

A vicinity map showing the location of the site. The map includes labels for GAITERSBURG, ROCKVILLE, and the POTOMAC RIVER. A shaded area indicates the 'SITE'. A north arrow and a scale of 1"=6000' are provided.

# SITE PLAN

## KING FARM

### SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DATE: 11-14-17

1" = 100'

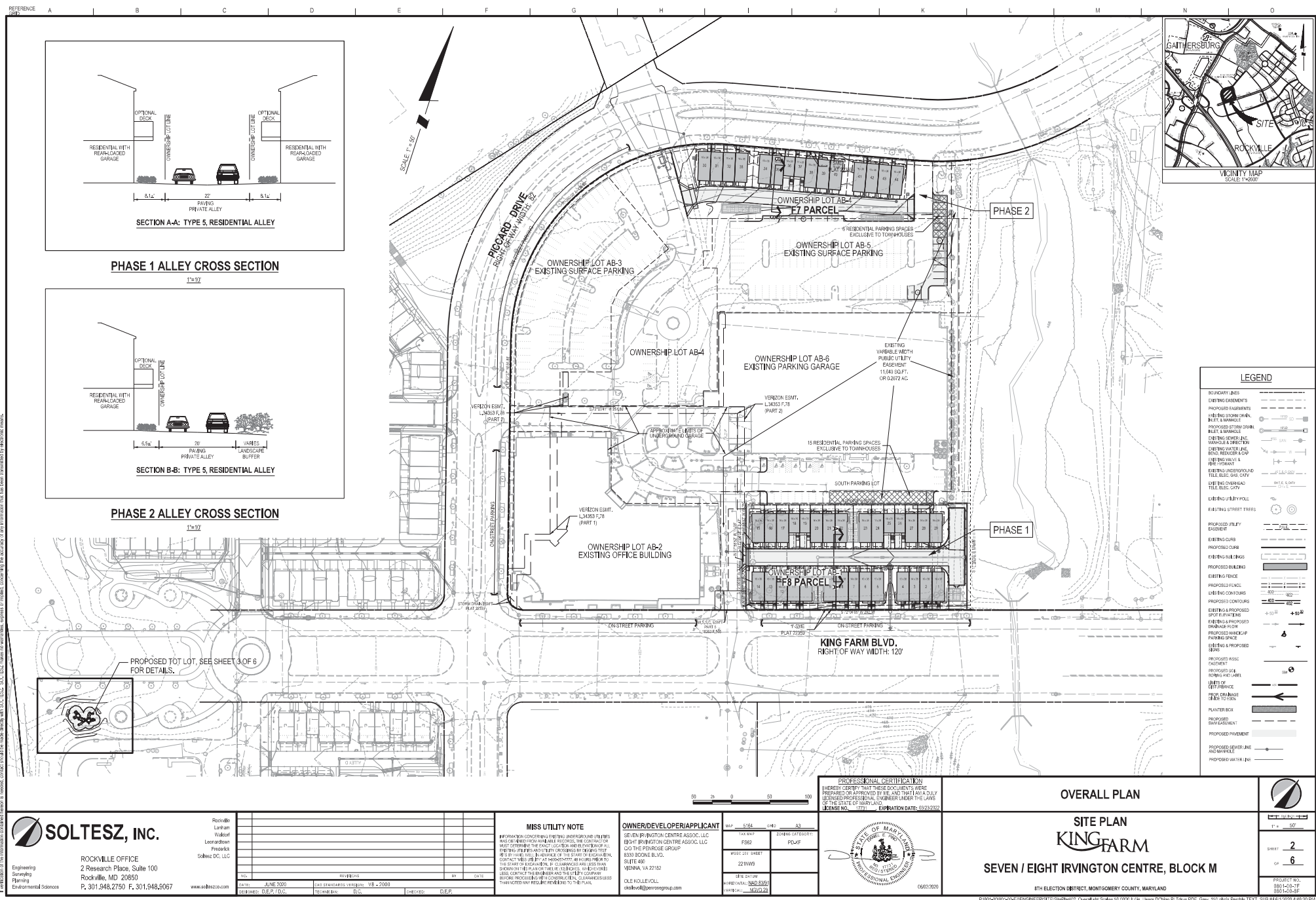
SHEET 1

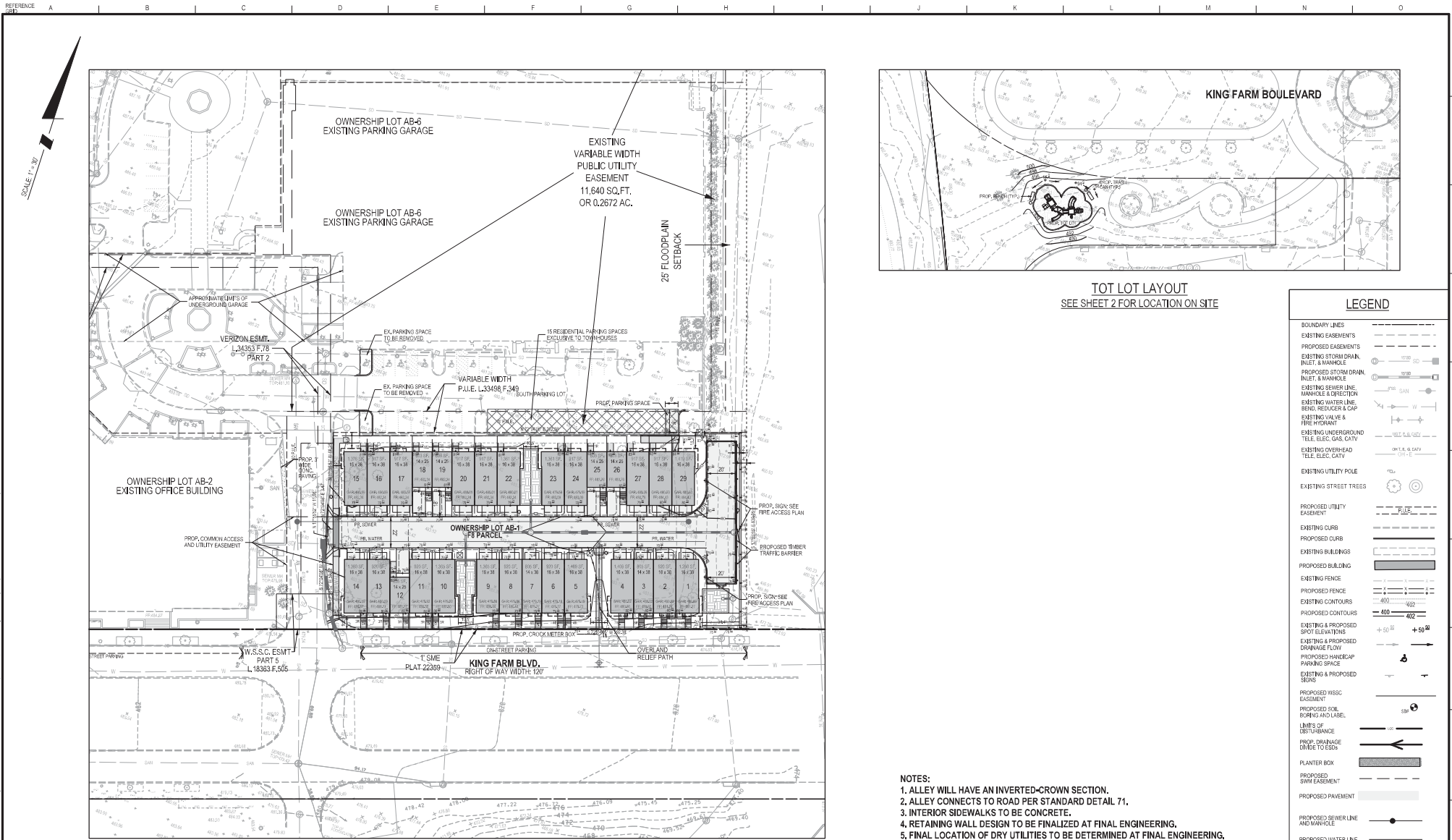
OF 6

PROJECT NO.  
88010-17-F  
88010-17-SC

[illegible]

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- NOTES:
1. ALLEY WILL HAVE AN INVERTED-CROWN SECTION.
  2. ALLEY CONNECTS TO ROAD PER STANDARD DETAIL 71.
  3. INTERIOR SIDEWALKS TO BE CONCRETE.
  4. RETAINING WALL DESIGN TO BE FINALIZED AT FINAL ENGINEERING.
  5. FINAL LOCATION OF DRY UTILITIES TO BE DETERMINED AT FINAL ENGINEERING.

