

Community Planning & Development Services  
Received  
May 30, 2025

Owner:



Montgomery County Maryland  
Department of General Services  
Division of Building Design & Construction

101 Monroe Street, Rockville, Maryland 20850 11th Floor

County Project Number: 0470301

Montgomery County  
Diversion Center

1307 Seven Locks Road  
Rockville, MD 20854

Account: 04-01724745  
Tax Map: GR21, Parcel: N580  
Legal: PL 11092 PT PAR A SE  
L.7225, F.294 & L.6812, F.770  
Area: 26.23 Ac

RFP/IFB # 1150676

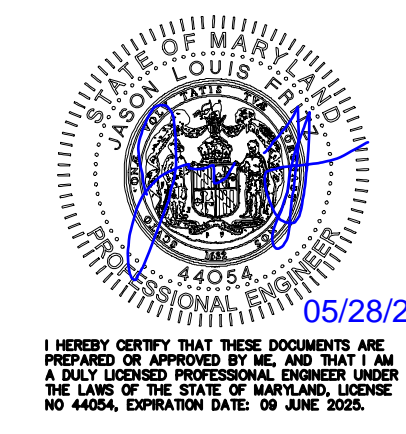
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150 South East Street, Suite 201  
Frederick, Maryland 21701  
Phone: 301-662-4408 Fax: 301-662-7484  
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Sheet Title:

## EXISTING CONDITIONS PLAN

This plan is for Stormwater Management Only.

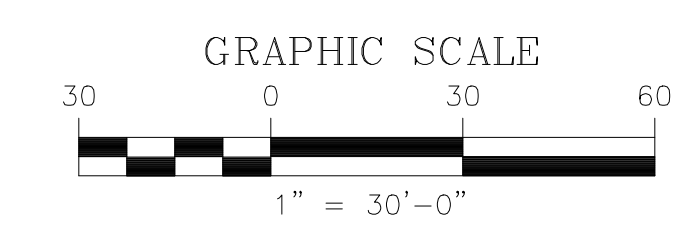
This plan is for Stormwater Management Only.	
AE Project Number	2179-04

Bid Set Date	11/11/2022
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Sheet Number:

C-1A

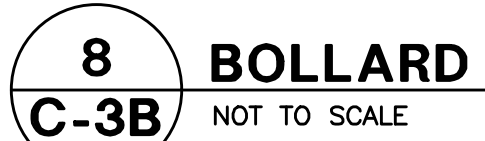
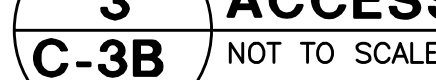
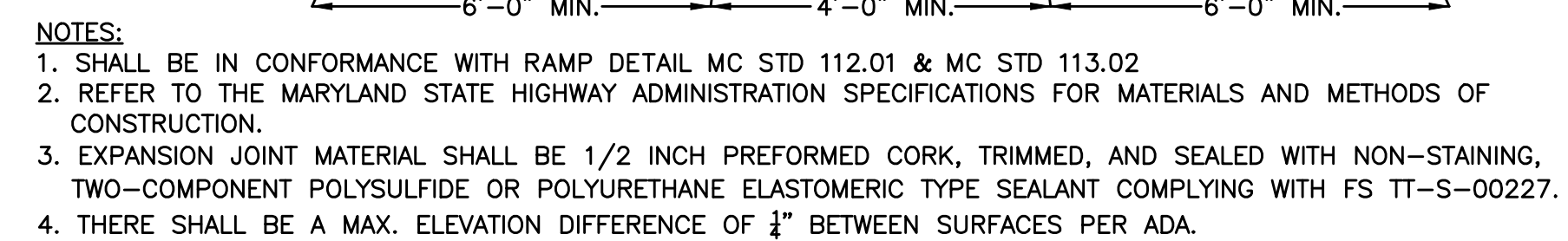
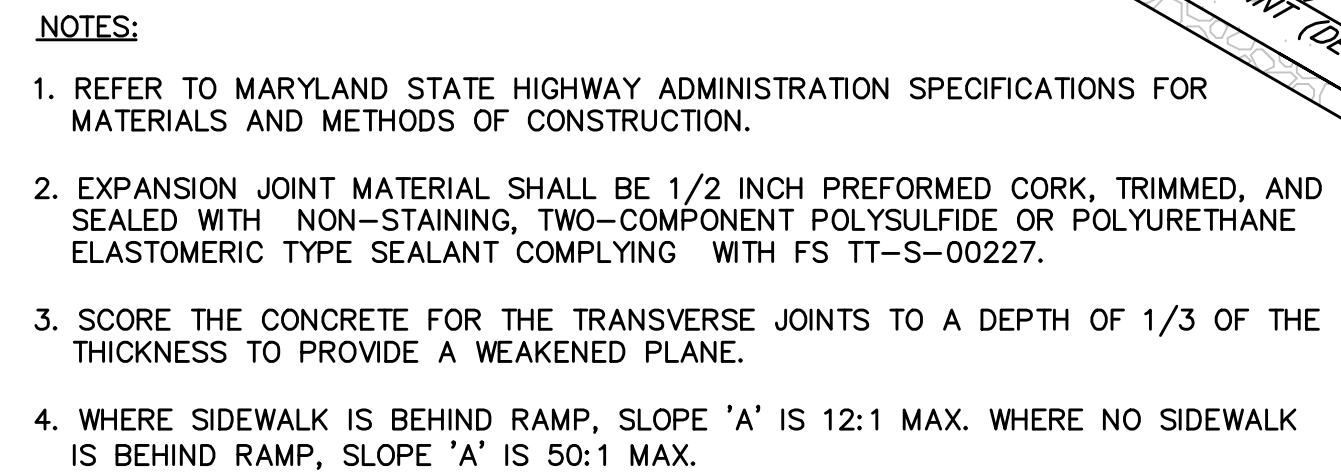
Scale 1" = 30'











