

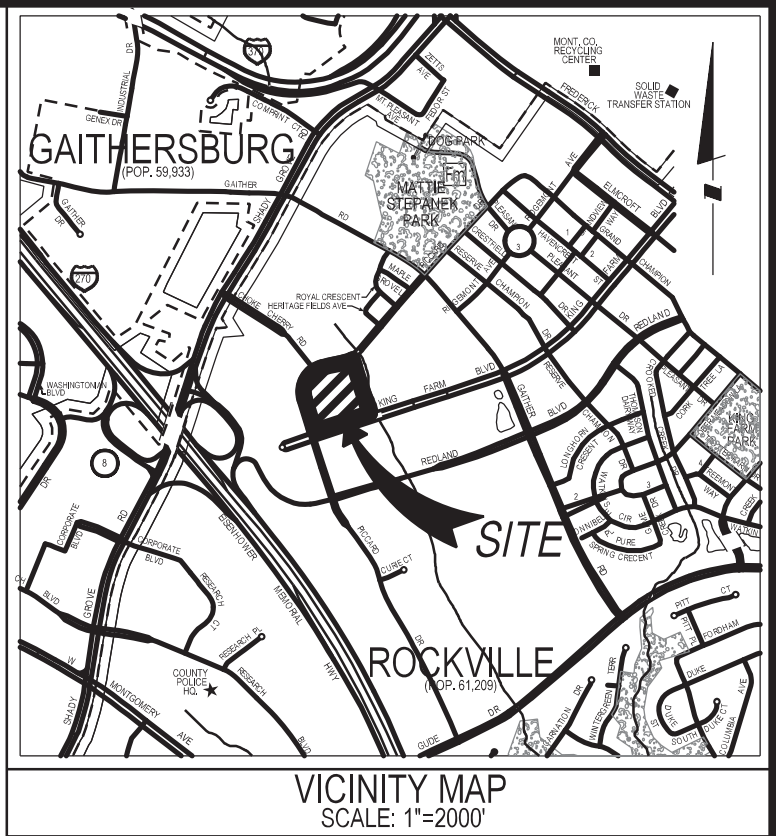
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REFERENCE GRID A B C D E F G H I J K L M N O

# KING FARM

## SEVEN & EIGHT IRVINGTON CENTRE

### SITE PLAN

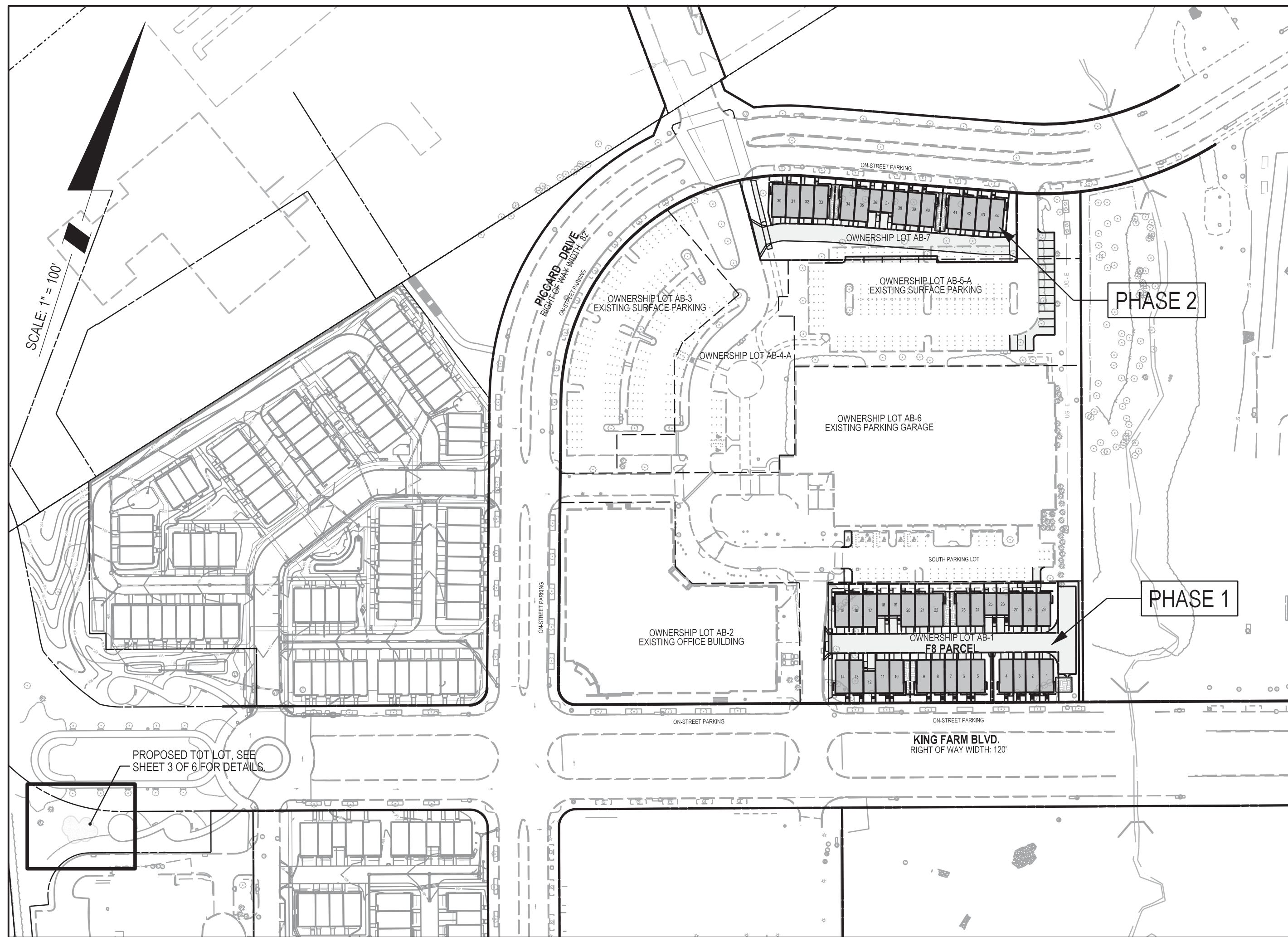


**APPLICANT:**  
SEVEN IRVINGTON CENTRE ASSOC. LLC  
EIGHT IRVINGTON CENTRE ASSOC. LLC  
C/O THE PENROSE GROUP  
8330 BOONE BLVD., SUITE 460  
VIENNA, VA 22182

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

**ARCHITECT:**  
THE WORMALD COMPANIES, LLC  
5283 CORPORATE DRIVE, SUITE 300  
FREDERICK, MD 21703  
TELEPHONE: 301-695-6614  
FAX: 301-695-6645

**ATTORNEY:**  
MILES & STOCKBRIDGE P.C.  
11 N. WASHINGTON STREET, SUITE 700  
ROCKVILLE, MD 20850  
TELEPHONE: 301-762-1600



#### GENERAL NOTES:

- THE EXISTING ZONE IS PD-KF.
- BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
- DESIGN AND CONSTRUCTION OF THIS SITE AS SHOWN IS IN SUBSTANTIAL CONFORMANCE WITH THE KING FARM DESIGN GUIDELINES AS APPROVED IN CONCEPT PLAN CPD 95-0002. DESIGN OF PRIVATE ACCESS ROADS HAVE BEEN APPROVED BY DPW.
- THIS SITE LIES WITHIN THE WATTS BRANCH WATERSHED.
- 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.
- THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS, AREA, LOCATION, DIMENSIONS, AND UTILITIES ARE APPROXIMATE AND SUBJECT TO FINAL COMPUTATIONS PRIOR TO RECORD PLAT.
- HANDICAP RAMPS ARE DENOTED BY (\*) SYMBOL.
- ALL RETAINING WALLS AND ASSOCIATED HANDRAILS TO BE DESIGNED BY OTHERS.
- EXISTING WATER & SEWER CATEGORY: W-1, S-1.
- THIS SITE IS WITHIN THE WATTS BRANCH WATERSHED, STREAM USE CLASS I-P.
- THERE IS NO FLOODPLAIN ON THE PROPERTY. SOURCE OF THE INFORMATION IS FROM FEMA FLOODPLAIN COMMUNITY-PANEL NUMBER 24031C0331D.
- THERE ARE NO WETLANDS WITHIN 100 FEET OF THE PROPERTY
- THERE ARE NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES ON SITE, AWAITING CONFIRMATION LETTER FROM MD-DNR.
- THE SITE IS NOT WITHIN THE CITY OF ROCKVILLE HISTORIC DISTRICT AND IS NOT A BUILDING OR A STRUCTURE IN THE CITY OF ROCKVILLE'S HISTORIC BUILDING CATALOG - PER CITY OF ROCKVILLE MAPS ARCGIS.
- THE SOIL TYPE THROUGHOUT THE SITE IS 2B AND 6A.
- NO STATE OR CHAMPION TREES EXIST ON SITE.
- NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION (FTP2019-00002) WAS APPROVED ON OCTOBER 15, 2018, AND REVISED AND APPROVED ON AUGUST 21, 2020.
- FOREST CONSERVATION REQUIREMENTS SATISFIED PER APPROVED FTPO PLAN (FTPO95-25).
- EXISTING DEVELOPMENT ON PARCEL F-7 NOT MODIFIED BY THIS SITE PLAN TO REMAIN.

King Farm F7 & F8 Development Data Table				
	Required/Allowed Zoning Ordinance Development Standards for PD-KF	F8 Parcel - Phase 1	F7 Parcel - Phase 2	F8 Parcel & F7 Parcel Combined
<b>Site Area:</b>				
Gross Tract Area	N/A	934 AC (40,695 SF)	1,60 AC (69,665 SF)	2,53 AC (110,360 SF)
Parcel F7	N/A	N/A	1,60 AC (69,665 SF)	1,60 AC (69,665 SF)
Parcel F8	N/A	934 AC (40,695 SF)	N/A	934 AC (40,695 SF)
Public Road Dedication	N/A	N/A	N/A	N/A
Net Usable Area	N/A	934 AC (40,695 SF)	1,60 AC (69,665 SF)	2,53 AC (110,360 SF)
<b>Existing Zone</b>				
	PD-KF	PD-KF	PD-KF	PD-KF
<b>Density of Development: (Council Resolution No. 10-96, King Farm Concept Plan &amp; King Farm Design Guidelines)</b>				
Max Residential Density	N/A	37.21 du/ac	37.21 du/ac	37.21 du/ac
16' x 38' Market Units	N/A	22 Units	13 Units	35 Units
14' x 38' Market Units	N/A	2 Units	N/A	2 Units
14' x 25' MPDU Units	N/A	5 Units	2 Units	7 Units
Total Units	N/A	29 Units	15 Units	44 Units
<b>MPDU's</b>				
12.5% of Units	Total Units x 12.5%	5 du (15%)	2 du (12.5%)	7 du (15%)
<b>Zoning Standards (Council Resolution No. 10-96, King Farm Concept Plan &amp; King Farm Design Guidelines)</b>				
Min. Lot Area	N/A *	803 sf *	750 sf *	750 sf *
Min. Lot Width at Street Front	N/A *	14' *	14' *	14' *
Maximum Building Height	120'	52'	52'	52'
Parking	16' x 38' Townhouse Units 14' x 38' Market Units 14' x 25' MPDU Units	2 spaces Per Unit 2 spaces Per Unit 2 spaces Per Unit	48 spaces on-site: 15 spaces on South Parking Lot 27 spaces on-site: 11 spaces on North Parking Lot	75 spaces on-site: 15 spaces on South Parking Lot, 11 spaces on North Parking Lot 5 of the 15 spaces on South Parking Lot* & 6 of the 11 spaces on North Parking Lot*
Visitor Parking	N/A	5 of the 15 spaces on South Parking Lot*	8 of the 11 spaces on North Parking Lot*	5 of the 15 spaces on South Parking Lot* & 6 of the 11 spaces on North Parking Lot*
Total Parking Spaces	88	63	38	101
Existing adjacent on-street King Farm Blvd. parking (not included in total) *	22	22	22	22
Existing adjacent on-street Piccard Dr. parking (not included in total) *	25	25	25	25
<b>Building Setbacks: (Minimum)</b>				
Front Setback	From Street (King Farm Design Guidelines)	6'	6' from Public & Private Streets	6' from Public & Private Streets
Rear Setback	16'	16'	16'	16'
Side Setback (interior unit)	0'	0'	0'	0'
Side Setback (end unit)	0'	0'	0'	0'
<b>Footnote:</b>				
1. Ownership lots are proposed for the Phase 1 & Phase 2 townhouse developments.				
2. The project will comply with the applicable City of Rockville MPDU requirements. The affordable units will be proportionally distributed among the townhouse units.				
3. On-street parking spaces include spaces along F4 frontage.				
4. Visitor parking also available on King Farm Boulevard & Piccard Drive.				
Public created on 07/20/2020 09:00:00 AM Phase 1 Data 1.00.00				

#### LEGEND

BOUNDARY LINES	EXISTING CURB	LIMITS OF DISTURBANCE
EXISTING EASEMENTS	PROPOSED CURB	PROP. DRAINAGE DIVIDE TO ESDS
PROPOSED EASEMENTS	EXISTING BUILDINGS	PLANTER BOX
EXISTING STORM DRAIN, INLET, & MANHOLE	EXISTING FENCE	PROPOSED SWM EASEMENT
PROPOSED STORM DRAIN, INLET, & MANHOLE	PROPOSED FENCE	PROPOSED PAVEMENT
EXISTING SEWER LINE, MANHOLE & DIRECTION	EXISTING CONTOURS	PROPOSED SEWER LINE AND MANHOLE
EXISTING WATER LINE, BEND, REDUCER & CAP	EXISTING & PROPOSED SPOT ELEVATIONS	PROPOSED WATER LINE
EXISTING VALVE & FIRE HYDRANT	EXISTING & PROPOSED DRAINAGE FLOW	
EXISTING UNDERGROUND TELE, ELEC, GAS, CATV	PROPOSED HANDICAP PARKING SPACE	
EXISTING OVERHEAD TELE, ELEC, CATV	EXISTING & PROPOSED SIGNS	
EXISTING UTILITY POLE	PROPOSED WSSC EASEMENT	
EXISTING STREET TREES	PROPOSED SOIL BORING AND LABEL	
PROPOSED UTILITY EASEMENT		

#### SHEET INDEX:

##### SITE PLAN:

- COVER SHEET
- OVERALL SITE PLAN
- PHASE 1 & TOT LOT SITE PLAN
- PHASE 2 SITE PLAN
- PHASE 1 FIRE ACCESS PLAN
- PHASE 2 FIRE ACCESS PLAN

##### LANDSCAPE & LIGHTING PLAN:

- COVER SHEET
- LANDSCAPE AND LIGHTING PLAN
- PHASE 1 & TOT LOT LANDSCAPE PLAN
- PHASE 2 TREE SAVE PLAN
- PHASE 2 LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- HARDSCAPE NOTES AND DETAILS
- PHASE 1 ESD LANDSCAPE PLAN
- PHASE 2 ESD LANDSCAPE PLAN
- PHASE 1 PHOTOMETRIC PLAN
- PHASE 2 PHOTOMETRIC PLAN

#### OVERALL PLAN

##### ARCHITECTURAL

- A-101-A 16' ELEV 'A' CONSTRUCTION PLANS AND NOTES
- A-102-A 16' ELEV 'A' CONSTRUCTION PLANS AND NOTES
- A-101-B 16' ELEV 'B' CONSTRUCTION PLANS AND NOTES
- A-102-B 16' ELEV 'B' CONSTRUCTION PLANS AND NOTES
- A-101-C 14' ELEV 'C' CONSTRUCTION PLANS AND NOTES
- A-102-C 14' ELEV 'C' CONSTRUCTION PLANS AND NOTES
- A-101-D 14' MPDU ELEV 'D' CONSTRUCTION PLANS AND NOTES
- A-201 CONCEPTUAL RENDERING



Engineering  
Surveying  
Planning  
Environmental Sciences

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

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www.solteszco.com

NO.	REVISIONS	BY	DATE
1	SEPTEMBER 2020		
DESIGNED: D.E.P./D.C.	CAD STANDARDS VERSION: V8 - 2000	TECHNICIAN: D.C.	CHECKED: D.E.P.