LEGEND	
BOUNDARY LINES	---
EXISTING EASEMENTS	---
PROPOSED EASEMENTS	---
EXISTING STORM DRAIN, INLET, & MANHOLE	---
PROPOSED STORM DRAIN, INLET, & MANHOLE	---
EXISTING SEWER LINE, MANHOLE & DIRECTION	---
EXISTING WATER LINE, BEND, REDUCER & CAP	---
EXISTING VALVE & FIRE HYDRANT	---
EXISTING UNDERGROUND TELE. ELEC. GAS CATV	---
EXISTING OVERHEAD TELE. ELEC. CATV	---
EXISTING UTILITY POLE	---
EXISTING STREET TREES	---
PROPOSED UTILITY EASEMENT	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING BUILDINGS	---
PROPOSED BUILDING	---
EXISTING FENCE	---
PROPOSED FENCE	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING & PROPOSED SPOT ELEVATIONS	---
EXISTING & PROPOSED DRAINAGE FLOW	---
PROPOSED HANDICAP PARKING SPACE	---
EXISTING & PROPOSED DRIVE	---
PROPOSED WESC EASEMENT	---
PROPOSED ROLL BORING AND LABEL	---
LIMITS OF DISTURBANCE	---
PROPOSED DRAINAGE DITCH TO ESD	---
PLANTER BOX	---
PROPOSED SWM EASEMENT	---
PROPOSED PAVEMENT	---
PROPOSED SEWER LINE AND MANHOLE	---
PROPOSED WATER LINE	---

**SOLTESZ, INC.**

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Engineering  
Surveying  
Planning  
Environmental Sciences

Revised					
Drawn					
Checked					
Reviewed					
DATE	06/02/2020	DATE	06/02/2020	DATE	06/02/2020
DESIGNED: D.E.P.	DESIGNED: D.E.P.	DESIGNED: D.E.P.	DESIGNED: D.E.P.	DESIGNED: D.E.P.	DESIGNED: D.E.P.

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE CITY OF ROCKVILLE. THE CONTRACTOR MUST VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.

**OWNER/DEVELOPER/APPLICANT**

SEVEN / EIGHT IRVINGTON CENTRE ASSOC. LLC  
BENT IRVINGTON CENTRE ASSOC. LLC  
C/O THE PENROSE GROUP  
8330 BOONE BLVD.  
SUITE 400  
MENNA, VA 22120  
OLE KOLLEVO  
olekollevo@penrosegroup.com

MAP: 0184	DATE: 03/2020
TAX MAP: F362	SUBMITTAL: PDUP
W800 CITY SHEET: 22111111	
SITE DAY: 01	
PROJ. NO.: 1502.0301	
DATE: 06/02/2020	

**PHASE 1 & TOT LOT SITE PLAN**

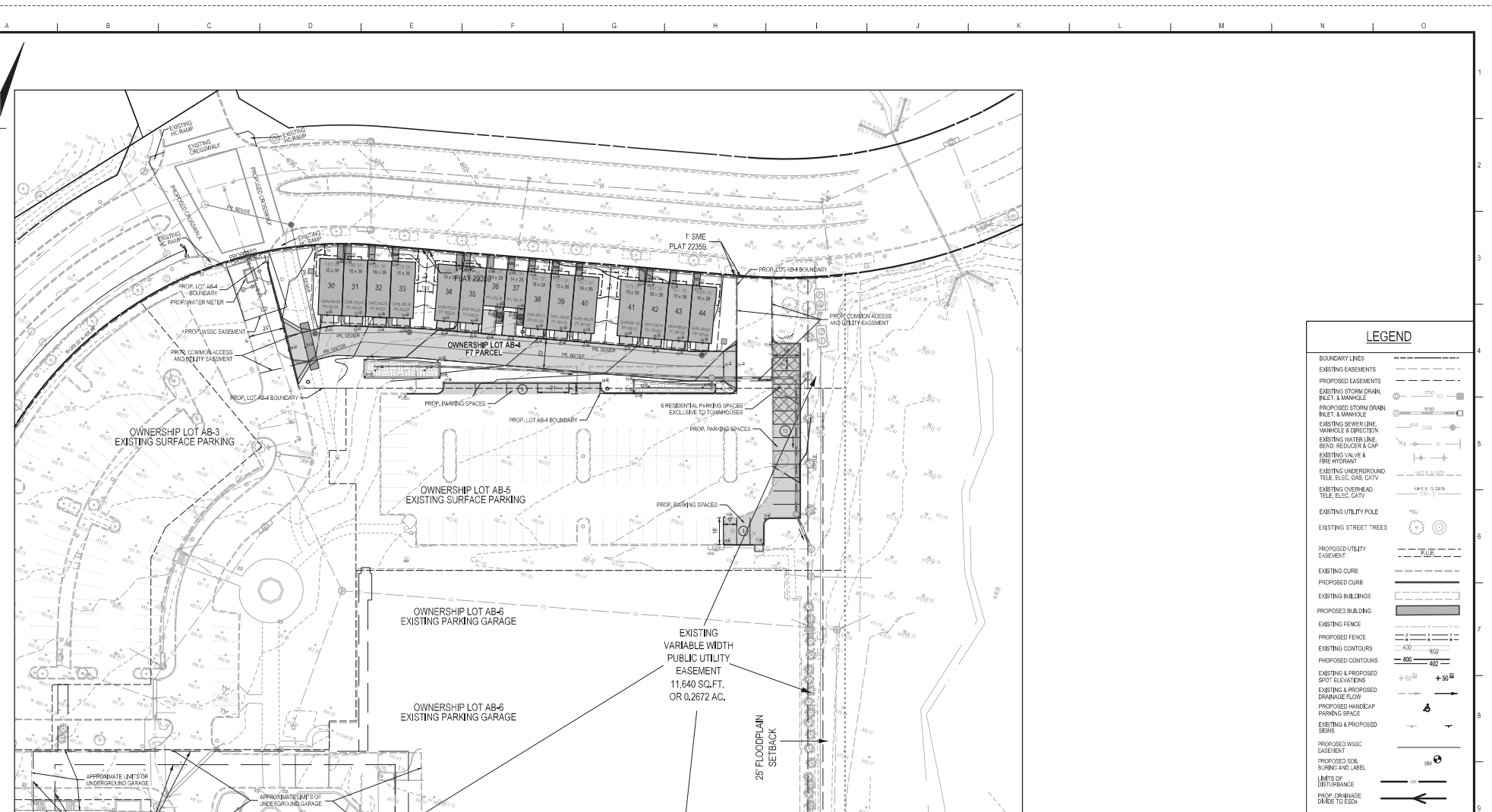
**SITE PLAN**  
**KING FARM**  
**SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M**

