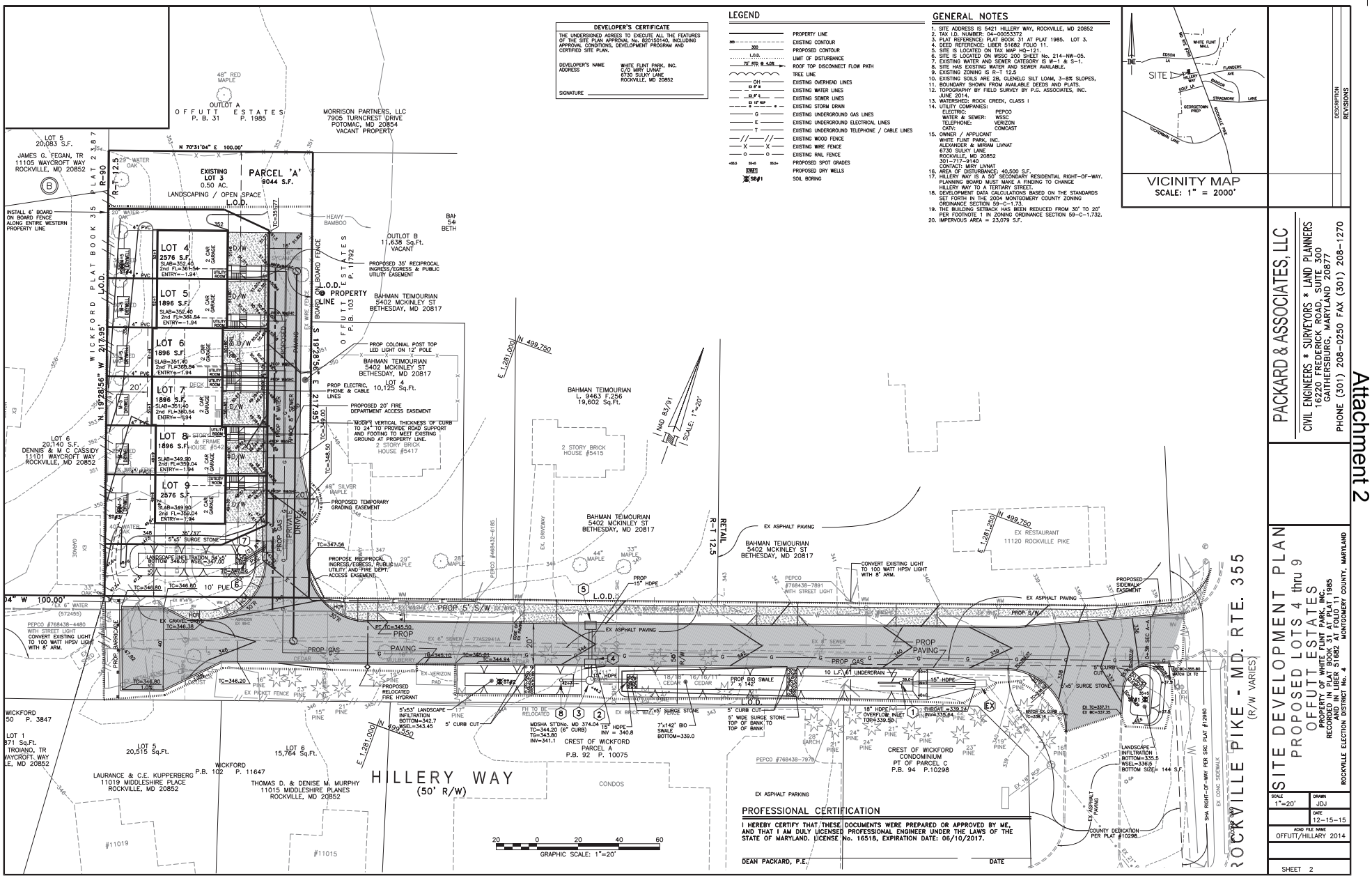
DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL No. 820150140, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME / ADDRESS
WHITE FLINT PARK, INC.
C/O MIRY LIVNAT
6730 SULKY LANE
ROCKVILLE, MD 20852
SIGNATURE
LEGEND
PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
LIMIT OF DISTURBANCE
ROOF TOP DISCONNECT FLOW PATH
TREE LINE
EXISTING OVERHEAD LINES
EXISTING WATER LINES
EXISTING SEWER LINES
EXISTING STORM DRAIN
EXISTING UNDERGROUND GAS LINES
EXISTING UNDERGROUND ELECTRICAL LINES
EXISTING UNDERGROUND TELEPHONE / CABLE LINES
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING RAIL FENCE
PROPOSED SPOT GRADES
PROPOSED DRY WELLS
SOIL BORING
GENERAL NOTES
1. SITE ADDRESS IS 5421 HILLERY WAY, ROCKVILLE, MD 20852
2. TAX I.D. NUMBER: 04-00053372
3. PLAT REFERENCE: PLAT BOOK 31 AT PLAT 1985. LOT 3.
4. DEED REFERENCE: LIBER 51682 FOLIO 11.
5. SITE IS LOCATED ON TAX MAP HQ-121.
6. SITE IS LOCATED ON WSSC 200 SHEET No. 214-NW-05.
7. EXISTING WATER AND SEWER CATEGORY IS W-1 & S-1.
8. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
9. EXISTING ZONING IS R-T 12.5
10. EXISTING SOILS ARE 2B, GLENELG SILT LOAM, 3-8% SLOPES,
11. BOUNDARY SHOWN FROM AVAILABLE DEEDS AND PLATS.
12. TOPOGRAPHY BY FIELD SURVEY BY P.G. ASSOCIATES, INC. JUNE 2014.
13. WATERSHED: ROCK CREEK, CLASS I
14. UTILITY COMPANIES:
ELECTRIC: PEPCO
WATER & SEWER: WSSC
TELEPHONE: VERIZON
CATV: COMCAST
15. OWNER / APPLICANT
WHITE FLINT PARK, INC.
