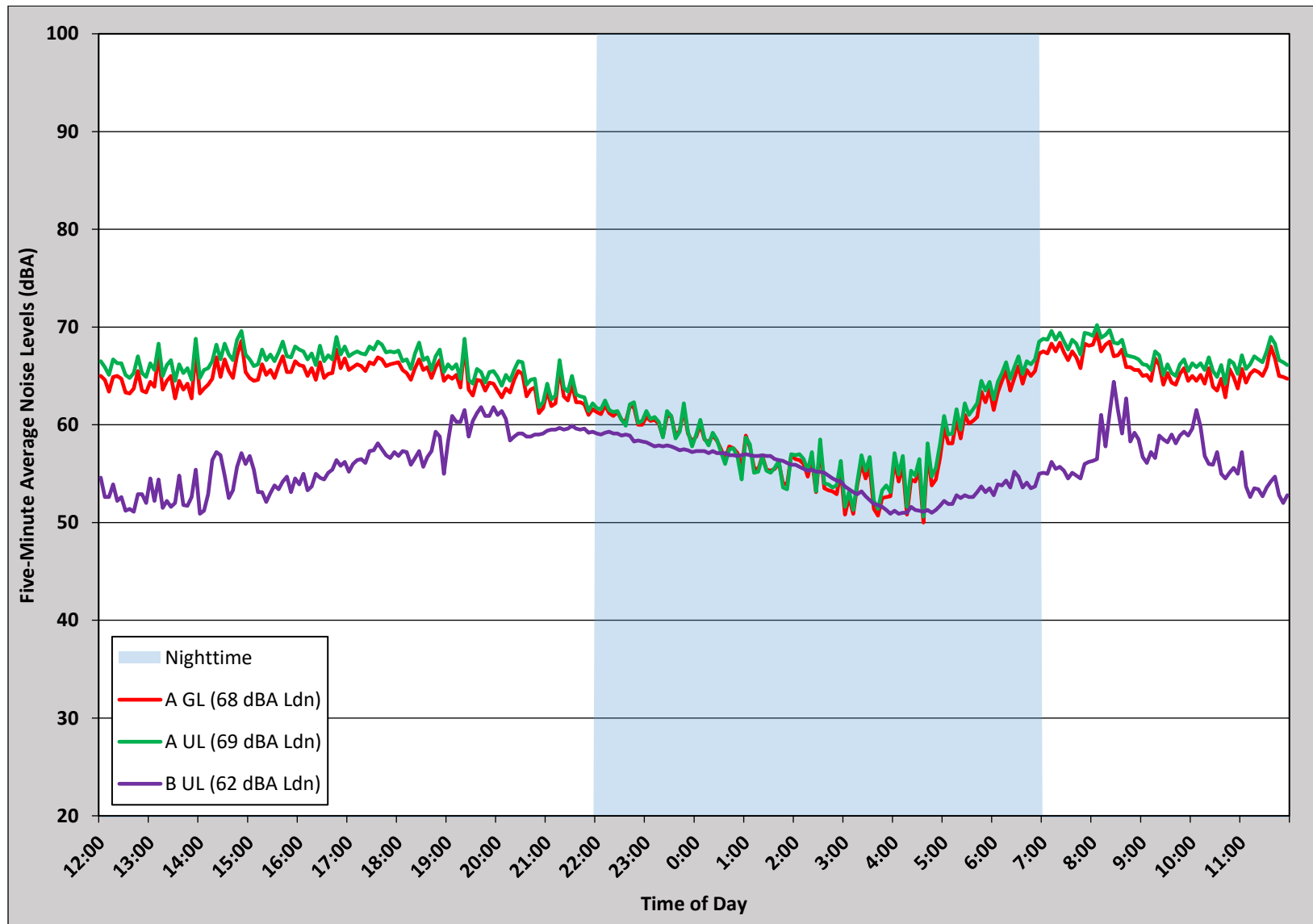
During the 24-hour measurement duration, noise levels were recorded and averaged over five-minute time intervals. These noise measurements were then used to calculate the site’s 24-hour average day-night noise level (Ldn), which includes the 10-dBA penalty for noise levels measured during nighttime hours. The Ldn values at each measurement location are presented in Table 2.

**Table 2: 24-hour noise measurement results.**

Measurement Location	Height Above Ground	Measured Noise Level (dBA Ldn)
A	5 feet	68
	25 feet	69
B	5 feet	62

Figure 3 presents the measurement results graphically, showing the noise level as measured in five-minute intervals throughout the entire 24-hour measurement duration. Note that some of the measurement locations contain isolated instances at which the noise level appears inconsistent with the rest of the noise profile (i.e. peaks, spikes, or dips in the graph). These inconsistencies are typically due to extraneous occurrences, such as emergency sirens or temporary traffic congestion. Such short-term events, while producing a relatively high or low instantaneous noise level (and which may have a significant impact on the five-minute average), generally have an insignificant effect on the overall, 24-hour Ldn value.

Figure 3: Five-minute average noise levels recorded during 24-hour noise survey.



## **6 COMPUTER MODELING**

The existing and future sites were computer modeled using the CadnaA software program, a three-dimensional noise propagation model capable of determining the noise level impact from multiple noise sources across vertical and horizontal surfaces while accounting for complex factors such as topography, surface reflections, significant structures, and roadway data (traffic volumes, speeds, and vehicle classifications, etc.). Noise levels can be presented either in spot locations or as noise contours of equal value throughout a defined surface area.

### **6.1 Existing Model**

An existing model was developed to simulate the existing site and its surroundings using information provided on the site's existing site plan,<sup>1</sup> the Montgomery County GIS, and data collected during the 24-hour measurement survey, inputting existing topography, roadway alignments, and buildings. The modeled roadway noise output was validated using the on-site noise measurements, confirming that the modeled input produced a modeled noise level output which matched the measured values.

### **6.2 Future Model**

A future model was developed by altering the calibrated existing model to include projected roadway data and the future site buildings and topography. Currently there are no plans to alter the surrounding roadways in the vicinity of the site; therefore, the existing roadway alignments were used in the future model.

The future model calculated the “mitigated” noise levels throughout the entire site at both the ground level and upper level as shown on Drawings 2 and 3 of the Appendix, respectively. Mitigated noise levels are calculated in the presence of future site buildings and topography, as well as all existing surrounding buildings, topography, and significant structures. Mitigated noise levels account for the effect of buildings and other significant structures in reducing and reflecting roadway noise propagation and are more representative of the noise level actually experienced at a specific location.

### **6.3 Roadway Data**

Average annual weekday traffic (AAWDT) volumes, vehicle percentages, and nighttime percentages for the roadways were based upon the most recent data published by the Maryland State Highway Administration (MDSHA). MDSHA does not typically provide future traffic data; therefore, a conservative, 2% increase in traffic compounded annually until 2042 was assumed.<sup>2</sup> All necessary traffic data is provided in Table 3.

---

<sup>1</sup> Provided by AMT Engineering in AutoCAD format on August 25, 2022.

<sup>2</sup>Montgomery County typically requires that roadway noise impact studies be conducted using the projected traffic volumes 20 years from the date of the study.

**Table 3: Roadway data used in the analysis.**

Roadway	2019 AAWDT	2042 AAWDT	Nighttime Volume %	Truck %	Posted Speed Limit (mph)
Olney Sandy Spring Road (Route 108)	17,461	27,534	12%	3%	30

#### **6.4 Future Noise Impact**

As shown on Drawing 2 of the Appendix, a portion of the site will be impacted by transportation noise levels greater than 60 dBA Ldn at the ground level. If there will be any outdoor activity areas (e.g., rear yards, playgrounds, parks, etc.) within this area, primarily nearest Olney Sandy Spring Road, mitigation may be required to comply with Montgomery County’s requirements.

As shown on Drawings 3 of the Appendix, five duplexes and two semi-detached duplexes in the future development will be exposed to transportation noise levels above 60 dBA Ldn, with a maximum noise impact of 69 dBA Ldn expected upon the façades of duplexes directly facing Olney Sandy Spring Road. According to Montgomery County’s requirements, further analysis will be required for the residences impacted by noise levels above 60 dBA Ldn to determine the building construction needed to maintain interior noise levels below 45 dBA Ldn.

All remaining duplexes located throughout the development will not be exposed to transportation noise levels above 60 dBA Ldn. Further analysis of these residences will not be required, and the proposed standard construction can be used without modification to comply with the residential noise regulations of Montgomery County.

## 7 MITIGATION

According to Montgomery County’s noise regulations for residential development, residential sites and buildings impacted by noise levels above 60 dBA Ldn (at any height) require further analysis to determine the mitigation measures necessary to maintain noise levels in outdoor activity areas and interior living spaces below 60 and 45 dBA Ldn, respectively.

### 7.1 Outdoor Noise Levels

Drawing 2 indicates that if there any outdoor activity areas along Olney Sandy Spring Road, they will be impacted by noise levels greater than 60 dBA Ldn. If transportation noise levels within these areas must be maintained below 60 dBA Ldn, mitigation will be required.

### 7.2 Interior Noise Levels

As shown on Drawing 3 of the Appendix, five duplexes and two semi-detached duplexes will be exposed to transportation noise levels above 60 dBA Ldn and up to 69 dBA Ldn closest to Olney Sandy Spring Road. Further evaluation of these residential buildings will be required to determine whether modifications will be needed to maintain interior noise levels below 45 dBA Ldn within these impacted residences. This evaluation, or “building shell analysis,” calculates a room’s interior noise level based upon its exterior noise level, the Sound Transmission Class (STC) ratings<sup>3</sup> of its various building components, the amount of exposed exterior wall area, and the room’s size and finish.

Modifications to standard building construction may not be necessary for all residences impacted by future noise levels above 60 dBA Ldn, especially if noise impact is only slightly above 60 dBA Ldn. It is possible that the proposed standard building construction will provide sufficient noise reduction to maintain the required 45 dBA Ldn interior noise level for exterior noise levels above 60 dBA Ldn.

Once architectural plans for the duplexes are available, noise impact will be analyzed for each individual residence exposed to transportation noise levels above 60 dBA Ldn. Likewise, mitigation requirements will also be provided for each residence. Calculating minimum STC ratings specific to each residence reduces “overbuilding” (i.e. installing windows/doors with unnecessarily high STC ratings).

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<sup>3</sup> The STC rating is a single number value which describes a building element’s (wall, window, door, roof, etc.) ability to reduce noise transmission from one side of the partition to the other.



## 8 CONCLUSION

The Missing Middle Pilot Project residential duplex development will be exposed to transportation noise levels above 60 dBA Ldn, with a maximum noise impact of 69 dBA Ldn upon the facades of duplexes closest to Olney Sandy Spring Road. While this represents a moderate level of noise impact, compliance with Montgomery County's residential noise regulations can be achieved through reasonable modifications to proposed building plans.

If there will be any outdoor activity areas along Olney Sandy Spring Road, these will be exposed to noise levels above 60 dBA Ldn. If these are outdoor areas in which the noise level must be below 60 dBA Ldn, additional mitigation will be required.



