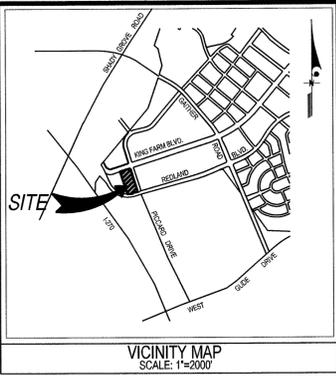


SITE PLAN AMENDMENT SIX IRVINGTON CENTRE

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:

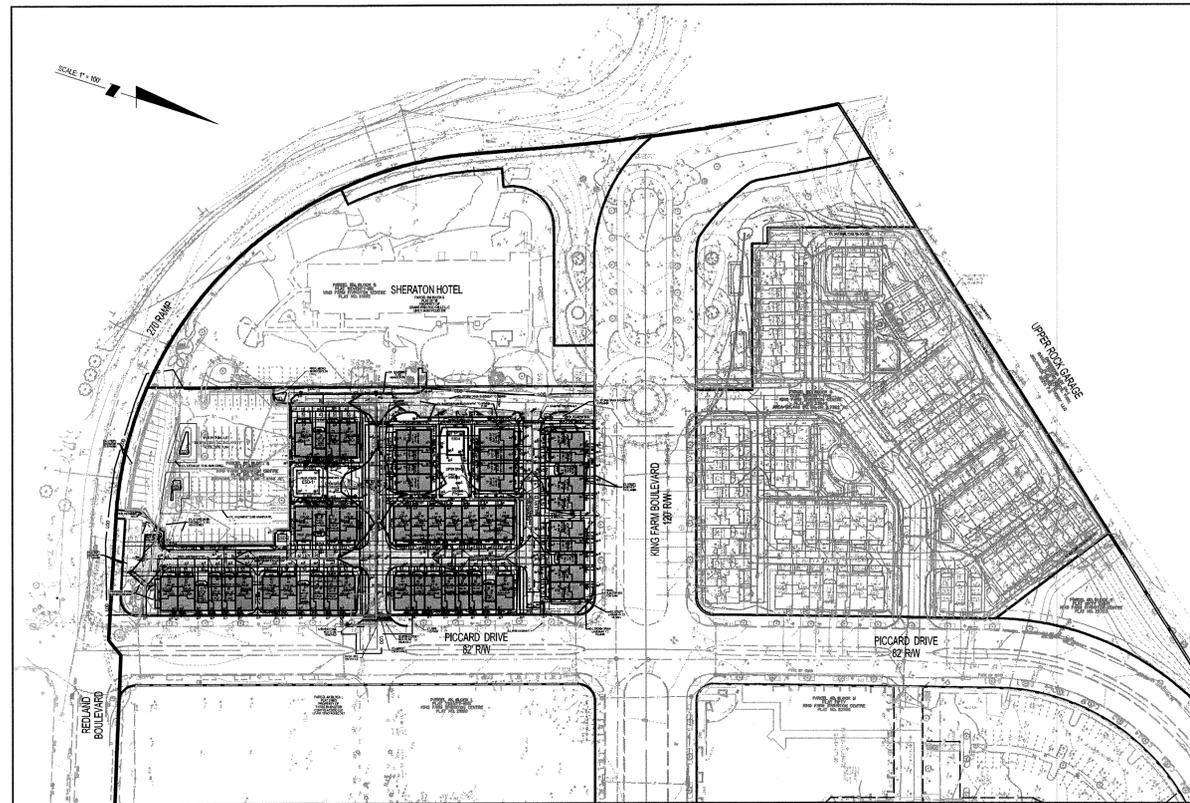
LESSARD DESIGN, INC.
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182
TELEPHONE: 571-830-1800
FAX: 571-830-1801

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 TYPICAL FOUNDATION PLANTING
- L-3 LANDSCAPE NOTES AND DETAILS
- L-4 HARDSCAPE DETAILS
- L-5 ESD PLANTING AREAS
- L-6 ESD PLANTING AREA ENLARGEMENTS
- L-7 LIGHTING PLAN & DETAILS
- A-1 CONCEPTUAL TYPICAL BUILDING ELEVATIONS
- A-2 CONCEPTUAL FLOOR PLANS
- E-1 UTILITY EXHIBIT



100 50 0 100 200
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.

