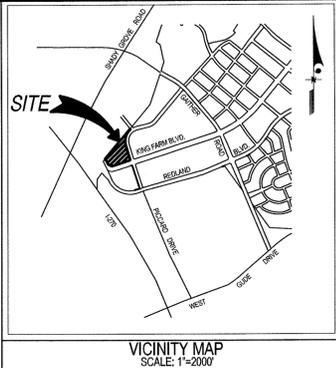


SITE PLAN AMENDMENT FIVE IRVINGTON CENTRE

KING FARM



APPLICANT:

KING FARM ASSOCIATES, LLC
C/O THE PENROSE GROUP
8330 BOONE BLVD., SUITE 460
VIENNA, VA 22182

ENGINEER / LANDSCAPE ARCHITECT:

SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
TELEPHONE: 301-948-2750
FAX: 301-948-9067

ARCHITECT:

LESSARD DESIGN, INC.
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182
TELEPHONE: 571-830-1800
FAX: 571-830-1801

ATTORNEY:

LINOWES AND BLOCHER LLP
7200 WISCONSIN AVENUE, SUITE 800
BETHESDA, MD 20814
TELEPHONE: 301-654-0504
FAX: 301-654-2801

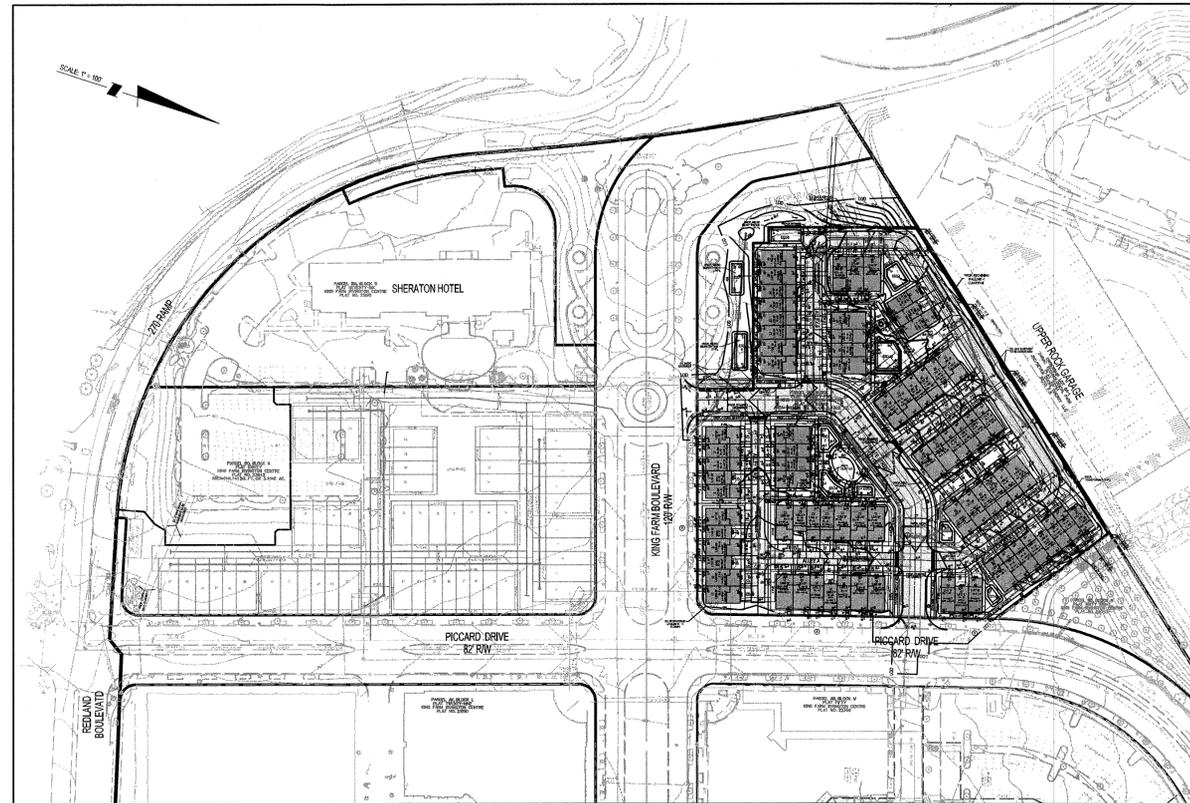
SHEET INDEX

- S-1 COVER
- S-2 SITE PLAN - 30 SCALE
- S-3 GARBAGE TRUCK TURNING TEMPLATE EXHIBIT
- S-4 CAR TURNING TEMPLATE EXHIBIT
- S-5 MOVING TRUCK TURNING TEMPLATE EXHIBIT
- S-6 FIRE ACCESS/FIRE TRUCK TURNING TEMPLATE EXHIBIT