Additionally, five duplexes and two semi-detached duplexes will be exposed to transportation noise levels above 60 dBA Ldn. Further analysis of these residences will be required to determine whether modifications to the proposed standard building construction will be needed to maintain interior noise levels below 45 dBA Ldn. This analysis will be conducted once architectural plans for the various residential building types throughout the site are available.

All remaining duplexes throughout the development will not be exposed to transportation noise levels above 60 dBA Ldn. Further analysis of these residences will not be required to comply with Montgomery County's residential interior noise regulation.

**Please note:** The results of this Phase I Noise Analysis have been based upon the site information made available at the time of this study, including proposed topography, projected roadway traffic volumes, and the proposed building layout. Should any of this information be altered, additional analysis will be required to determine if the results and recommendations presented herein can reduce outdoor and indoor noise levels to comply with Montgomery County's noise level requirements for residential development.

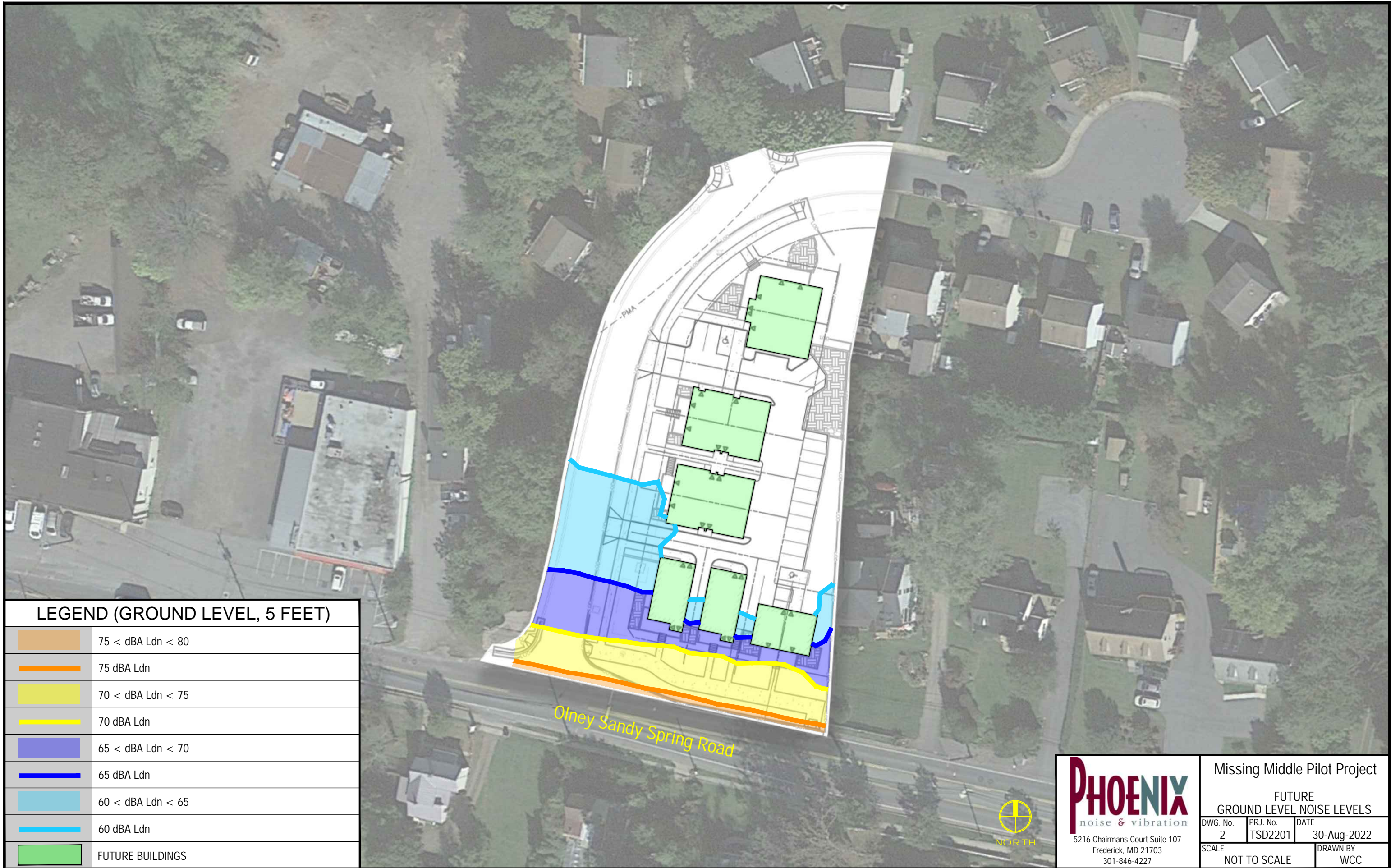
## **APPENDIX**






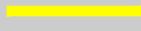



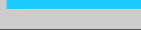

LEGEND	
 NML#	NOISE MEASUREMENT LOCATION
	FUTURE BUILDINGS


**PHOENIX**  
noise & vibration  
5216 Chairmans Court Suite 107  
Frederick, MD 21703  
301-846-4227

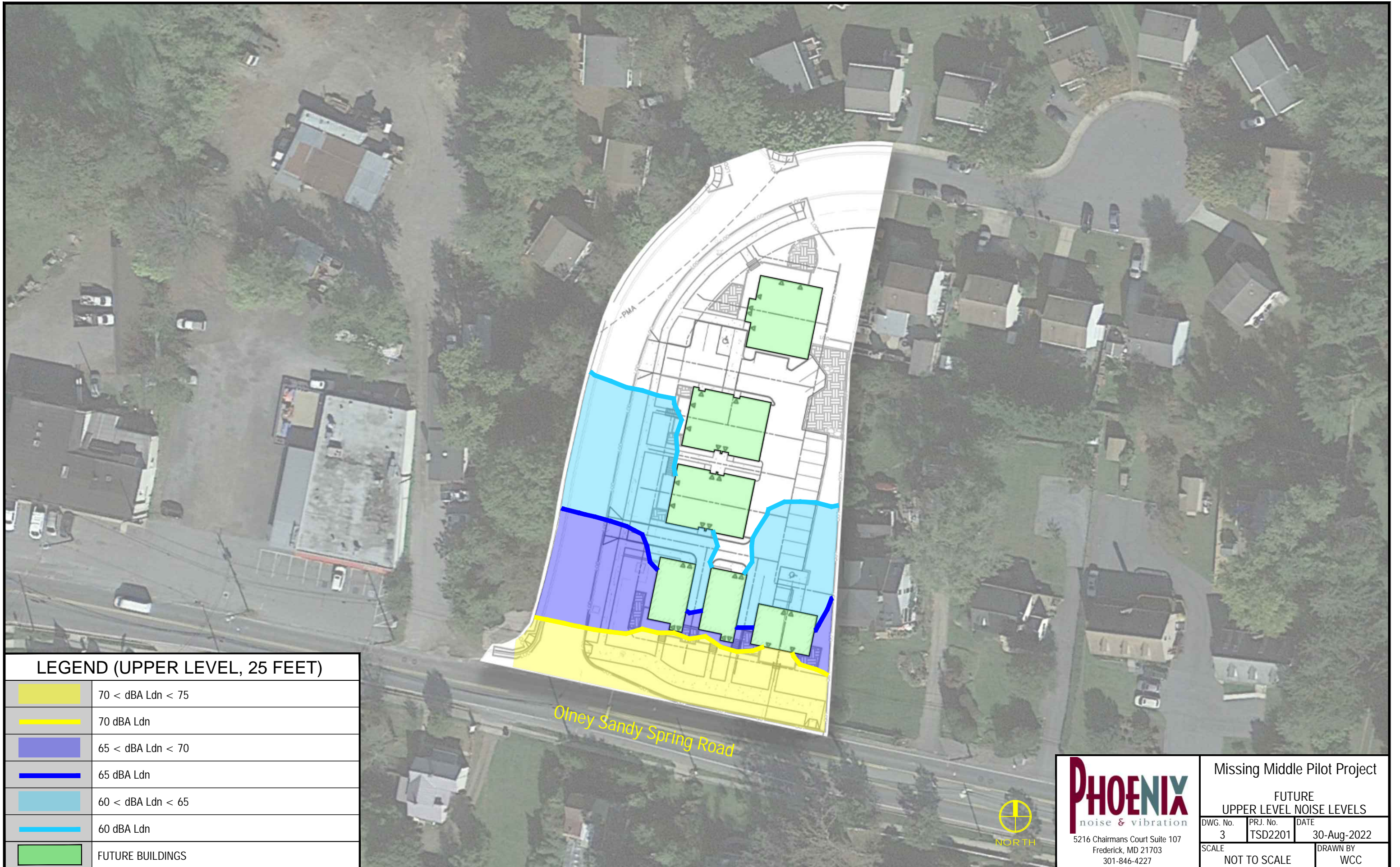
Missing Middle Pilot Project		
NOISE MEASUREMENT LOCATIONS		
DWG. No. 1	PRJ. No. TSD2201	DATE 30-Aug-2022
SCALE NOT TO SCALE		DRAWN BY WCC





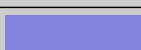


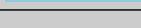

**LEGEND (GROUND LEVEL, 5 FEET)**

	75 < dBA Ldn < 80
	75 dBA Ldn
	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn
	60 < dBA Ldn < 65
	60 dBA Ldn
	FUTURE BUILDINGS

 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227			Missing Middle Pilot Project	
			FUTURE GROUND LEVEL NOISE LEVELS	
DWG. No.	PRJ. No.	DATE		
2	TSD2201	30-Aug-2022		
SCALE		DRAWN BY		
NOT TO SCALE		WCC		



**LEGEND (UPPER LEVEL, 25 FEET)**

	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn
	60 < dBA Ldn < 65
	60 dBA Ldn
	FUTURE BUILDINGS



**PHOENIX**  
noise & vibration  
5216 Chairmans Court Suite 107  
Frederick, MD 21703  
301-846-4227

Missing Middle Pilot Project		
FUTURE UPPER LEVEL NOISE LEVELS		
DWG. No. 3	PRJ. No. TSD2201	DATE 30-Aug-2022
SCALE NOT TO SCALE		DRAWN BY WCC