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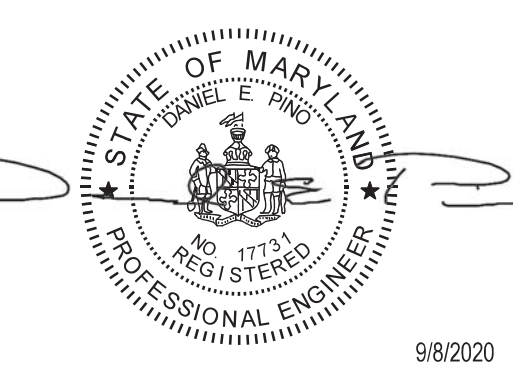
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OLE KOLLEVOLL  
okolleval@penrosegroupp.com

MAP 5164 GRID A3	TAX MAP FS62	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9	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. 17731 EXPIRATION DATE: 03/23/2022



#### COVER SHEET

SITE PLAN  
KING FARM

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

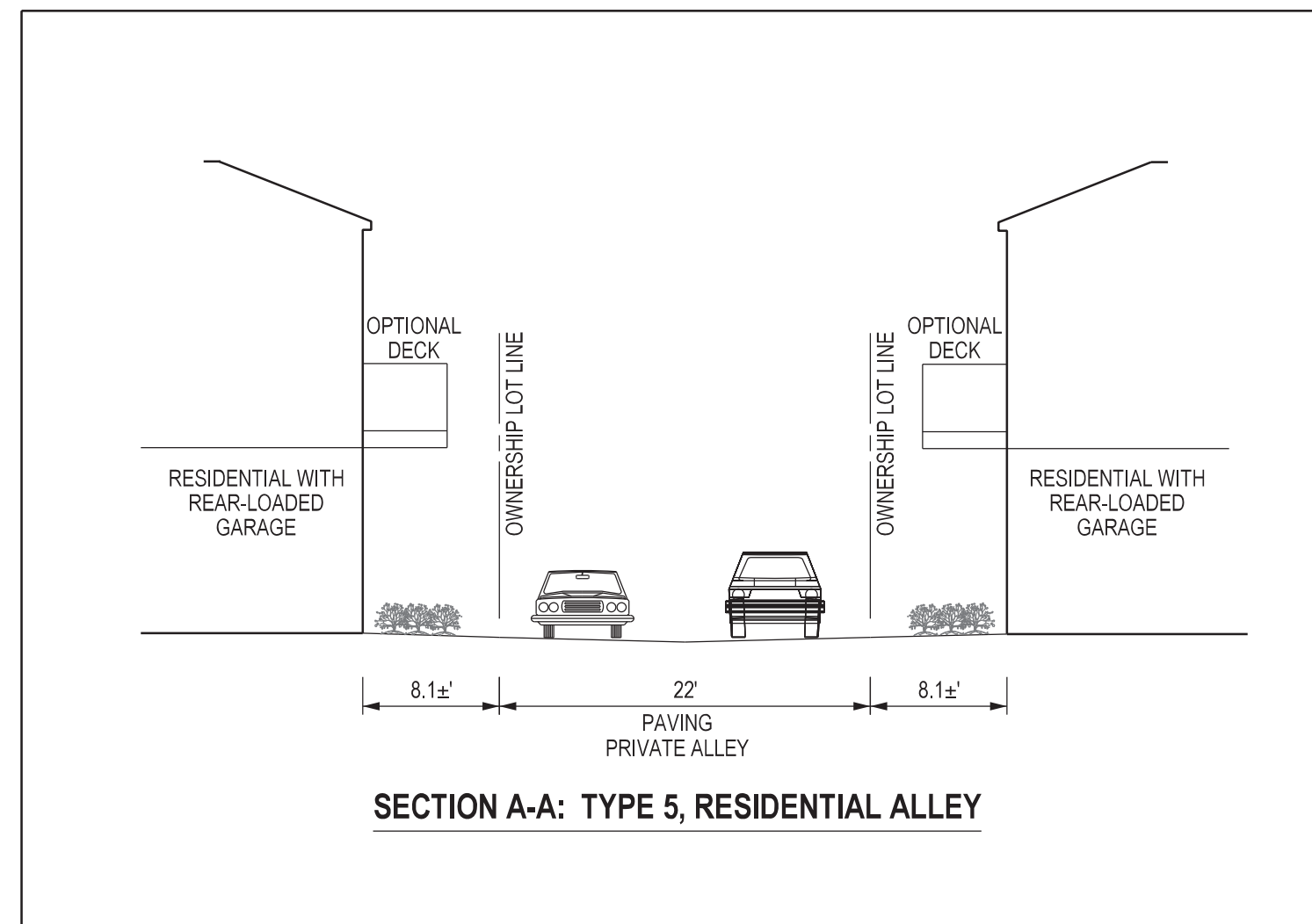
8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET 1 OF 6

PROJECT NO.  
0801-00-7F  
0801-00-8F

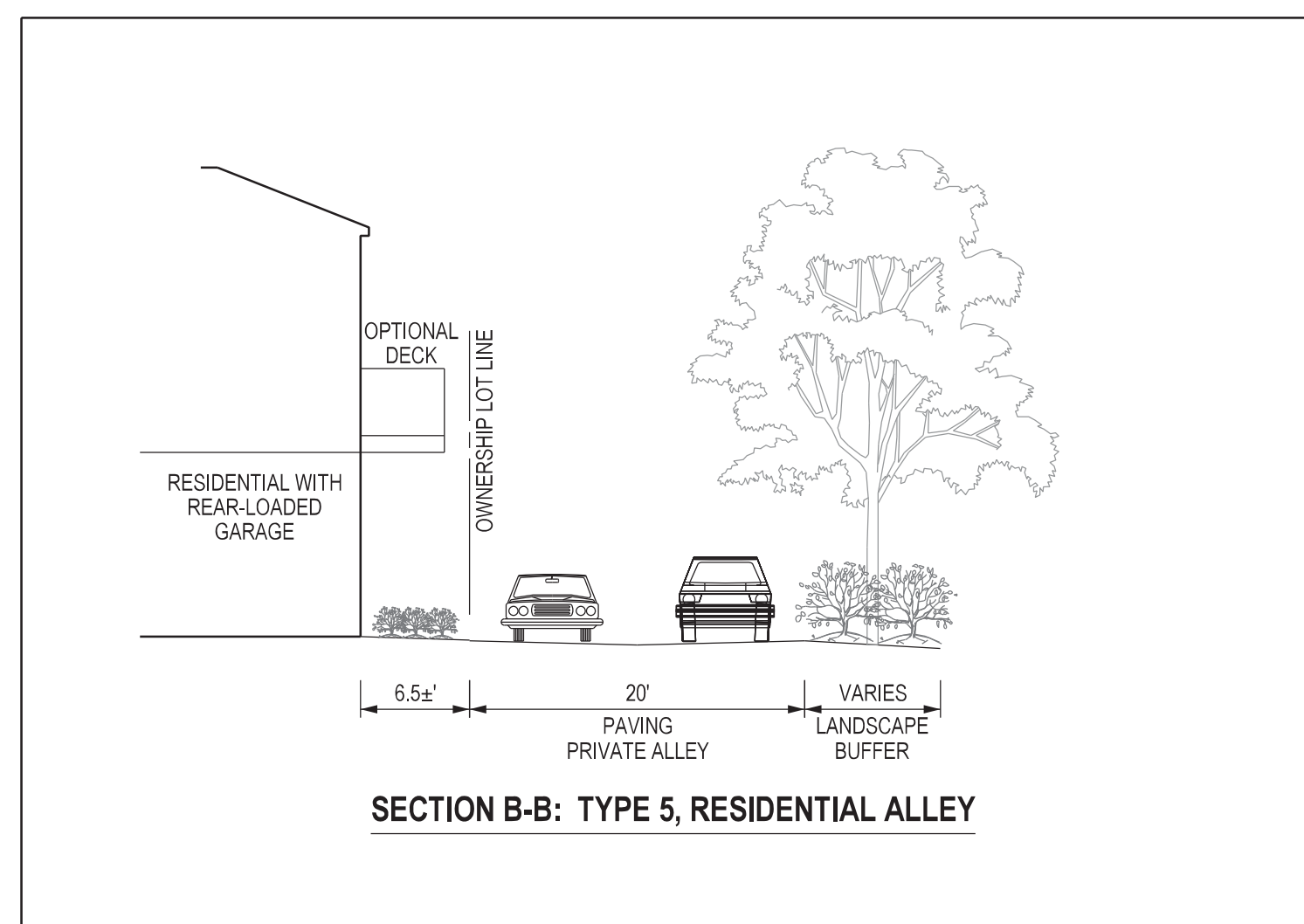




SECTION A-A: TYPE 5, RESIDENTIAL ALLEY

## PHASE 1 ALLEY CROSS SECTION

1"=10'

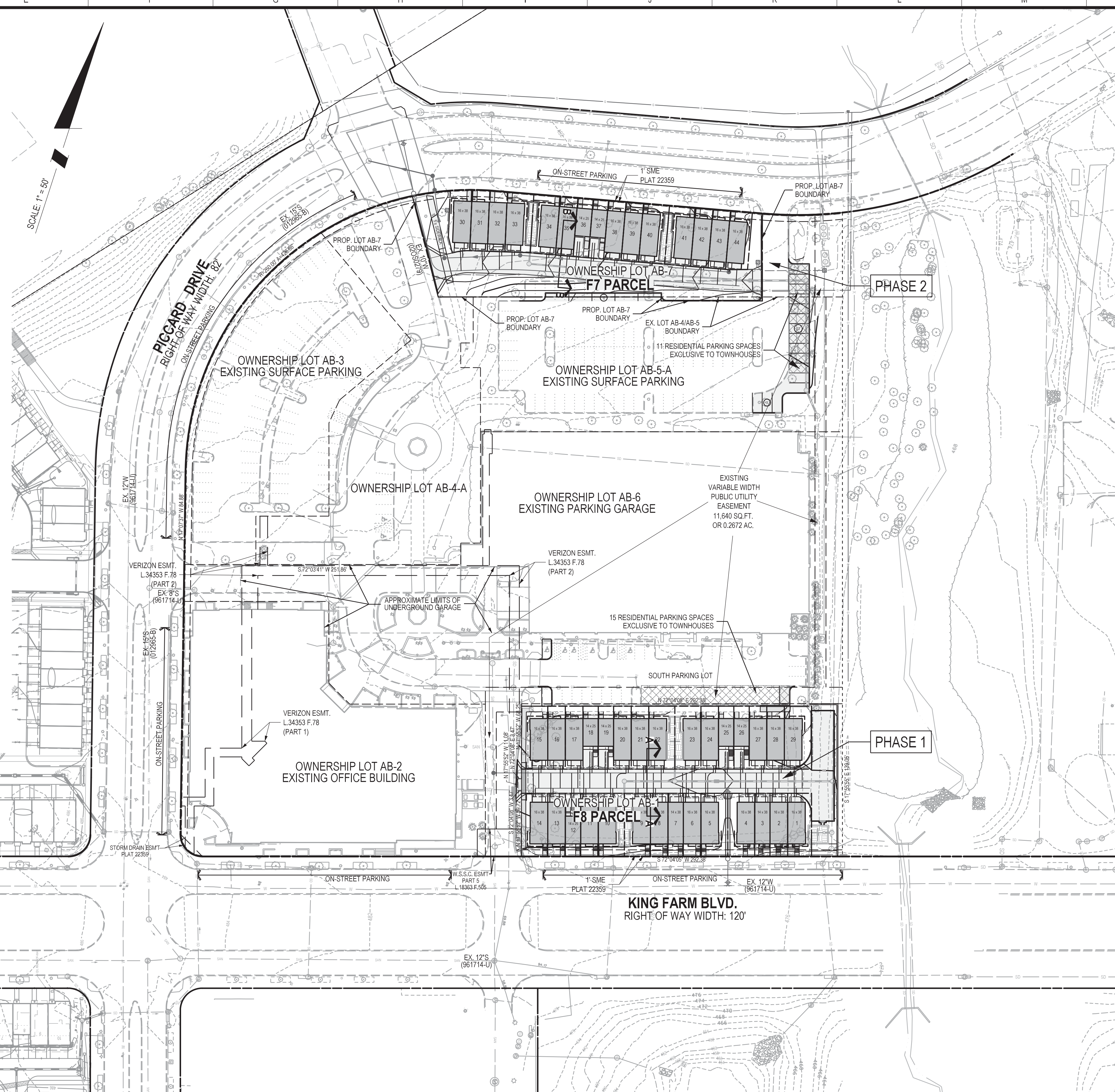


SECTION B-B: TYPE 5, RESIDENTIAL ALLEY

## PHASE 2 ALLEY CROSS SECTION

1"=10'

SCALE: 1" = 50'

PROPOSED TOT LOT, SEE SHEET 3 OF 6  
FOR DETAILS.Engineering  
Surveying  
Planning  
Environmental SciencesRockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLCROCKVILLE OFFICE  
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MAP	5164	GRID	A3
TAX MAP	FS62	ZONING CATEGORY:	PD-KF
WSSC 200' SHEET	221NW9		
SITE DATUM	HORIZONTAL: NAD 83/91		
VERTICAL:	NGVD 29		