King Farm F6 Development Data Table		
	Required/Allowed Zoning Ordinance Development Standards for PD-KF	Proposed
Site Area:		
Gross Tract Area:	N/A	3.41 AC (148,741 SF)
Parcel F6:	N/A	3.41 AC (148,741 SF)
Public Road Dedication:	N/A	
Net Useable Area:	N/A	3.41 AC (148,741 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	17.30 du/ac
20' x 40' Townhouse Units:	N/A	30 units
16' x 40' Market Units:	N/A	16 units
16' x 30' MPDU Units:	N/A	7 Units
Total Units:	N/A	53 units
MPDU's		
12.5% of Units:	53 x 12.5% = 7 du	7 D.U.
Zoning Standards (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines)		
Min. Lot Area:	960 sq ft	960 sq ft
Min. Lot Width at Street Front:	16'	16'
Maximum Building Height:	120'	45'
Parking		
20' x 40' Townhouse Units:	2 spaces x 30 = 60	60
16' x 40' Market Units:	2 spaces x 16 = 32	32
16' x 40' MPDU Units:	2 space x 7 = 14	14
Visitor Parking (on-site):	N/A	5
Visitor Parking (on-street parking):	N/A	7
Total Parking Spaces:	105	118
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 toward open space and alley):		
	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.	53 x 3 = 159	159

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

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. 32959 EXPIRATION DATE: 1/22/2016



COVER SHEET

**SITE PLAN AMENDMENT
KING FARM
SIX IRVINGTON CENTRE, PARCEL BQ, BLOCK S**

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND



1" = 100'

SHEET **S-1**

PROJECT NO.
0801-00-TH



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

Rockville
Lanham
Waldorf
Leonardtown

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

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, 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

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C/O THE PENROSE GROUP
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SUITE 460
VIENNA, VA 22182
TIM MCDONALD
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PHONE: 703-847-8270

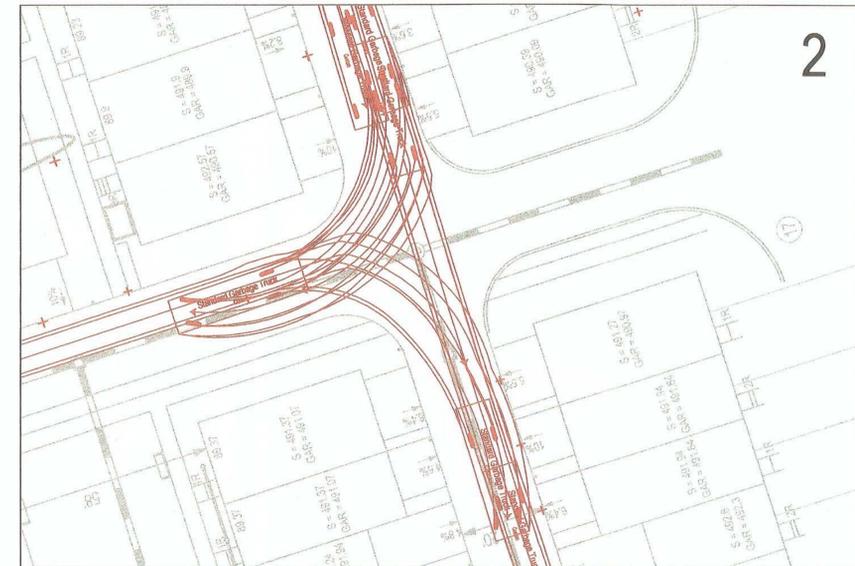
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001200	MAP 5164 GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200 SHEET 221NW9, 220NW9	
SITE DATUM	
HORIZONTAL: NAD 83/91	
VERTICAL: NGSVD 29	

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1
NORTHWESTERN ENTRANCE
CITY OF ROCKVILLE GARBAGE TRUCK

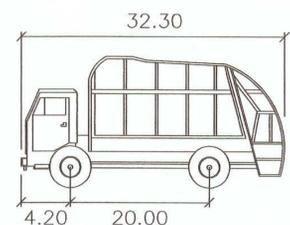
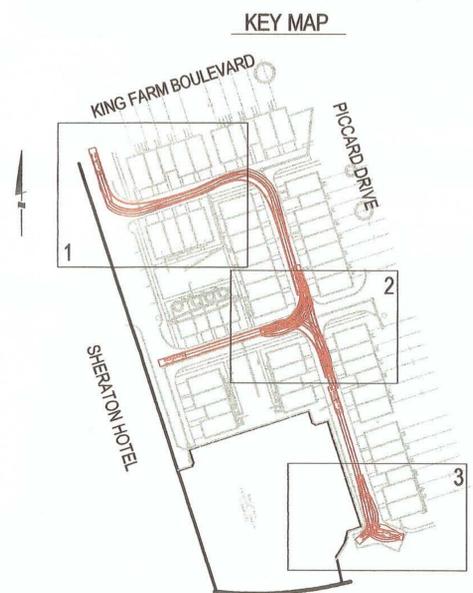