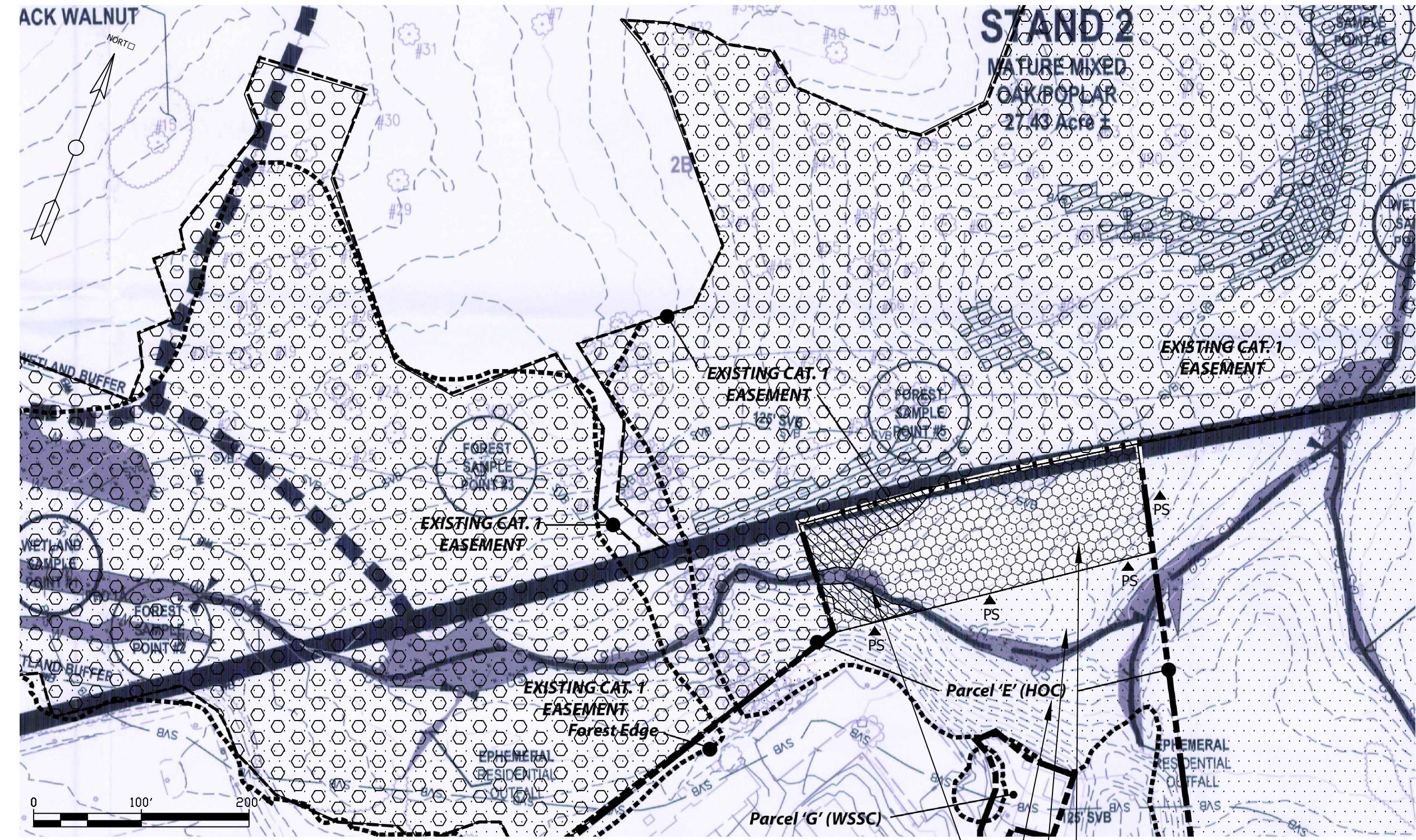


**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. \_\_\_\_\_ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: \_\_\_\_\_ Printed Company Name  
 Contact Person or Owner: \_\_\_\_\_ Printed Name  
 Address: \_\_\_\_\_  
 Phone and Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_

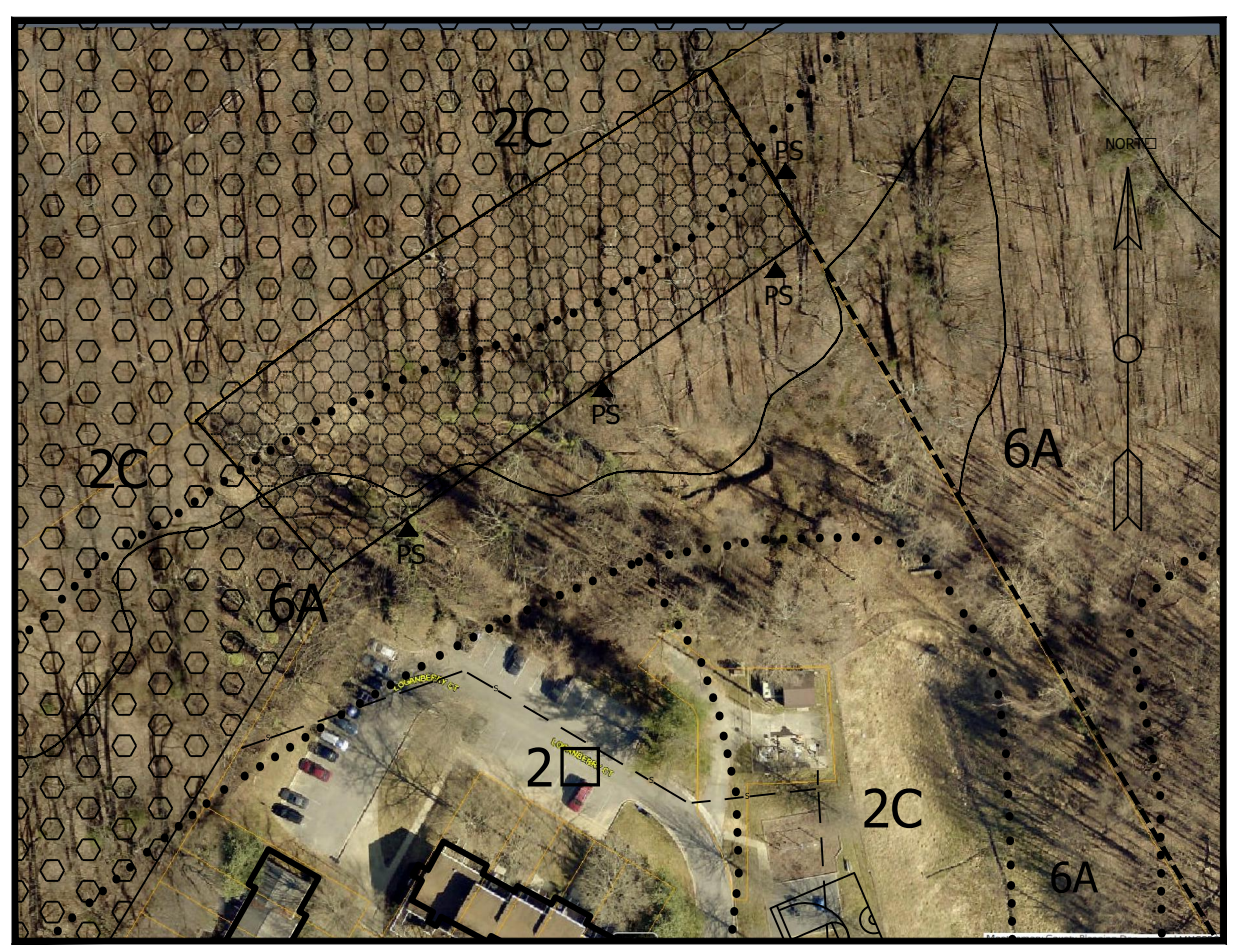
- Legend**
- Existing Forest - Off-site
  - Slopes, 25% or greater
  - Existing Forest Conservation Easement
  - Proposed Forest Conservation Easement
  - PS Signage - Permanent



**Environmental Features**  
Scale: 1" = 100'

This base image is taken from the approved NRI 4-05140R for the Danches Property, located immediately to the north. This plan was approved in 2005 and the hatched areas indicate Category 1 easements that have been approved and recorded on abutting properties. The dashed green line indicates the forest and tree line from that NRI. The property owned by the Applicant is labeled as Parcel E.

Proposed 0.76 acre Category 1 easement is proposed to satisfy the planting requirement of 0.38 acres at twice the rate.



**Aerial & Soils**  
Scale: 1" = 100'

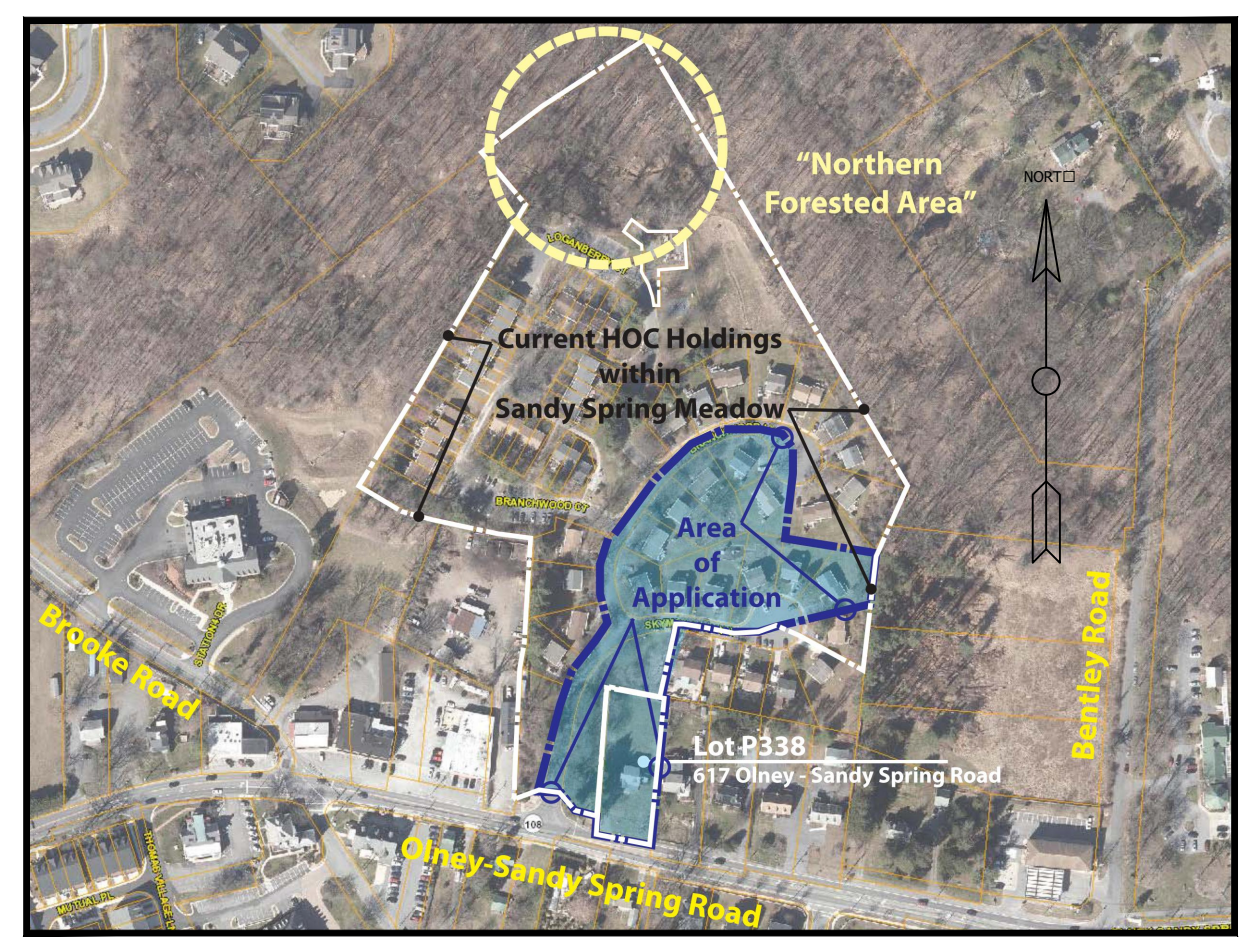
**Off-Site Protection Area Summary:**

**Soils Data Table:**

Map Unit	Soil Name	Hydric	Highly Erodible	Project Site Area Ac. / Percent
2C	Glenelg silt loam, 8-15% slopes	No	No	0.42 56.7%
6A	Baile silt loam, 0-3% slopes	Yes	No	0.32 43.3%