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LICENSE NO. 17731 EXPIRATION DATE: 03/23/2022



9/8/2020

## OVERALL PLAN

SITE PLAN  
KING FARM

## SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 50'

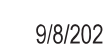
SHEET 2  
OF 6PROJECT NO.  
0801-00-7F  
0801-00-8F





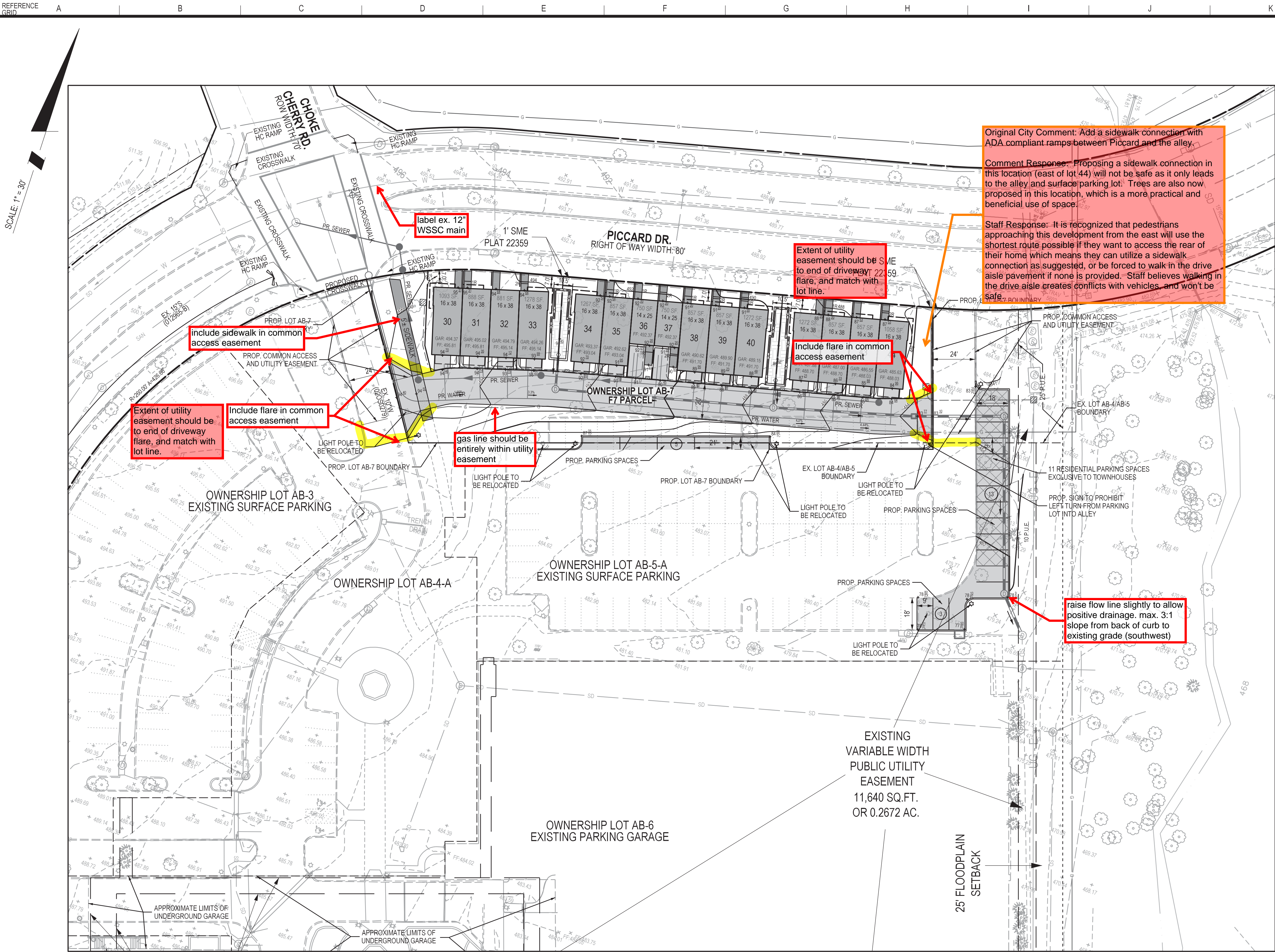
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8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND





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WSSC Requirements during Site Plan process:  
1. An Amendment to the previously approved HPA will also be required due to the location change. The HPA Amendment must be approved prior to City's approval of the Site Plan.

Original City Comment: Add a sidewalk connection with ADA compliant ramps between Piccard and the alley.

Comment Response: Proposing a sidewalk connection in this location (east of lot 44) will not be safe as it only leads to the alley and surface parking lot. Trees are also now proposed in this location, which is a more practical and beneficial use of space.

Staff Response: It is recognized that pedestrians approaching this development from the east will use the shortest route possible if they want to access the rear of their home which means they can utilize a sidewalk connection as suggested, or be forced to walk in the drive aisle pavement if none is provided. Staff believes walking in the drive aisle creates conflicts with vehicles, and won't be safe.

Extent of utility easement should be to end of driveway flare, and match with lot line.

Include flare in common access easement

raise flow line slightly to allow positive drainage, max. 3:1 slope from back of curb to existing grade (southwest)

- NOTES:
1. ALLEY WILL HAVE AN INVERTED-CROWN SECTION.
  2. ALLEY CONNECTS TO ROAD PER STANDARD DETAIL 71.
  3. FINAL LOCATION OF DRY UTILITIES TO BE DETERMINED AT FINAL ENGINEERING.

LEGEND	
BOUNDARY LINES	---
EXISTING EASEMENTS	---
PROPOSED EASEMENTS	---
EXISTING STORM DRAIN, INLET, & MANHOLE	1" SD
PROPOSED STORM DRAIN, INLET, & MANHOLE	1" SD
EXISTING SEWER LINE, MANHOLE & DIRECTION	1" SS SAN
EXISTING WATER LINE, BEND, REDUCER & CAP	1" W
EXISTING VALVE & FIRE HYDRANT	1" V & F
EXISTING UNDERGROUND TELE, ELEC, GAS, CATV	1" U.T.E. G. CATV
EXISTING OVERHEAD TELE, ELEC, CATV	1" O.H. E
EXISTING UTILITY POLE	1" P.U.
EXISTING STREET TREES	1" S.T.
PROPOSED UTILITY EASEMENT	1" P.U.E.
EXISTING CURB	1" C
PROPOSED CURB	1" P.C
EXISTING BUILDINGS	1" B
PROPOSED BUILDING	1" P.B
EXISTING FENCE	1" F
PROPOSED FENCE	1" P.F
EXISTING CONTOURS	1" C
PROPOSED CONTOURS	1" P.C
EXISTING & PROPOSED SPOT ELEVATIONS	1" S.E.
EXISTING & PROPOSED DRAINAGE FLOW	1" D.F.
PROPOSED HANDICAP PARKING SPACE	1" H.P.S.
EXISTING & PROPOSED SIGNS	1" S
PROPOSED WSSC EASEMENT	1" W.S.S.C.
PROPOSED SOIL BORING AND LABEL	1" S.B.
LIMITS OF DISTURBANCE	1" L.O.D.
PROP. DRAINAGE DIVIDE TO ESDs	1" P.D.
PLANTER BOX	1" P.B.
PROPOSED SWM EASEMENT	1" S.W.M.
PROPOSED PAVEMENT	1" P.
PROPOSED SEWER LINE AND MANHOLE	1" S.S.
PROPOSED WATER LINE	1" W.



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#### MAP

5164 GRID A3  
TAX MAP FS62 ZONING CATEGORY: PD-KF  
WSSC 200' SHEET 221NW9  
SITE DATUM  
HORIZONTAL: NAD 83/91  
VERTICAL: NGVD 29

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#### PHASE 2 SITE PLAN

SITE PLAN  
KING FARM

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



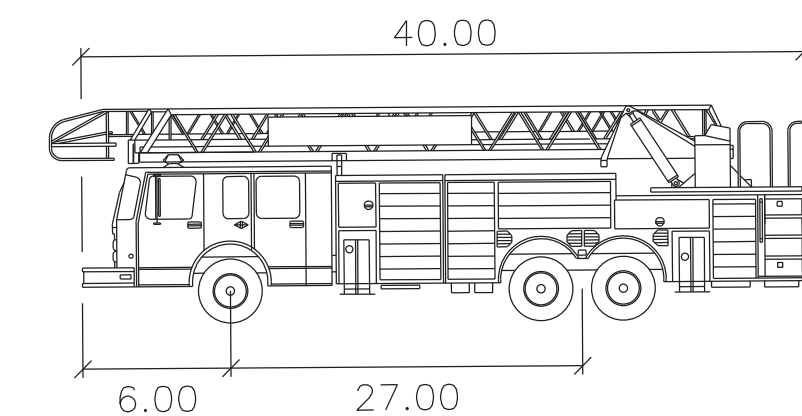
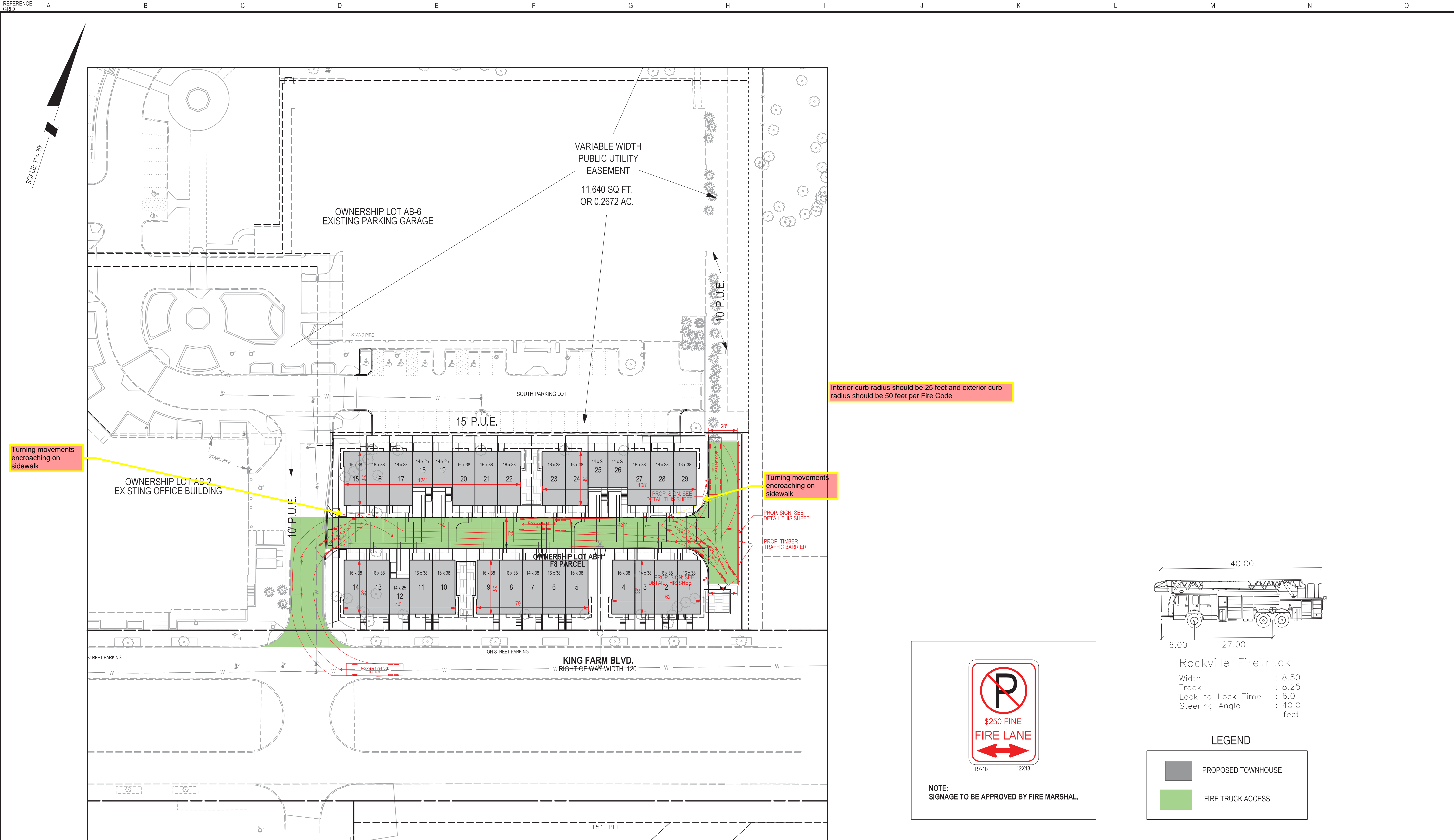
1" = 30'

SHEET 4 OF 6

PROJECT NO.  
0801-00-7F  
0801-00-8F



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Rockville FireTruck

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

LEGEND

	PROPOSED TOWNHOUSE
	FIRE TRUCK ACCESS



NOTE:  
SIGNAGE TO BE APPROVED BY FIRE MARSHAL.