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO.: 1502.0301  
DATE: 06/02/2020

Professional Seal and Stamp for D.E.P.





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

**SOLTESZ, INC.**

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

Rockville  
Lanham  
Waldorf  
Lanham  
Frederick  
Soltesz DC, LLC

NO.	DATE	BY	DATE
1	JUNE 2020	WJW/BMG	BY DATE
2	JUNE 2020	WJW/BMG	BY DATE
3	JUNE 2020	WJW/BMG	BY DATE
4	JUNE 2020	WJW/BMG	BY DATE
5	JUNE 2020	WJW/BMG	BY DATE
6	JUNE 2020	WJW/BMG	BY DATE
7	JUNE 2020	WJW/BMG	BY DATE
8	JUNE 2020	WJW/BMG	BY DATE
9	JUNE 2020	WJW/BMG	BY DATE
10	JUNE 2020	WJW/BMG	BY DATE

**MISS UTILITY NOTE**

Information concerning existing underground utilities was provided by the utility companies. The contractor shall verify the exact location and depth of all existing utilities by means of a utility survey. The contractor shall be responsible for the safety of the project and shall be responsible for the safety of the project and shall be responsible for the safety of the project.

**OWNER/DEVELOPER/APPLICANT**

SEVEN IRVINGTON CENTRE ASSOC. LLC  
EIGHT IRVINGTON CENTRE ASSOC. LLC  
C/O THE PENROSE GROUP  
8330 BOONE BLVD.  
SUITE 400  
MEENA, VA 22182  
OLE KOLLEVOLO  
okollevo@penrosegroupp.com

MAP	DATE	BY	DATE
1	JUNE 2020	WJW/BMG	BY DATE
2	JUNE 2020	WJW/BMG	BY DATE
3	JUNE 2020	WJW/BMG	BY DATE
4	JUNE 2020	WJW/BMG	BY DATE
5	JUNE 2020	WJW/BMG	BY DATE
6	JUNE 2020	WJW/BMG	BY DATE
7	JUNE 2020	WJW/BMG	BY DATE
8	JUNE 2020	WJW/BMG	BY DATE
9	JUNE 2020	WJW/BMG	BY DATE
10	JUNE 2020	WJW/BMG	BY DATE



**PHASE 2 SITE PLAN**

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

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

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO.  
0801-001-F  
0801-001-F