**Resource Data Table:**

	Project Site Area
Acres of Forest:	0.76 Acres
Acres of Wetlands:	0.03 Acres
Forest in Wetlands:	0.03 Acres
Acres of Floodplains:	0.0 Acres
Forest within Floodplains:	0.0 Acres
Acres of Stream Buffers:	0.76 Acres
Forest within Stream Buffers:	0.76 Acres



**Vicinity Map**  
Scale: 1" = 300'  
Tax Map JT342 WSSC Grid No. 224NW01

**General Notes:**

1. Owner: RAD 6 Development Corporation and Housing Opportunities Commission of Montgomery County, 10400 Detrick Avenue, Kensington, Maryland 20895-2440.
2. Zoning: R-60.
3. Master Plan: 2015 Sandy Spring Rural Village Plan.
4. Previous Approval:
  - 4.1. Sandy Spring Meadows:
    - 4.1.1. R-60 Cluster with MPDUs
    - 4.1.2. Patterson Tract, Preliminary Plan 1-1982-1800, February 9, 1983.
    - 4.1.3. Patterson Tract, Site Plan 8-1982-0920, April 27, 1983
    - 4.1.4. Bloomfield Subd., created by deed L1099/F297, dated August 20, 1947.
  - 5.1. Boundary and Property Lines:
    - 5.1.1. Maser Consulting P.A., 22375 Broderick Drive, Suite 110, Sterling, VA 20166. Ph: 703.430.4339; and dated July 1, 2014.
6. Watershed:
  - 6.1. The property is located in the Patuxent River Watershed, specifically in the Lower Hawlings River sub-shed (DNR 12-Digit: 021311070942).
  - 6.2. This watershed has a State Water Use Classification of IV/IV-P.
7. Environmental Features:
  - 7.1. Information regarding streams, forest, topography, and stream valley buffer within the proposed protection area were taken from approved NRI 4-05140R for adjacent property.
  - 7.2. Floodplain. There are no 100-year floodplains per FEMA National Flood Hazard Layer (NFHL), Panel 24031C0220D (Effective Date 9-29-2006), and Montgomery County #240049.
  - 7.3. Patuxent River Primary Management Area (PMA). The stream valley buffer (SVB) is within the high priority area of the PMA. The small upland area outside the SVB is Study Area is within the PMA transition area.
  - 7.4. Trees. A tree survey was not conducted for this area. General information about the forest composition was extracted from the report for NRI 4-05140R. RTE: There are no rare, threatened, or endangered species within or near the NRI Study Area per June 11, 2020 letter from Wildlife and Heritage Service of the Maryland Dept. of Natural Resources.
  8. Historic/Cultural.
    - 8.1. There are no National Register Historic Sites, National Register Historic Districts, MP Historic Sites, MP Historic Districts, or Locational Atlas Individual Sites within the NRI Study Area. Source: McAtlas.org Historic Preservation Information Layer, retrieved on August 24, 2021.

**Narrative Regarding Off-Site Forest Protection:**

Subsection 22A-12(e)(1)(B)(i) of the Forest Conservation Law provides for modifications to the preferred sequence of forest conservation for governmental considerations, and where objectives of a master plan and/or sector plan, or other County policies can be implemented. Specifically, this subsection states:

"Governmental considerations. The sequence provided in subparagraph (A) of this paragraph may be modified for a specific project if the applicant demonstrates to the satisfaction of the Planning Board or the Planning Director, as the case may be, that a different sequence is necessary...to achieve the objectives of a master or sector plan or other County land use policies or to take advantage of opportunities to consolidate forest conservation efforts;"

The Applicant is a governmental agency which serves the affordable housing objectives of the County, and this project furthers the public interest by providing affordable housing at a location consistent with master plan recommendations. There are also beneficial reasons to modify the preferred sequence in order to consolidate forest conservation efforts.

This application is aligned with the housing objectives of the general plan, Thrive 2050. Specifically, the Applicant is using this project as a pilot in order to construct "Missing Middle Housing." The general plan recommends implementation of Missing Middle Housing as a way to achieve the County's housing goals.

The applicable master plan for this project is the Sandy Spring Rural Village Plan (Plan), approved and adopted in March of 2015. The Plan recommends that "opportunities for additional infill housing should be permitted and encouraged...for all ages and incomes" (p. 29). This project implements these Plan objectives.

In addition, the Plan also makes a specific recommendation for the "northern forested" area of the Sandy Spring Meadows community:

"Maintain the northern forested edge of trees." (p.31)

This area of forest is outside the limits of this application, and is therefore considered 'off-site', but is owned and controlled by the Applicant. The forest lies within Parcel E of the Sandy Spring Meadows subdivision, which was approved in 1983. At that time, there was no forest conservation law and, as a result, this forest does not include the protection of a forest conservation easement today.

The Applicant's proposed sequence of construction will provide forest conservation protection for a portion of this forest that is adjacent to two properties with existing easement protection and fulfill this Plan recommendations. The proposed protection is also part of the stream valley buffer for a first order tributary that is within the Patuxent River Management Area, and is therefore of high priority for protection.

This area was surveyed as part of the adjoining Danches NRI (4-05140R). That NRI described this forest stand as "Stand 2", "a woodlot of relatively mature mixed oak and poplar...located in the center of the property. The stand was released from agriculture around 1983...and contains the headwater of a stream, consisting of braided, ephemeral channels, a pocket wetland and the beginning of a riverine stream. Other tree species observed within the stand include tulip poplar, green ash, slippery elm and American holly. Shrub and ground cover includes spicebush, multiflora rose, barberry, english ivy, Japanese honeysuckle and microstegium."

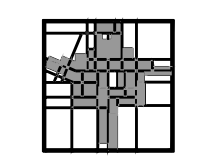
Forest Stand Sample Point #5 is relatively close to the proposed protection area and describes the character of the forest in more detail:

- Dominant species: Tulip Poplar
- Associate species: Northern Red Oak, White Oak, Hickory
- Understory/Shrub: Spicebush, Privet, American Holly
- Groundcover: Wineberry, Japanese Honeysuckle, Japanese Barberry, Strawberry

Subsection 22A-12(e)(2)(B) of the code states that it is appropriate to protect off-site forest:

"Protection of existing off-site forest. Acquisition of an off-site protective easement for existing forested areas not currently protected in perpetuity is an acceptable mitigation technique instead of off-site afforestation or reforestation planting, but the forest cover protected must be 2 times the afforestation and reforestation requirements."

Therefore, this approach is consistent with the standards of the forest conservation law and provides multiple public benefits, including the protection of twice the amount of high priority forest than would otherwise be required, and in an area that is currently unprotected and adjacent to abutting forest that is protected.



DRAWN BY: da  
 DESIGNED BY: da  
 CHECKED BY: da  
 DATE: March 2, 2022  
 SCALE: As Shown

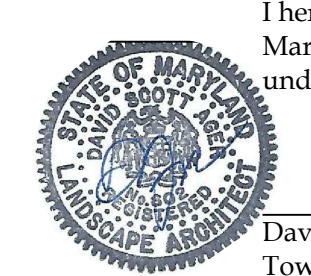
REVISIONS

1.	Revised 5-26-2022 per [redacted]
2.	Revised 8-26-2022 per DRC
3.	Revised 12-15-2023 per [redacted]

Housing Opportunities Commission and  
 RAD6 Development Corporation  
 10400 Detrick Avenue  
 Kensington, Maryland 20895

Attn: Mr. Jay Shepherd  
 (240) 627-9437

**PRELIMINARY/FINAL FOREST  
 CONSERVATION PLAN**  
 Sandy Spring Missing Middle Pilot Project  
 Tax Map JT342 WSSC Grid No. 224NW1  
 Sandy Spring, Maryland



I hereby certify that I am a licensed Landscape Architect in the State of Maryland in good standing and that these plans were prepared by me and/or under my direct supervision. State license #602, expiration September 4, 2023.

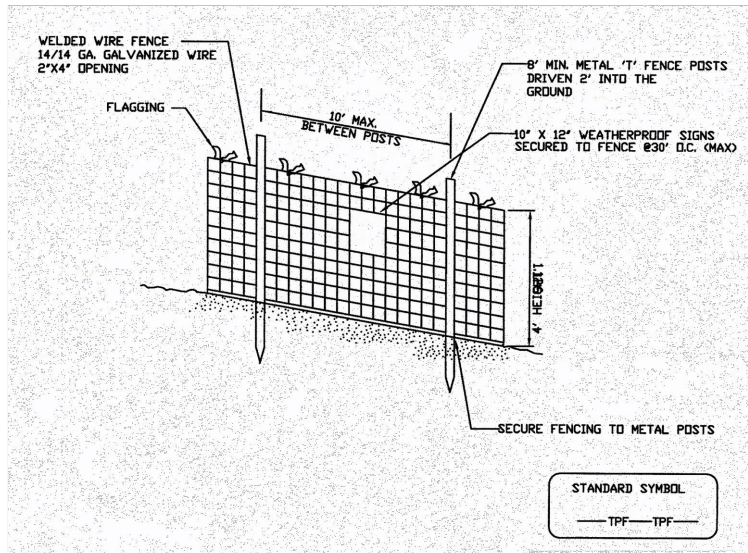
*David S. Ager*  
 David S. Ager, RLA #602  
 Townscape Design LLC  
 February, 2023  
 Date

MISS UTILITY 811

Note: The Contractor is responsible for verifying all underground utility locations prior to construction. 800-257-7777 and at www.missutility.net

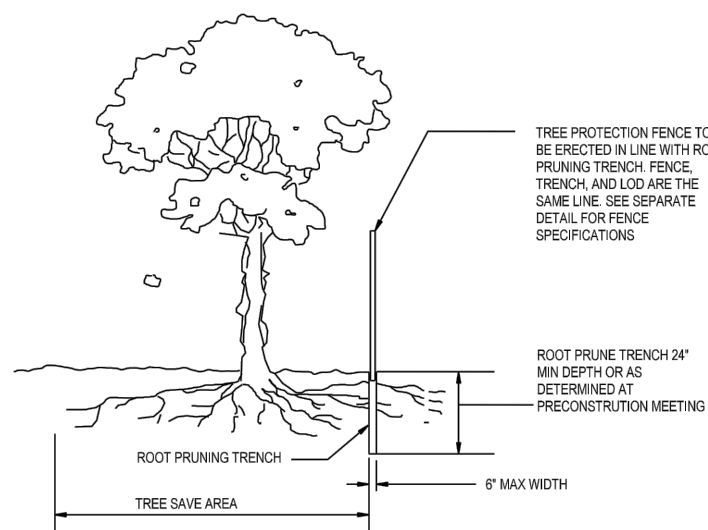


Tree Protection Fence Detail  
Not to scale



NOTES

- 1. Practice may be combined with sediment control fencing.
2. Location and limits of fencing should be coordinated in field with arborist.
3. Boundaries of protection area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. Protection signage is required.
6. Fencing shall be maintained throughout construction.