30 15 0 30 60

**SOLTESZ, INC.**

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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. 17731 EXPIRATION DATE: 03/23/2022

9/8/2020

**PHASE 1 FIRE ACCESS PLAN**

**SITE PLAN**  
**KING FARM**

**SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M**

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 30'

SHEET 5 OF 6

PROJECT NO. 0801-00-7F 0801-00-8F

P:\001-00\001-00-F7\ENGINEER\SITE\SitePlan\05\_Phase1\_FireAccess.sht Scale= 30.0000 ft / in. User= DChiao PLTdrv= PDF\_Grey\_150.pltcdg PenTbl= TEXT\_SUB.tbl 9/4/2020 3:09:00 PM







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REFERENCE GRID: A B C D E F G H I J K L M N O

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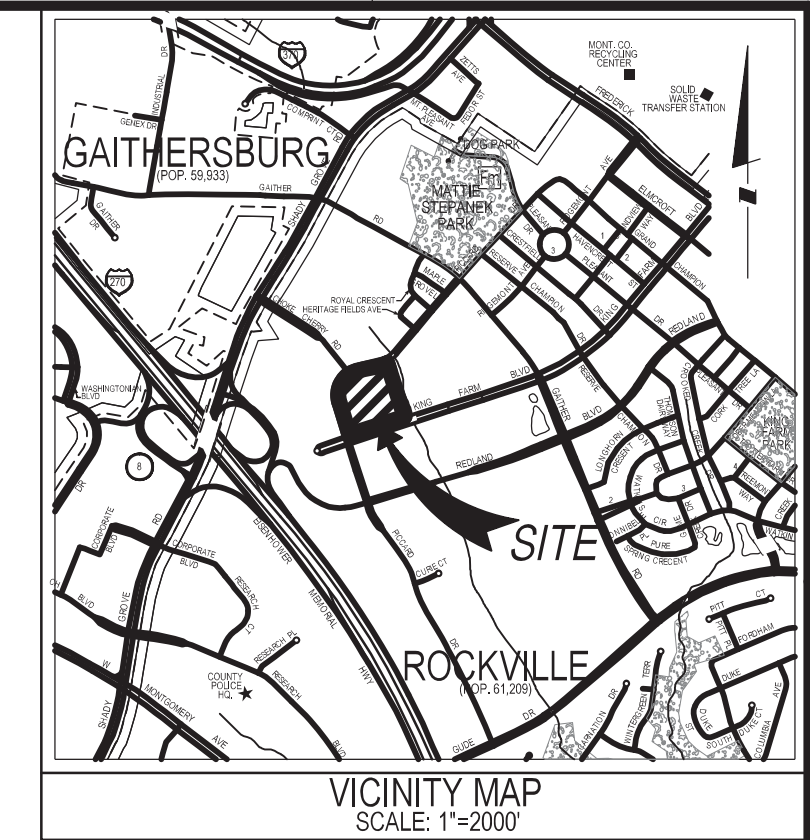
14

15

16

# KING FARM

## SEVEN & EIGHT IRVINGTON CENTRE LANDSCAPE & LIGHTING PLAN



### APPLICANT:

SEVEN IRVINGTON CENTRE ASSOC. LLC  
EIGHT IRVINGTON CENTRE ASSOC. LLC  
C/O THE PENROSE GROUP  
8330 BOONE BLVD., SUITE 460  
VIENNA, VA 22182

### ENGINEER / LANDSCAPE ARCHITECT:

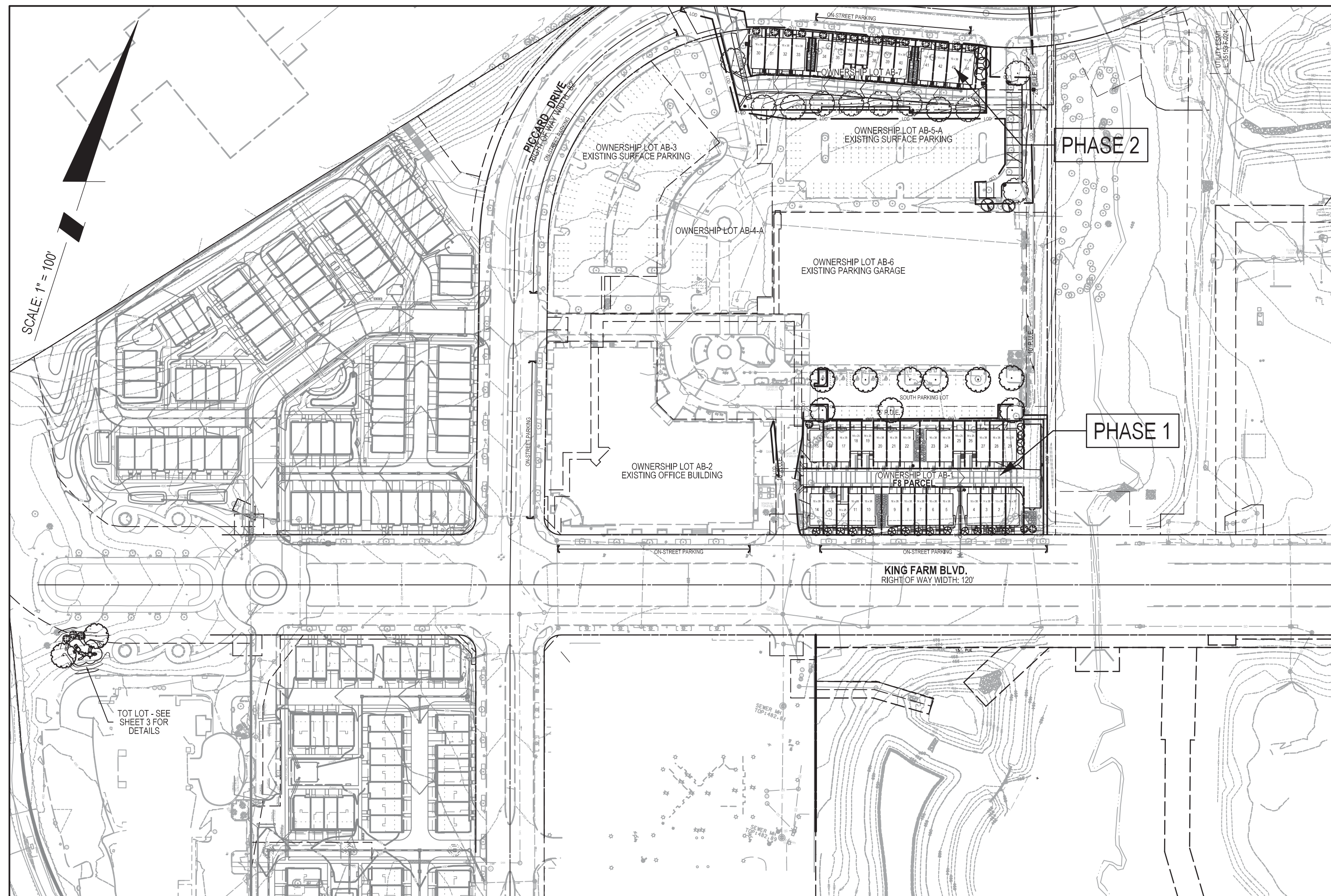
SOLTESZ, INC.  
2 RESEARCH PLACE, SUITE 100  
ROCKVILLE, MD 20850  
TELEPHONE: 301-948-2750  
FAX: 301-948-9067

### ARCHITECT:

THE WORMALD COMPANIES, LLC  
5283 CORPORATE DRIVE, SUITE 300  
FREDERICK, MD 21703  
TELEPHONE: 301-695-6614  
FAX: 301-695-6645

### ATTORNEY:

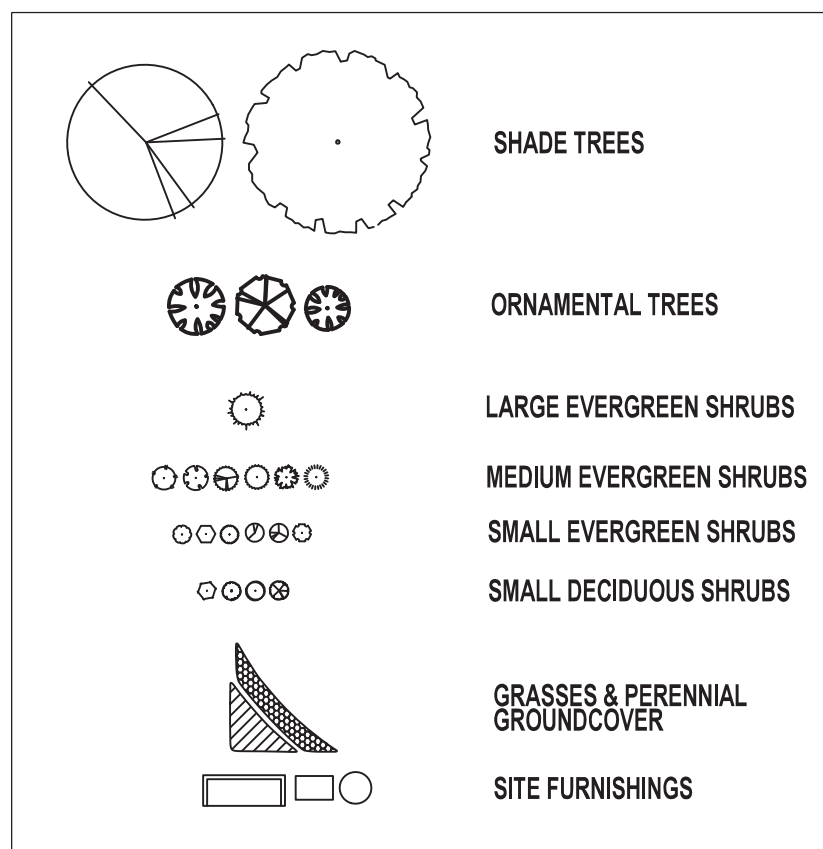
MILES & STOCKBRIDGE P.C.  
11 N. WASHINGTON STREET, SUITE 700  
ROCKVILLE, MD 20850  
TELEPHONE: 301-762-1600



### OVERALL PLAN

100 50 0 100 200

### LEGEND



### SHEET INDEX:

- 1 COVER SHEET
- 2 LANDSCAPE AND LIGHTING PLAN
- 3 PHASE 1 & TOT LOT LANDSCAPE PLAN
- 4 PHASE 2 TREE SAVE PLAN
- 5 PHASE 2 LANDSCAPE PLAN
- 6 LANDSCAPE NOTES AND DETAILS
- 7 HARDSCAPE NOTES AND DETAILS
- 8 PHASE 1 ESD LANDSCAPE PLAN
- 9 PHASE 2 ESD LANDSCAPE PLAN
- 10 PHASE 1 PHOTOMETRIC PLAN
- 11 PHASE 2 PHOTOMETRIC PLAN

### MISS UTILITY NOTE

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SUITE 460  
VIENNA, VA 22182  
OLE KOLLEVOLL  
okolleval@penrosegrou.com

MAP	5164	GRID	A3
TAX MAP	FS62	ZONING CATEGORY:	PD-KF
WSSC 200' SHEET	221NW9		
SITE DATUM			
HORIZONTAL:	NAD 83/91		
VERTICAL:	NGVD 29		



06/02/2020

### COVER SHEET

### LANDSCAPE AND LIGHTING PLAN

KING FARM

### SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



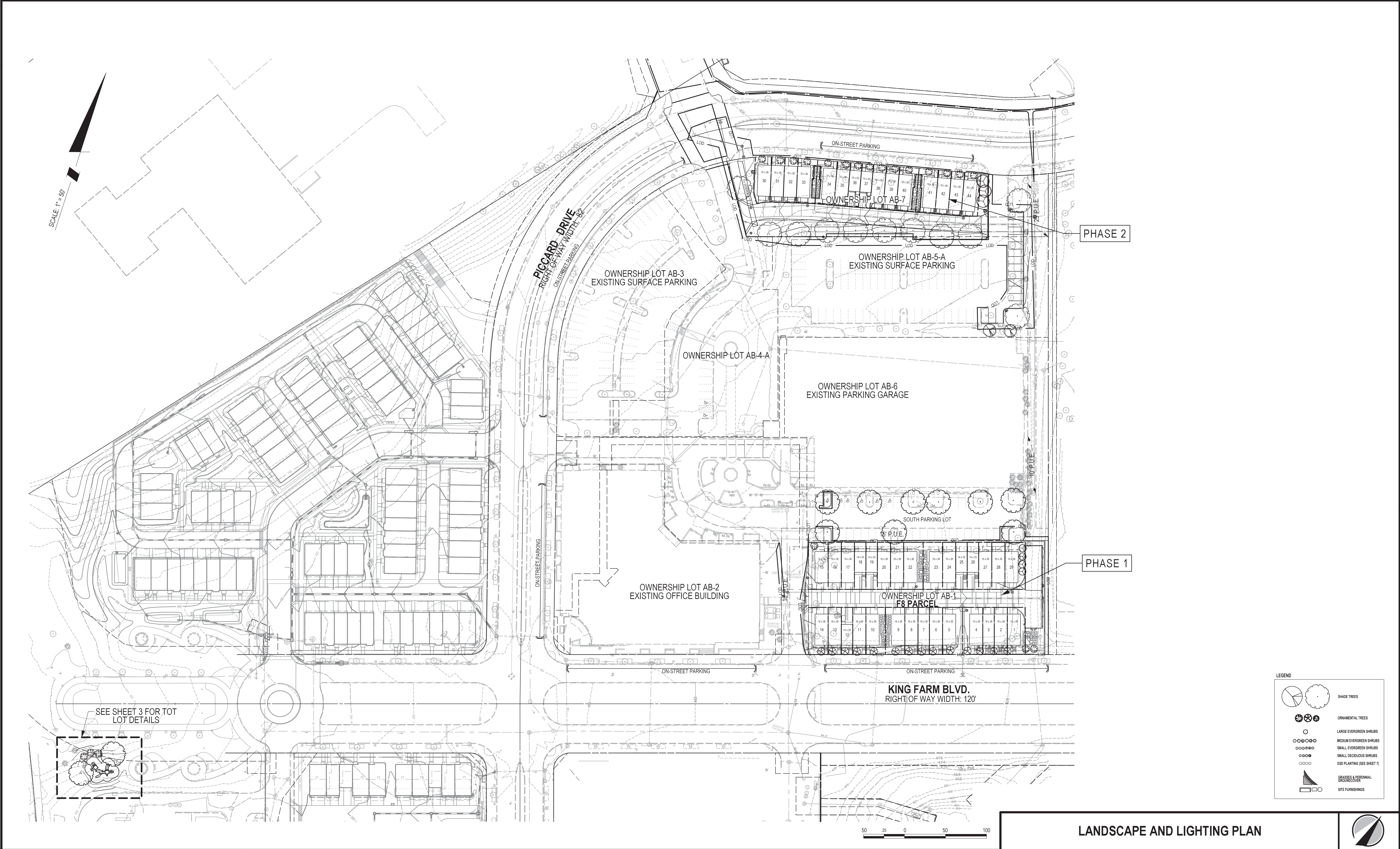
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Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
1	DATE: SEPTEMBER 2020		
2	DESIGNED: N.C./Z.N.	TECHNICIAN: N.C./Z.N.	CHECKED: D.H.P.







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NO.		REVISIONS		BY	DATE
1		DATE: SEPTEMBER 2020		CAD STANDARDS VERSION: V8 - 2000	
DESIGNED: N.C./Z.N.		TECHNICIAN: N.C./Z.N.		CHECKED: D.H.P.	