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN ENLARGEMENT
- L-3 LANDSCAPE PLAN ENLARGEMENT
- L-4 TYPICAL FOUNDATION PLANTING
- L-5 LANDSCAPE NOTES AND DETAILS
- L-6 HARDSCAPE DETAILS
- L-7 ESD PLANTING AREAS
- L-8 LIGHTING PLAN & DETAILS

- A-1 CONCEPTUAL TYPICAL BUILDING ELEVATIONS
- A-2 CONCEPTUAL FLOOR PLANS

- E-1 UTILITY EXHIBIT



SCALE: 1" = 100'

GENERAL NOTES:

1. THE EXISTING ZONE IS PD-KF.
2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
3. DESIGN AND CONSTRUCTION OF THIS SITE SHALL BE IN ACCORDANCE WITH THE 'KING FARM DESIGN GUIDELINES', AS APPROVED BY CONCEPT PLAN APPLICATION, CPD 95-0002.
4. THIS SITE LIES WITHIN THE WATTS BRANCH WATERSHED.
5. PEPCO, BELL ATLANTIC, MD, INC., WASHINGTON GAS LIGHT CO. OF MD., THE CITY OF ROCKVILLE, WASHINGTON SUBURBAN SANITARY COMMISSION AND CABLE TV MONTGOMERY ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT.
6. THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS AND UTILITIES ARE APPROXIMATE AND SUBJECT TO FINAL COMPUTATIONS PRIOR TO RECORD PLAT.
7. PAVEMENT MARKING AND STRIPPING PLANS ARE PREPARED BY OTHERS.
8. HANDICAP RAMPS ARE DENOTED BY (*) SYMBOL.
9. ALL RETAINING WALLS AND ASSOCIATED HANDRAILS TO BE DESIGNED BY OTHERS.
10. LEAD WALKS ARE TO BE BRICK PAVERS TO MATCH KING FARM STANDARD.
11. CROSSWALKS ARE TO BE BRICK PAVERS TO MATCH KING FARM STANDARD.

	Required/Allowed Zoning Ordinance Development Standards for PD-KF	Proposed
Site Area:		
Gross Tract Area:	N/A	3.73 AC (162,486 SF)
Parcel F5:	N/A	3.73 AC (162,486 SF)
Public Road Dedication:	N/A	
Net Usable Area:	N/A	3.73 AC (311,227 SF)
Existing Zone:	PD-KF	PD-KF
Density of Development (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines)		
Max Residential Density:	N/A	21.71 du/ac
20' x 40' Townhouse Units:	N/A	32 units
16' x 40' Market Units:	N/A	34 units
16' x 30' MPDU Units:	N/A	10 units
Total Units:	N/A	76 units
MPDU's		
12.5% of Units:	76 x 12.5% = 10 du	10 D.U.
Zoning Standards (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines)		
Min. Lot Area:	960 sf	960 sf
Min. Lot Width at Street Front:	16'	16'
Maximum Building Height:	120'	45'
Parking		
20' x 40' Townhouse Units:	2 spaces x 32 = 64	64
16' x 40' Market Units:	2 spaces x 34 = 68	68
16' x 30' MPDU Units:	2 space x 10 = 20	20
Visitor Parking (on-site):	N/A	9
Visitor Parking (on-street parking):	N/A	9
Total Parking Spaces:	152	170
Building Setbacks: (Minimum)		
Front Setback:		
From Street: (King Farm Design Guidelines)	6'	6' from Public & Private Streets
From Lot Line:	0'	5'
Rear Setback:	16'	16'
Side Setback (interior unit):	0'	0'
Side Setback (end unit):	0'	3'
Landscaping Requirements from City of Rockville Zoning Ordinance - Article 21, Section 25.21.21		
Min. one tree in the front yard and two trees in the rear yard of every residential lot.	76 x 3 = 228	228

*The project will comply with the applicable City of Rockville MPDU requirements. The affordable units will be proportionally distributed among the townhouse units.

