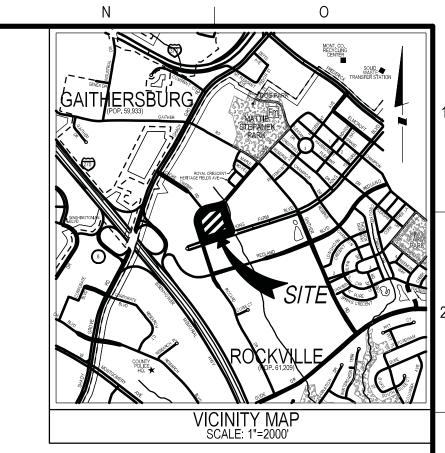
SEVEN & EIGHT IRVINGTON CENTRE

SITE PLAN



.60 AC (69,665 SF

60 AC (69,665 SI

PD-KF

2 du (12.5%)

North Parking Lot

of the 11 spaces on North

Parking Lot⁴

53 AC (110 360 SE) 1.60 AC (69,665 SF) .934 AC (40,695 SF)

PD-KF

7 du (15%)

5 spaces on-site; 15 spaces or

South Parking Lot: 11 spaces on

king Lot4; 8 of the 11 spaces (

North Parking Lot⁴

OŅE INÇH →

1" = 100'

PROJECT NO.

SHEET

North Parking Lot of the 15 spaces on South

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 COMFORMANCE 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
- NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION (FTP2019-00002) WAS APPROVED ON OCTOBER 15, 2018, AND REVISED AND

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. 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 934 AC (40,695 SF Parcel F7 .934 AC (40,695 SF Parcel F8 Public Road Dedication Net Useable Area: 934 AC (40,695 SF PD-KF Density of Development: (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines) Max Residential Densit 16' x 38' Market Units 14' x 38' Market Units 14' x 25' MPDU Units Total Units Total Units x 12.5% 5 du (15%) Zoning Standards (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines) Min. Lot Width at Street Fron Maximum Building Height 16' x 38' Townhouse Units 14' x 38' Market Units 2 spaces Per Unit 2 spaces Per Unit 14' x 25' MPDU Units 5 of the 15 spaces on South Parking Lot⁴ Total Parking Spaces Existing adjacent on-street King Farm Blvd. parking (not included in total) Existing adjacent on-street Piccard Dr. parking (not included in total) 3 Building Setbacks: (Minimum) Front Setback: From Street: (King Farm Design Guidelines Rear Setback: Side Setback (interior unit) Side Setback (end unit): . Ownership lots are proposed for the Phase 1 & Phase 2 townhouse development

2. The project will comply with the applicable City of Rockville MPDU requirements. The affordable units will be proportionally distributed among the townhouse units On-street parking spaces include spaces along F4 frontage. Visitor parking also available on King Farm Boulevard & Piccard Drive.

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:

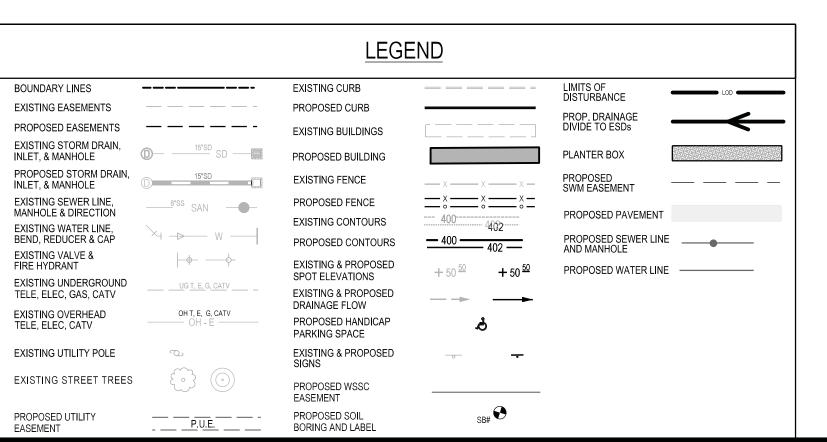
SOLTESZ, INC. 2 RESEARCH PLACE, SUITE 100 ROCKVILLE, MD 20850 TELEPHONE: 301-948-2750 FAX: 301-948-9067

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



_____ PHASE 1 OWNERSHIP LOT AB-2 EXISTING OFFICE BUILDING ON-STREET PARKING KING FARM BLVD. — SHEET 3 OF 6 FOR DETAILS.

OVERALL PLAN

SUITE 460

VIENNA, VA 22182

OLE KOLLEVOLL

ARCHITECTURAL

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

PHASE 2 ESD LANDSCAPE PLAN PHASE 1 PHOTOMETRIC PLAN PHASE 2 PHOTOMETRIC PLAN

LANDSCAPE & LIGHTING PLAN:

COVER SHEET

LANDSCAPE AND LIGHTING PLAN

LANDSCAPE NOTES AND DETAILS

HARDSCAPE NOTES AND DETAILS PHASE 1 ESD LANDSCAPE PLAN

PHASE 2 TREE SAVE PLAN

PHASE 2 LANDSCAPE PLAN

PHASE 1 & TOT LOT LANDSCAPE PLAN

OWNER/DEVELOPER/APPLICANT EIGHT IRVINGTON CENTRE ASSOC. LLC FS62 C/O THE PENROSE GROUP 8330 BOONE BLVD.

PD-KF

PREPARED OR APPROVED BY ME, AND THAT I AM A DUL' LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS LICENSE NO. 17731 , EXPIRATION DATE: 03/23

10/15/2020

<u>PROFESSIONAL CERTIFICATION</u>

HEREBY CERTIFY THAT THESE DOCUMENTS WERE

SITE PLAN

KINGFARM

COVER SHEET

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

Engineering Surveying Planning

ROCKVILLE OFFICE Rockville, MD 20850 Environmental Sciences

2 Research Place, Suite 100 P. 301.948.2750 F. 301.948.9067

Lanham Waldorf Leonardtown Frederick Soltesz DC, LLC www.solteszco.com

Rockville CAD STANDARDS VERSION: V8 - 2000 TECHNICIAN: CHECKED:

SHEET INDEX:

COVER SHEET

OVERALL SITE PLAN

PHASE 2 SITE PLAN

PHASE 1 & TOT LOT SITE PLAN

PHASE 1 FIRE ACCESS PLAN

PHASE 2 FIRE ACCESS PLAN

SITE PLAN:

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.

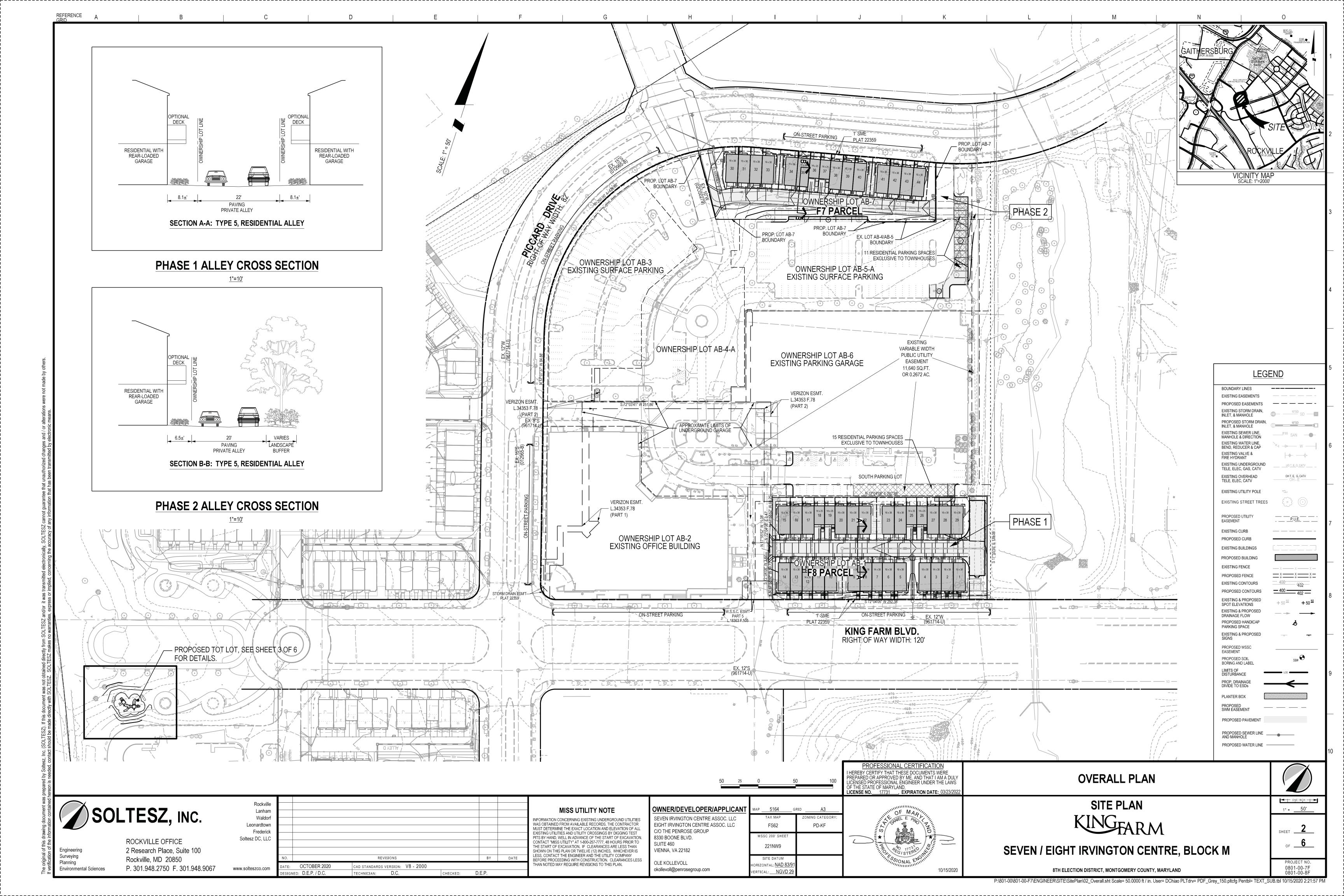
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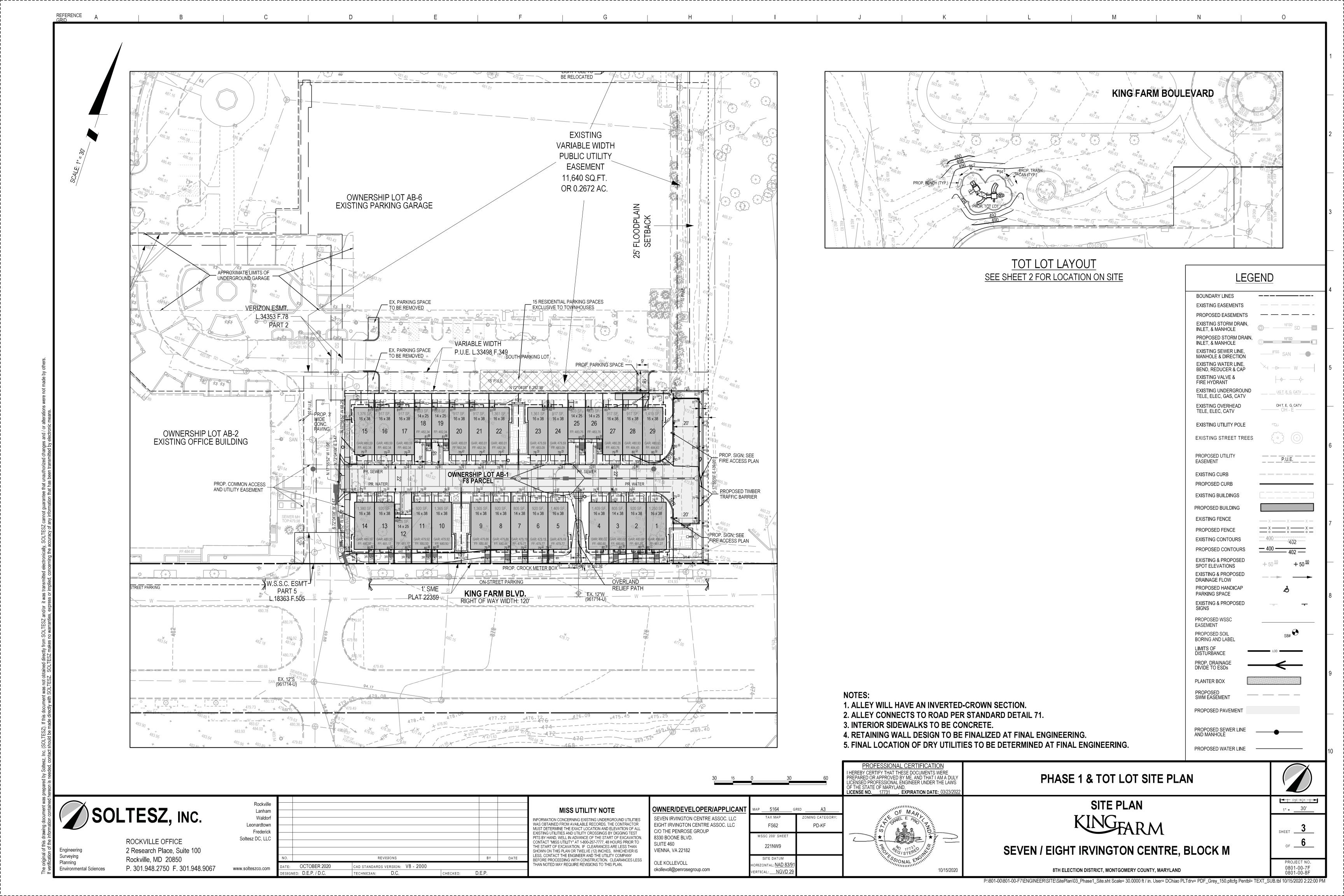
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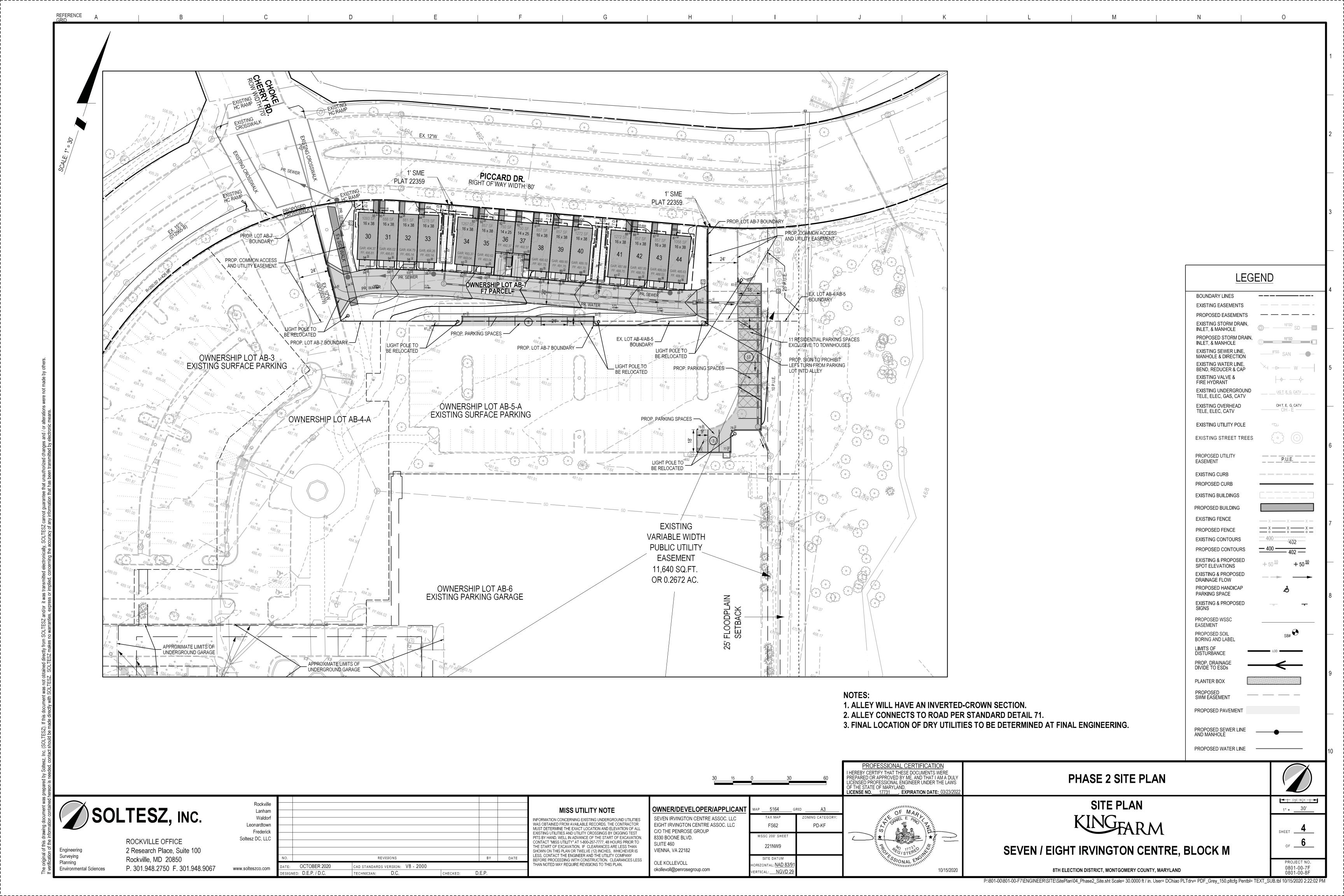
221NW9 rizontal: <mark>NAD 83</mark>/ okollevoll@penrosegroup.com RTICAL: NGVD 2

