Attachment 4

BUILDING HEIGHT CALCULATIONS

BUILDING HEIGHT FROM SLAB TO MID ROOF IS 33.67'
REFERENCE GRADES SECTIONS ARCHITECTURAL DRAWING SHEETS S-5 & S-7

LOT No.	AVG HOUSE FRONT GRADE	SLAB ELEV ELEV	BUILDING HEIGHT
LOT 4	363.40	365.00	34.97'
LOT 6	363.20	363.20	33.67'
LOT 6	362.70	363.20	34.07'
LOT 7	360.36	361.50	34.72'
LOT 8	360.10	361.50	34.97'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- DIRECTION OF DRAINAGE FLOW
- TIER 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 CHAIN LINK FENCE
- PROPOSED EXISTING WELL
- PROPOSED EDIT WELL
- SOIL BORING
- TOTAL COMPLIANT HOME DIST. TO SUM
- ASPHALT PAVING
- CONCRETE SIDEWALK

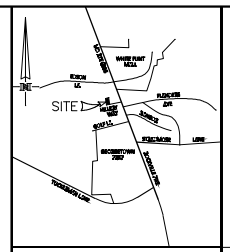
GENERAL NOTES

1. SITE ADDRESS IS 5431 HILLERY WAY, ROCKVILLE, MD 20852
2. TAX I.D. NUMBER: 04-3053872
3. PLAT REFERENCE: PLAT BOOK 84 AT PLAT 1985. LOT 3.
4. DEED REFERENCE: LIBER 51863 FOLIO 51.
5. SITE IS LOCATED ON TAX MAP JM-561.
6. SITE IS LOCATED ON WSSC 200 SHEET No. 214NW-05.
7. EXISTING WATER AND SEWER CONNECTION IS W-1 & S-1.
8. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
9. EXISTING ZONING IS R-90 12.5
10. EXISTING SOILS ARE 23, GLENELG SILT LOAM, 3-8% SLOPES.
11. BOUNDARY SHOWN FROM FIELD AND DEEDS AND PLATS.
12. TOPOGRAPHY BY FIELD SURVEY BY F.N. JOHNSTON, 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 7.13K, INC.
    JUSTINE & MELISSA LIVNAT
    6790 SULKY LANE
    ROCKVILLE, MD 20852
    301-717-9130
    CONTACT: MISSY LIVNAT
16. AREA OF DISTURBANCE: 24,156 S.F.
17. HILLERY WAY SHALL BE DESIGNED AS A TERTIARY RESIDENTIAL ROADWAY, AS MODIFIED BY MCPWSHD NO. MC-210.01. HILLERY WAY TO A TERTIARY STREET.
18. DEVELOPMENT DATA CALCULATIONS BASED ON THE STANDARDS SET FORTH IN THE OCTOBER 29, 2014 MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-C-1.75.
19. THE BUILDING SETBACKS HAS BEEN REVISED FROM 30' TO 27' PER ROCKVILLE 1 IN ZONING ORDINANCE SECTION 59-C-1.732, READING, "UNLESS A MORE DENSIBLE FORM OF DEVELOPMENT OCCURS AS DETERMINED BY THE ACCOUNT TO THE APPROVAL OF THE PLANNING BOARD USING THE STREET, SIDE AND REAR LOT LINE SETBACKS AS PROVIDED IN THIS SECTION.
20. ALL SIDEWALKS TO BE ADA COMPLIANT.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. 820150140 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: WHITE FLINT 7.13K, INC.
Printed Company Name
Contact Person or Owner: MISSY LIVNAT
Printed Name
Address: 6790 SULKY LANE ROCKVILLE, MD 20852
Phone and Email: 240-458-1939 minylivnat@comcast.net
Signature:



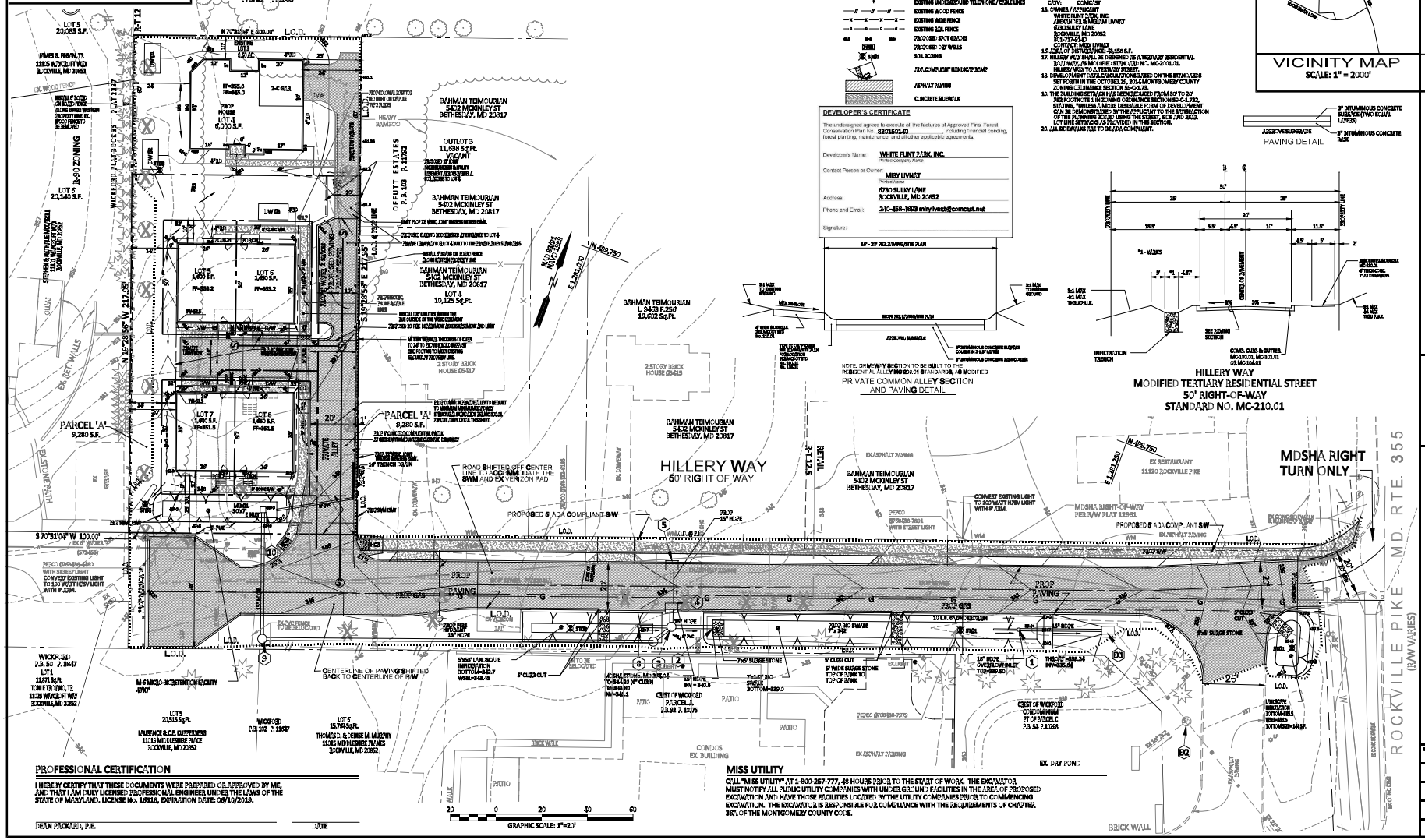
VICINITY MAP
SCALE: 1" = 2000'

PAVING DETAIL

HILLERY WAY
MODIFIED TERTIARY RESIDENTIAL STREET
50' RIGHT-OF-WAY
STANDARD NO. MC-210.01

NOTE: DRIVEWAY SECTION TO BE BUILT TO THE RESIDENTIAL ALLEY MC-200.01 STANDARD, AS MODIFIED

PRIVATE COMMON ALLEY SECTION AND PAVING DETAIL



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. 18518, EXPIRATION DATE: 06/30/2018.

DEAN PACKARD, P.E. DATE

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

REVISIONS	
DATE	DESCRIPTION

PACKARD & ASSOCIATES, LLC
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
15220 FRIEDRICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-7250 FAX (301) 208-1270

STATE OF MARYLAND
DEAN PACKARD
No. 18518
EXPIRES: 06/30/2018
PROFESSIONAL ENGINEER

SITE PLAN - 5 UNITS
OFFUTT ESTATES
820150140

PROPERTY OF WHITE FLINT 7.13K, INC.
RECORDED IN PLAT BOOK 84 AT PLAT 1985
OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

SCALE	DRAWN
1" = 20'	
DATE 3-23-2018	
JOB NUMBER OFFUTT/HILLARY 2017	

SHEET 3