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from Soltesz, Inc. (SOLTESZ), the user acknowledges that Soltesz, Inc. (SOLTESZ) cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of this information is required, the user should contact Soltesz, Inc. (SOLTESZ) directly.

Rockville
Lanham
Waldorf
Leonardtown

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067 www.solteszco.com

Engineering
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014 CAD STANDARDS VERSION: MICROSTATION V8i
DESIGNED: SOLTESZ TECHNICIAN: AZ CHECKED: KDL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

KING FARM ASSOCIATES, LLC
C/O THE PENROSE GROUP
8330 BOONE BLVD.
SUITE 460
VIENNA, VA 22182

TIM MCDONALD
T.MCDONALD@PENROSEGROUP.COM
PHONE: 703-847-8270

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001200	MAP 5164 GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW8, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

PROFESSIONAL CERTIFICATION

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. 32639 EXPIRATION DATE: 1/22/2016

FOR SOLTESZ, INC.

COVER SHEET

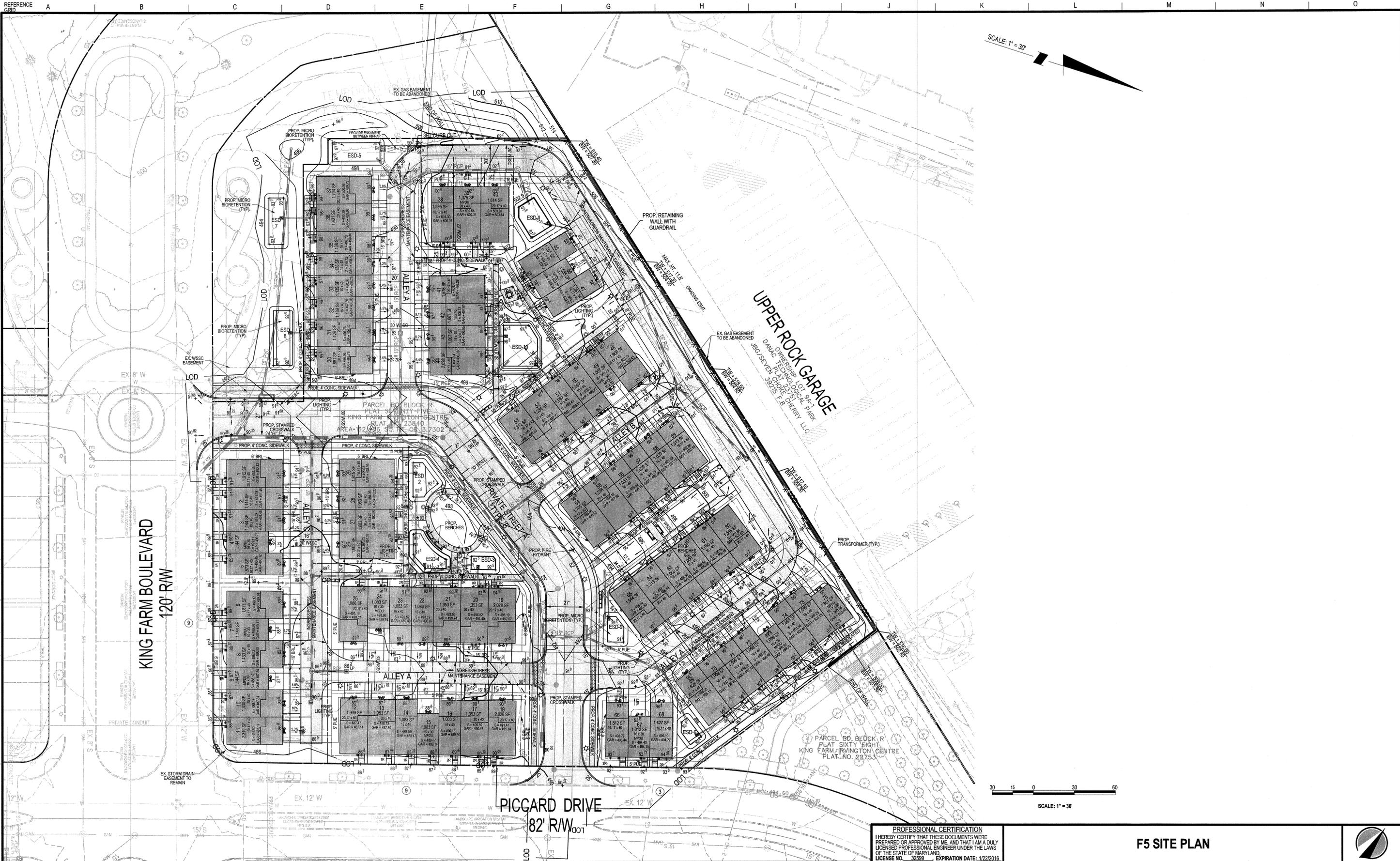
SITE PLAN AMENDMENT
KING FARM
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