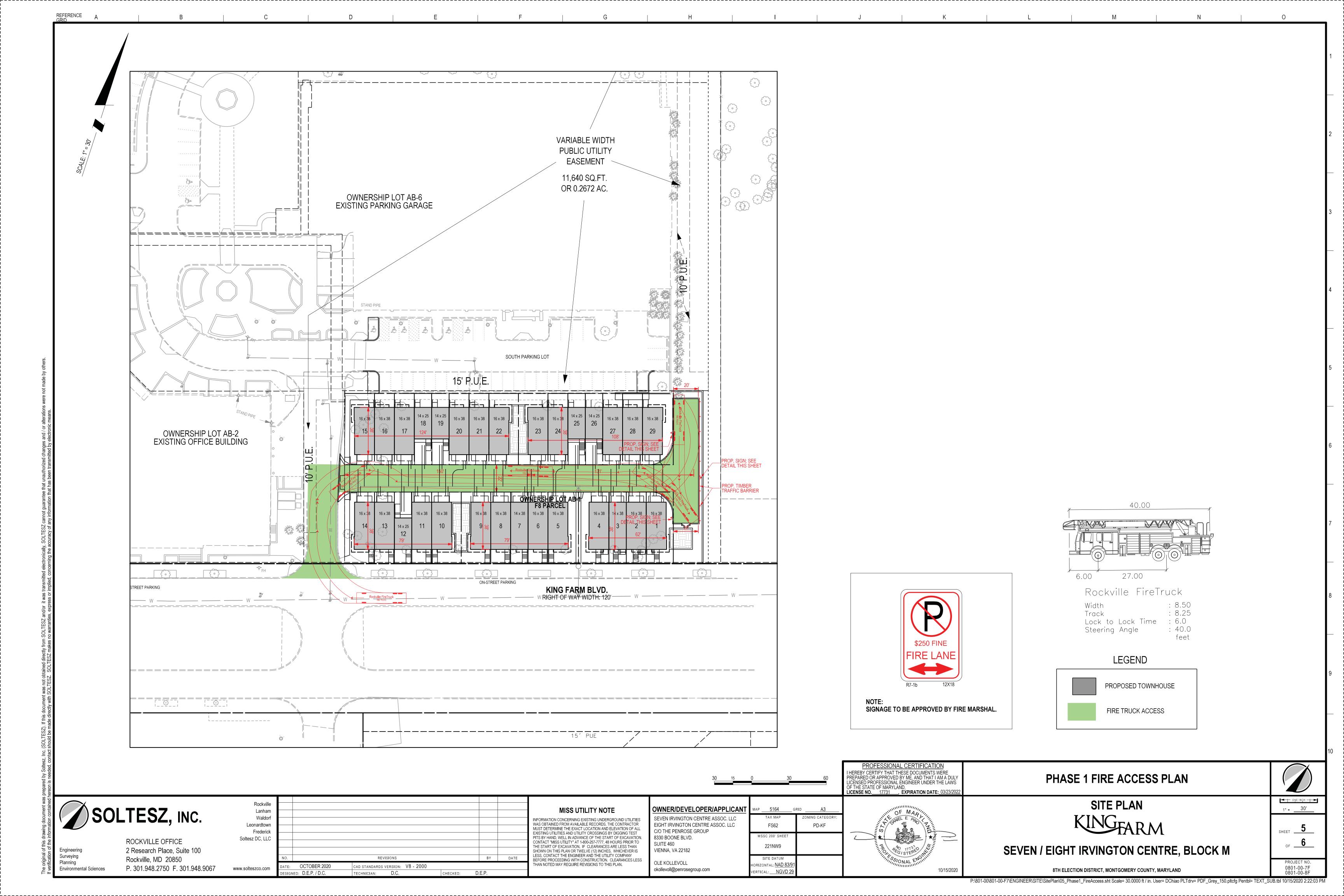
8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

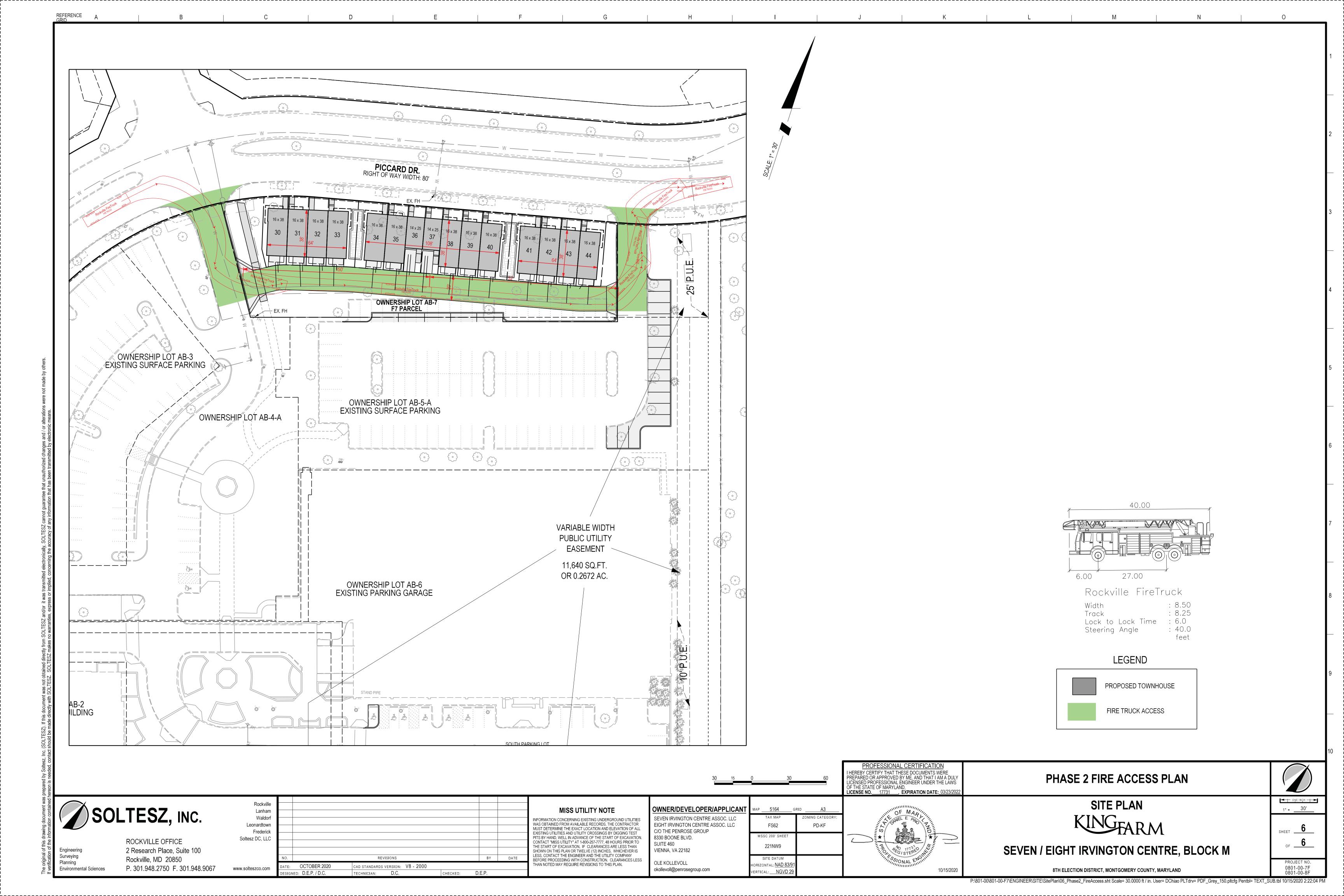
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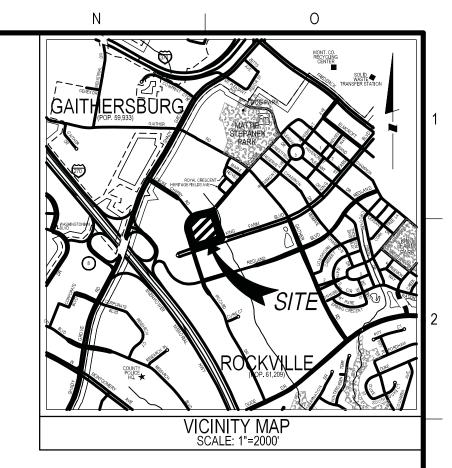