2
EASTERN INTERSECTION
CITY OF ROCKVILLE GARBAGE TRUCK

SCALE: 1" = 20'



3
Y TURN AROUND SOUTHERN SIDE OF SITE
CITY OF ROCKVILLE GARBAGE TRUCK



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



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

Rockville
 Lanham
 Waldorf
 Leonardtown

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: SEPTEMBER 2013
 DESIGNED: EB
 CAD STANDARDS VERSION: MICROSTATION V8i
 TECHNICIAN: EB
 CHECKED: JDF

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OWNER/DEVELOPER/APPLICANT
 KING FARM ASSOCIATES, LLC
 C/O THE PENROSE GROUP
 8330 BOONE BLVD.
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 VIENNA, VA 22182
 TIM MCDONALD
 TMCDONALD@PENROSEGROUP.COM
 743-847-5270

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MAP 5164	GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 2211NW9, 2201NW9	
SITE DATUM HORIZONTAL: NAD 83/91	VERTICAL: NGVD 29

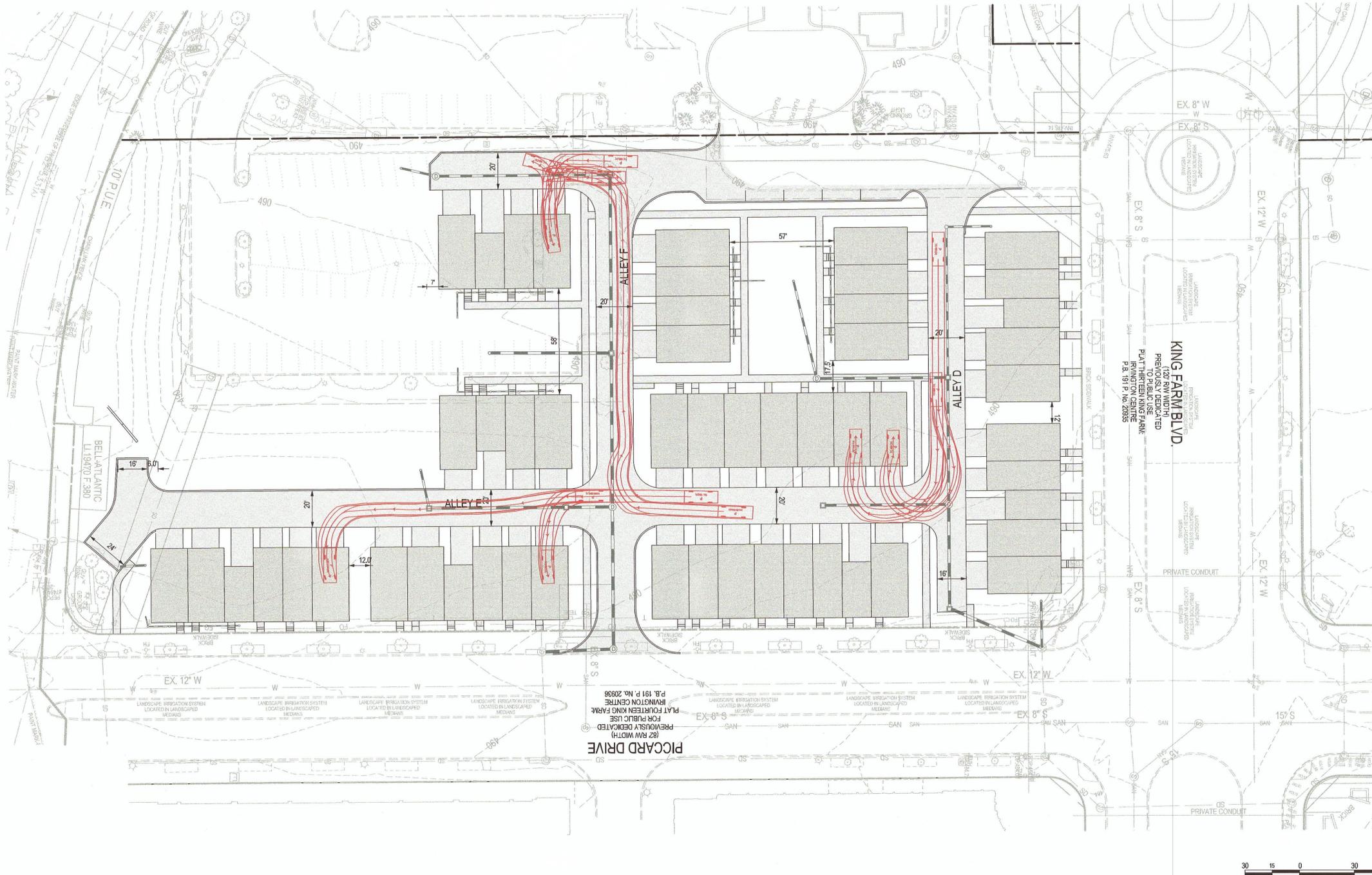
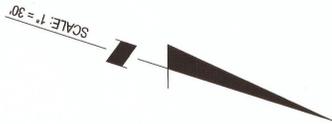