PROJECT NO. 0801-00-TH

SHEET S-1

1" = 100'



The original of this drawing document was prepared by Schaefer, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or if use, transmission, electronic, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of this information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown

NO.	DATE	REVISIONS	BY	DATE
2	MAY 2014	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	MAY 2014	PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	5/24/13

DATE: MAY 2014
DESIGNED: SOLTESZ
CAD STANDARDS VERSION: MICROSTATION V8I
TECHNICIAN: AZ
CHECKED: KDL

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
KING FARM ASSOCIATES, LLC
C/O THE PENROSE GROUP
8330 BOONE BLVD.
SUITE 460
VIENNA, VA 22182
TIM MCDONALD
TMCDONALD@PENROSEGROUP.COM
PHONE: 703-847-5270

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200

MAP: 5164	GRID: 3A & 3B
TAX MAP: GS122	ZONING CATEGORY: PD-KF
WSSC 200 SHEET: 221NWS, 220NWS	
SITE DATUM: HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

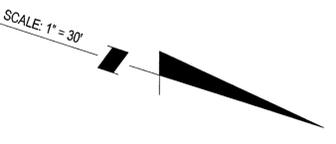
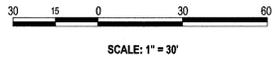
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 32599 EXPIRATION DATE: 1/22/2016



F5 SITE PLAN

SITE PLAN AMENDMENT
KING FARM
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R
4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

 1" = 30' SHEET S-2	PROJECT NO. 0801-00-TH
----------------------------------	---------------------------





1
NORTHERN MOST CORNER
CITY OF ROCKVILLE GARBAGE TRUCK



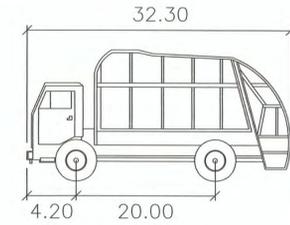
3
EASTERN SITE ENTRANCE
CITY OF ROCKVILLE GARBAGE TRUCK



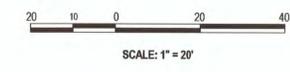
2
ALLEY ALONG WESTERN SIDE OF SITE
CITY OF ROCKVILLE GARBAGE TRUCK



KEY MAP



Standard Garbage Truck
 Width : 8.20 feet
 Track : 6.50
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

SOLTESZ
 Engineering
 Planning
 Environmental Sciences

Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067

Rockville
 Lanham
 Waldorf
 Leonardtown

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
2		SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1		PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014
 DESIGNED: EB
 CAD STANDARDS VERSION: MICROSTATION V8I
 TECHNICIAN: EB
 CHECKED: JDF

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 KING FARM ASSOCIATES, LLC
 C/O THE PENROSE GROUP
 8300 BOONE BLVD.
 SUITE 460
 VIENNA, VA 22182
 TIM MCDONALD
 TMCDONALD@PENROSEGROUP.COM
 PHONE: 703-847-5270

COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NUMBER 21001206

MAP 5164	GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91	VERTICAL: NGVD 29