SEVEN & EIGHT IRVINGTON CENTRE LANDSCAPE & LIGHTING PLAN



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

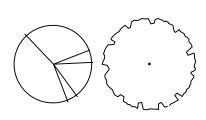
ARCHITECT:

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

LEGEND



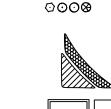
SHADE TREES

ORNAMENTAL TREES

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LARGE EVERGREEN SHRUBS MEDIUM EVERGREEN SHRUBS SMALL EVERGREEN SHRUBS

SMALL DECIDUOUS SHRUBS



SITE FURNISHINGS

SHEET INDEX:

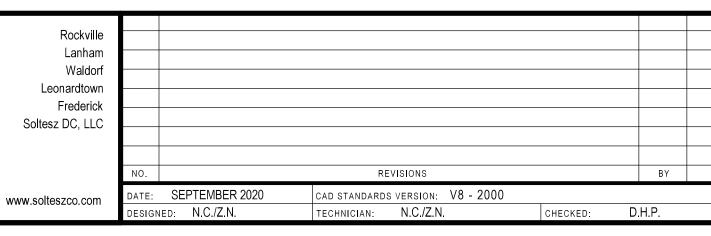
- COVER SHEET LANDSCAPE AND LIGHTING PLAN
- PHASE 1 & TOT LOT LANDSCAPE PLAN PHASE 2 TREE SAVE PLAN
- PHASE 2 LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- HARDSCAPE NOTES AND DETAILS PHASE 1 ESD LANDSCAPE PLAN
- PHASE 2 ESD LANDSCAPE PLAN
- PHASE 1 PHOTOMETRIC PLAN PHASE 2 PHOTOMETRIC PLAN

OVERALL PLAN

SOLTESZ, INC.

Surveying Planning Environmental Sciences

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



MISS UTILITY NOTE 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 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@penrosegroup.com

FS62 221NW9 rizontal: <mark>NAD 83/</mark> RTICAL: NGVD 2

KING FARM BLVD. RIGHT OF WAY WIDTH: 12



COVER SHEET LANDSCAPE AND LIGHTING PLAN

KINGFARM

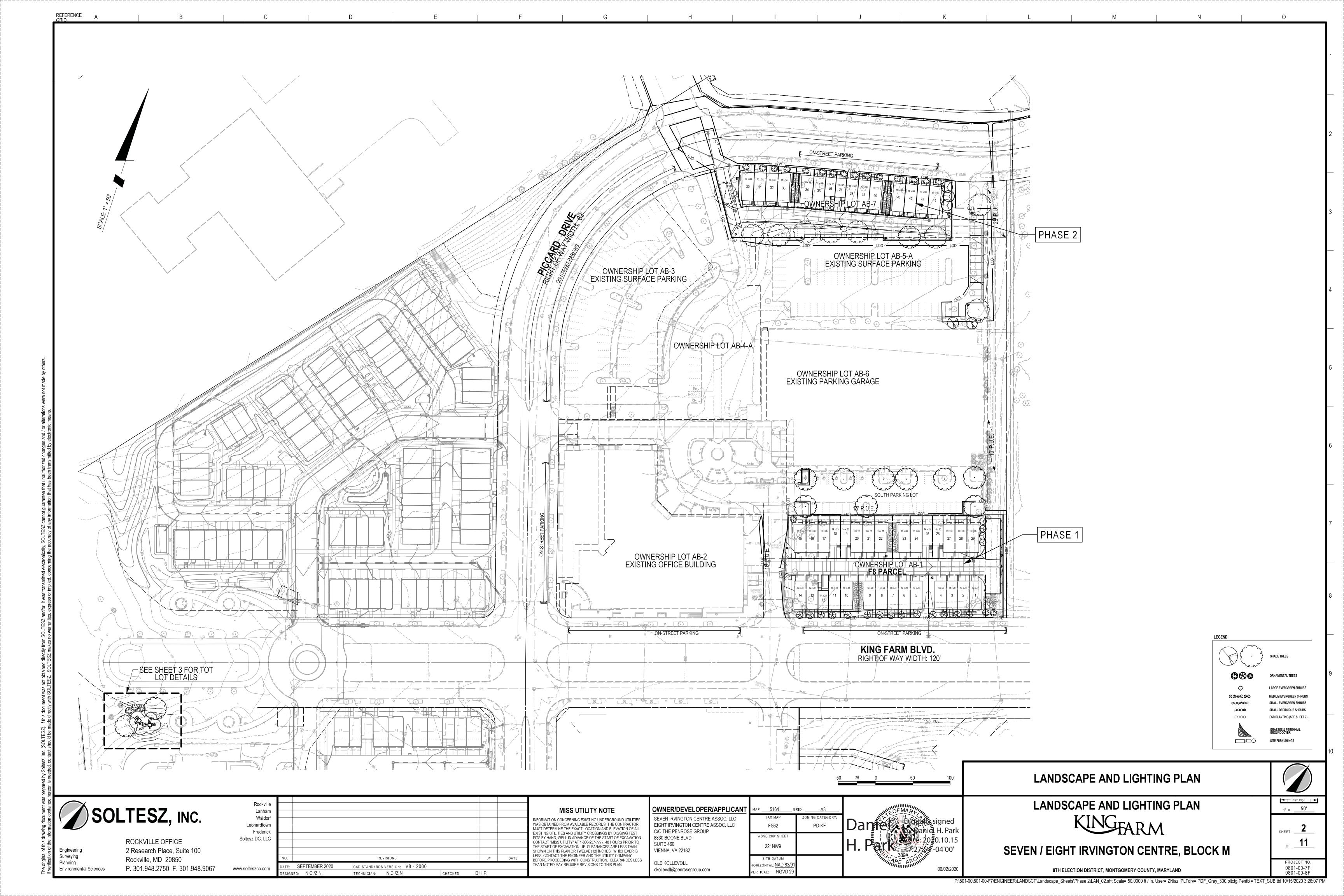
SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

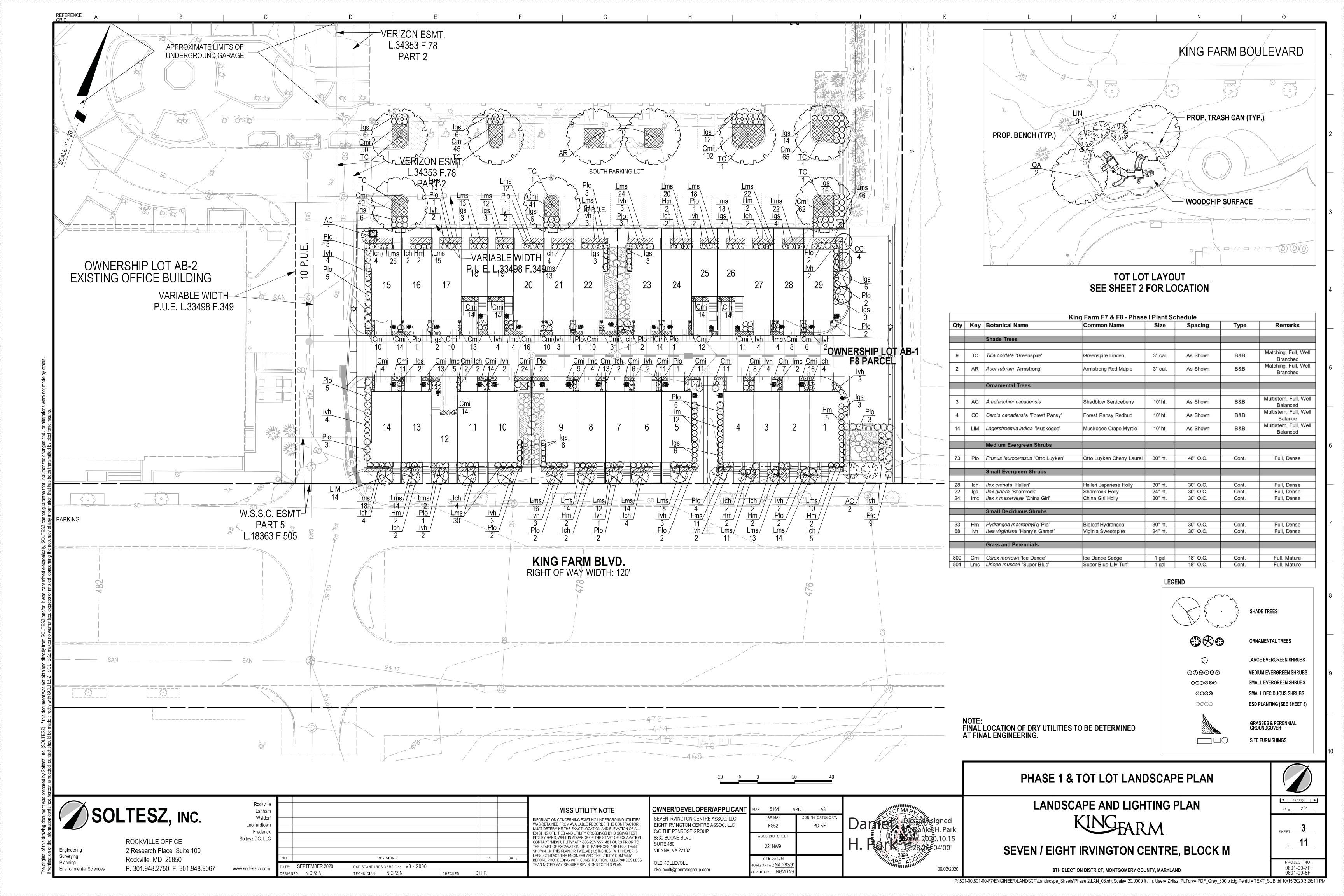
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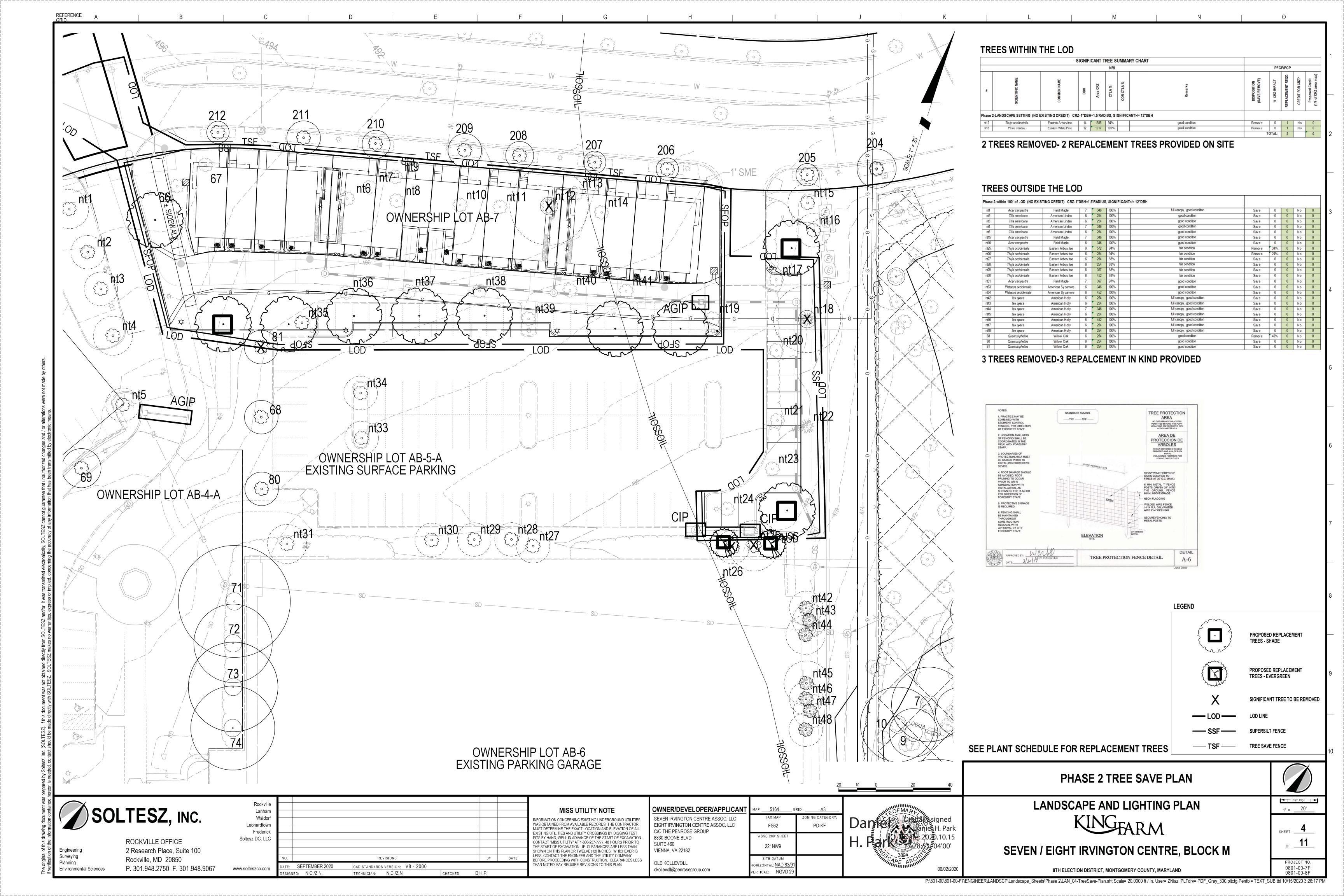
SHEET 1