ALEXANDER & MIRIAM LIVNAT
6730 SULKY LANE
ROCKVILLE, MD 20852
301-717-9140
CONTACT: MIRY LIVNAT
16. AREA OF DISTURBANCE: 40,500 S.F.
17. HILLERY WAY IS A 50' SECONDARY RESIDENTIAL RIGHT-OF-WAY. PLANNING BOARD MUST MAKE A FINDING TO CHANGE HILLERY WAY TO A TERTIARY STREET.
18. DEVELOPMENT DATA CALCULATIONS BASED ON THE STANDARDS SET FORTH IN THE 2004 MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-C-1.73.
19. THE BUILDING SETBACK HAS BEEN REDUCED FROM 30' TO 20' PER FOOTNOTE 1 IN ZONING ORDINANCE SECTION 59-C-1.732.
20. IMPERVOUS AREA = 23,079 S.F.
VICINITY MAP
SCALE: 1" = 2000'
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 16518, EXPIRATION DATE: 06/10/2017.
DEAN PACKARD, P.E.
DATE
HILLERY WAY
(50' R/W)
ROCKVILLE PIKE - MD. RTE. 355
(R/W VARIES)
PARCEL 'A'
9044 S.F.
EXISTING LOT 3
0.50 AC.
LOT 4
2576 S.F.
LOT 5
1896 S.F.
LOT 6
1896 S.F.
LOT 7
1896 S.F.
LOT 8
1896 S.F.
LOT 9
2576 S.F.
OUTLOT A
OFFUTT ESTATES
P. B. 31 P. 1985
OUTLOT B
11,638 Sq.Ft.
VACANT
LOT 5
20,083 S.F.
JAMES G. FEGAN, TR
11105 WAYCROFT WAY
ROCKVILLE, MD 20852
LOT 6
20,140 S.F.
DENNIS & M C CASSIDY
11101 WAYCROFT WAY
ROCKVILLE, MD 20852
LOT 1
971 Sq.Ft.
TROIANO, TR
WAYCROFT WAY
LE, MD 20852
LOT 5
20,515 Sq.Ft.
LOT 6
15,764 Sq.Ft.
MORRISON PARTNERS, LLC
7905 TURNCREST DRIVE
POTOMAC, MD 20854
VACANT PROPERTY
BAHMAN TEIMOURIAN
5402 MCKINLEY ST
BETHESDA, MD 20817
LOT 4
10,125 Sq.Ft.
BAHMAN TEIMOURIAN
L. 9463 F.256
19,602 Sq.Ft.
BAHMAN TEIMOURIAN
5402 MCKINLEY ST
BETHESDA, MD 20817
EX RESTAURANT
11120 ROCKVILLE PIKE
CREST OF WICKFORD
PARCEL A
P.B. 92 P. 10075
CREST OF WICKFORD
CONDOMINIUM
PT OF PARCEL C
P.B. 94 P.10298
LAURANCE & C.E. KUPPERBERG
11019 MIDDLESHIRE PLACE
ROCKVILLE, MD 20852
THOMAS D. & DENISE M. MURPHY
11015 MIDDLESHIRE PLANES
ROCKVILLE, MD 20852
WICKFORD
P.B. 102 P. 11647
WICKFORD
50 P. 3847
WICKFORD PLAT BOOK 35 PLAT 2,087
PROPOSED 35' RECIPROCAL INGRESS/EGRESS & PUBLIC UTILITY EASEMENT
PROPOSED 20' FIRE DEPARTMENT ACCESS EASEMENT
PROPOSED TEMPORARY GRADING EASEMENT
PROPOSE RECIPROCAL INGRESS/EGRESS, PUBLIC UTILITY AND FIRE DEPT. ACCESS EASEMENT.
PROPOSED SIDEWALK EASEMENT
COUNTY DEDICATION PER PLAT #10298
PROPOSED RELOCATED FIRE HYDRANT
PROP BIO SWALE
PROP COLONIAL POST TOP LED LIGHT ON 12' POLE
CONVERT EXISTING LIGHT TO 100 WATT HPSV LIGHT WITH 8' ARM.
INSTALL 6' BOARD ON BOARD FENCE ALONG ENTIRE WESTERN PROPERTY LINE
MODIFY VERTICAL THICKNESS OF CURB TO 24" TO PROVIDE ROAD SUPPORT AND FOOTING TO MEET EXISTING GROUND AT PROPERTY LINE.
PROP ELECTRIC, PHONE & CABLE LINES
LANDSCAPE INFILTRATION BOTTOM=335.5 WSEL=336.5 BOTTOM SIZE= 144 S.F.
PACKARD & ASSOCIATES, LLC
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
16220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270
SITE DEVELOPMENT PLAN
PROPOSED LOTS 4 thru 9
OFFUTT ESTATES
PROPERTY OF WHITE FLINT PARK, INC.
RECORDED IN LIBER 51682 AT FOLIO 11
AND IN LIBER 51682 AT FOLIO 11985
ROCKVILLE ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=20'
DRAWN JDJ
DATE 12-15-15
ACAD FILE NAME OFFUTT/HILLARY 2014
SHEET 2
DESCRIPTION
REVISIONS
Attachment 2