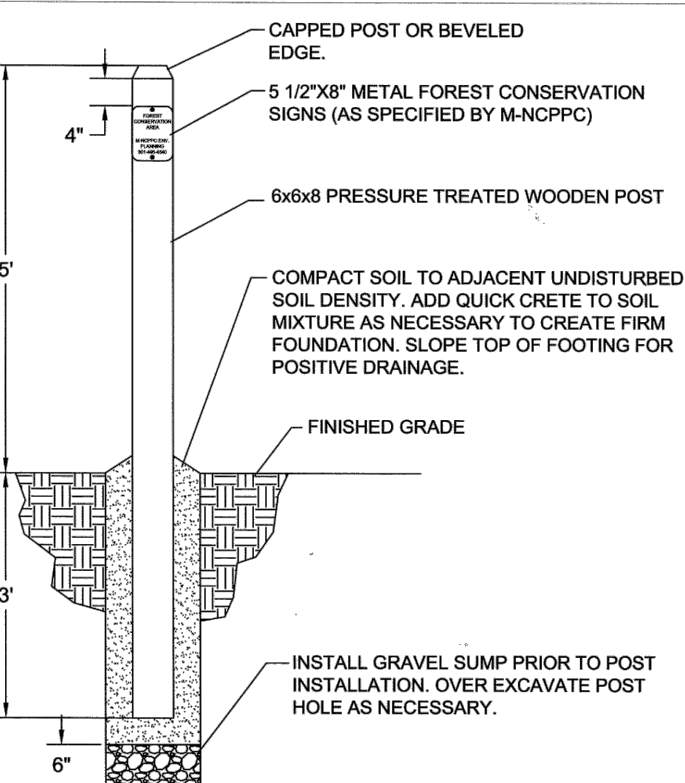


NOTES

- 1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL NTS

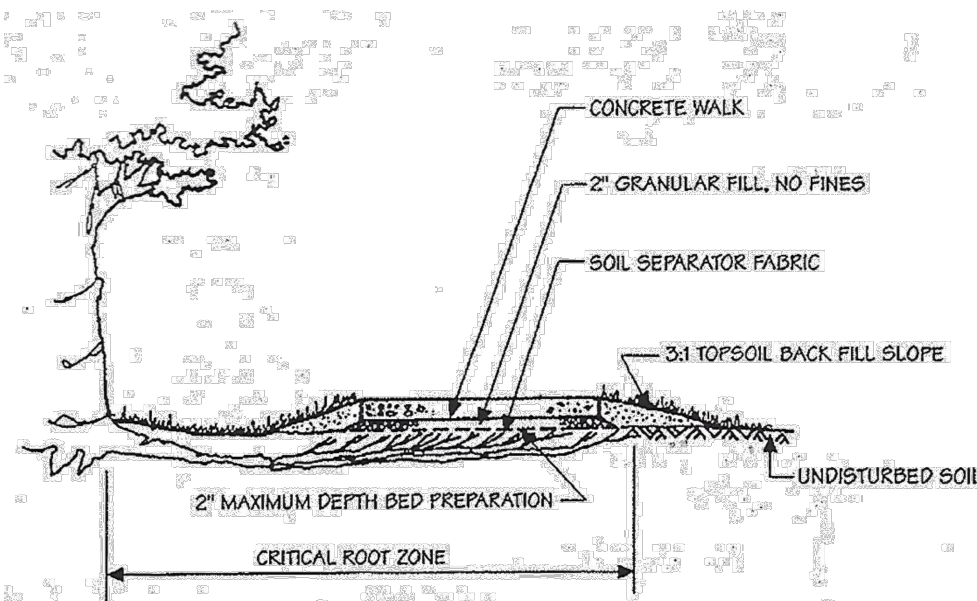
PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



NOTES

- POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION.
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
ALL FASTENERS SHALL BE STAINLESS STEEL 1/2" IN LENGTH.
ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

MONTGOMERY COUNTY PLANNING DEPT. 12/23/2008



Notes:

- 1. Bed preparation should not exceed 2 inches.
2. Granular fill should contain no fines.
3. Minimize width of sidewalk as allowed by code.
4. Take extreme care of existing trees' critical root zone during construction.

Detention Ponds Open Space Retention Area

Forest Retention Area sign: MACHINERY, DUMPING, MATERIAL STORAGE AND SITE DISTURBANCE PROHIBITED! VIOLATORS SUBJECT TO FINES SPECIFIED BY STATE AND LOCAL LAWS. Trees For Your Future.

Specimen Tree sign: MACHINERY, DUMPING, MATERIAL STORAGE AND SITE DISTURBANCE PROHIBITED! VIOLATORS SUBJECT TO FINES SPECIFIED BY STATE AND LOCAL LAWS. Trees For Your Future.

Forest Conservation Area sign: DO NOT DISTURB UNDER PENALTY OF LAW NO DUMPING NO MOTORIZED VEHICLES M-NCPPC Environmental Planning (301) 495-4540

DEVELOPER'S CERTIFICATE form: The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. including, financial bonding, forest planting, maintenance, and all other applicable agreements.



MISS UTILITY NOTE: THE CONTRACTOR MUST CONTACT MISS UTILITY AT 800-257-7777 FOR EXISTING UTILITY LOCATION MARCOUT A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF ANY ERECTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.

David S. Ager, M-NCPPC 2022, Townscape Design LLC

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- 1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector.
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance.
5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector.
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- 1. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
2. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeliness to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- 9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
a. Removal, and possible replacement, of dead, dying, or hazardous trees.
b. Pruning of dead or declining limbs.
c. Soil aeration.
d. Fertilization.
e. Watering.
f. Wound repair.
g. Clean up of retention areas, including trash removal.
10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will require all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant. Field inspections must be conducted as follows:

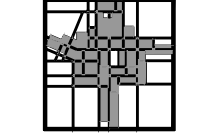
Plans without Planting Requirements

- 1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

- 4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
6. 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
7. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

6800 Daybreak Circle, Suite A150-109, Clarksville, MD 21031-1009, Phone: 410-531-7621, Fax: 410-531-9863, www.townscapedesign.com



DRAWN BY: da, DESIGNED BY: da, CHECKED BY: da, DATE: March 2, 2022, SCALE: As Shown, REVISIONS: 1-Rev Per In 05-26-2022, 2-Rev Per DRC 08-26-2022

Housing Opportunities Commission and RAD6 Development Corporation, 10400 Detrick Avenue, Kensington, Maryland 20895, Attn: Mr. Jay Shepherd (Applicant), (240) 627-9437

PRELIMINARY/FINAL FOREST CONSERVATION PLAN, Sandy Spring Missing Middle Pilot Project, Tax Map J1342, WSSC Grid No. 2241NW1, Sandy Spring, Maryland



February 21, 2023

Ms. Mary Jo Kishter  
Maryland-National Capital Park and Planning Commission  
Area 3 Planning Division  
2425 Reddie Drive, 2nd Floor  
Wheaton, MD 20902

Re: Sandy Spring Missing Middle Pilot Project  
Request for Specimen Tree Variance  
Preliminary Plan No. 1-20220050  
Site Plan No. 8-20220090  
S-NRI No. 4-20220510

Dear Ms. Kishter,

On behalf of our clients, RAD6 Corporation and the Housing Opportunities Commission (Applicant), Townscape Design LLC is writing to request a variance for impacts to the critical root zones (CRZ) of seven (7) specimen trees pursuant to the provisions under Section 22A-21 of the Montgomery County Forest Conservation Law pertaining to trees having a thirty (30) inch diameter measured at 4.5 feet above the ground, or 75% of the current state champion tree of that species. The impacted trees are identified on the approved Natural Resources Inventory for the above named project and within this document.

**Project Description**

The subject property is located on the north side of Olney-Sandy Spring Road (MD 108), immediate east of Skymeadow Way and Branchwood Lane in Sandy Spring, Maryland. The application area is approximately 3.27 acres, and comprised of multiple recorded lots and a single parcel as follows:

- 617 Olney-Sandy Spring Road, part of the Bloomfield Subdivision; and
- Certain Lots within the Sandy Spring Meadows Subdivision:
  - Parcel “B” at 17901 Skymeadow Way;
  - Lot 7 at 17938 Skymeadow Way,
  - Lot 8 at 17934 Skymeadow Way,
  - Lot 9 at 17930 Skymeadow Way,
  - Lot 10 at 17926 Skymeadow Way,
  - Lot 11 at 17922 Skymeadow Way,
  - Lot 12 at 18001 Branchwood Lane,
  - Lot 13 at 18005 Branchwood Lane,
  - Lot 14 at 18009 Branchwood Lane,
  - Lot 15 at 18013 Branchwood Lane,
  - Lot 16 at 18017 Branchwood Lane, and
  - Lot 17 at 18033 Branchwood Lane (collectively, the “Property”).

The property is classified in the Residential-R-60 zone (R-60). The property is bordered to the east by residential lots in the RE-1, R-60 and R-200 zones. The property has roadway frontage to the north and west of the application area within the Sandy Spring Meadow subdivision. The confronting lots are in the R-60 and CRN zones. Residential lots in the R-90 and R-200 zones are confronting the subject property to the south. The controlling master plan is the 2015 Sandy Spring Rural Village Plan (Plan). The Plan recommends infill development/redevelopment on the subject property. As indicated on the approved NRI, there are no sensitive areas or forest located on the tract.

The property is partially located within the Patuxent Management Area (PMA) and is subject to the requirements of the PMA. The property is zoned R-60 and is therefore considered an 'area of nonconformance'. Areas of nonconformance are required to implement stormwater best management practices that may include clustering development to minimize negative impacts on water quality, and utilizing more innovative and effective stormwater practices, such as designing to the 10-year storm, rather than the 2-year storm.

The proposed project specifically clusters development outside the PMA boundary and increases open space and tree planning within the PMA boundary. In addition, the new development will be utilizing innovative and environmentally sensitive design solutions for stormwater management of disturbed areas.

The tract is presently developed with twelve single family homes and open space. One of the single family homes will be removed and the open space will be reconfigured and enlarged. In addition to the eleven (11) retained homes, the subject property is proposed to be developed with a combination of nineteen (19) dwelling units within duplex and townhouse building types.

Per the requirements of the Master Plan of Highways and Transitways (MPOHT), Olney-Sandy Spring road / MD 108 (A-92) will be dedicated to the master plan width of eighty (80) feet along some of the frontage. Skymeadow Way will be partially dedicated and improved to the master plan width of sixty (60) feet along that portion of the frontage that is classified as a Business District Street (B-26), and to a width of fifty (50) feet for the undesignated frontage of Parcel B.

The MPOHT and Master Plan of Bikeways require right-of-way widening, grading and the construction of a 10-foot wide sidepath (bikeway) along MD 108 and a 5-foot pedestrian sidewalk along Skymeadow Way. In addition, a new Public Utility Easement (PUE) is also provided. Existing utilities, which are generally co-located with the impacted trees, may need to be relocated, which may require additional trenching within the CRZ.