PROFESSIONAL CERTIFICATION
 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. 32999 EXPIRATION DATE: 1/22/2016

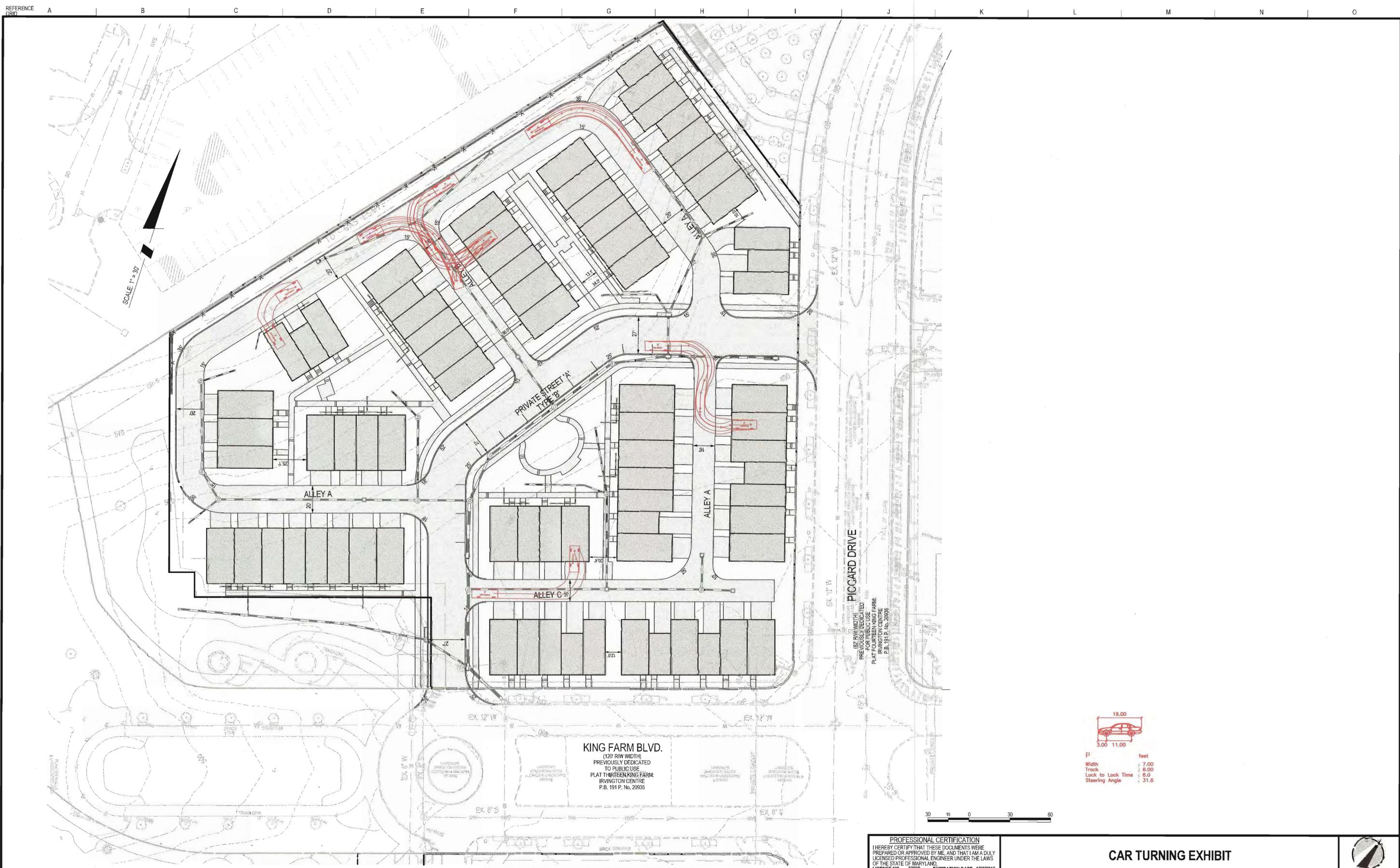
FOR SOLTESZ, INC.