TURNING TEMPLATE EXHIBIT

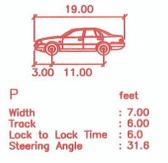
SITE PLAN AMENDMENT
KING FARM
SIX IRVINGTON CENTRE, PARCEL BQ, BLOCK S
 4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

PROJECT NO.
 0801-00-TH

SHEET **S-3**



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 PARKING SPACES
	PROPOSED TOWNHOUSE
	VEHICLE PATH



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www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
2	SEPTEMBER 2013	SUBMISSION TO CITY OF ROCKVILLE	KDL	9/12/14
1		PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: SEPTEMBER 2013 CAD STANDARDS VERSION: MICROSTATION V8i
DESIGNED: EB TECHNICIAN: EB CHECKED: JDF

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OWNER/DEVELOPER/APPLICANT

KING FARM ASSOCIATES, LLC
C/O THE PENROSE GROUP
6330 BOONE BLVD.
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VIENNA, VA 22182

TIM McDONALD
TMCDONALD@PENROSEGROUP.COM
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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. 32599 EXPIRATION DATE: 1-22-2016

FOR SOLTESZ, INC.

CAR TURNING EXHIBIT

FIRE PROTECTION SITE PLAN

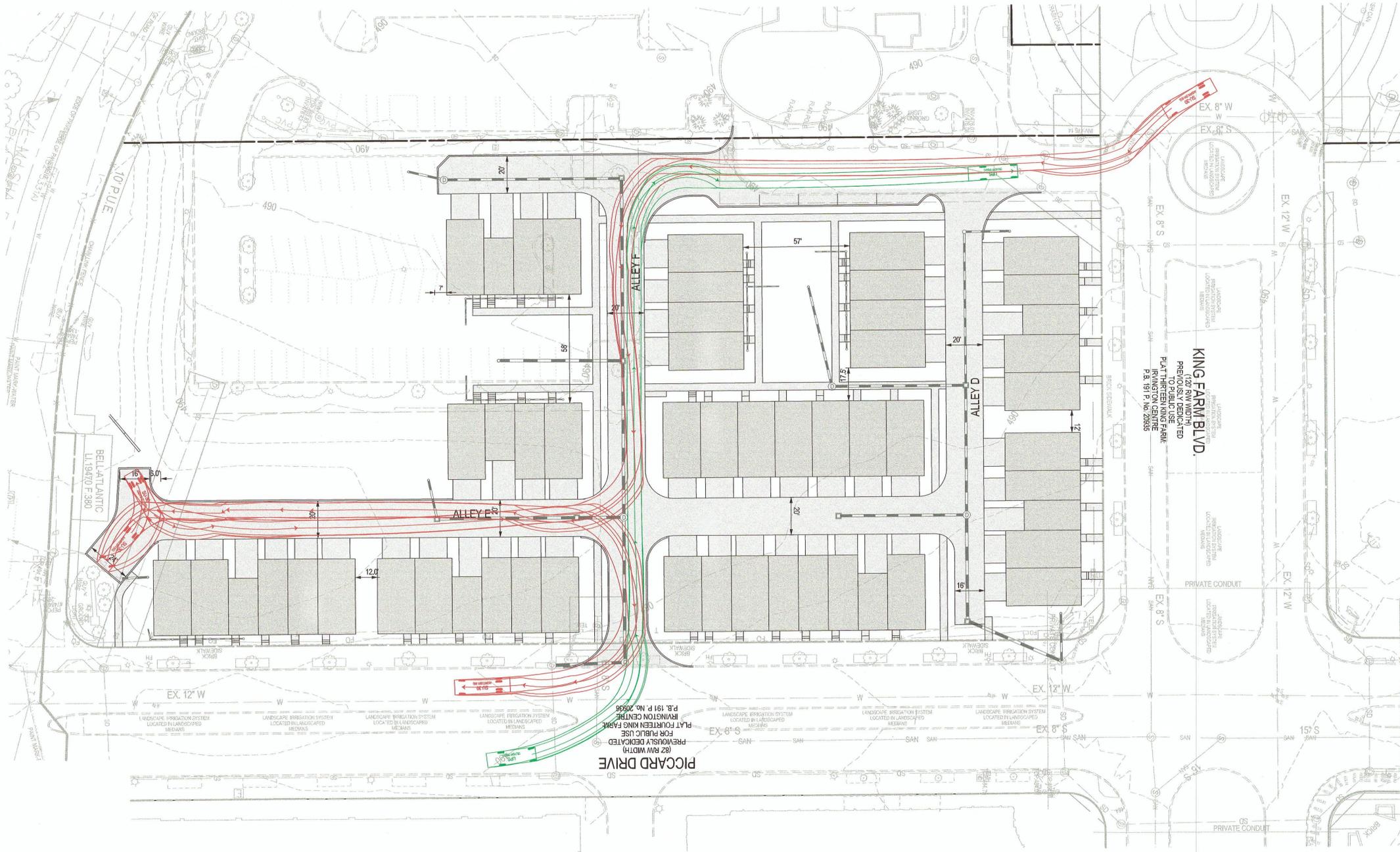
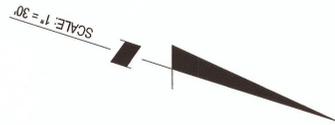
KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ, BLOCK S

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

SHEET **S-4**

PROJECT NO. 0801-00-TH



LEGEND

- PROPOSED PARKING SPACES
- PROPOSED TOWNHOUSE
- VEHICLE PATH

UPS

Width : 7.50
Track : 7.50
Lock to Lock Time : 6.0
Steering Angle : 33.6

SU

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



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NO.	DATE	REVISIONS	BY	DATE
2	SEPTEMBER 2013	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1		PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: SEPTEMBER 2013 CAD STANDARDS VERSION: MICROSTATION V8I
DESIGNED: EB TECHNICIAN: EB CHECKED: JDF

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OWNER/DEVELOPER/APPLICANT

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

TIM MCCONALD
TMCDONALD@PENROSEGROUP.COM
743-947-5270

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MAP: 5164	GRID: 3A & 3B
TAX MAP: GS122	ZONING CATEGORY: PD-KF
WSGS 2008 SHEET: 221NW9, 220NW9	
SITE DATUM: HORIZONTAL: NAD 83/91	
VERTICAL: NGSVD 28	

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LICENSE NO. 32999 EXPIRATION DATE: 1-22-2016

FOR SOLTESZ, INC.