In order to construct a pedestrian path, limited impacts to the CRZ of Tree #9 will be required. The forest conservation plan calls for limited cutting of no more than 2 inches in the CRZ of this tree for the construction of the path and provides construction details that will limit impacts.

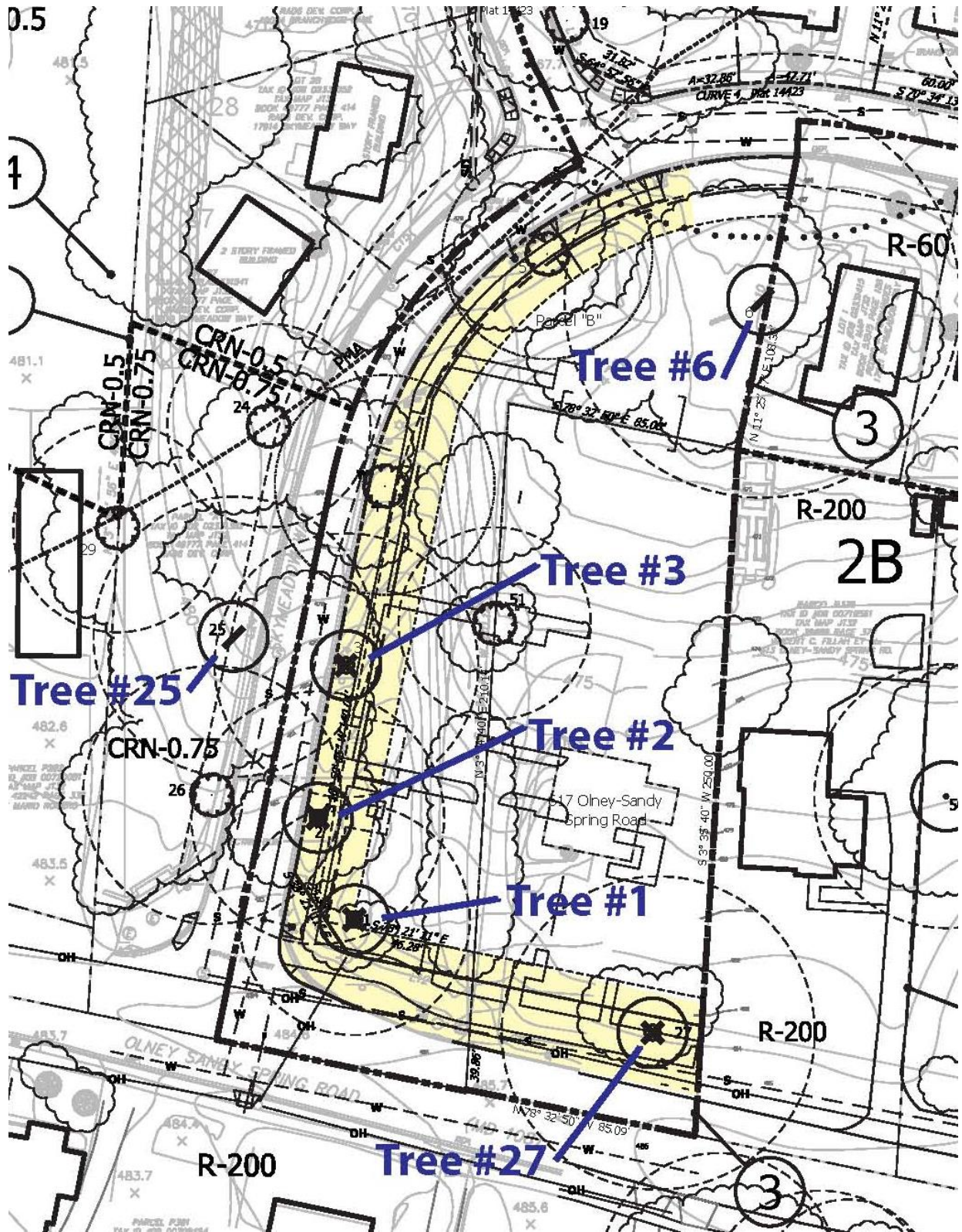


Figure 1. Detail of SNRI with proposed public improvements shown in yellow and impacted specimen trees highlighted.

### Variance Request

There are fifteen (15) specimen trees indicated on the approved NRI. Of those indicated, eight (8) are outside the limits of disturbance, three (3) specimen trees are proposed to have limited critical root zone (CRZ) impact, and four (4) specimen trees will have higher levels of impact and are proposed to be removed. The seven (7) impacted specimen trees are hereinafter defined as the “Specimen Trees”), as summarized in Table 1 below.

Table 1.

Tree No.	Species	DBH (in)	Quality	Location	Proposed Disposition	CRZ Area (sf)	CRZ Impact (sf)	CRZ Impact (%)	Justification
1	<i>Thuja species</i>	36	Poor	Ex. PUE / Prop. RW	Remove	9160	6100	66.6%	Poor quality, impacted by proposed bikeway / PUE
2	<i>Quercus palustris</i> Pin Oak	30	Fair/ Good	Ex. PUE / Prop. RW	Remove	6360	3080	48.4%	Poor quality due to disease, and impacted by required public improvements
3	<i>Quercus palustris</i> Pin Oak	32.5	Good	Ex. PUE / Prop. RW	Remove	7470	3390	45.4%	Poor to fair quality due to disease, and Impacted by required public improvements
6	<i>Acer sacharinum</i> Silver Maple	MT	Good	On-site	Retain	16286	5101	31.3%	Partially impacted by public sidewalk and project improvements. Special construction techniques will be employed to minimize impacts.
9	<i>Acer sacharinum</i> Silver Maple	38	Good/Ex	On-site	Retain	10,309	2752	26.7%	Partially impacted due to construction of new pathway to improve pedestrian connectivity, and by stormwater improvements. Special construction techniques will be employed to minimize impacts.
25	<i>Quercus palustris</i> Pin Oak	34	Good	Off-site; CRZ partially within Prop. RW	Retain	8172	670	8.2%	Partially impacted by required public improvements.
27	<i>Acer platanoides</i> Norway Maple	38	Poor	Proposed RW	Remove	10210	5900	57.8%	Poor quality, invasive species, within future RW, impacted by required bikeway improvement.

Pursuant to Section 5-1607 of the State Law and Section 22A-12 of the County Law, the Specimen Trees are protected and can only be removed or impacted for the Project with the approval of the Tree Variance Request by the Montgomery County Planning Director or Planning Board pursuant to the standards established in Section 5-1611 of the State Law and Section 22A-21 of the County Law.

Pursuant to Section 5-1611, variances may be granted:

(a) ... where owing to special features of a site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an Applicant.

(b) Variance procedures adopted under this section shall:

- (1) Be designed in a manner consistent with the spirit and intent of this subtitle; and
- (2) Assure that the granting of a variance will not adversely affect water quality.

Pursuant to Section 22A-21 (b), the Applicant for a tree variance must:

- 1) *Describe the special conditions particular to the property which would cause the unwarranted hardship.*

The Applicant is providing public utilities needed to serve the project and building public infrastructure that serves the greater community. The proposed road, bikeway, sidewalk, and utility improvements significantly impact four (4) of the six (6) specimen trees, requiring removal. Two of the four trees are pin oaks which are in severe decline. These improvements are required by government in order to receive approval for the development and no reasonable alternative to avoid the trees is available. The two specimen trees which will be retained have impacts from public infrastructure in support of the project and which serves the greater community. These impacts have been minimized and care will be taken during construction to limit CRZ intrusion.

Moreover, the 2015 Sandy Spring Rural Village Plan (the "Master Plan") recommends infill redevelopment with the required right-of-way dedications and public infrastructure on MD Route 108 and Skymeadow Way. Therefore, the variances sought for removal and impacts to the Specimen Trees are necessary for the Applicant to comply with the Master Plan recommendations applicable to the Property. Not permitting the project due to the required governmental public improvements would be an unwarranted hardship that is not required of other similar projects.

- 2) *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.*

Similarly zoned properties require public improvements (streetscape and common open space) in order to be approved. Avoiding impacts to the identified trees would make it impossible or infeasible to provide the necessary improvements. This would deprive the landowner of rights commonly enjoyed by others in similar areas. Significantly, the retention of and prohibition of impacts to the Specimen Trees would preclude the Master Plan vision for infill redevelopment with housing for all income and age levels and pedestrian improvements along MD Route 108, Skymeadow Way, and internal to the project. The improvements proposed not only benefit the subject application, as described above, but also will be utilized and enjoyed by the greater community.

- 3) *Verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance.*

Trees proposed for impact or removal are not directly connected to any streams, or part of a riparian buffer system or within any wetland systems. Thus, the disturbance to the root zones will not violate

State water quality standards. The site will be developed using standard storm water quality and quantity control measures and sediment control methods. The proposed stormwater management plan for the project will improve overall water quality. In connection with site development described above, the Applicant is proposing improved stormwater management in compliance with current regulations. The concept stormwater management plan incorporates the State and County's Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), according to the latest revision to Chapter 5 of the MDE Stormwater Management Design Manual. In addition, the Applicant is proposing the planting of additional trees in the northern portion of the site in order to enhance water quality and to protect existing forest by placing a Category I conservation easement over high-priority forest along a headwater tributary to the Patuxent River that is not currently protected.

4) *Provide any other information appropriate to support the request.*

The master plan recommends this property for infill development in order to meet certain community and affordable housing goals defined in the Master Plan. The impacts are the minimum necessary for construction of the improvements. The impacts and removal of the Specimen Trees is necessary to allow for implementation of the Master Plan vision of encouraging opportunities for infill housing development and streetscape improvements. The variances requested are also necessary to allow for the creation of additional common open space that will serve the existing community. Lastly, the variances requested will allow for a compatible transition between the Sandy Spring Village Center to the east and the single-family detached dwellings along MD Route 108.

### **Justification for Tree Disturbance**

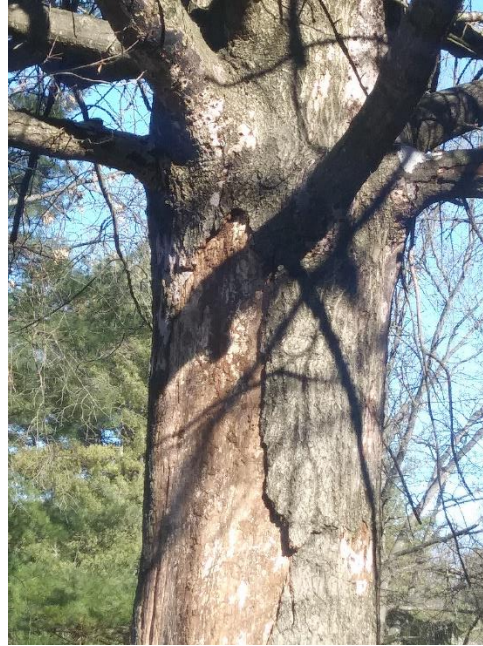
1) *Trees #1 and #27.*

Tree #1 is heavily inundated with invasive vine. Tree #27 is an invasive species that has been poorly maintained and has structural problems. Both trees are in poor condition and are located within the proposed right-of-way. A required bike master plan improvement and associated grading conflict with the trees and substantially impact the critical root zone, requiring removal of both trees.