**ADTEK**  
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Sheet Title:	
SITE DETAILS	
AE Project Number	2179-04
Bid Set Date	11/11/2022
Sheet Number:	
C-33C	
Scale	



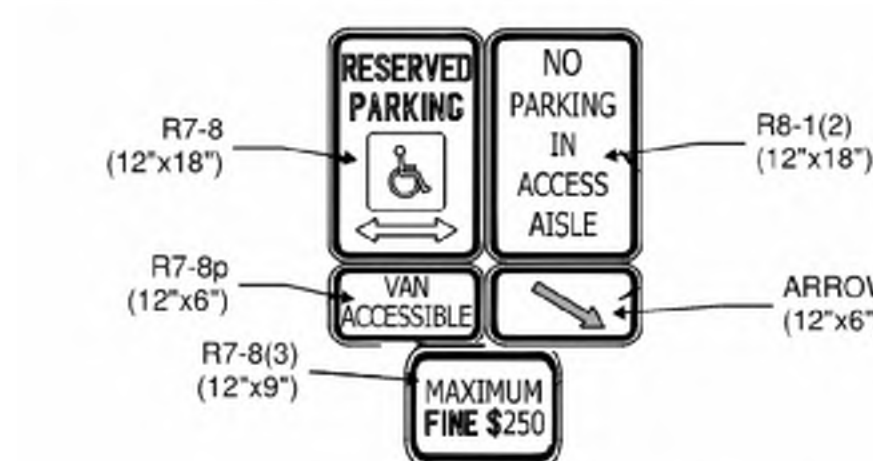
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NOT TO SCALE

**ACCESS AISLE**  
NOT TO SCALE

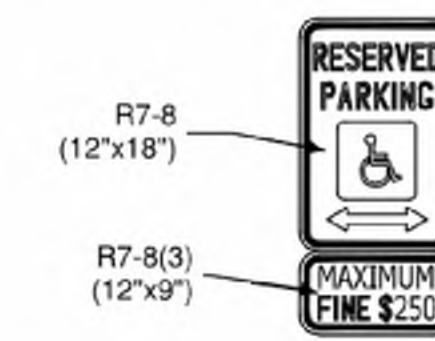
**FIRE LANE SIGNAGE**  
NOT TO SCALE

<b>LABEL</b>	<b>DESCRIPTION</b>	<b>MUTCD STANDARD NO.</b>	<b>SIZE</b>
AVO	AUTHORIZED VEHICLES ONLY	R5-11	30" x 24"
ST	STOP	R1-1	30" x 30"
OW	ONE WAY	R6-1	36" x 12"
AP	STD. ACCESSIBLE PARKING	SEE DETAIL THIS SHEET	SEE DETAIL
VAN	VAN ACCESSIBLE	SEE DETAIL THIS SHEET	SEE DETAIL
AEV	ACCESSIBLE ELECTRIC VEHICLE CHARGING	SEE DETAIL THIS SHEET	SEE DETAIL
EV	ELECTRIC VEHICLE CHARGING	SEE DETAIL THIS SHEET	SEE DETAIL
FL	NO PARKING – FIRE LANE	SEE DETAIL THIS SHEET	SEE DETAIL
MVO	MAINTENANCE VEHICLE PARKING ONLY	SEE DETAIL THIS SHEET	SEE DETAIL
PC	PEDESTRIAN CROSSING DIAGONAL ARROW PLAQUE	W11-2 & W16-7P	24" x 24" 24" x 12"
AR	EXTERIOR AREA FOR ASSISTED RESCUE	SEE DETAIL THIS SHEET	SEE DETAIL