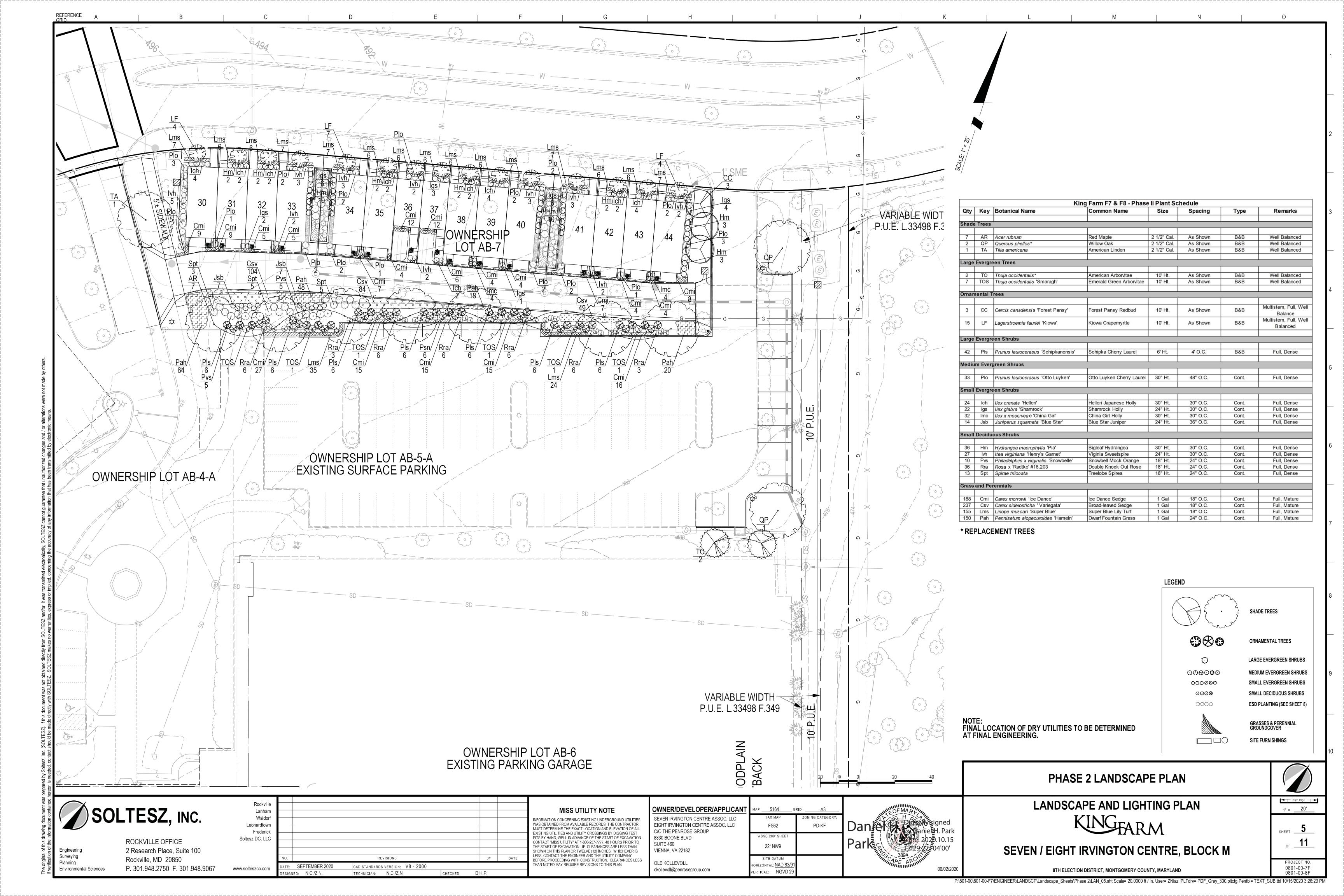
PROJECT NO. 0801-00-7F 0801-00-8F

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NOVEMBER 2019

STALLATION 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.
- . 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
- 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 DEGRADED¹
 - 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. 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.
- 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.
- Yard/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

c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic

- profile rebuilding specification e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters. 2. 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

ee definitions section #9

PURPOSE AND DESCRIPTION

Page 1 of 3

Soil Profile Rebuilding Specification

Specification for Restoration of Graded and Compacted Soils that will be Vegetated

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.

The procedure includes a subsoiling 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

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.

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

restoration of disturbed soils as defined by SITES™.

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 (2.62)."

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

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.

1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:

a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches: i. 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

ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.

 b. Option 2 – Aeration and Vertical Mulching . Using a 2-3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches. ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.

c. The Forestry Inspector may require additional soil specifications, based on site conditions. IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing

1. Soil pH is between 5.5 and 7 2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight

3. The soil is free of contaminants 4. The soil texture is sandy loam or loam

5. The soil has an infiltration rate not less than 1" per hour 6. The soil does not contain debris or stones greater than one inch

iii. Each hole must be refilled with mature compost.

The soluble salt content is less than 3 dS/m. 8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of

commercial soil testing facilities. V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if

they are part of the approved plan. 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. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:

a. Plant quality.

2.6 Replacement of topsoil

2.6.1 Standard procedure

severely disturbed

Division. In addition, topsoil shall:

Be friable and well drained

. Have a pH between 5.5-7.

Be free of noxious weed seeds

3. Have an organic matter content between 4-6%.

sampling with a push tube soil sampler.

b. Proper form for species. 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).

Sound graft union. . Free of girdling roots, or the ability to remove girdling roots without damaging the tree.

. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage

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. . Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.

 All burlap or twine removed completely. No hose and wire; staking and strapping per City planting detail.

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. . 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.

2.6.2 Modification if significant topsoil is already present before Profile Rebuilding is initiated

For Case 2: Follow Section 2.6.1 Standard procedure, as if no topsoil had been present.

severely disturbed (see Section 3.3 Definitions for description of severely disturbed).

At least four inches of topsoil is present on the site after construction activities are completed AND soil is not

Rototill topsoil to a depth of six to eight inches when soil is neither dry nor very moist. Rototilling depth should cross the interface with the subsoiled layer by a minimum of one (1) inch and can be verified with a random

Plant the site with woody plants, trees or shrubs, at a density that insure a minimum of 50% of the site will be

occupied with roots within 10 years. Planting of at least one large stature tree (e.g., one that will mature at

approximately 60-70 feet in height) or 20 medium stature shrubs per 5,000 sq. ft. shall be considered to achieve

Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%%

organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the

site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the

absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry

5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if

Page 2 of 3

Tip the bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in diameter remain. The tines of the bucket can be used to break apart larger clumps if necessary. 50% of the soil shall Compost shall be composed of leaves, vard waste, or food waste. Biosolid-based composts shall not be used. A

be in clumps 6 inches or smaller. No clumps shall be greater than 18" in diameter. The subsoiling is not intended to compost sample with analysis shall be submitted for approval to the City Forestry Division before application. homogenize the compost and soil, but rather loosen the soil to a thirty-six inch depth and create veins of compost Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to down to that depth as well. To ensure that subsoiling reached the appropriate depth, a push tube soil sampler shall completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often be used to verify compost is present at thirty-six inch depth. 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-B, "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 Stockpiled topsoil, or additional topsoil if none is available from the site, shall be returned to the site to a four combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at (4) inch minimum depth (see Section 3.3 Definitions for definition of topsoil). If soil was severely disturbed www.solvita.com). (see definitions), a six (6) to eight (8) inch minimum shall be replaced with topsoil that meets city standards.

Compost shall also: Free of weed seeds

Free of heavy metals or other deleterious contaminants. 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 Less than four inches of topsoil is present on site after construction activities were completed but before compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, Profile Rebuilding is initiated, OR soil is severely disturbed (see Section 3.3 Definitions for description of equipment or processes. For Case 1: A minimum of three inches additional topsoil shall be placed over the subsoiled layer before

4. SUBMITTALS

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.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.

the City Forestry Division. In addition, topsoil shall:

Have an organic matter content between 4-6%.

(test information and equipment available at www.solvita.com).

Free of heavy metals or other deleterious contaminants.

Have a soluble salt content which is less than 3 dS/m.

1. Be friable and well drained

Have a pH between 5.5-7.

Be free of noxious weed seeds

iii. Compost shall also be:

equipment or processes.

Free of weed seeds

i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-

Have low salinity as indicated by a soluble salt content which is less than 3 dS/m

5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious

i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be

ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to

media, often measured by ammonia release and by plant growth tests. Compost manufacturers that

completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth

subscribe to the US Composting Council's testing program may document stability as compost testing 7 or

below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant

"Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita

growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A,

Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests

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,

used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before

contaminants. (if screening is used to remove debris, screen size must be 34 inch or larger).

Have a nutrient profile such that it has an adequate rating, per current industry standards.

6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon

soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM

texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by

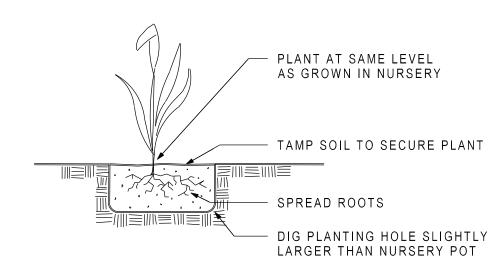
A compost sample with analysis certifying it is stable, mature, from acceptable feedstocks and free of contaminants and weed seeds shall be submitted for approval to the City Forestry Division before compost is applied to the soil.

A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to by 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.

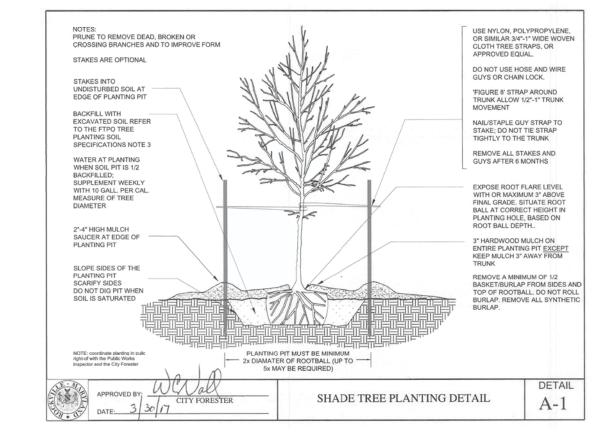
Use of this specification has been documented to increase tree canopy and soil carbon stores compared with typical practices. See www.urbanforestry.frec.vt.edu/SRES for more information.

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 for full details.