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MAP 5164	GRID A3
TAX MAP FS62	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9	
SITE DATUM HORIZONTAL: NAD 83/91	VERTICAL: NGVD 29



**Daniel H. Park**  
Professional Engineer  
08/02/2020

**LANDSCAPE AND LIGHTING PLAN**



1" = 50'

**LANDSCAPE AND LIGHTING PLAN**  
**KING FARM**  
**SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M**

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET **2** OF **11**

PROJECT NO.: 0801-00-7F  
0801-00-8F

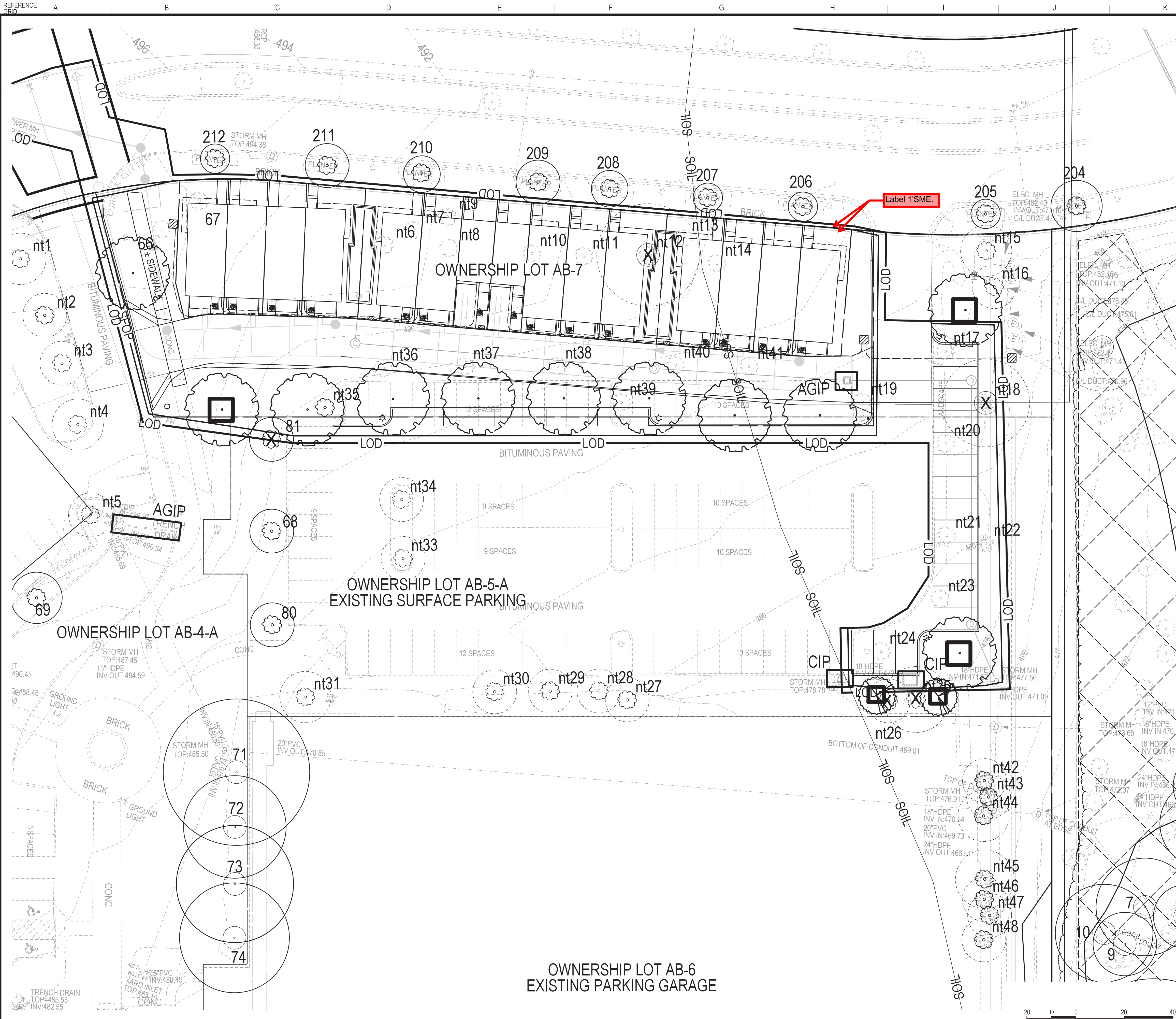
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### TREES WITHIN THE LOD

SIGNIFICANT TREE SUMMARY CHART										PFC/FPCP			
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	CRZ CTLA %	Remarks	DISPOSITION (SAVE/REMOVE)	PFC/FPCP				
									% CRZ IMPACT	REPLACEMENT REQD.	CREDIT FOR CRZ?	Proposed Credit (1/4 of CRZ area max)	
Phase 2-LANDSCAPE SETTING (NO EXISTING CREDIT) CRZ-1"DBH+1.5'RADIUS, SIGNIFICANT+12"DBH													
nt12	Thuja occidentalis	Eastern Arborvitae	14	1365	94%		good condition	Remove	0	1	No	0	
nt18	Pinus strobus	Eastern White Pine	12	1017	100%		good condition	Remove	0	1	No	0	
TOTAL:									2			0	

2 TREES REMOVED- 2 REPLACEMENT TREES PROVIDED ON SITE

### TREES OUTSIDE THE LOD

Phase 2-within 100' of LOD (NO EXISTING CREDIT) CRZ-1'DBH+1.5'RADIUS, SIGNIFICANT+12"DBH													
nt1	Acer campestre	Field Maple	7	348	100%		full canopy, good condition	Save	0	0	No	0	
nt2	Tilia americana	American Linden	6	254	100%		good condition	Save	0	0	No	0	
nt3	Tilia americana	American Linden	6	254	100%		good condition	Save	0	0	No	0	
nt4	Tilia americana	American Linden	7	348	100%		good condition	Save	0	0	No	0	
nt5	Tilia americana	American Linden	6	254	100%		good condition	Save	0	0	No	0	
nt15	Acer campestre	Field Maple	7	348	100%		good condition	Save	0	0	No	0	
nt16	Acer campestre	Field Maple	6	348	100%		good condition	Save	0	0	No	0	
nt25	Thuja occidentalis	Eastern Arborvitae	9	572	94%		far condition	Remove	34%	0	No	0	
nt26	Thuja occidentalis	Eastern Arborvitae	6	254	94%		far condition	Remove	26%	0	No	0	
nt27	Thuja occidentalis	Eastern Arborvitae	6	254	88%		far condition	Save	0	0	No	0	
nt28	Thuja occidentalis	Eastern Arborvitae	6	254	88%		far condition	Save	0	0	No	0	
nt29	Thuja occidentalis	Eastern Arborvitae	6	327	88%		far condition	Save	0	0	No	0	
nt30	Thuja occidentalis	Eastern Arborvitae	6	422	88%		far condition	Save	0	0	No	0	
nt31	Acer campestre	Field Maple	7	387	92%		good condition	Save	0	0	No	0	
nt32	Platanus occidentalis	American Sycamore	6	348	100%		good condition	Save	0	0	No	0	
nt34	Platanus occidentalis	American Sycamore	6	422	100%		good condition	Save	0	0	No	0	
nt42	Ilex opaca	American Holly	6	254	100%		full canopy, good condition	Save	0	0	No	0	
nt43	Ilex opaca	American Holly	6	254	100%		full canopy, good condition	Save	0	0	No	0	
nt44	Ilex opaca	American Holly	7	348	100%		full canopy, good condition	Save	0	0	No	0	
nt45	Ilex opaca	American Holly	6	254	100%		full canopy, good condition	Save	0	0	No	0	
nt46	Ilex opaca	American Holly	8	422	100%		full canopy, good condition	Save	0	0	No	0	
nt47	Ilex opaca	American Holly	6	254	100%		full canopy, good condition	Save	0	0	No	0	
nt48	Ilex opaca	American Holly	6	254	100%		full canopy, good condition	Save	0	0	No	0	
80	Quercus phellos	Willow Oak	6	254	100%		good condition	Save	0	0	No	0	
81	Quercus phellos	Willow Oak	6	254	100%		good condition	Save	0	0	No	0	

3 TREES REMOVED-3 REPLACEMENT IN KIND PROVIDED

LEGEND	
	PROPOSED REPLACEMENT TREES - SHADE
	PROPOSED REPLACEMENT TREES - EVERGREEN
	SIGNIFICANT TREE TO BE REMOVED
	SUPERSILT FENCE

SEE PLANT SCHEDULE FOR REPLACEMENT TREES

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

Engineering  
Surveying  
Planning  
Environmental Sciences

REVISIONS			
NO.	DATE	BY	DATE
1	SEPTEMBER 2020		
DESIGNED:	N.C./Z.N.	TECHNICIAN:	N.C./Z.N.
CHECKED:	D.H.P.		

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MAP 5164	GRID A3
TAX MAP FS62	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9	
SITE DATUM	
HORIZONTAL: NAD 83/91	
VERTICAL: NGVD 29	

Daniel H. Park  
Daniel H. Park  
Date: 2020.09.08  
Scale: 1"= 20'  
06/02/2020

**PHASE 2 TREE SAVE PLAN**

**LANDSCAPE AND LIGHTING PLAN**

**KING FARM**

**SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M**

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

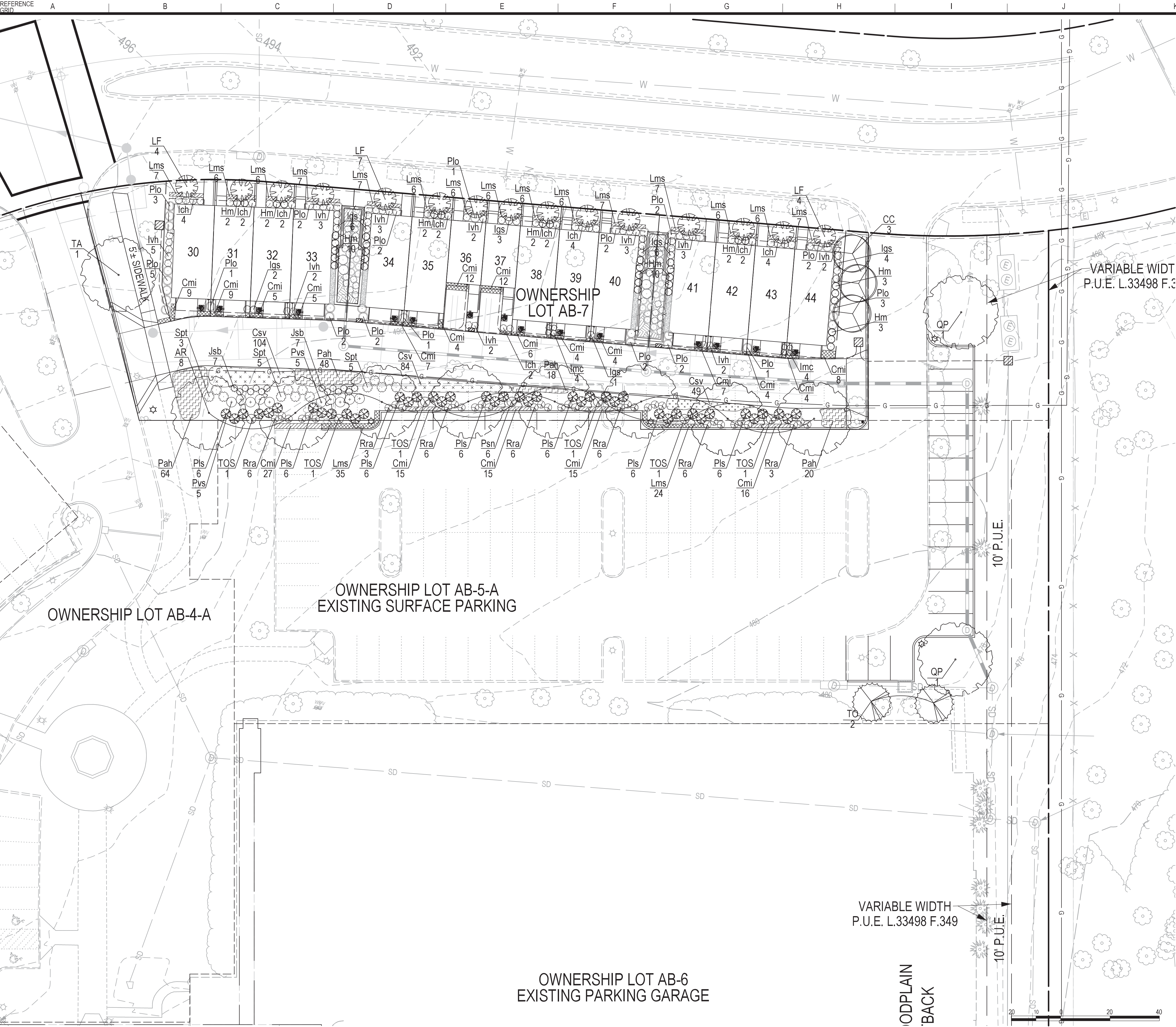
1" = 20'

SHEET 4 OF 11

PROJECT NO. 0801-00-7F  
0801-00-8F



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King Farm F7 & F8 - Phase II Plant Schedule							
Qty	Key	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Shade Trees							
8	AR	<i>Acer rubrum</i>	Red Maple	2 1/2" Cal	As Shown	B&B	Well Balanced
2	OP	<i>Quercus phellos</i> *	Willow Oak	2 1/2" Cal	As Shown	B&B	Well Balanced
1	TA	<i>Tilia americana</i>	American Linden	2 1/2" Cal	As Shown	B&B	Well Balanced
Large Evergreen Trees							
2	TO	<i>Thuja occidentalis</i> *	American Arborvitae	10' Ht.	As Shown	B&B	Well Balanced
7	TOS	<i>Thuja occidentalis</i> 'Smaraght'	Emerald Green Arborvitae	10' Ht.	As Shown	B&B	Well Balanced
Ornamental Trees							
3	CC	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	10' Ht.	As Shown	B&B	Multistem, Full, Well Balance
15	LF	<i>Lagerstroemia fauriei</i> 'Kiowa'	Kiowa Crapemyrtle	10' Ht.	As Shown	B&B	Multistem, Full, Well Balanced
Large Evergreen Shrubs							
42	Pls	<i>Prunus laurocerasus</i> 'Schipkanensis'	Schipka Cherry Laurel	6' Ht.	4' O.C.	B&B	Full, Dense
Medium Evergreen Shrubs							
33	Plo	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel	30" Ht.	48" O.C.	Cont.	Full, Dense
Small Evergreen Shrubs							
24	Ich	<i>Ilex crenata</i> 'Helleri'	Helleri Japanese Holly	30" Ht.	30" O.C.	Cont.	Full, Dense
22	Igs	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	24" Ht.	30" O.C.	Cont.	Full, Dense
32	Imc	<i>Ilex x meserveae</i> 'China Girl'	China Girl Holly	30" Ht.	30" O.C.	Cont.	Full, Dense
14	Jsb	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	24" Ht.	36" O.C.	Cont.	Full, Dense
Small Deciduous Shrubs							
36	Hm	<i>Hydrangea macrophylla</i> 'Pia'	Bigleaf Hydrangea	30" Ht.	30" O.C.	Cont.	Full, Dense
27	Im	<i>Itea virginiana</i> 'Henry's Gamet'	Virginia Sweetspire	24" Ht.	30" O.C.	Cont.	Full, Dense
10	Pvs	<i>Philadelphus x virginialis</i> 'Snowbelle'	Snowbell Mock Orange	18" Ht.	24" O.C.	Cont.	Full, Dense
36	Rra	<i>Rosa x 'Radtko' #16,203</i>	Double Knock Out Rose	18" Ht.	24" O.C.	Cont.	Full, Dense
13	Spt	<i>Spiraea trilobata</i>	Treelobe Spirea	18" Ht.	24" O.C.	Cont.	Full, Dense
Grass and Perennials							
188	Cmi	<i>Carex morrowi</i> 'Ice Dance'	Ice Dance Sedge	1 Gal	18" O.C.	Cont.	Full, Mature
237	Csv	<i>Carex siderosticha</i> 'Variegata'	Broad-leaved Sedge	1 Gal	18" O.C.	Cont.	Full, Mature
155	Lms	<i>Liriope muscari</i> 'Super Blue'	Super Blue Lily Turf	1 Gal	18" O.C.	Cont.	Full, Mature
150	Pah	<i>Pennisetum alopecuroides</i> 'Hamein'	Dwarf Fountain Grass	1 Gal	24" O.C.	Cont.	Full, Mature

\* REPLACEMENT TREES

NOTE:  
FINAL LOCATION OF DRY UTILITIES TO BE DETERMINED  
AT FINAL ENGINEERING.