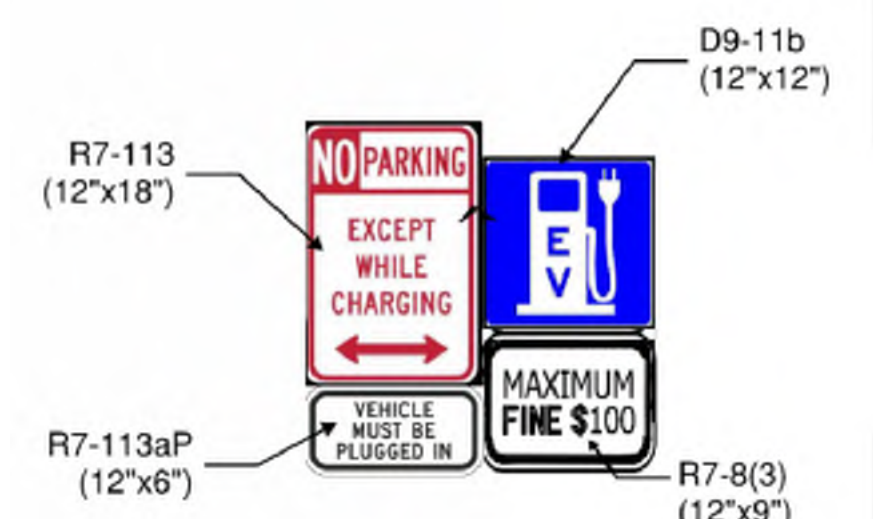
ALL SIGNAGE SHALL BE A MINIMUM OF 7'-0" ABOVE  
GRADE PER THE MARYLAND ACCESSIBILITY CODE



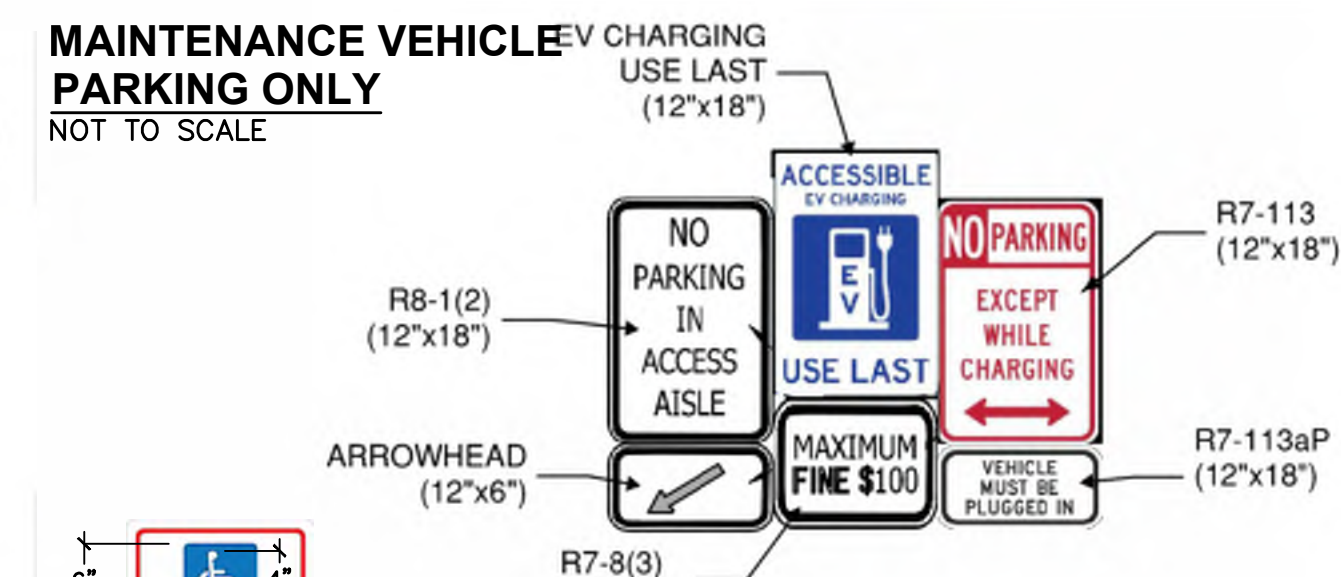
**VAN ACCESSIBLE  
PARKING SIGNAGE**  
NOT TO SCALE



**STANDARD ACCESSIBLE  
PARKING SIGNAGE**  
NOT TO SCALE



**ELECTRIC VEHICLE  
PARKING SIGNAGE**  
NOT TO SCALE



**EXTERIOR AREA FOR ASSISTED RESCUE**

2'-5 7/8" TYP.