PRUNE BACK 1/3 — CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL 3" LAYER SHREDDED HARDWOOD BARK MULCH 2"-3" BACK FROM TRUNK 4" EARTH SAUCER— SPECIFIED BACKFILL-SCARIFY SIDES — DETAIL - SHRUB PLANTING NOT TO SCALE



HERBACEOUS PLANTING DETAIL



King Farm F7 & F8 - Phase I Plant Schedule Qty | Key | Botanical Name Common Name Size Type Remarks Tilia cordata 'Greenspire' reenspire Linder 3" cal. As Shown Branched Matching, Full, Well AR Acer rubrum 'Armstrong Armstrong Red Maple 3" cal. As Shown Branched Multistem, Full, Well 10' ht. AC Amelanchier canadensis Shadblow Serviceberry As Shown Balanced Multistem, Full, Wel B&B CC | Cercis canadensis 'Forest Pansy' orest Pansy Redbud 10' ht. As Shown Balance lultistem, Full, Well Lagerstroemia indica 'Muskogee Muskcgee Crape Myrtle 10' ht. As Shown B&B Balanced Medium Evergreen Shrubs Full, Dense Plo Prunus laurocerasus 'Otto Luyken' Otto Luyken Cherry Laurel Full, Dense 22 | Igs | Ilex glabra 'Shamrock' 24" ht. 30" O.C. Cont 24 Imc Ilex x meserveae 'China Girl' China Girl Holly Full, Dense Full, Dense lvh *Itea virginiana '*Henry's Gamet' Cmi | Carex morrowii 'lce Dance 18" O.C. Super Blue Lily Turf Cont. Full, Mature 504 Lms Liriope muscari 'Super Blue'

King Farm F7 & F8 - Phase II Plant Schedule

Qty | Key | Botanical Name Remarks Spacing Type AR Acer rubrum 2 1/2" Cal. As Shown B&B 2 QP Quercus phellos Well Balanced TA Tilia americana 2 1/2" Cal. As Shown B&B Well Balanced Well Balanced 10' Ht. American Arborvitae As Shown Emerald Green Arborvitae 10' Ht. Well Balanced TOS Thuja occidentalis 'Smaragh' As Shown B&B 10' Ht. CC | Cercis canadensis 'Forest Pansy' Forest Pansy Redbud As Shown Balance Multistem, Full, Well 15 LF Lagerstroemia fauriei 'Kiowa' 10' Ht. B&B Ciowa Crapemyrtle As Shown Balanced 42 Pls Prunus laurocerasus 'Schipkanensis' Schipka Cherry Laurel 6' Ht. 4' O.C. Full, Dense Otto Luyken Cherry Laurel 30" Ht. 48" O.C. 33 Plo Prunus laurocerasus 'Otto Luyken' Full, Dense Full, Dense Ich Ilex crenata 'Heller Full, Dense 24" Ht. 30" O.C. Cont. lgs *llex glabra* 'Shamrock Shamrock Holly Full, Dense 2 Imc Ilex x meservea e 'China Girl 24" Ht. 36" O.C. Full, Dense 14 Jsb Juniperus squamata 'Blue Star' 36 Hm Hydrangea macrophylla 'Pia' lvh Itea virginiana 'Henry's Gamet' 10 Pvs Philadelphus x virginalis 'Snowbelle' Snowbell Mock Orange 18" Ht. 24" O.C. Cont. Full Dense 36 Rra Rosa x 'Radtko' #16,203 Double Knock Out Rose 18" Ht. Cont. Full, Dense Grass and Perennials Cmi | Carex morrowii 'Ice Dance Ice Dance Sedge Full. Mature 3road-leaved Sedge Csv Carex siderosticha 'Variegata Full, Mature Lms | Liriope muscari 'Super Blue' Full, Mature 50 Pah Pennisetum alopecuroides 'Hameli 1 Gal * REPLACEMENT TREES

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

3. DEFINITIONS

City of Rockville- NOVEMBER 2019

4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m

6. Have a nutrient profile such that it has an adequate rating, per current industry standards.

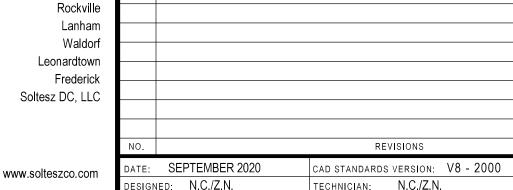
screening is used to remove debris, screen size must be \(\frac{3}{4} \) inch or larger).

City of Rockville- NOVEMBER 2019

SOLTESZ, INC.

Surveying Planning Environmental Sciences

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



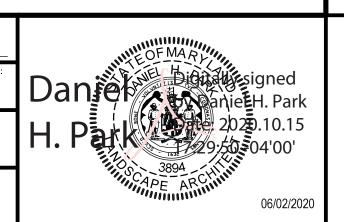
CHECKED.

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@penrosegroup.com

FS62 WSSC 200' SHEE 221NW9 SITE DATUM rizontal: <u>NAD 83</u> RTICAL: NGVD 2



LANDSCAPE AND LIGHTING PLAN KINGFARM

LANDSCAPE NOTES AND DETAILS

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M 8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

1" = NO SCALE SHEET

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

P:\801-00\801-00-F7\ENGINEER\LANDSCP\Landscape_Sheets\Phase 2\LAN_06.sht Scale= 20.0000 ft / in. User= ZNiazi PLTdrv= PDF_Grey_300.pltcfg Pentbl= TEXT_SUB.tbl 10/15/2020 3:26:26 PM

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

Or approved equal as approved

by town architect. Install per manufacturers

specifications. Surface mount. See plan for locations.

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

Or approved equal as

approved by town architect.
Install per manufacturers

specifications.

See plan for locations. Woodchip Surface.

TOT LOT STRUCTURE

HARDSCAPE NOTES AND DETAILS

LANDSCAPE AND LIGHTING PLAN KINGFARM

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

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

1" = NO SCALE

SOLTESZ, INC. ROCKVILLE OFFICE 2 Research Place, Suite 100 Engineering Surveying Planning

Environmental Sciences

Rockville, MD 20850

P. 301.948.2750 F. 301.948.9067

Lanham Waldorf Leonardtown Frederick Soltesz DC, LLC

www.solteszco.com

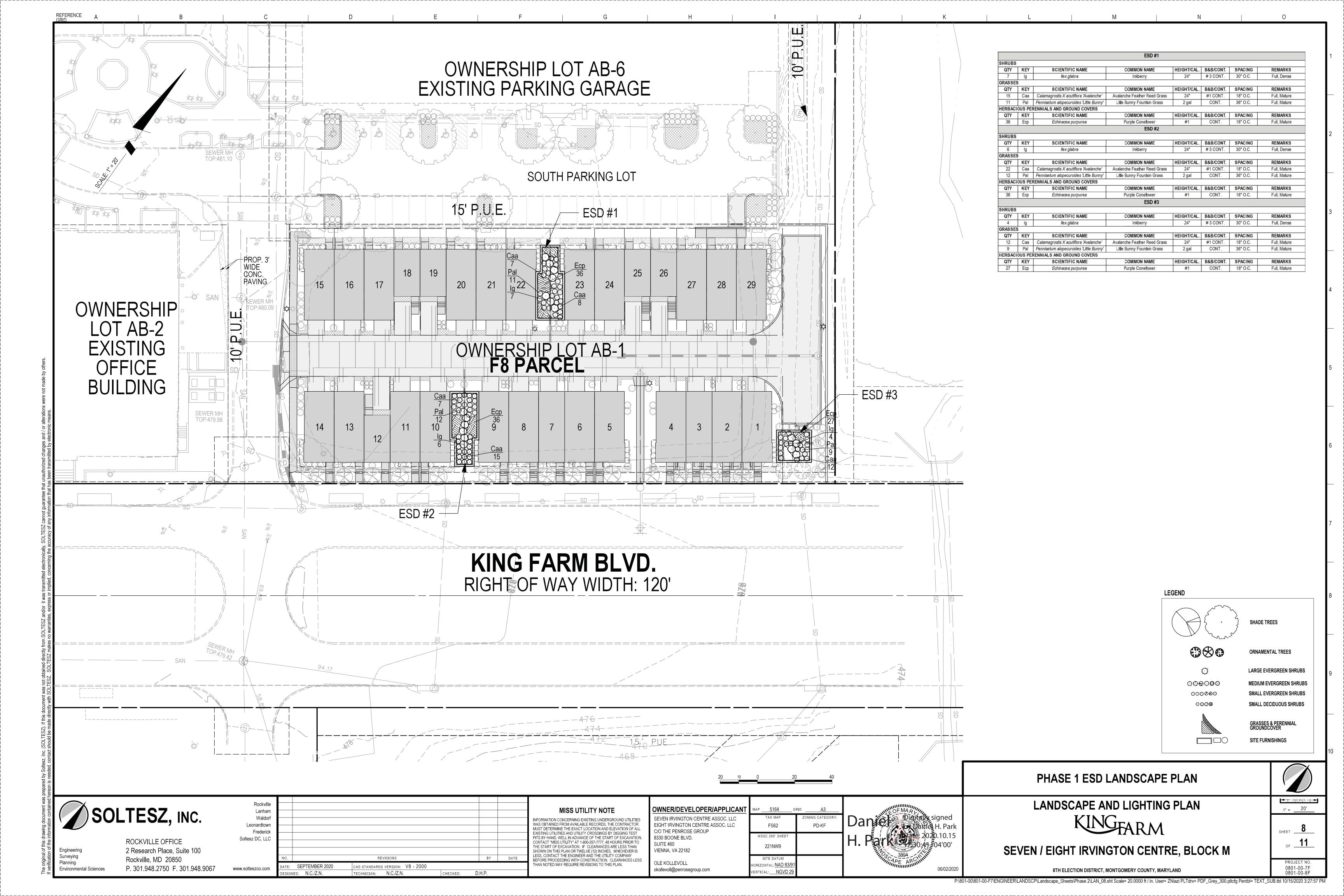
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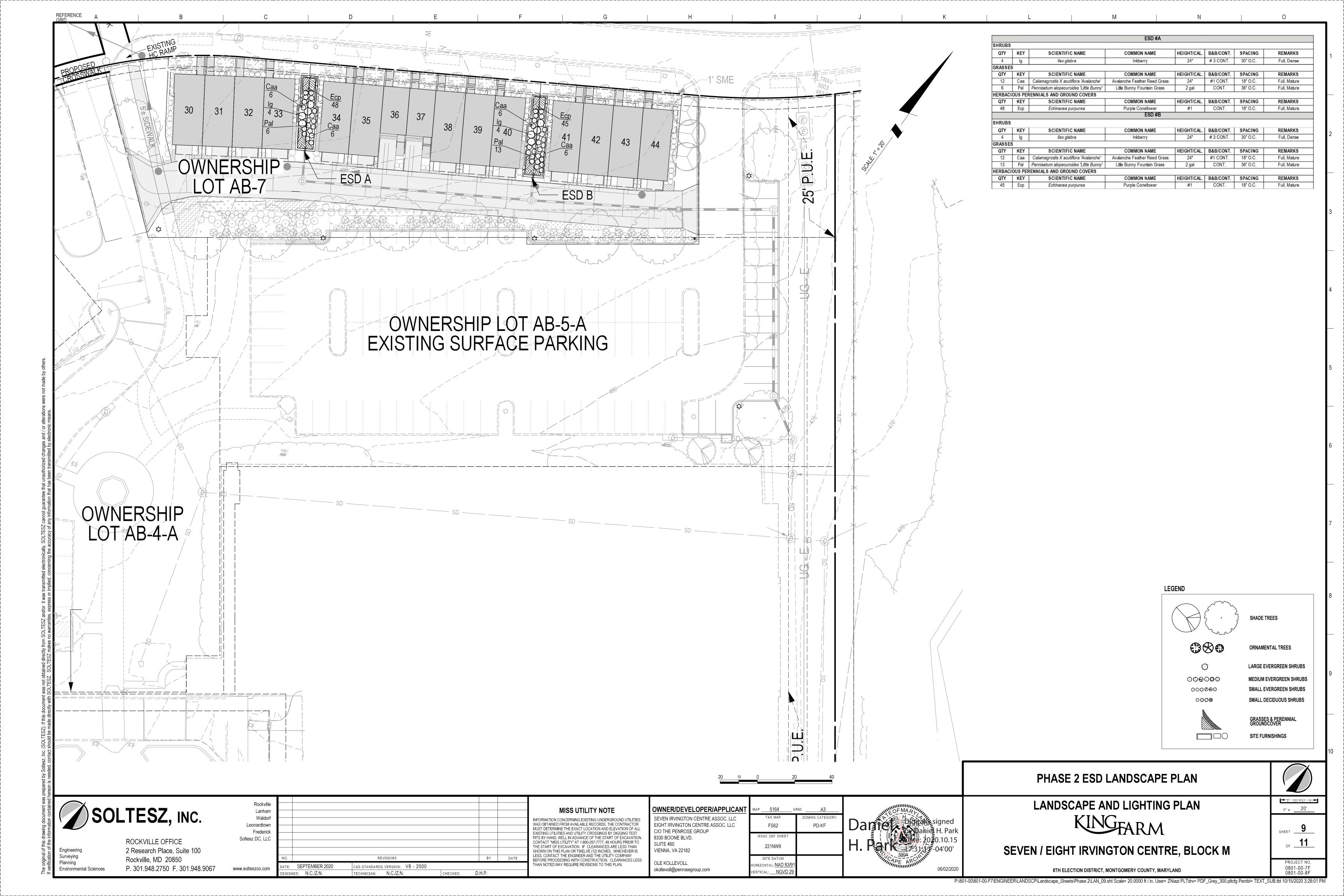
OWNER/DEVELOPER/APPLICANT MISS UTILITY NOTE INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL C/O THE PENROSE GROUP EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO 8330 BOONE BLVD. SUITE 460 THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN VIENNA, VA 22182 LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS OLE KOLLEVOLL THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