LEGEND

SHADE TREES

ORNAMENTAL TREES

LARGE EVERGREEN SHRUBS

MEDIUM EVERGREEN SHRUBS

SMALL EVERGREEN SHRUBS

SMALL DECIDUOUS SHRUBS

ESD PLANTING (SEE SHEET 8)

GRASSES & PERENNIAL  
GROUND COVER

SITE FURNISHINGS

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

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NO.		REVISIONS		BY	DATE
1		SEPTEMBER 2020			
DESIGNED: N.C./Z.N.		CAD STANDARDS VERSION: V8 - 2000			
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WSSC 200' SHEET 221NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

Daniel H. Park  
09/04/2025  
06/02/2020

PHASE 2 LANDSCAPE PLAN

LANDSCAPE AND LIGHTING PLAN  
KING FARM  
SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M  
8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 20'

SHEET 5 OF 11

PROJECT NO. 0801-00-7F 0801-00-8F





Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
- i. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED<sup>1</sup>
  - 1. Site preparation
    - a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
    - b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
    - c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
    - d. Test to ensure that planting bed drains at a rate of at least 1 inch per hour.
    - e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
  - 2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
  - 3. The Forestry Inspector may require additional soil specifications, based on site conditions.
- ii. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
1. Site Preparation
  - a. Remove all construction debris and top four to six inches of existing soil.
  - b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
  - c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
  - d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
  - e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
  - f. The Forestry Inspector may require additional soil specifications, based on site conditions.
- iii. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be "as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
- a. Plant quality.
  - b. Proper form for species.
  - c. Proper ratio of caliper size/height to container size/root ball size.
  - d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
  - e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
  - f. Sound graft union.
  - g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
  - h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper installation
- a. Root flare no higher than 3 inches from existing grade.
  - b. Exposed root flare (not graft): removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
  - c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
  - d. All burlap or twine removed completely.
  - e. No hose and wire staking and strapping per City planting detail.
  - f. Planting hole a minimum of twice the width of the root ball could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
  - g. Mulched properly, per City planting detail.
  - h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

<sup>1</sup> See definitions section #9

Page 1 of 3



Soil Profile Rebuilding Specification

NOVEMBER 2019

Specification for Restoration of Graded and Compacted Soils that will be Vegetated  
Based on Specifications developed At Virginia Polytechnic Institute, Department of Horticulture

1. PURPOSE AND DESCRIPTION

- 1.1 Purpose
- Soil Profile Rebuilding is an appropriate soil restoration technique for sites where topsoil has been completely or partially removed and subsoil layers have been compacted (graded and/or trafficked by equipment). It may also be used with some modifications if topsoil is present. This is not an appropriate technique in sites with surface compaction only (6 inches or less), although this situation is rare on construction sites. This technique is not appropriate within the root zones of trees that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical problems, soil contamination from heavy metals, pathogens, or excessive debris or gravel shall be addressed separately.
- 1.2 Description of Procedure
- The procedure includes a subsoling procedure, addition of organic matter in the form of compost, replacement or addition of topsoil, and subsequent planting with woody plants. The soil preparation portion of Soil Profile Rebuilding puts the components in place for restoration to characteristics similar to undisturbed soils, however, the complete restoration process requires root activity and occurs over many years. This technique may be appropriate for restoration of disturbed soils as defined by SITES™.
- 1.3 Expected Outcomes
- Soil Profile Rebuilding may improve vegetation establishment, increase tree growth rates, increase soil permeability, enhance formation of aggregates in the subsoil, and enhance long-term soil carbon storage.

2. PROCEDURE

- 2.1 Location
- Profile Rebuilding shall occur on all soil areas that are to be vegetated that have been disturbed by trafficking or grading during construction or prior to construction. Soil areas that are not to be treated should be protected by permanent fencing during the construction period, and all access to these areas prohibited. A soil map delineating protected areas and areas to be treated shall be approved by the forestry inspector before grading or construction begins.
- 2.2 Sequencing
- Profile Rebuilding shall occur after site disturbance is complete, including all vehicle and equipment trafficking, but before replacement of topsoil. Once profile rebuilding is complete, all traffic and equipment or materials storage on treated areas is prohibited, with the exception of foot traffic, for the purposes of planting or mulching. If topsoil is already present and is 4 inches or greater in depth, use the "modifications for pre-existing topsoil (2.6.2)".
- 2.3 Remove foreign materials
- Remove all foreign materials resulting from construction operations, including oil drippings, stone, gravel, and other construction materials from the existing soil surface.
- 2.4 Application of Compost
- Spread mature, stable compost to a 4 inch depth over compacted subsoil (see Section 3. Definitions for definition of compost).
- 2.5 Subsoiling
- Subsoiling may be performed when soil is neither wet nor dry. If a shovel cannot be forced into the soil, it is too dry. If the surface is sticky or muddy, it is too wet. Use a mini-backhoe or similar equipment with a narrow (less than 24") tined bucket to break up the compacted soil and incorporate the compost. Work backwards away from excavated soils so that treated soil is not trafficked by the equipment. Insert the bucket through the compost layer and into the subsoil to a depth of thirty-inches (36"), and raise a bucket of soil at least twenty-four inches above the soil surface.

Page 1 of 3

City of Rockville- NOVEMBER 2019

Page 2 of 3

City of Rockville- NOVEMBER 2019

Page 3 of 3

3.2 Compost

Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-8, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at [www.solvita.com](http://www.solvita.com)).

- Compost shall also:
- 1. Be free of weed seeds.
  - 2. Be free of heavy metals or other deleterious contaminants.
  - 3. Have a soluble salt content which is less than 3 dS/m.

3.3 Severely Degraded Soil

Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

4. SUBMITTALS

- 4.1 Soil Map
- A soil map indicating soil areas to be protected and those to be restored via Soil Profile Rebuilding shall be submitted by the contractor for approval to the City Forestry Division before construction begins.

4.2 Compost

A compost sample with analysis certifying it is stable, mature, from acceptable feedstocks and free of contaminants and weed seeds shall be submitted for approval to the City Forestry Division before compost is applied to the soil.

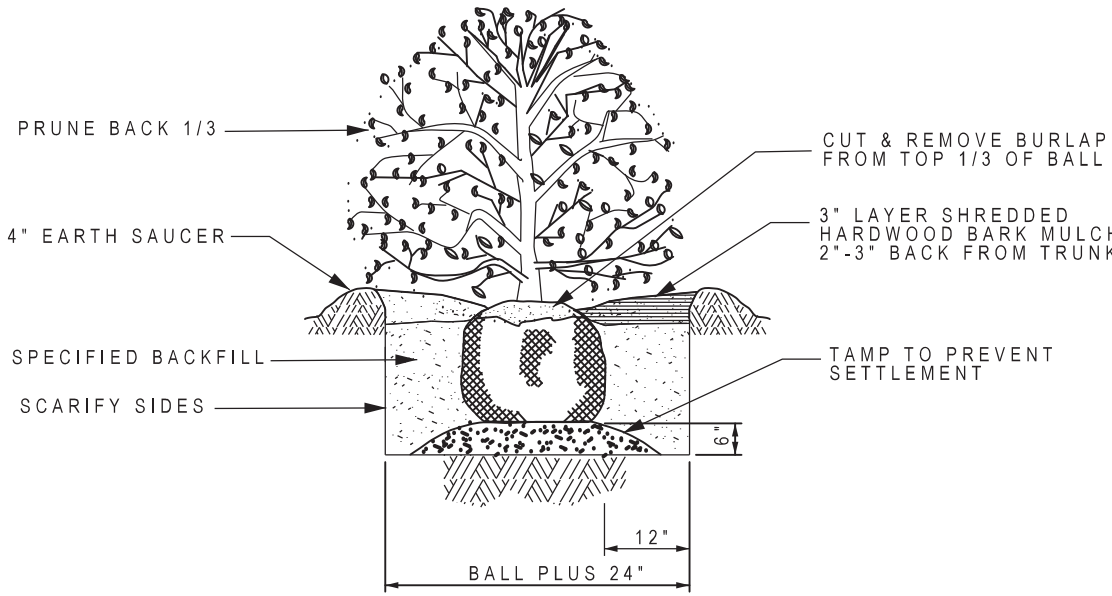
4.3 Topsoil

A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to the City Forestry Division before application. Separate documentation is required for each 100 cubic yards of topsoil unless otherwise approved by the City Forestry Division.

5. REFERENCES & PERMISSIONS

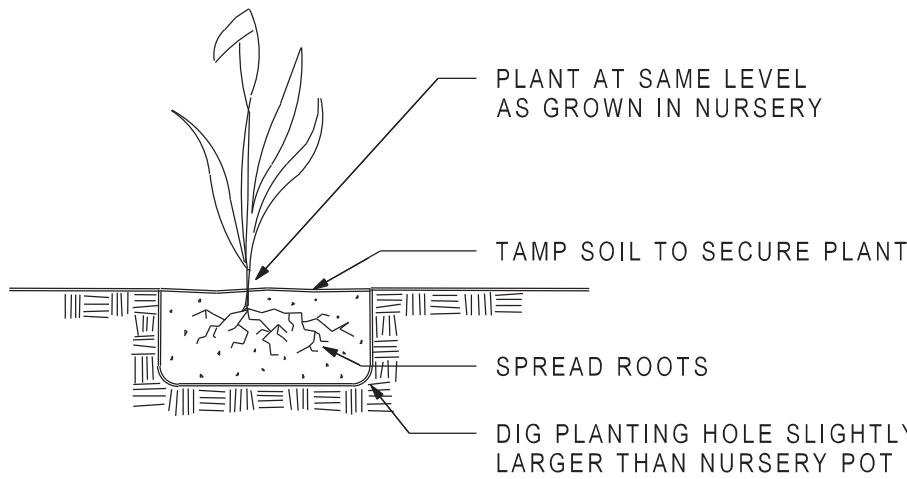
Use of this specification has been documented to increase tree canopy and soil carbon stores compared with typical practices. See [www.urbanforestry.frec.vt.edu/SRES](http://www.urbanforestry.frec.vt.edu/SRES) for more information.

Soil Profile Rebuilding Specification by Susan Day et al. is licensed under a Creative Commons Attribution-NonCommercial 3.0 United States License. It may be used freely as is, or modified. However, use of the term "Soil Profile Rebuilding" should only be used when soil restoration is performed as described in this specification. See [www.urbanforestry.frec.vt.edu/SRES/specification.html](http://www.urbanforestry.frec.vt.edu/SRES/specification.html) for full details.



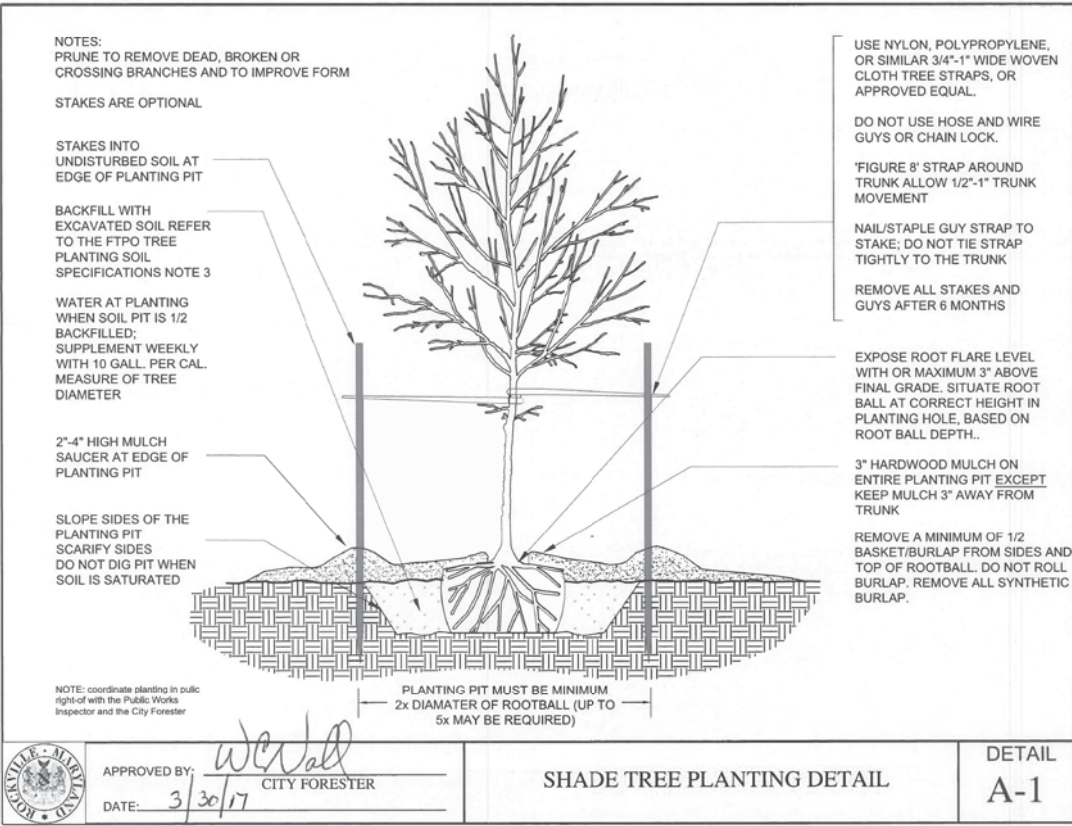
DETAIL - SHRUB PLANTING

NOT TO SCALE



HERBACEOUS PLANTING DETAIL

NOT TO SCALE



SHADE TREE PLANTING DETAIL

DETAIL A-1

King Farm F7 & F8 - Phase I Plant Schedule						
Qty	Key	Botanical Name	Common Name	Size	Spacing	Type
Shade Trees						
9	TC	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	3" cal.	As Shown	B&B
2	AR	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	3" cal.	As Shown	B&B
Ornamental Trees						
3	AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	10' ht.	As Shown	B&B
4	CC	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	10' ht.	As Shown	B&B
14	LIM	<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crape Myrtle	10' ht.	As Shown	B&B
Medium Evergreen Shrubs						
73	Plo	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel	30" ht.	48" O.C.	Cont.
Small Evergreen Shrubs						
28	Ich	<i>Ilex crenata</i> 'Helleri'	Helleri Japanese Holly	30" ht.	30" O.C.	Cont.
22	Igs	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	24" ht.	30" O.C.	Cont.
24	Imc	<i>Ilex x meserveae</i> 'China Girl'	China Girl Holly	30" ht.	30" O.C.	Cont.
Small Deciduous Shrubs						
33	Hm	<i>Hydrangea macrophylla</i> 'Pia'	Bigleaf Hydrangea	30" ht.	30" O.C.	Cont.
68	Im	<i>Itea virginiana</i> 'Henry's Gamet'	Viginia Sweetspire	24" ht.	30" O.C.	Cont.
Grass and Perennials						
809	Cmi	<i>Carex morrowi</i> 'Ice Dance'	Ice Dance Sedge	1 gal	18" O.C.	Cont.
504	Lms	<i>Liriope muscari</i> 'Super Blue'	Super Blue Lily Turf	1 gal	18" O.C.	Cont.