TURNING TEMPLATE EXHIBIT

SITE PLAN AMENDMENT
KING FARM
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R
 4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

SHEET **S-3**

PROJECT NO. 0801-00-TH



The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from Soltesz, Inc. (SOLTESZ), it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

SOLTESZ
 Rockville
 Lanham
 Waldorf
 Leonardtown

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.solteszco.com

NO.	REVISIONS	BY	DATE
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	P.A.M. SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014
 DESIGNED: EB
 CHECKER: JDF

CAD STANDARDS VERSION: MICRO STATION V8i

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-271-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

KING FARM ASSOCIATES, LLC
 C/O THE PENROSE GROUP
 8330 BOONE BLVD.
 SUITE 400
 VIENNA, VA 22182

TIM McDONALD
 T.MCDONALD@PENROSEGROUP.COM
 PHONE: 703-847-5270

COPYRIGHT © 2014 THE MAP PEOPLE
 PERMITTED USE NUMBER 21001200

MAP: 5164	GRID: 3A & 3B
TAX MAP: GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET: 221NW9, 220NW9	
SITE DATUM: HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

PROFESSIONAL CERTIFICATION
 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. 32999 • EXPIRATION DATE: 12/22/2016



CAR TURNING EXHIBIT

KING FARM

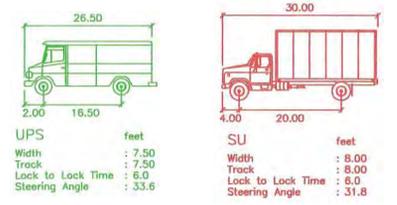
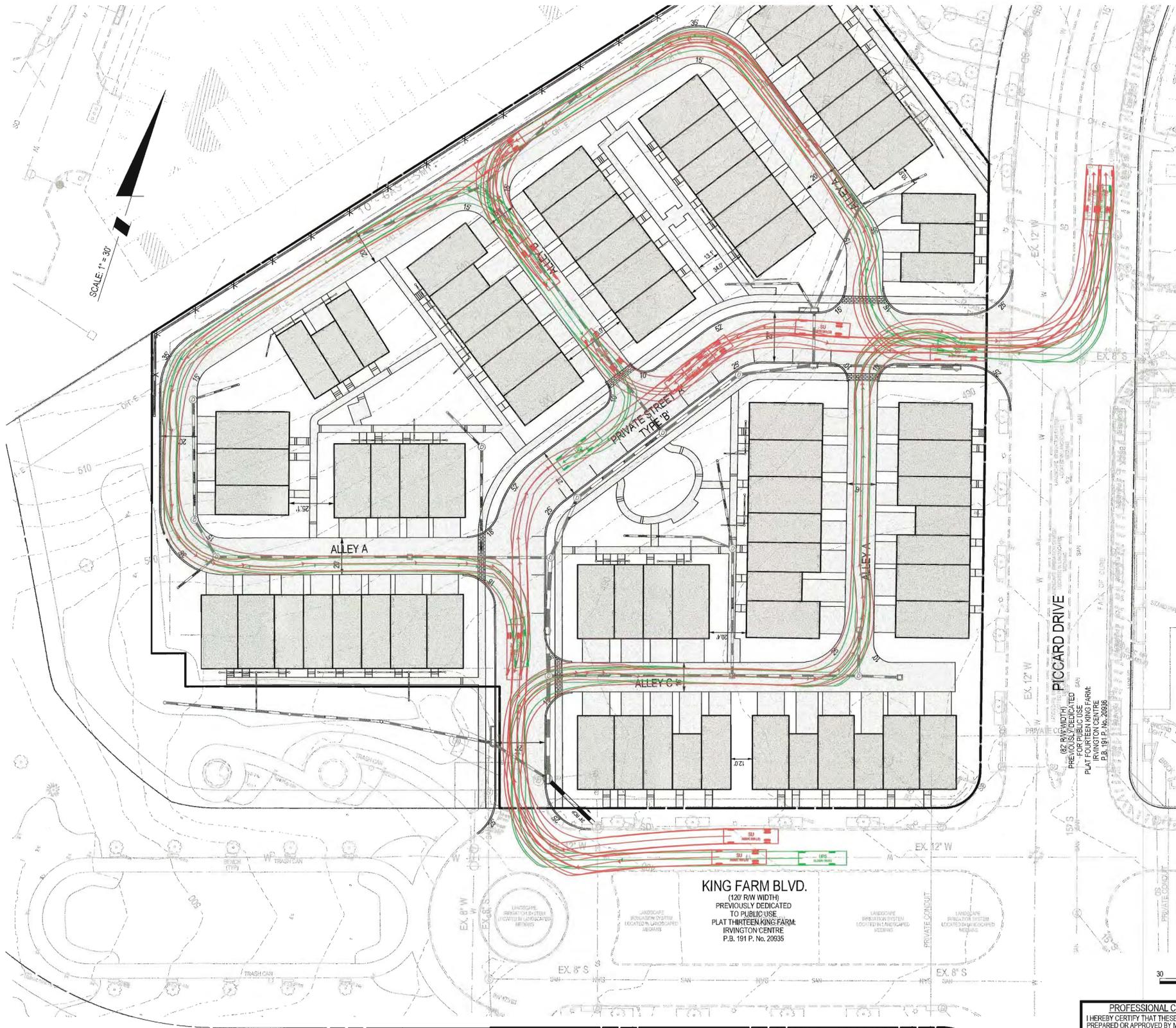
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