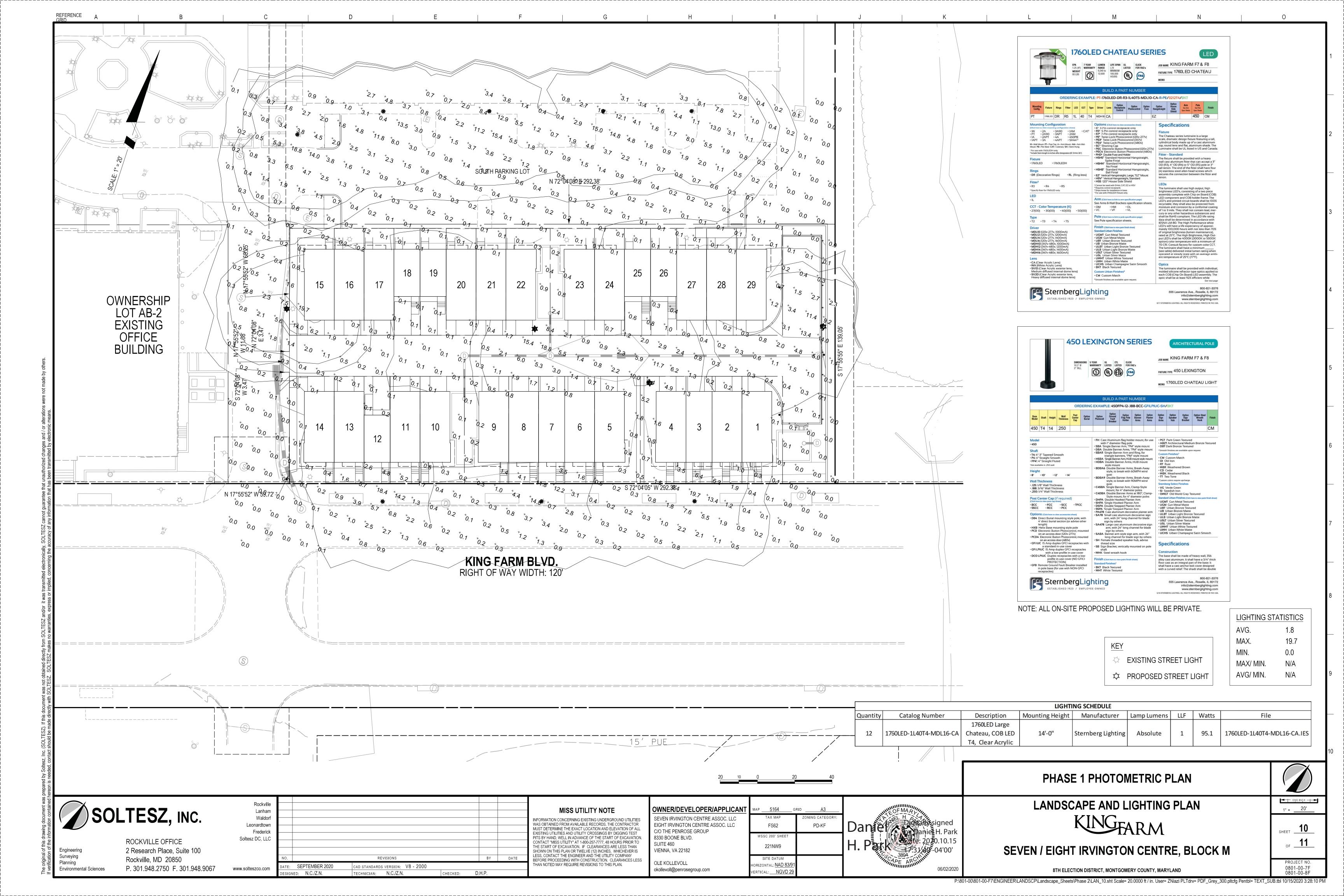
SEVEN IRVINGTON CENTRE ASSOC. LLC EIGHT IRVINGTON CENTRE ASSOC. LLC FS62 WSSC 200' SHEET 221NW9 orizontal: <u>NAD 83/</u>