King Farm F7 & F8 - Phase II Plant Schedule						
Qty	Key	Botanical Name	Common Name	Size	Spacing	Type
Shade Trees						
8	AR	<i>Acer rubrum</i>	Red Maple	2 1/2" Cal.	As Shown	B&B
2	QA	<i>Quercus phellos</i> *	Willow Oak	2 1/2" Cal.	As Shown	B&B
1	TA	<i>Tilia americana</i>	American Linden	2 1/2" Cal.	As Shown	B&B
Large Evergreen Trees						
2	TO	<i>Thuja occidentalis</i> *	American Arborvitae	10' Ht.	As Shown	B&B
7	TOS	<i>Thuja occidentalis</i> 'Smaragh'	Emerald Green Arborvitae	10' Ht.	As Shown	B&B
Ornamental Trees						
3	CC	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	10' Ht.	As Shown	B&B
15	LF	<i>Lagerstroemia fauriei</i> 'Kiowa'	Kiowa Crapehyrtle	10' Ht.	As Shown	B&B
Large Evergreen Shrubs						
42	Pls	<i>Pinus laurocerasus</i> 'Schipkanensis'	Schipka Cherry Laurel	6' Ht.	4' O.C.	B&B
Medium Evergreen Shrubs						
33	Plo	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel	30" Ht.	48" O.C.	Cont.
Small Evergreen Shrubs						
24	Ich	<i>Ilex crenata</i> 'Helleri'	Helleri Japanese Holly	30" Ht.	30" O.C.	Cont.
22	Igs	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	24" Ht.	30" O.C.	Cont.
32	Imc	<i>Ilex x meserveae</i> 'China Girl'	China Girl Holly	30" Ht.	30" O.C.	Cont.
14	Jsb	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	24" Ht.	36" O.C.	Cont.
Small Deciduous Shrubs						
36	Hm	<i>Hydrangea macrophylla</i> 'Pia'	Bigleaf Hydrangea	30" Ht.	30" O.C.	Cont.
27	Im	<i>Itea virginiana</i> 'Henry's Gamet'	Viginia Sweetspire	24" Ht.	30" O.C.	Cont.
10	Pvs	<i>Philadelphus x virginialis</i> 'Snowbelle'	Snowbell Mock Orange	18" Ht.	24" O.C.	Cont.
36	Rra	<i>Rosa x 'Radtko' #16,203</i>	Double Knock Out Rose	18" Ht.	24" O.C.	Cont.
13	Spt	<i>Spiraea trilobata</i>	Treelobe Spirea	18" Ht.	24" O.C.	Cont.
Grass and Perennials						
188	Cmi	<i>Carex morrowi</i> 'Ice Dance'	Ice Dance Sedge	1 Gal	18" O.C.	Cont.
237	Csv	<i>Carex siderosticta</i> 'Vareiegata'	Broad-leaved Sedge	1 Gal	18" O.C.	Cont.
155	Lms	<i>Liriope muscari</i> 'Super Blue'	Super Blue Lily Turf	1 Gal	18" O.C.	Cont.
150	Pah	<i>Pennisetum alopecuroides</i> 'Hamel'	Dwarf Fountain Grass	1 Gal	24" O.C.	Cont.

\* REPLACEMENT TREES

King Farm Tot Lot Plant Schedule						
Qty	Key	Botanical Name	Common Name	Size	Spacing	Type
Shade Trees						
2	QA	<i>Quercus acutissima</i>	Sawtooth Oak	2 1/2" Cal.	As Shown	B&B
Ornamental Trees						
3	LIN	<i>Lagerstromia indica</i> 'Nachez'	Nachez Carpe Myrtle	10' ht.	As Shown	B&B



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DATE: SEPTEMBER 2020		CAD STANDARDS VERSION: V8 - 2000			
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OWNER/DEVELOPER/APPLICANT

SEVEN IRVINGTON CENTRE ASSOC. LLC  
EIGHT IRVINGTON CENTRE ASSOC. LLC  
C/O THE PENROSE GROUP  
8330 BOONE BLVD.  
SUITE 460  
VIENNA, VA 22182

OLE KOLLEVOLL  
okollevoll@penrosegroup.com

MAP	5164	GRID	A3
TAX MAP	FS62	ZONING CATEGORY:	PD-KF
WSSC 200' SHEET	221NW9		
SITE DATUM			
HORIZONTAL:	NAD 83/91		
VERTICAL:	NGVD 29		



Daniel H. Park  
Daniel H. Park  
1515 15th St NW  
Washington, DC 20005

06/02/2020

LANDSCAPE NOTES AND DETAILS

LANDSCAPE AND LIGHTING PLAN



SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET 6  
OF 11

PROJECT NO.  
0801-00-7F  
0801-00-8F





Manufacturer: DuMor Site Furnishings  
Model: 79  
Slats: Douglas Fir  
Support Finish: Black  
Length: 6'  
Description: Wood bench with backrest.

- Notes:
1. Or approved equal as approved by town architect.
  2. Install per manufacturers specifications.
  3. Surface mount.
  4. See plan for locations.

1 BENCH



Manufacturer: GameTime  
Model: PS17016  
Use Zone: 42'x35'  
Fall Height: 5'  
Age Group: 2 to 5 years  
Age Group: 5 to 12  
Number of Children: 40-45

- Notes:
1. Or approved equal as approved by town architect.
  2. Install per manufacturers specifications.
  3. See plan for locations.
  4. Woodchip Surface.

2 TOT LOT STRUCTURE

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NO.		REVISIONS		BY	DATE
1		DATE: SEPTEMBER 2020		CAD STANDARDS VERSION: V8 - 2000	
DESIGNED: N.C./Z.N.		TECHNICIAN: N.C./Z.N.		CHECKED: D.H.P.	

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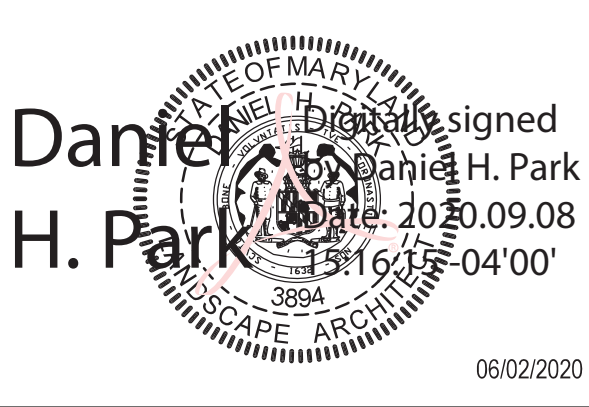
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okollevoll@penrosegroup.com

MAP	5164	GRID	A3
TAX MAP		ZONING CATEGORY:	
FS62		PD-KF	
WSSC 200' SHEET			
221NW9			
SITE DATUM			
HORIZONTAL: NAD 83/91			
VERTICAL: NGVD 29			



06/02/2020

HARDSCAPE NOTES AND DETAILS

LANDSCAPE AND LIGHTING PLAN

**KING FARM**

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



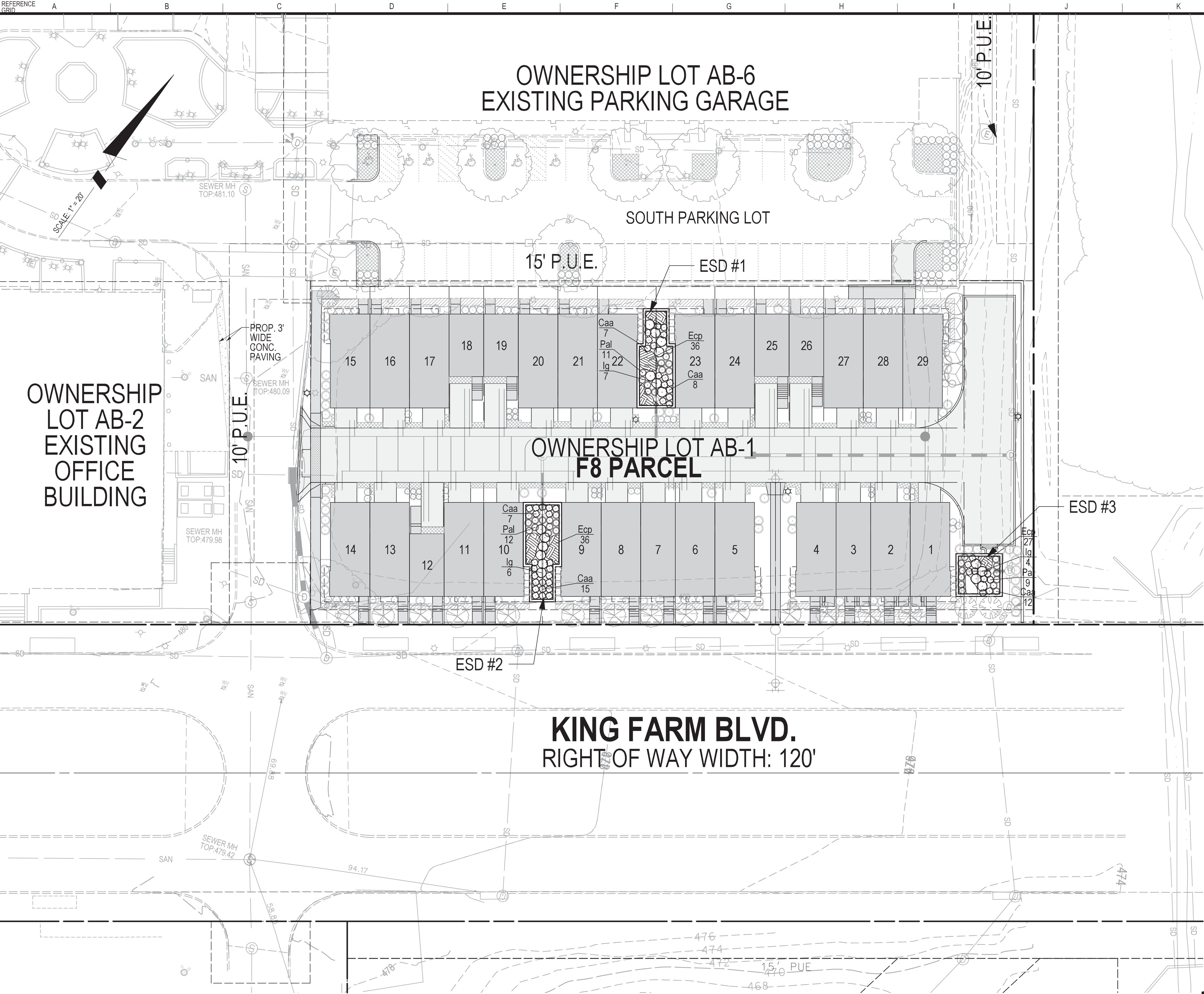
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SHEET 7  
OF 11

PROJECT NO.  
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ESD #1							
SHRUBS							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
7	Ig	Ilex glabra	Inkberry	24"	# 3 CONT.	30" O.C.	Full, Dense
GRASSES							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
15	Caa	Calamagrostis X acutiflora 'Avalanche'	Avalanche Feather Reed Grass	24"	#1 CONT.	18" O.C.	Full, Mature
11	Pal	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal	CONT.	36" O.C.	Full, Mature
HERBACIOUS PERENNIALS AND GROUND COVERS							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
36	Ecp	Echinacea purpurea	Purple Coneflower	#1	CONT.	18" O.C.	Full, Mature
ESD #2							
SHRUBS							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
6	Ig	Ilex glabra	Inkberry	24"	# 3 CONT.	30" O.C.	Full, Dense
GRASSES							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
22	Caa	Calamagrostis X acutiflora 'Avalanche'	Avalanche Feather Reed Grass	24"	#1 CONT.	18" O.C.	Full, Mature
12	Pal	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal	CONT.	36" O.C.	Full, Mature
HERBACIOUS PERENNIALS AND GROUND COVERS							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
36	Ecp	Echinacea purpurea	Purple Coneflower	#1	CONT.	18" O.C.	Full, Mature
ESD #3							
SHRUBS							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
4	Ig	Ilex glabra	Inkberry	24"	# 3 CONT.	30" O.C.	Full, Dense
GRASSES							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
12	Caa	Calamagrostis X acutiflora 'Avalanche'	Avalanche Feather Reed Grass	24"	#1 CONT.	18" O.C.	Full, Mature
9	Pal	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal	CONT.	36" O.C.	Full, Mature
HERBACIOUS PERENNIALS AND GROUND COVERS							
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHTICAL	B&B/CONT.	SPACING	REMARKS
27	Ecp	Echinacea purpurea	Purple Coneflower	#1	CONT.	18" O.C.	Full, Mature

LEGEND	
	SHADE TREES
	ORNAMENTAL TREES
	LARGE EVERGREEN SHRUBS
	MEDIUM EVERGREEN SHRUBS
	SMALL EVERGREEN SHRUBS
	SMALL DECIDUOUS SHRUBS
	GRASSES & PERENNIAL GROUND COVER
	SITE FURNISHINGS

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REVISIONS			
NO.	DATE	BY	DATE
1	SEPTEMBER 2020		
DESIGNED:	N.C./Z.N.	TECHNICIAN:	N.C./Z.N.
CHECKED:	D.H.P.		