2) *Trees #2, #3 & #25.*

Trees #2 and #3 are co-located with several existing utilities within the existing 10-foot WSSC and public utility easement that parallels Skymeadow Way. The master plan requires widening of the Skymeadow Way right-of-way in this area and the construction of a new 5-foot public sidewalk. There is also the potential additional impact of new trenching for services within the relocated PUE. The proposed public improvements create too great an impact on the critical root zone and therefore the trees should be removed. In addition, these trees, as well as other pin oaks on the site are showing severe die back due to what appears to be Oak Wilt. These impacts have been rapid and several limbs have died and fallen on surrounding pin oaks. Tree #2 has dead and dying limbs that are a safety hazard. For this reason alone, these trees should be removed.

Tree #25 is a pin oak located on the west side of Skymeadow Way. Its critical root zone falls within the project's limits of disturbance and utility relocation requirements mentioned above. This tree will remain.



*Images of Tree #2 trunk taken on February 20, 2022.*

3) *Tree #6.*

Tree #6 is multi-trunk silver maple located near the eastern boundary of the property. The proposed design minimizes impacts to this tree. The design also provides a permanent open space around the tree, providing long-term protection. Remedial actions, long-term care and protection strategies are specified on the forest conservation plan.

4) *Tree #9.*

Tree #9 is a silver maple located in the rear yard of existing lot 14. There is a proposed 5-foot path that will connect Branchwood Lane and Skymeadow Way, while at the same time providing access to existing play equipment. In order to do this, the path must pass through the critical root zone of this tree. The forest conservation plan provides special construction information in order to minimize impacts and avoid the loss of roots.

**Minimum Criteria for Variance**

As further basis for this variance request, the Applicant can demonstrate that it meets the Section 22-21(d) minimum criteria, which states that a variance must not be granted if granting the request:

- 1) *Will confer on the applicant a special privilege that would be denied to other applicants.*

The locations of the Specimen Trees require removal and impacts for the type of infill development recommended by the Master Plan at the Property. No special privileges are being granted to the Applicant. The Applicant has followed all county planning and zoning regulations for this project, and applicants with similar circumstances and with property appropriate for redevelopment would equally be entitled to necessary variances to remove or impact specimen trees that substantially impair the ability to construct an infill redevelopment with public benefits

2) *Is based on conditions or circumstances which result from the action by the applicant.*

The Applicant has taken no actions leading to the conditions or circumstances that are the subject of this variance request. In order to obtain MPDU optional method of development approvals under the R-60 Zone, the Applicant must substantially conform to the Master Plan recommendations for the Property, which require the public infrastructure improvements conflicting with the Specimen Trees.

3) *Is based on a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.*

The variance request is a result of the urban design goals in the Master Plan, required public improvements, and the conflicting locations of the Specimen Trees require removal and impacts, as opposed to a condition relating to any land or building use on a neighboring property.

4) *Will violate State water quality standards or cause measurable degradation in water quality.*

The Applicant restates the reasoning in the previous response to requirement Sec. 22-12(c)(3), and reiterates that granting this variance request will not violate State water quality standards. The resulting development will implement storm water management practices where currently there are little to no practices in place, and thus the quality of the water leaving the site will be improved from existing conditions.

For the reasons stated above, it is appropriate to grant this request for a variance. Should you have any further questions or require additional information, please don't hesitate to contact our office.  
Respectfully submitted,

Townscape Design LLC



David S. Ager, PLA, ASLA, AICP, LEED-ND  
Principal

301-704-4404 direct / 410-531-2621 office  
[dager@townscapedesign.com](mailto:dager@townscapedesign.com)

Cc: Jay Shepherd, HOC & RAD6 Corp.  
Bob Dalrymple, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.  
Matt Gordon, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.  
Aaron Smith, AMT





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

March 17, 2023

Mr. Aaron Smith  
AMT  
800 King Farm Boulevard, 4<sup>th</sup> Floor  
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Missing Middle Pilot Project  
Preliminary Plan #: 120220050  
SM File #: 287566  
Tract Size/Zone: 3.29 ac  
Total Concept Area: 1.45 ac  
Lots/Block: Subdivision 0032, Block A  
Watershed: Hawlings River

Dear Mr. Smith:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of microbio-retention, planter boxes and bioswale.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. A geotechnical report and infiltration testing results were not made available at the time of stormwater management concept review and will be required at the time of the initial detailed plan review submission. A review may not be conducted if this report is not included with the initial review submission. Please be aware that the results of the geotechnical report may result in required plan design modifications.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Smith*  
*March 17, 2023*  
*Page 2 of 2*

Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Jean Kapusnick, P.E. at [jean.kapusnick@montgomerycountymd.gov](mailto:jean.kapusnick@montgomerycountymd.gov) or at 240-777-6345.

Sincerely,

*Mark Etheridge*

Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 287566

Southern Area:  
ESD: Required/Provided 2.0 cf / 2.0 cf  
PE: Target/Achieved: 4,171"/4,180"  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 cf.

Northern Area  
ESD: Required/Provided 1.2 cf / 1.57 cf  
PE: Target/Achieved: 451"/592"  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 cf.



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 06-Mar-23  
**TO:** Aaron Smith  
A Morton Thomas  
**FROM:** Marie LaBaw  
**RE:** Sandy Spring Missing Middle Pilot Project  
820220090 120220050

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **06-Mar-23**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



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

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 01/16/25



02/27/2023

### 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

### FIRE DEPT. ACCESS LEGEND

- FIREFIGHTER ACCESS ROUTE ---
- FIRE DEPT. CONNECTION ⋈
- FIRE HYDRANT ⊕
- MAIN SIDE HINGED DOOR LOCATION WITH FIREFIGHTER TRAVEL DISTANCE △ 50 FT.
- STACKED RESIDENTIAL UNITS REQUIRING 50 FT MAX DISTANCE FROM FIRE LANE TO MAIN SIDE HINGED DOOR
- NON STACKED HEIGHT RESTRICTED RESIDENTIAL UNITS REQUIRING 150 FT MAX DISTANCE FROM FIRE LANE TO MAIN SIDE HINGED DOOR
- DESIGNATED FIRE LANE - NO PARKING ---

### 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    |  | DEPRESSED                   | DEP.   |
| OVERHEAD WIRES      |  | DIAMETER                    | DIA    |
| WALL W/ FENCE       |  | EDGE OF PAVEMENT            | E.O.P. |
| CONCRETE PAD        |  | ELECTRIC                    | ELEC.  |
| TREE                |  | FILL OF WATER               | F.O.W. |
| PARKING SPACE COUNT |  | FILLED WITH DEBRIS          | F.W.D. |
| VAULT               |  | GRASS AREA                  | GRASS  |
| CONTOUR             |  | INVERT                      | INV    |
| SPOT ELEVATION      |  | MISCELLANEOUS               | MSC    |
| STORM PIPE          |  | RIGHT OF WAY                | R.O.W. |
| CABLE BOX           |  | TOP OF CURB                 | TC     |
| ELECTRIC MANHOLE    |  | TOP OF BELL ON PIPE         | TOB    |
| WATER VALVE         |  | TOP OF DEBRIS               | TOD    |
| TELE. BOX           |  | TERRA COTTA PIPE            | T.C.   |
| FIRE HYDRANT        |  | TOP OF WALL                 | TW     |
| MAIL BOX            |  | TYPICAL                     | (TYP.) |
|                     |  | 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

- |                        |  |                       |       |
|------------------------|--|-----------------------|-------|
| CONCRETE PAVEMENT      |  | PROPOSED WATER        | —W—   |
| ASPHALT PAVEMENT       |  | PROPOSED SEWER        | —S—   |
| SWM FACILITY           |  | PROP. STORM DRAIN     | —SD—  |
| PROPOSED BUILDING      |  | PROP. STORM STRUCTURE | ⊙ ○   |
| PROPOSED PROPERTY LINE |  | PROP. RETAINING WALL  | —RW—  |
| PROPOSED LOT LINE      |  | LIMIT OF DISTURBANCE  | —LOD— |