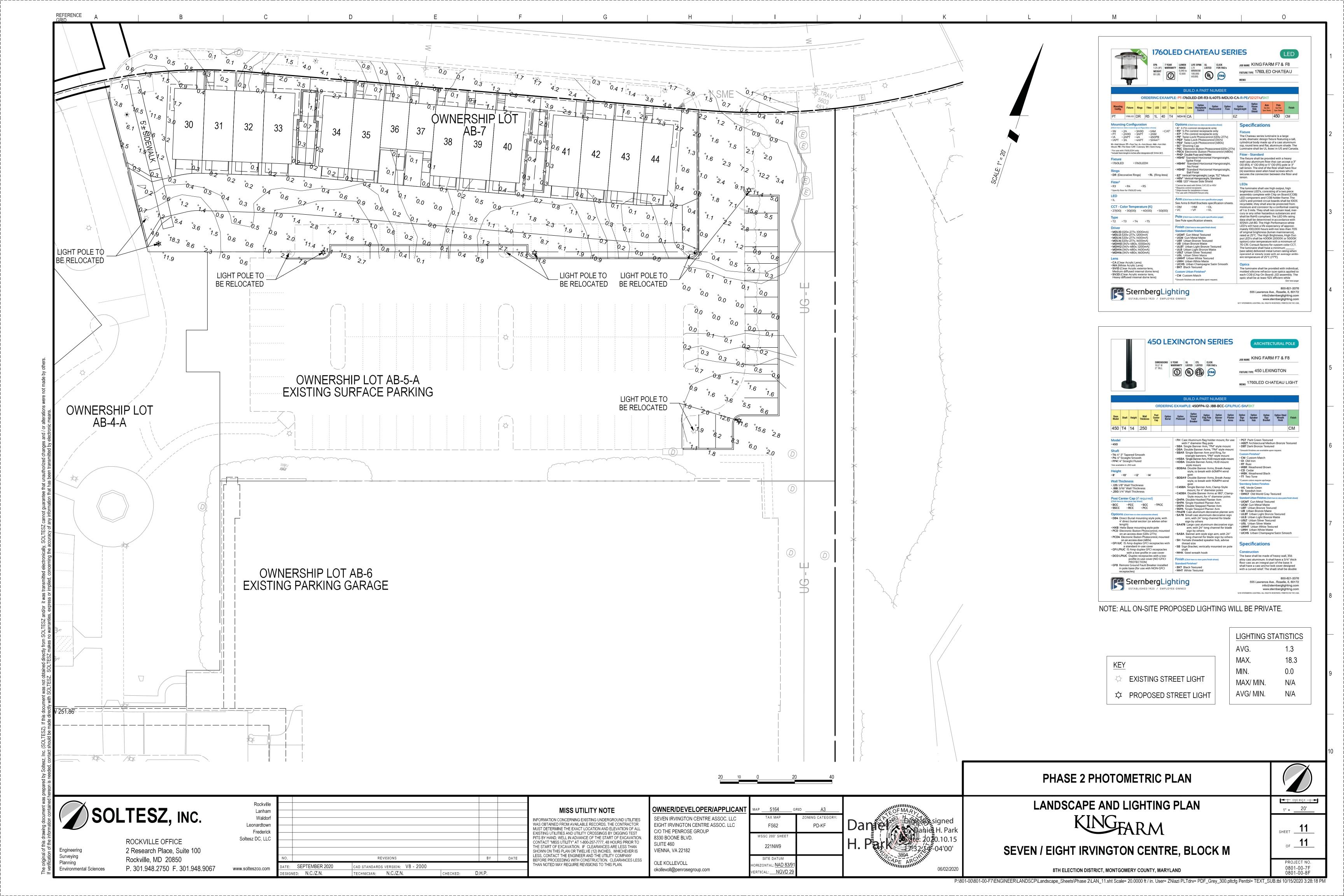
ERTICAL: NGVD 29

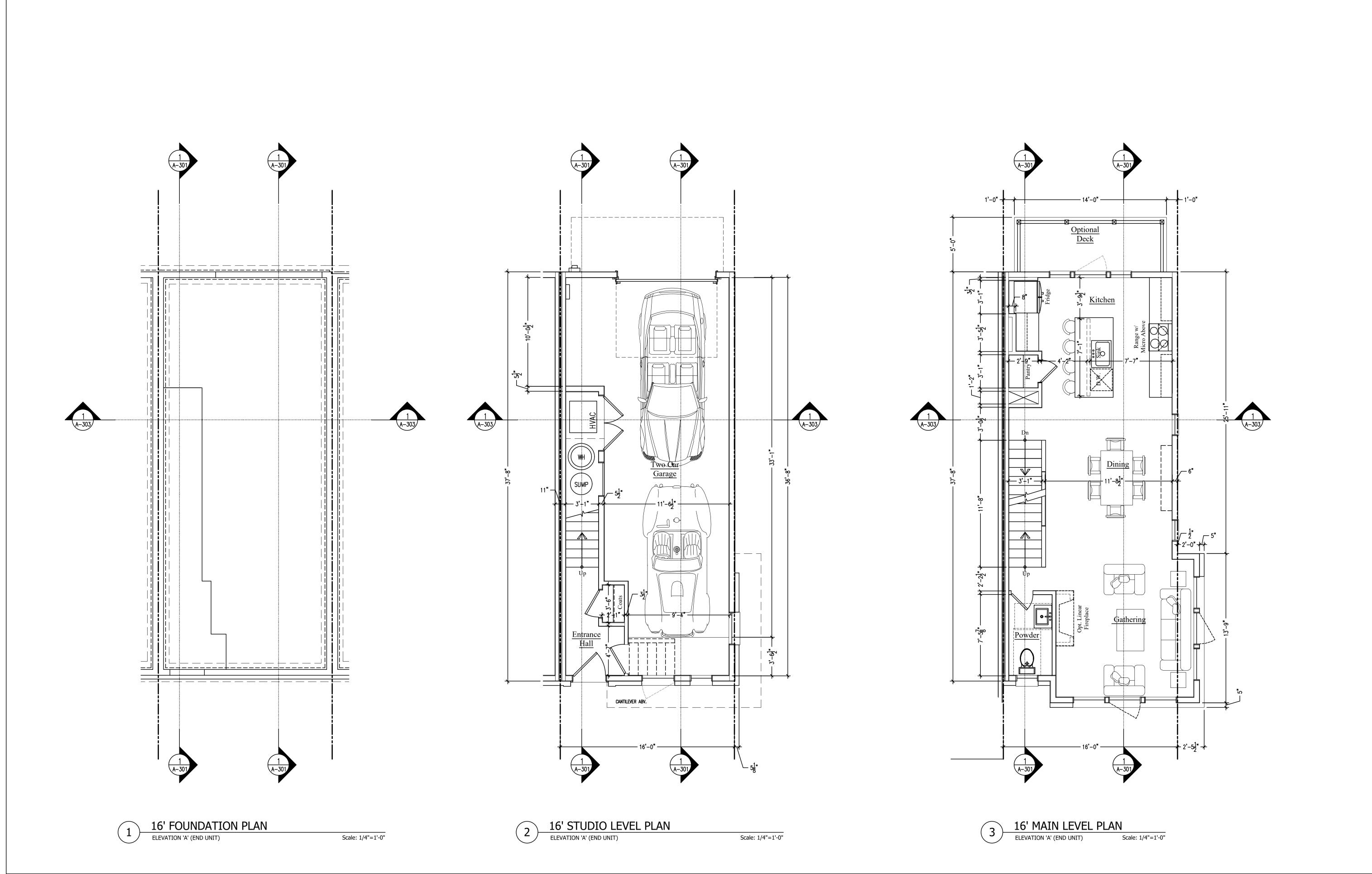
okollevoll@penrosegroup.com











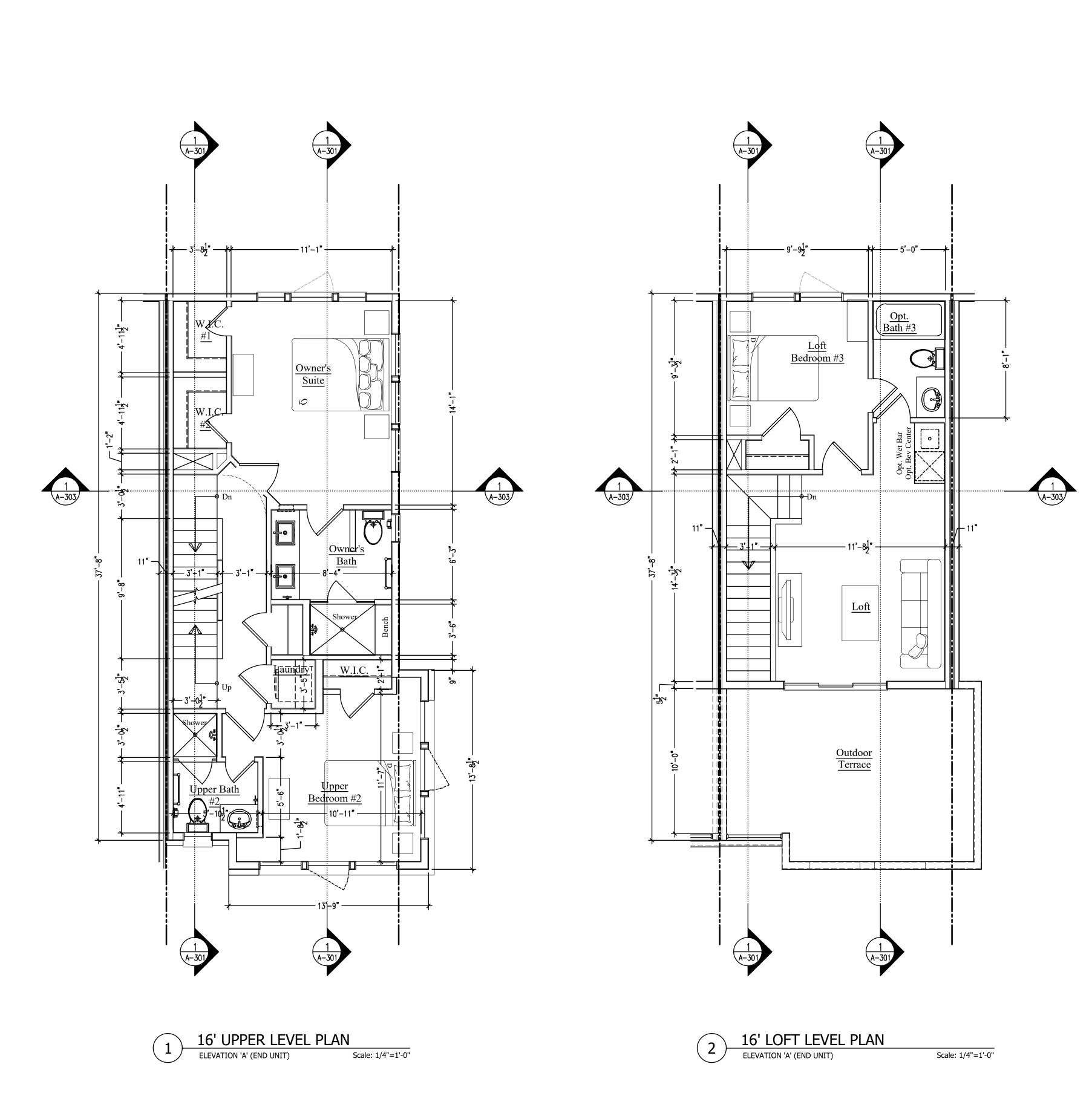
WORMDERS - ARCHITECTS - ENGINEERS

WORMALD CORPORATION 5283 CORPORATE DR., STE. 300 FREDERICK, MD. 21703 301-695-

A-101-A

BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

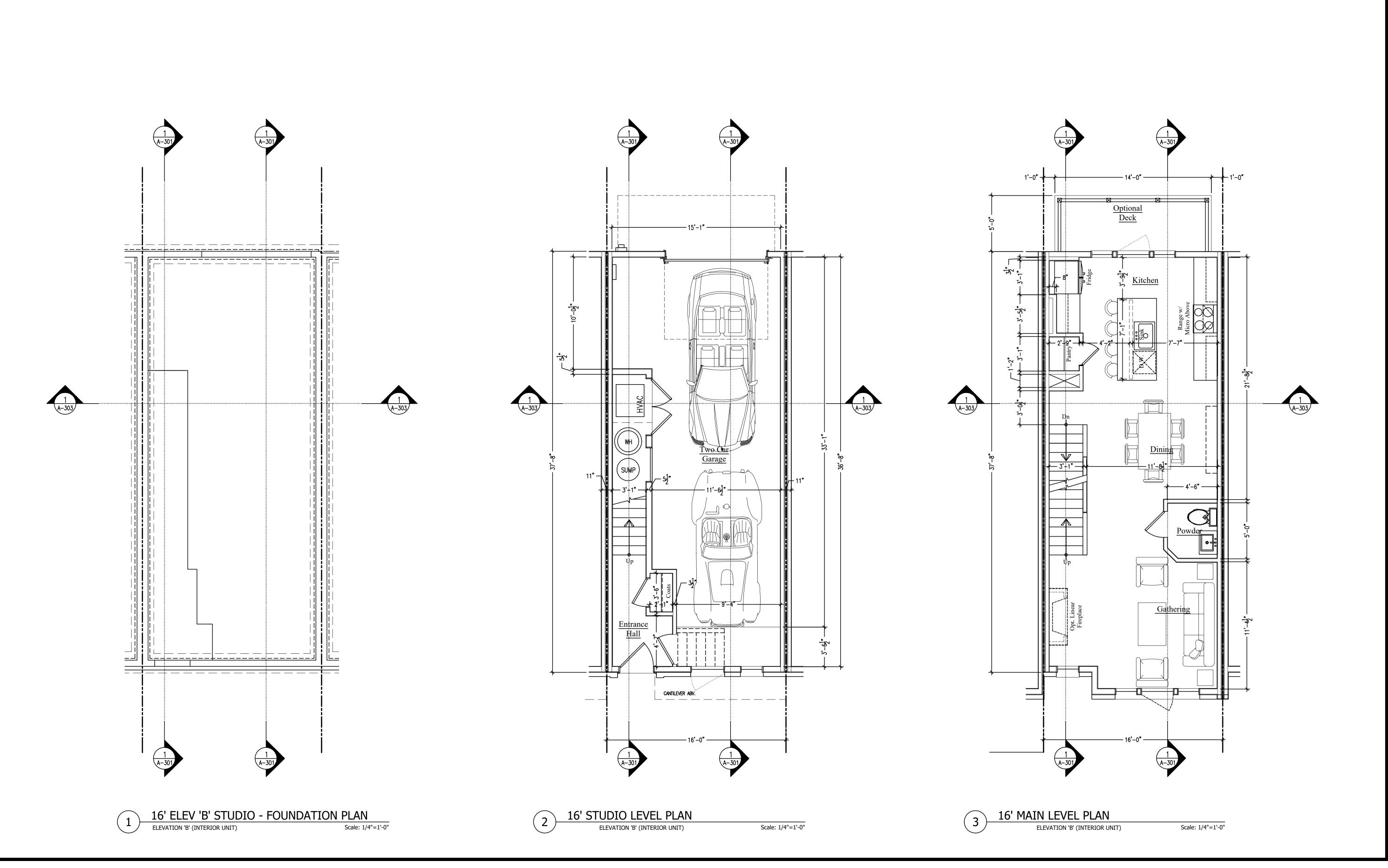
16' ELEV 'A' CONSTRUCTION PLANS AND NOTES



BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

16' ELEV 'A' CONSTRUCTION PLANS AND NOTES

A-102-A

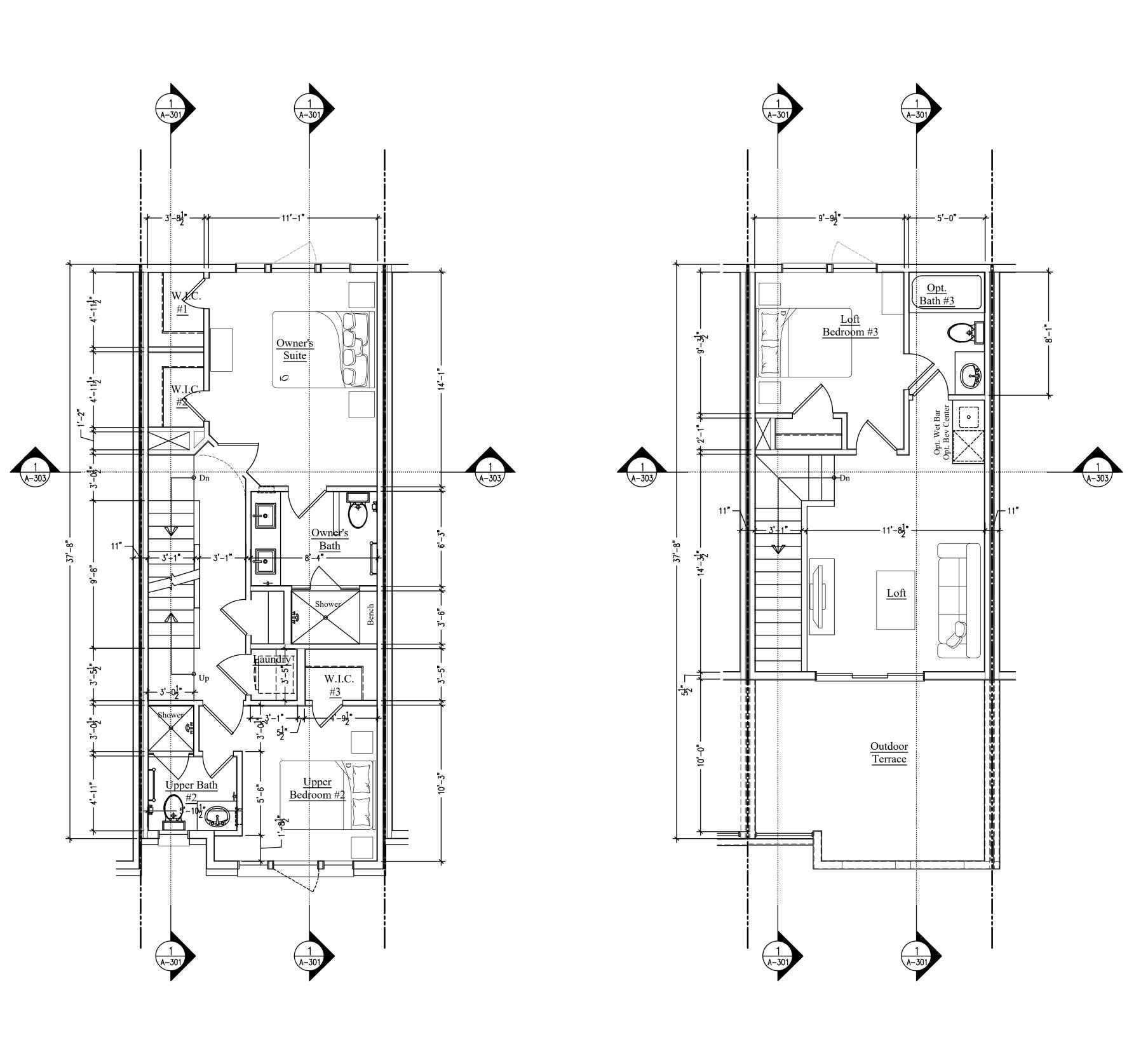


WORM LD

A-101-B

BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

16' ELEV 'B' CONSTRUCTION PLANS AND NOTES



BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

16' ELEV 'B' CONSTRUCTION PLANS AND NOTES

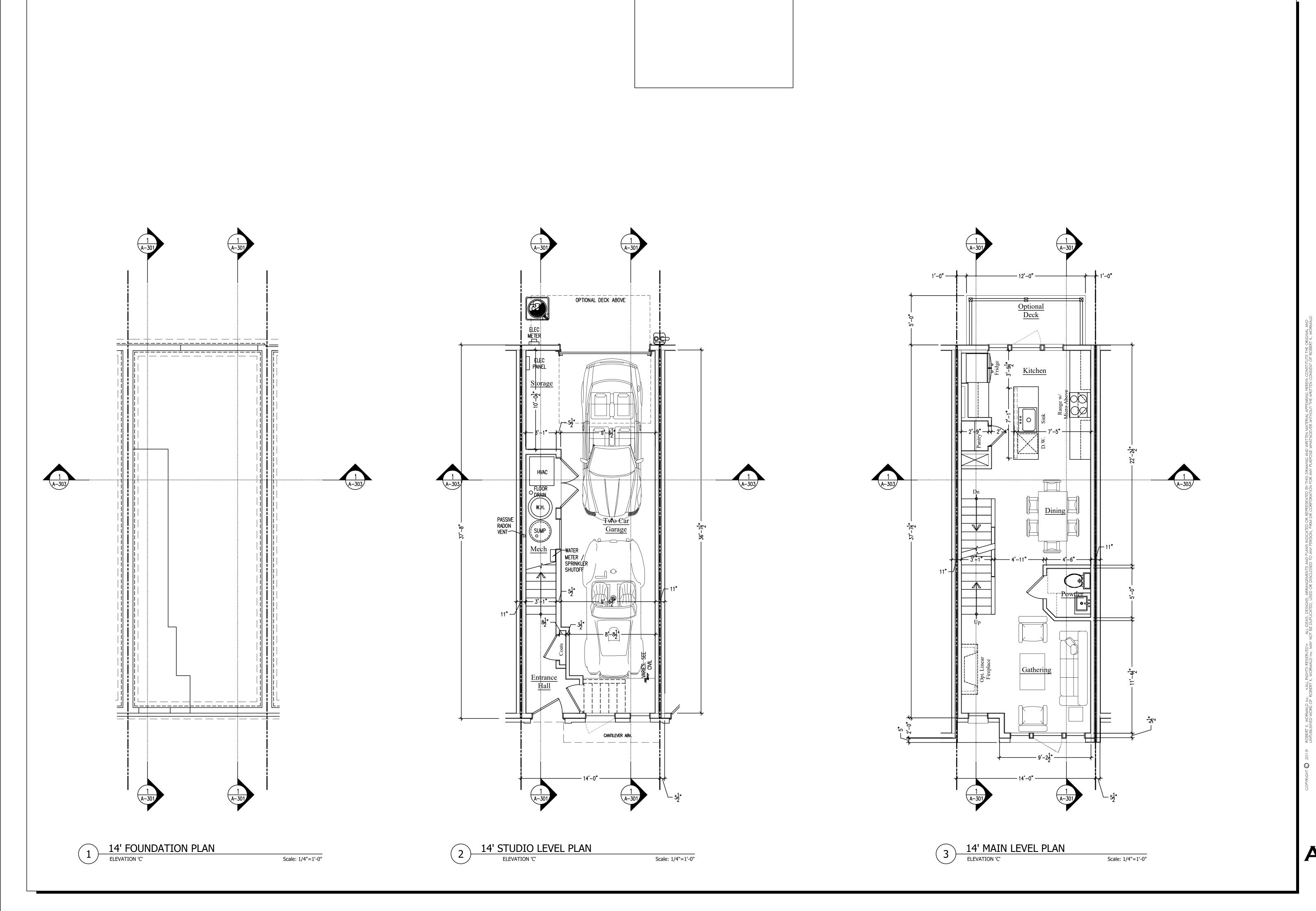
Scale: 1/4"=1'-0"

16' UPPER LEVEL PLAN

ELEVATION 'B' (INTERIOR UNIT)

16' LOFT LEVEL PLAN ELEVATION 'B' (INTERIOR UNISTO)ale: 1/4"=1'-0"

A-102-B

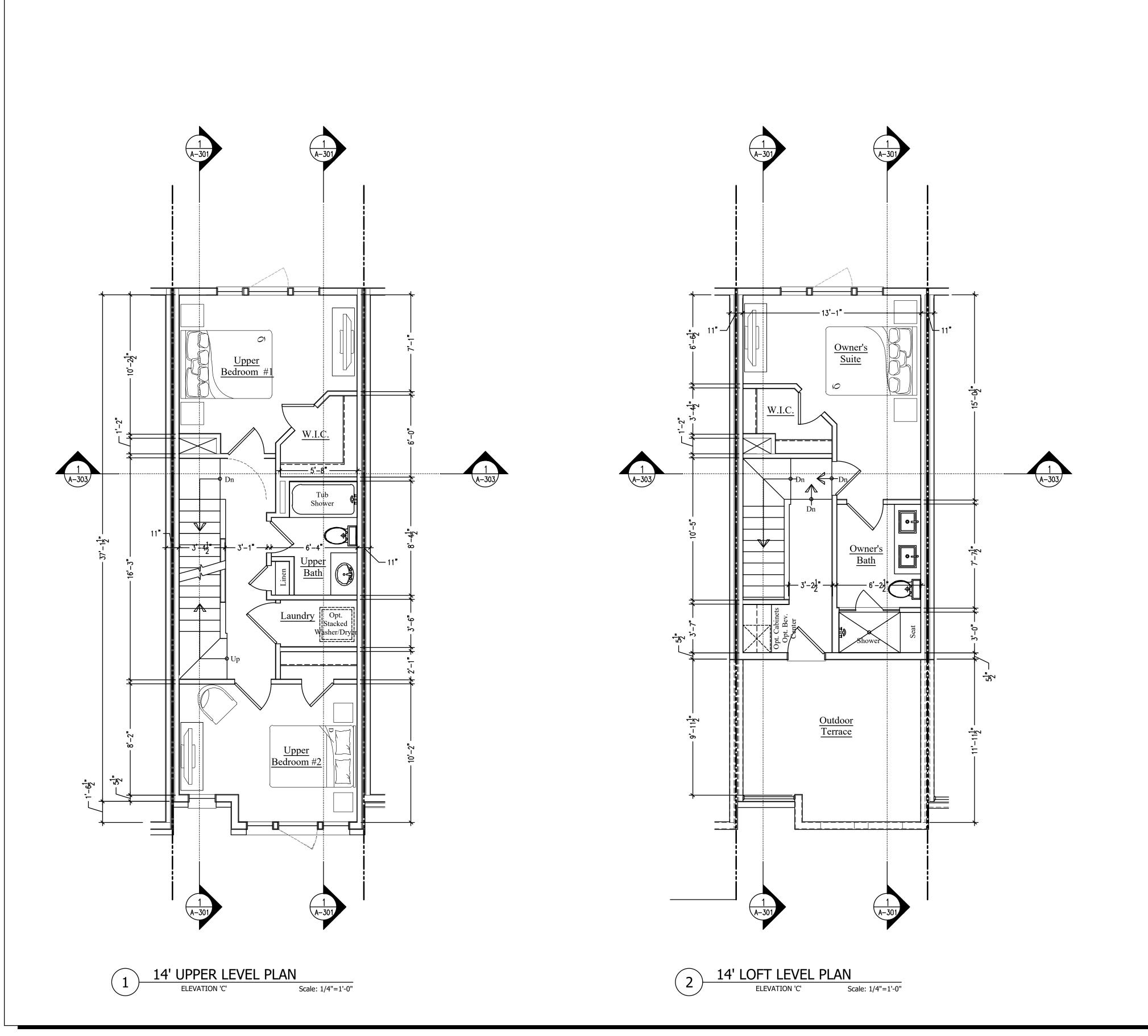


WORMDERS - ARCHITECTS - ENGINEERS

A-101-C

BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

14' ELEV 'C' CONSTRUCTION PLANS AND NOTES



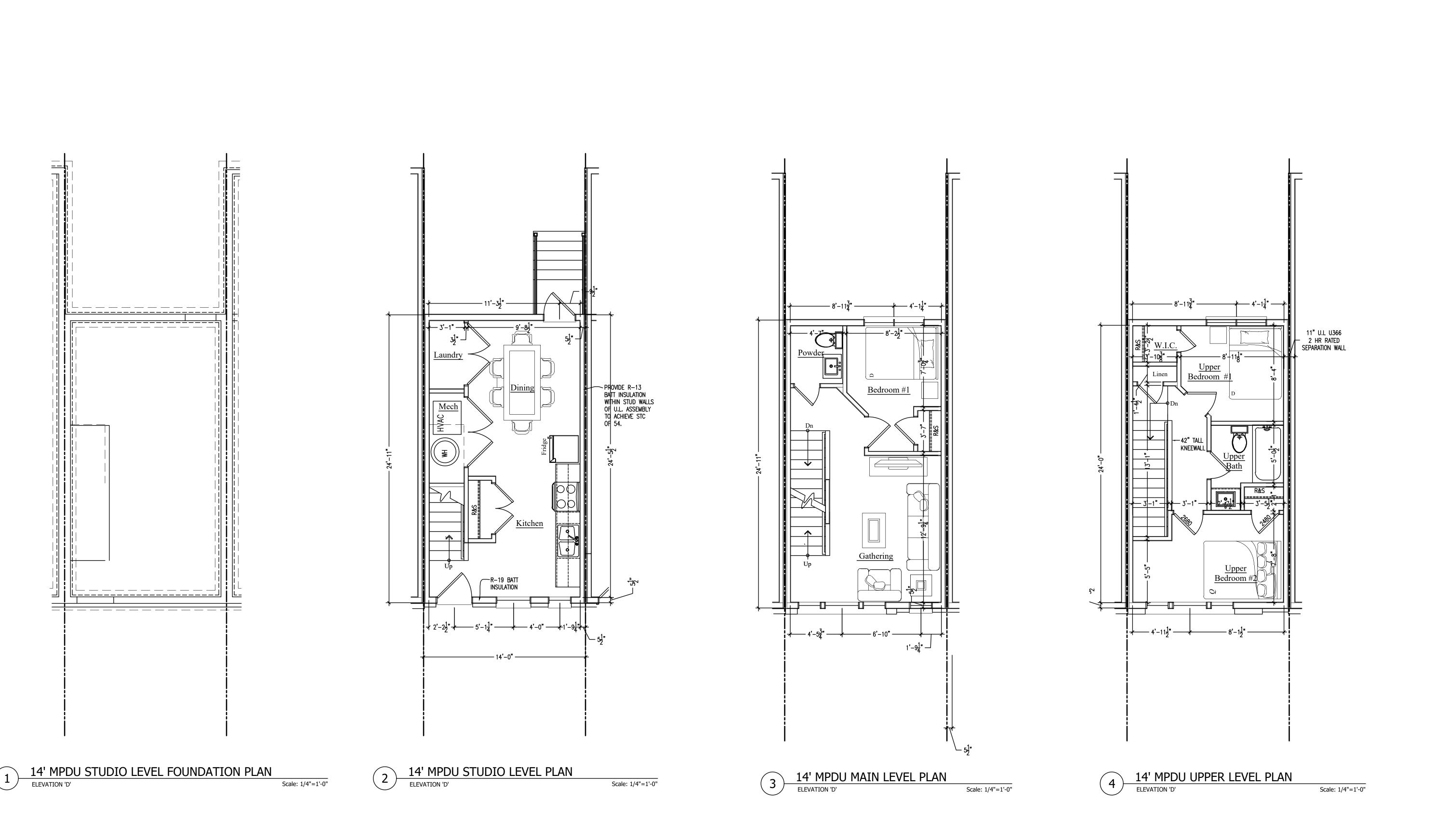
WORMMALL

BUILDERS - ARCHITECTS - ENGINEERS

A-102-C

BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

14' ELEV 'C' CONSTRUCTION PLANS AND NOTES



WORM LDERS - ARCHITECTS - ENGINEERS

A-101-D

BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

14' MPDU ELEV 'D' CONSTRUCTION PLANS AND NOTES



BENCHMARK DATE 06/27/2019 SITE PLAN REVIEW

CONCEPTUAL RENDERING

A-201