PROJECT NO. 0801-00-TH

SHEET S-4

The original of this drawing document was prepared by Soltész, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, Inc. (SOLTESZ), it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



KING FARM BLVD.
 (120' R/W WIDTH)
 PREVIOUSLY DEDICATED
 TO PUBLIC USE
 PLAT THIRTEEN KING FARM
 IRVINGTON CENTRE
 P.B. 191 P. No. 20935

PROFESSIONAL CERTIFICATION
 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. 32399 EXPIRATION DATE: 12/22/2016

MOVING TRUCK TURNING EXHIBIT

SOLTESZ
 Rockville
 Lanham
 Waldorf
 Leonardtown

Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
2		SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1		P&M SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014
 DESIGNED: EB
 CAD STANDARDS VERSION: MICROSTATION V8i
 TECHNICIAN: EB
 CHECKED: JDF

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TIME/USE (20 INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 KING FARM ASSOCIATES, LLC
 C/O THE PENROSE GROUP
 8300 FLORENCE BLVD.
 SUITE 400
 VIENNA, VA 22182
 TIM McDONALD
 TIMCDONALD@PENROSEGROUP.COM
 PHONE: 703-941-3270

COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NUMBER 21001206

MAP 5164	GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200 SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	



KING FARM

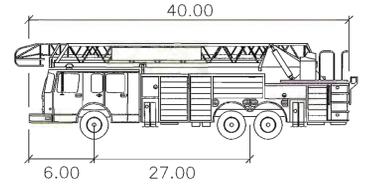
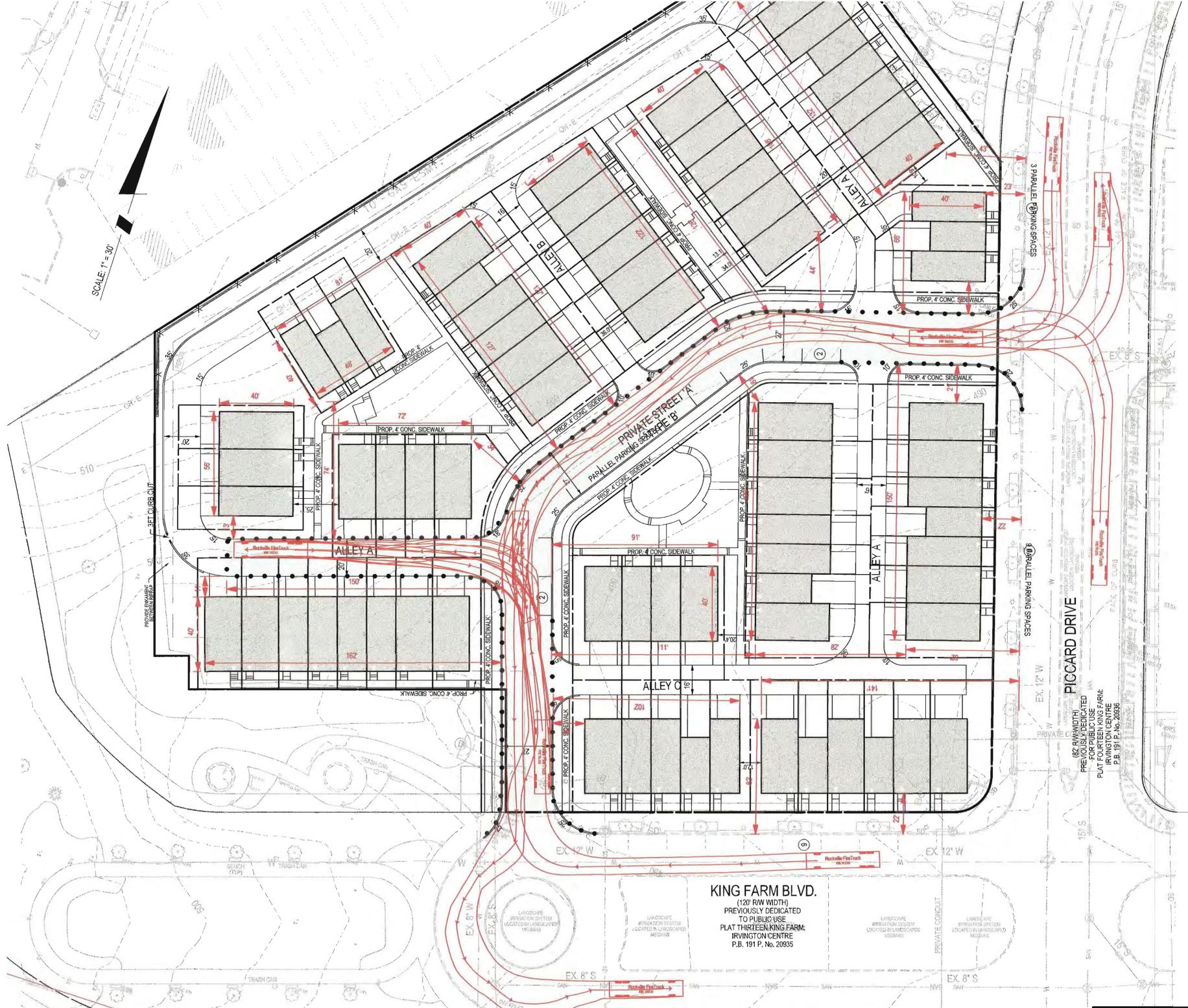
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

SHEET **S-5**

PROJECT NO. 0801-00-TH