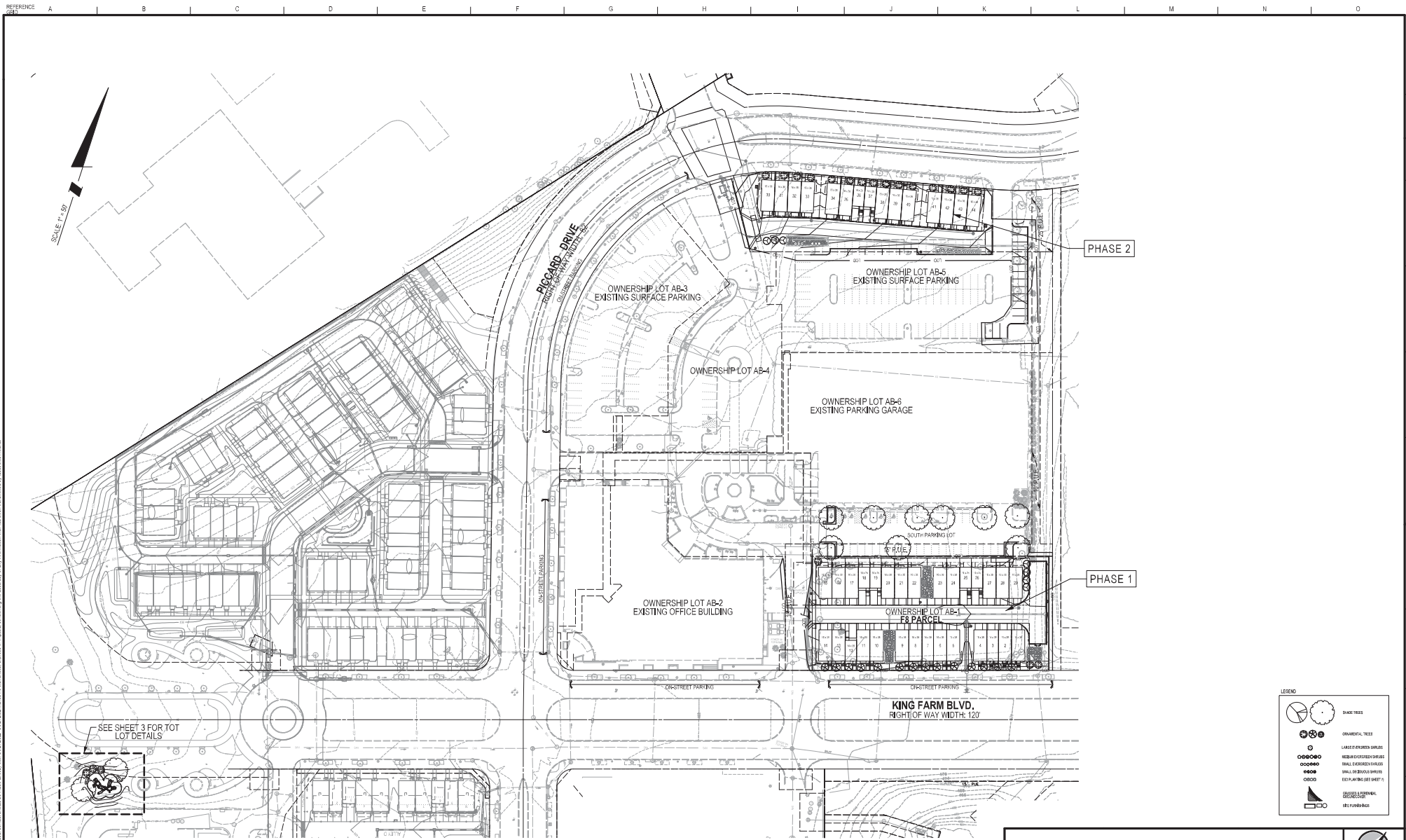
**LEGEND**

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



VICINITY MAP  
SCALE 1"=2000'

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LEGEND

	SHADE TREES
	ORNAMENTAL TREES
	LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS
	SMALL DECIDUOUS SHRUBS
	EVERPLANTING (SEE SHEET 1)
	STREET LIGHT
	UTILITY POLE



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Waldorf  
Leesville  
Frederick  
Soltesz DC, LLC  
www.soltesz.com

NO.	DATE	REVISION	BY	DATE
1	JUNE 2020	ADD STREETS TO PLAN, NB & SB	DAW	
2	JUNE 2020	REVISE LOTS, NB & SB	DAW	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITIES CROSSINGS. LOCATING UTILITIES BY HAND SHALL BE IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL NOTIFY ALL AGENCIES AS REQUIRED BY THE STATE OF MARYLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

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OLE KOLLEVOGL  
olekollevo@penrosegroupp.com

MAP - 5104	DATE - 03
TAX MAP	2024/07
WFOC SHEET	2211W09
DATE OF PLAN	06/02/2020
DATE OF PLAN	06/02/2020



LANDSCAPE AND LIGHTING PLAN

LANDSCAPE AND LIGHTING PLAN  
KING FARM

SEVEN / EIGHT IRVINGTON CENTRE, BLOCK M

8TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET	2
OF	10
PROJECT NO.	0801-101-7F
DATE	06/02/2020