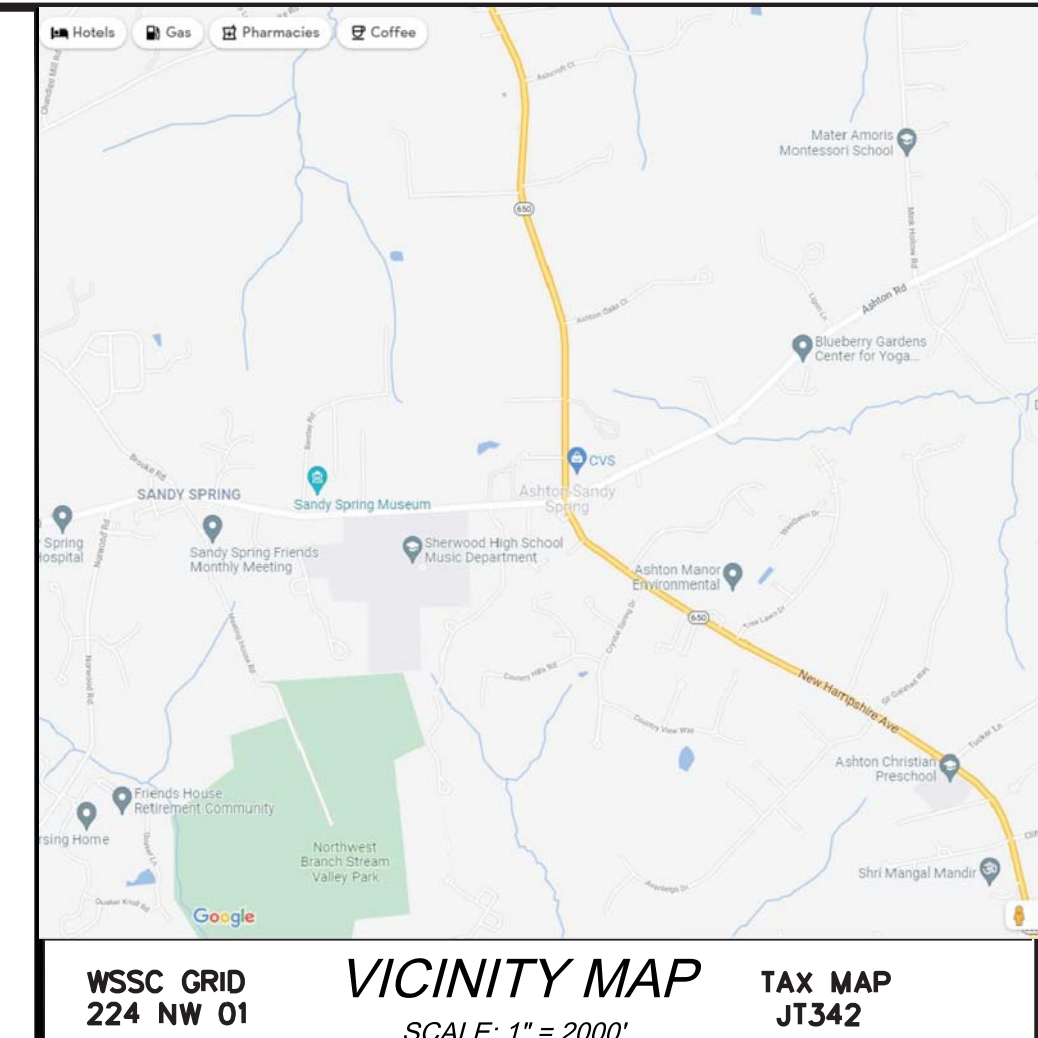
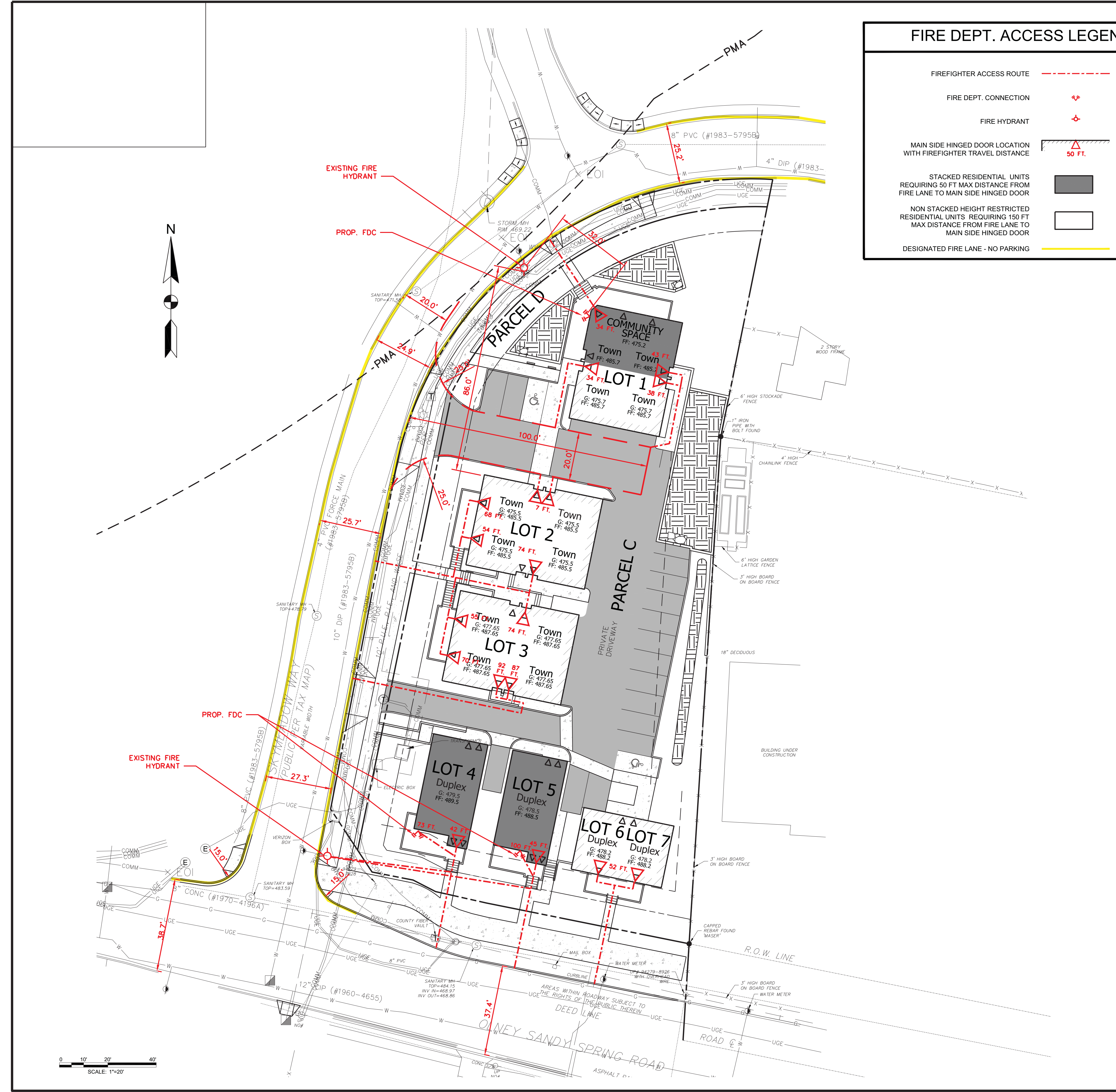
#### FIRE CODE ENFORCEMENT

Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: S.M.C. PM: 43 DATE: 3/6/2023

### FIRE DEPARTMENT ACCESS PLAN

CS-108

SHEET — OF —



SCALE: 1"=20'



March 8, 2023

Jonathan Casey  
Planner II  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

Dear Mr. Casey:

Thank you for the opportunity to review the Preliminary and Site Plan Applications (**120220050** and **820220090**, respectively) for the **Sandy Spring Missing Middle Pilot Project**. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

Based on preliminary review, a District Office (DO) Permit will be required for the improvements in the State's right of way. MDOT SHA recommends approval of the Preliminary and Site Plan Applications; however, reserves the right to provide additional comments as needed once detailed plans and supporting documents are formally submitted to MDOT SHA for a comprehensive review in the process of acquiring the DO Permit.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [kwoodroffe@mdot.maryland.gov](mailto:kwoodroffe@mdot.maryland.gov).

Sincerely,



*for* Derek Gunn, P.E.  
District Engineer, District 3, MDOT SHA

DG/kw

cc: Phillip Estes, AICP, Planner III, Montgomery County Planning Department  
Matthew Gordon, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher Conklin  
*Director*

March 16, 2023

Mr. Jonathan Casey, Senior Planner  
Upcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, MD 20902

RE: Preliminary Plan No. 120220050  
Sandy Spring Missing Middle Pilot Project

Dear Mr. Casey:

We have completed our review of the revised preliminary plan uploaded to eplans on February 21, 2023. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on July 5, 2022. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. The subject property has frontage along Sandy Spring Road (MD 108), which is maintained by Maryland State Highway Administration (MSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal and sidepath. Per Montgomery County Code Chapter 50, Section 4.2, MCDOT shall provide the following recommendations about the subject property for the attention of concerned agencies:
  - a. Per the Sandy Spring Master Plan, Sandy Spring Road (MD 108) is classified as arterial with an 80-foot right-of-way. The applicant shall dedicate forty feet from the centerline of the existing roadway.
  - b. Per the Bicycle Master Plan, Spring Road (MD 108) shall have a sidepath on the north side. We recommend that the applicant install a 10-foot wide, asphalt path with an 8-foot buffer along the frontage as shown on the plans.
2. Skymeadow Way is classified as a town center street with a 60-foot right-of-way:
  - a. The applicant shall dedicate a minimum of thirty (30) feet from centerline as shown on the plan.
  - b. The applicant shall construct a six (6) foot, concrete sidewalk with a minimum six (6) foot buffer to the intersection of Branchwood Lane. Update the Certified Plan to show a six (6) foot rather than five (5) foot sidewalk.

**Office of the Director**

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[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

- c. The applicant shall construct ADA compliant handicap ramps at all three corners of the Skymeadow Way/Branchwood Lane intersection and at the cul-de-sac between Lot 8 & 9.
3. The applicant shall construct ADA compliant handicap ramps between Lots 15 & 16 and in front of Lot 25 of Branchwood Lane as shown on the plan.

#### Standard Plan Review Comments

4. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
5. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
6. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream County storm drain system for this plan.
7. Design all vehicular access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
8. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
11. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
12. If the proposed development will alter or impact any existing County maintained transportation system management component and systems (i.e., traffic signals, signal poles, handboxes, Accessible pedestrian signals, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.) in any way, the developer will be required to submit plans to relocate the impacted facilities. please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations and or modifications shall be the responsibility of the applicant. The applicant will



also be required to participate upgrading traffic signals with Accessible Pedestrian Signals (APS) and ADA ramps.

13. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
14. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Storm drain, sidewalk, handicap ramps and street trees along Skymeadow Way.
  - b. Handicap ramps along Branchwood Lane.
  - c. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - d. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,

*William Whelan*

William Whelan  
Development Review Team  
Office of Transportation Policy

Mr. Jonathan Casey  
Preliminary Plan No. 120220050  
March 16, 2023  
Page 4

Enclosures (1)

Sight Distance Certifications

cc: Correspondence folder FY 2023

cc-e:	Aaron Smith	AMT Engineering
	Dave Ager	Townscape Design
	Matt Gordon	SGRW Law
	Chris Van Alstyne	MNCP&PC
	Hoang Nguyen	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Sam Farhadi	MCDPS RWPR

**820220090 Sandy Spring Missing Middle Pilot Project**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plan files:

**“07-SITE-820220090-004.pdf V3”** uploaded on/ dated **“2/21/2023”** and  
**“07-SITE-820220090-006.pdf V2”** uploaded on/ dated **“2/21/2023”** and  
**“08-LL-820220090-001.pdf V3”** uploaded on/ dated **“2/21/2023”** and

The followings need to be addressed prior to the certification of site plan:

1. Provide truck turning movement for all (especially right turn) movements and access points.
2. Provide public sidewalk:
  - a. All mid-block crosswalks are subject to MCDOT review and approval.
  - b. Ensure positive drainage toward the road pavement.
3. Remove non-standard items out of ROW/ PIE (prior plans show mailboxes and utility boxes in ROW).

And the following needs to be a condition of the certified site plan:

1. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.



**DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Marc Elrich  
*County Executive*

Scott Bruton  
*Acting Director*

March 28, 2023

Mr. Jonathan Casey  
Montgomery County Planning Department  
2425 Reedie Drive  
Wheaton, Maryland 20902

Re: Sandy Springs  
Site Plan # 120220050

Dear Mr. Estes:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for 18 total units including 12 townhomes and 3 duplexes providing 6 total units. The development will be providing 5 MPDUs (27.7%) including 4 townhomes and 1 duplex unit in Sandy Spring, Maryland. The Applicant is utilizing the Optional Development Method to provide additional density.

DHCA understands that the Applicant reserves the right to add up to 3 additional units to the development. If the applicant submits and amendments to provide 3 additional units, they must work with DHCA to reallocate MPDUs.

An Agreement to Build must be submitted to DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage and must be in accordance with Chapter 25A.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

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[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY



**DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Marc Elrich  
*County Executive*

Scott Bruton  
*Acting Director*

March 28, 2023

Mr. Phillip Estes  
Montgomery County Planning Department  
4345 Reedie Drive  
Wheaton, Maryland 20902

Re: Sandy Springs  
Site Plan # 820220090

Dear Mr. Estes:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for 18 total units including 12 townhomes and 3 duplexes providing 6 total units. The development will be providing 5 MPDUs (27.7%) including 4 townhomes and 1 duplex unit in Sandy Spring, Maryland. The Applicant is utilizing the Optional Development Method to provide additional density.

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Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

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