MOVING TRUCK TURNING EXHIBIT

FIRE PROTECTION SITE PLAN

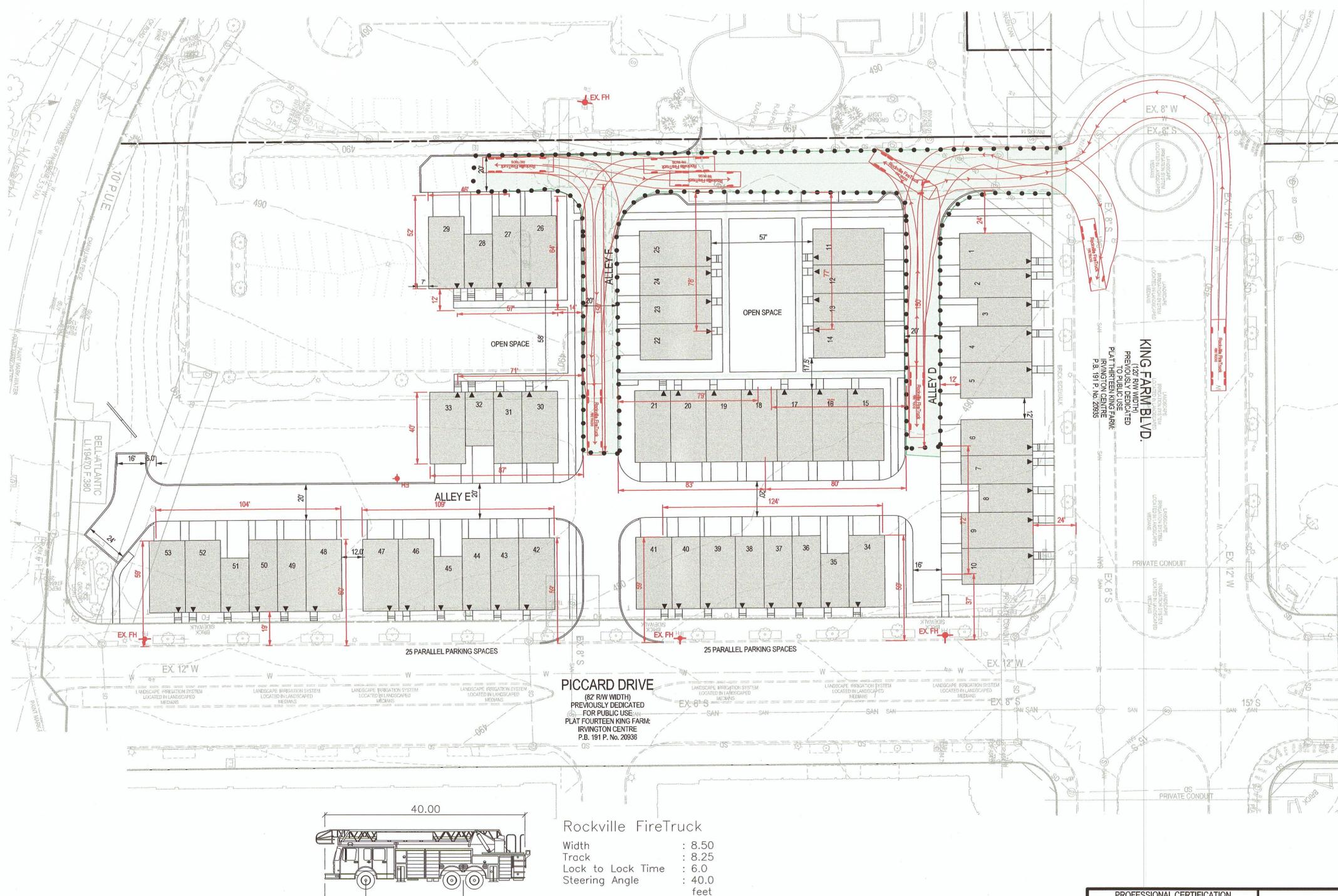
KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ, BLOCK S

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

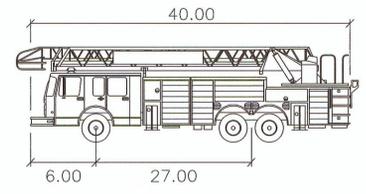
SHEET **S-5**

PROJECT NO.
0801-00-TH



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



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



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 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067 www.soltesz.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: SEPTEMBER 2013 CAD STANDARDS VERSION: MICROSTATION V8I
 DESIGNED: EB TECHNICIAN: EB CHECKED: JDF

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 SUITE 400
 VIENNA, VA 22182
 TIM McDONALD
 TIMCDONALD@PENROSEGROUP.COM
 743-847-5270

MAP	TAX MAP	ZONING CATEGORY:
5164 GRID	GS122	PD-KF
WASC 200' SHEET	221NW9, 220NW9	
SITE DATUM	HORIZONTAL: NAD 83/91	
	VERTICAL: NGSVD 29	

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 LICENSE NO. 32299 EXPIRATION DATE: 1-22-2016

FOR SOLTESZ, INC.

FIRE ACCESS PLAN

FIRE PROTECTION SITE PLAN

KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ, BLOCK S
 4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

S-6

PROJECT NO.
0801-00-TH