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, Inc., it was transmitted electronically. SOLTESZ cannot be held responsible for any unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



Rockville Fire Truck
 Width : 8.50
 Track : 8.25
 Lock to Lock Time : 6.0
 Steering Angle : 40.0 feet

Building Code Summary	
Building Code	IBC 2012
Use Group	R-3
Construction Type	5B
Fire Protection System	NFPA 13R
Stories Allowed	Three (3) Stories
Sprinkler Increase	Add 1 Story
Stores Provided	Four (4) Stories

LEGEND	
	PROPOSED PAVEMENT
	PROPOSED TOWNHOUSE
	FIRE TUCK ACCESS
	PEDESTRIAN EGRESS
	PROPOSED FIRE HYDRANT



SOLTESZ
 Rockville
 Lanham
 Waldorf
 Leonardtown

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.soltesz.com

NO.	REVISIONS	BY	DATE
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	9/12/14
1	PAN SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014
 DESIGNED: EB
 CAD STANDARDS VERSION: MICROSTATION V8i
 TECHNICIAN: EB
 CHECKED: JDF

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 KING FARM ASSOCIATES, LLC
 C/O THE PENROSE GROUP
 8330 BOONE BLVD.
 SUITE 400
 VIENNA, VA 22182
 TIM MCDONALD
 TMCDONALD@PENROSEGROUP.COM
 PHONE: 703-947-5270

COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NUMBER 21001209

MAP 5164	GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91	VERTICAL: NGVD 29

PROFESSIONAL CERTIFICATION
 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. 32999 EXPIRATION DATE: 1/22/2016



FIRE ACCESS PLAN

FIRE PROTECTION SITE PLAN

KING FARM

FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

PROJECT NO. 0801-00-TH

SHEET **S-6**