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**OWNER/DEVELOPER/APPLICANT**

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EIGHT IRVINGTON CENTRE ASSOC. LLC  
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OLE KOLLEVOLL  
okolleval@penrosegroupp.com

MAP 5164 GRID A3	
TAX MAP FS62	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

Daniel H. Park  
Daniel H. Park  
Date: 2020.09.08  
Time: 15:16:45  
06/02/2020

PHASE 1 ESD LANDSCAPE PLAN

LANDSCAPE AND LIGHTING PLAN

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

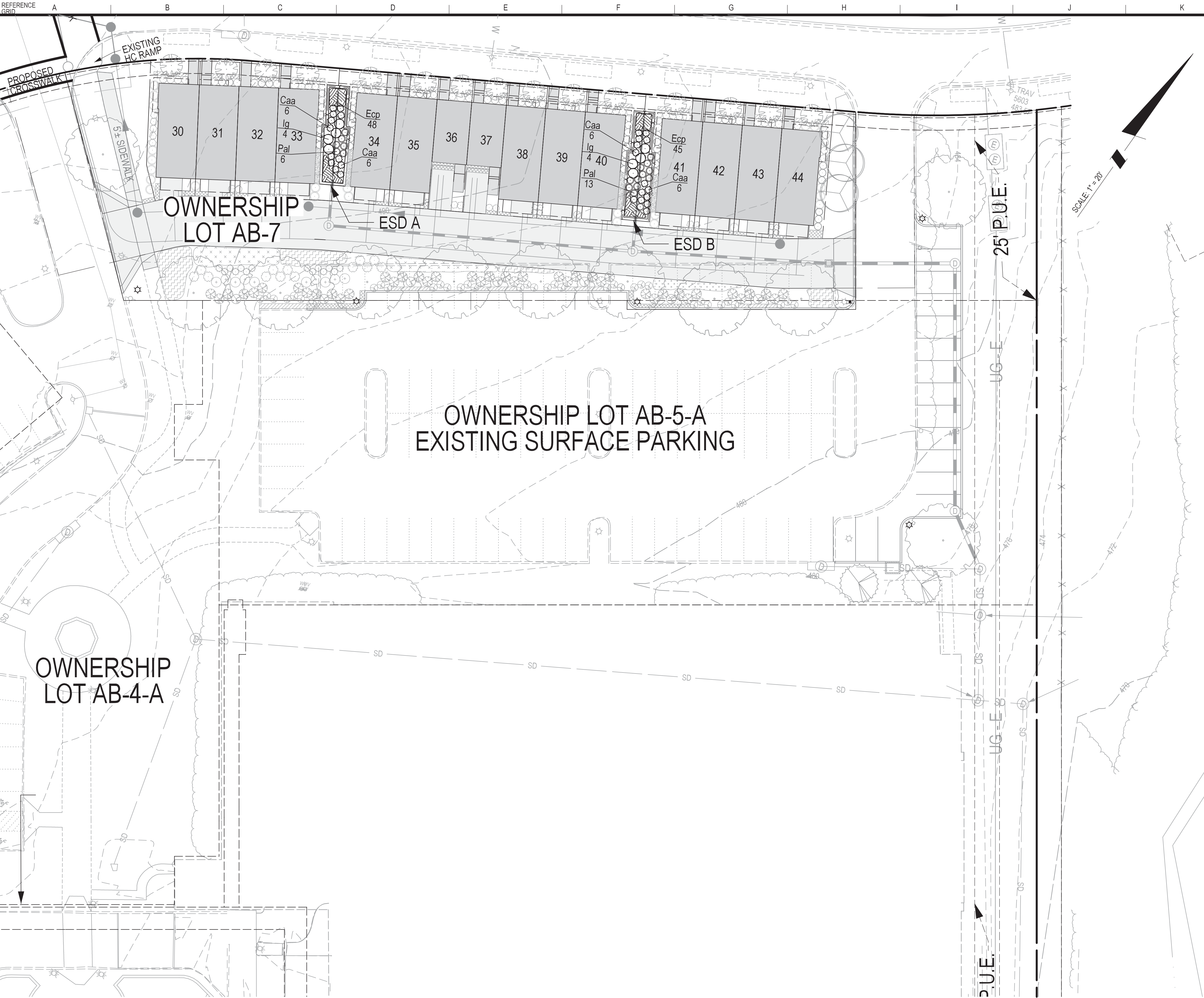
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SHEET 8 OF 11

PROJECT NO. 0801-00-7F  
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ESD #A						
SHRUBS						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT/CAL.	B&B/CONT.	SPACING
4	Ig	Ilex glabra	Inkberry	24"	# 3 CONT.	30' O.C.
GRASSES						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT/CAL.	B&B/CONT.	SPACING
12	Caa	Calamagrostis X acutiflora 'Avalanche'	Avalanche Feather Reed Grass	24"	#1 CONT.	18' O.C.
6	Pal	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal	CONT.	36' O.C.
HERBACIOUS PERENNIALS AND GROUND COVERS						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT/CAL.	B&B/CONT.	SPACING
48	Ecp	Echinacea purpurea	Purple Coneflower	#1	CONT.	18' O.C.
ESD #B						
SHRUBS						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT/CAL.	B&B/CONT.	SPACING
4	Ig	Ilex glabra	Inkberry	24"	# 3 CONT.	30' O.C.
GRASSES						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT/CAL.	B&B/CONT.	SPACING
12	Caa	Calamagrostis X acutiflora 'Avalanche'	Avalanche Feather Reed Grass	24"	#1 CONT.	18' O.C.
13	Pal	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal	CONT.	36' O.C.
HERBACIOUS PERENNIALS AND GROUND COVERS						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT/CAL.	B&B/CONT.	SPACING
45	Ecp	Echinacea purpurea	Purple Coneflower	#1	CONT.	18' O.C.

LEGEND	
	SHADE TREES
	ORNAMENTAL TREES
	LARGE EVERGREEN SHRUBS
	MEDIUM EVERGREEN SHRUBS
	SMALL EVERGREEN SHRUBS
	SMALL DECIDUOUS SHRUBS
	GRASSES & PERENNIAL GROUNDCOVER
	SITE FURNISHINGS

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Rockville, MD 20850  
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www.solteszco.com

Engineering  
Surveying  
Planning  
Environmental Sciences

REVISIONS			
NO.	DATE	BY	DATE
1	SEPTEMBER 2020		
DESIGNED:	N.C./Z.N.	TECHNICIAN:	N.C./Z.N.
CHECKED:	D.H.P.		

**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**

SEVEN IRVINGTON CENTRE ASSOC. LLC  
EIGHT IRVINGTON CENTRE ASSOC. LLC  
C/O THE PENROSE GROUP  
8330 BOONE BLVD.  
SUITE 460  
VIENNA, VA 22182

OLE KOLLEVOLL  
okollevoll@penrosegroupp.com

MAP 5164 GRID A3	
TAX MAP FS62	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

Daniel H. Park  
Daniel H. Park  
06/02/2020  
04:00'

PHASE 2 ESD LANDSCAPE PLAN

LANDSCAPE AND LIGHTING PLAN

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

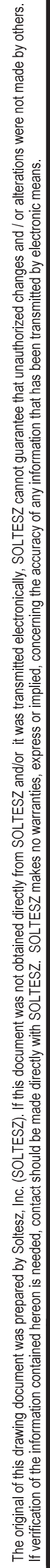
8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = 20'

SHEET 9 OF 11

PROJECT NO. 0801-00-7F 0801-00-8F





BY T. STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA

5/14 STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA

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INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH 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.

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VIENNA, VA 22182

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okollevoll@penrosegroup.com

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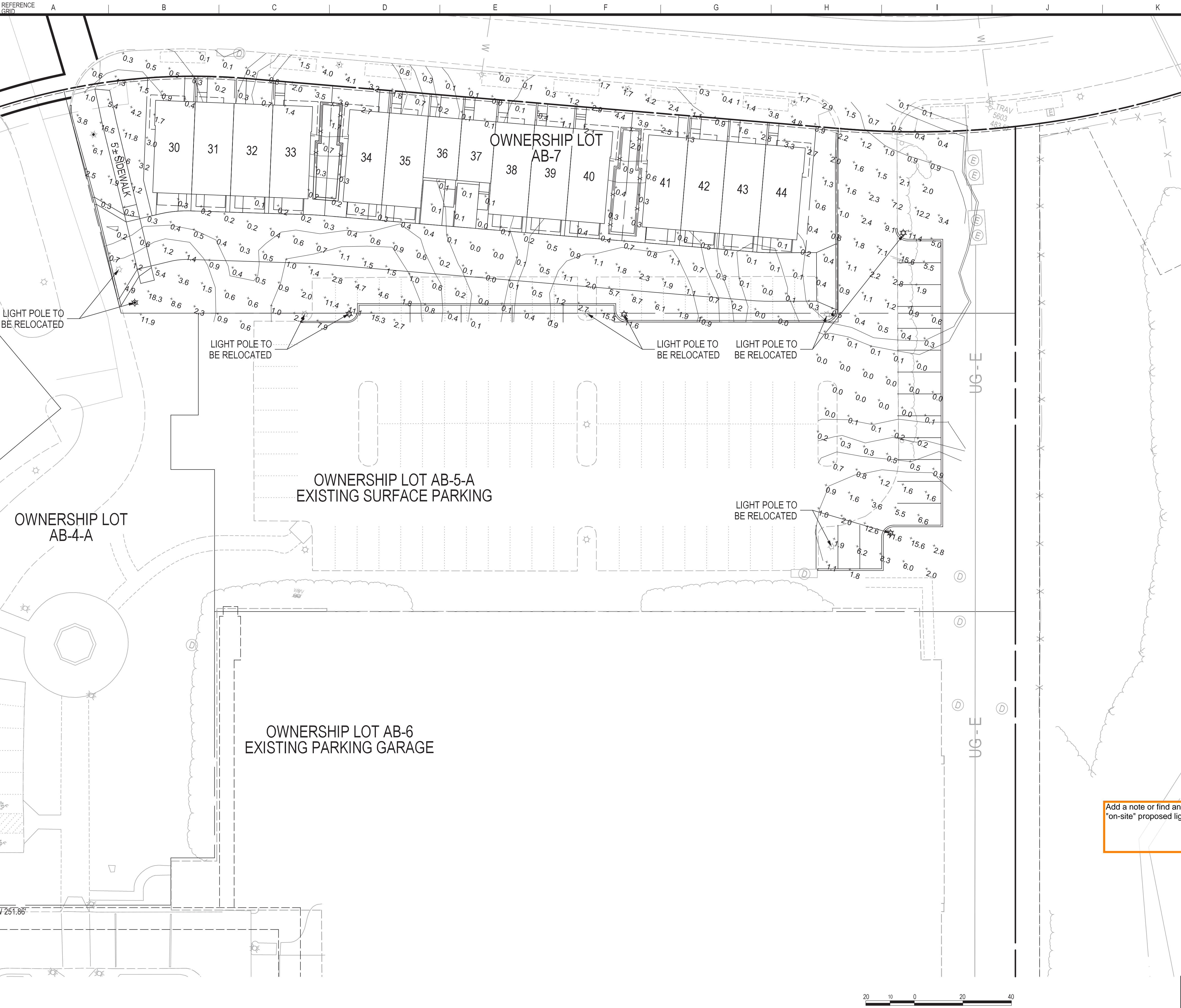


**SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M**

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



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**17060LED CHATEAU SERIES** **LED**

**JOB NAME:** KING FARM F7 & F8  
**FEATURE TYPE:** 17060LED CHATEAU

**BUILD A PART NUMBER:**  
ORDERING EXAMPLE: PT-17060LED-D6-R3-140T5-MD10-CA-R-PL/23274/0/1

**Mounting Configuration:**  
Type: -23274 -3400 -14M -CAT  
PT: -23274 -3400 -14M -CAT  
PT: -23274 -3400 -14M -CAT  
PT: -23274 -3400 -14M -CAT  
PT: -23274 -3400 -14M -CAT

**Options:**  
-CAT: This connector is not required.  
-PT: This connector is not required.  
-PT: This connector is not required.  
-PT: This connector is not required.  
-PT: This connector is not required.

**Specifications:**  
The luminaire shall be provided with a heavy-duty cast aluminum body and a heavy-duty cast aluminum base. The luminaire shall be provided with a heavy-duty cast aluminum body and a heavy-duty cast aluminum base. The luminaire shall be provided with a heavy-duty cast aluminum body and a heavy-duty cast aluminum base.

**450 LEXINGTON SERIES** **ARCHITECTURAL POLE**

**JOB NAME:** KING FARM F7 & F8  
**FEATURE TYPE:** 450 LEXINGTON

**BUILD A PART NUMBER:**  
ORDERING EXAMPLE: 450FP4-12-18B-BCC-GFLPUC-SH/0/1

**Model:**  
450  
Shaft: 14" x 12" tapered smooth  
Height: 12' - 12' - 12' - 12'

**Options:**  
-P4: Cast Aluminum Flag Holder Mount, for use with 1" diameter flag pole.  
-P4: Cast Aluminum Flag Holder Mount, for use with 1" diameter flag pole.  
-P4: Cast Aluminum Flag Holder Mount, for use with 1" diameter flag pole.

**Specifications:**  
The luminaire shall be provided with a heavy-duty cast aluminum body and a heavy-duty cast aluminum base. The luminaire shall be provided with a heavy-duty cast aluminum body and a heavy-duty cast aluminum base. The luminaire shall be provided with a heavy-duty cast aluminum body and a heavy-duty cast aluminum base.

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NO.		REVISIONS		BY	DATE
1		SEPTEMBER 2020			
DESIGNED:		N.C./Z.N.		TECHNICIAN:	
		N.C./Z.N.		CHECKED:	
				D.H.P.	

**MISS UTILITY NOTE**  
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MAP 5164	GRID A3
TAX MAP FS62	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9	
SITE DATUM HORIZONTAL: NAD 83/91	VERTICAL: NGVD 29

Daniel H. Park  
Daniel H. Park  
08/02/2020

**PHASE 2 PHOTOMETRIC PLAN**

**LANDSCAPE AND LIGHTING PLAN**

**SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M**

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

**LANDSCAPE ARCHITECT**

**PROJECT NO.** 0801-00-7F  
0801-00-8F

**SHEET 11 OF 11**





1 CONCEPTUAL ARTIST'S RENDERING

NOTE: DRAWING IS AN ARTIST'S RENDERING OF THE PROPOSED FRONT ELEVATION OF A PORTION OF THE SITE. DETAILING, COLORS, LANDSCAPING AND GROUPING OF FACADE TYPES MAY VARY DEPENDING ON FINAL CONSTRUCTION DOCUMENTS

N.T.S.

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NO.	REVISIONS	DATE	BENCHMARK DATE
			06/27/2019

CONCEPTUAL  
RENDERING

A-201

KING FARM  
TOWNHOMES  
ROCKVILLE, MARYLAND

WORMALD  
BUILDERS - ARCHITECTS - ENGINEERS

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