MUTCD

(18" x 24")

**EXTERIOR AREA FOR ASSISTED RESCUE SIGNAGE**

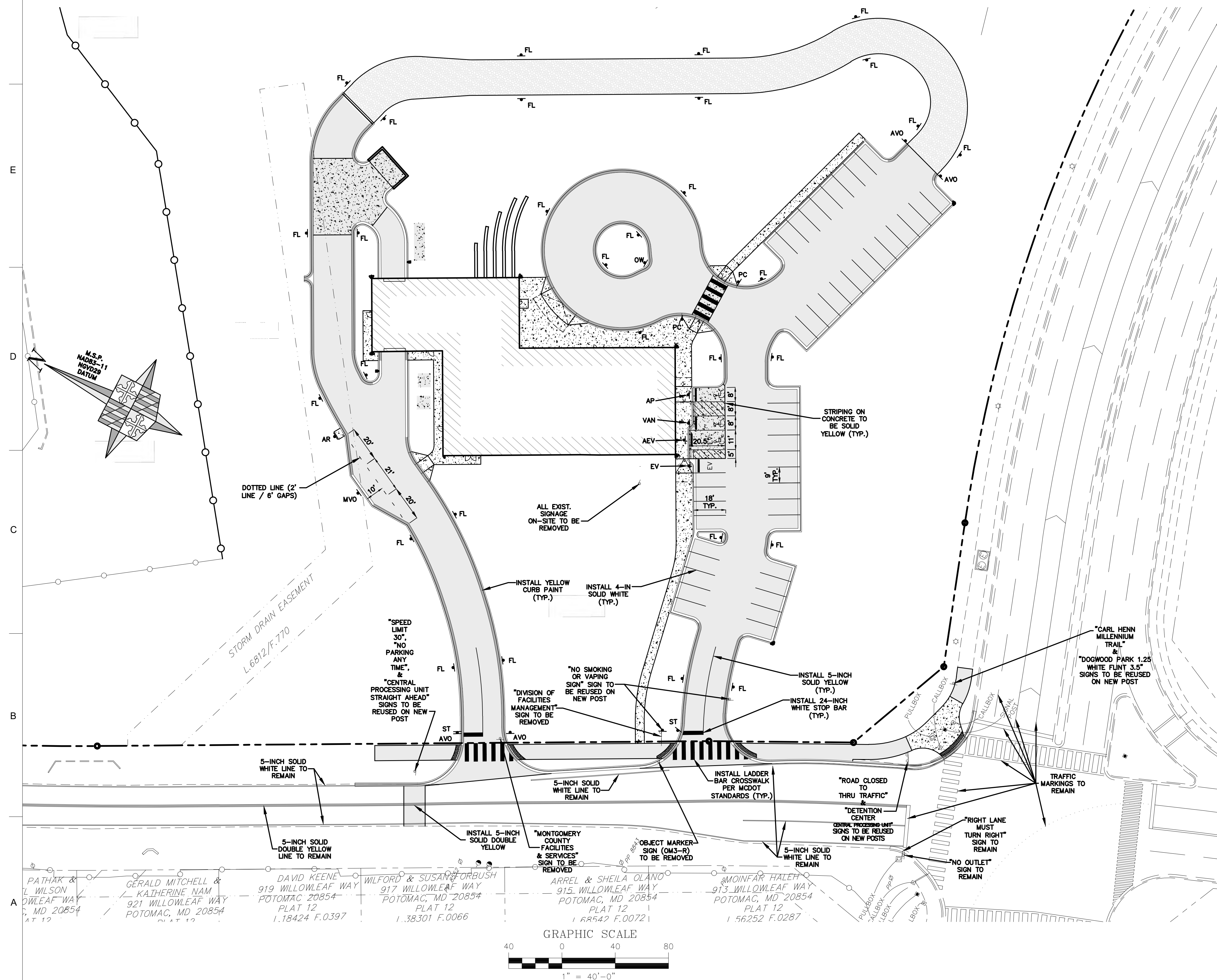
NOT TO SCALE



**ACCESSIBLE  
ELECTRIC VEHICLE  
PARKING SIGNAGE**

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NOT TO SCALE



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Sheet Title:

SIGNAGE AND  
STRIPING PLAN

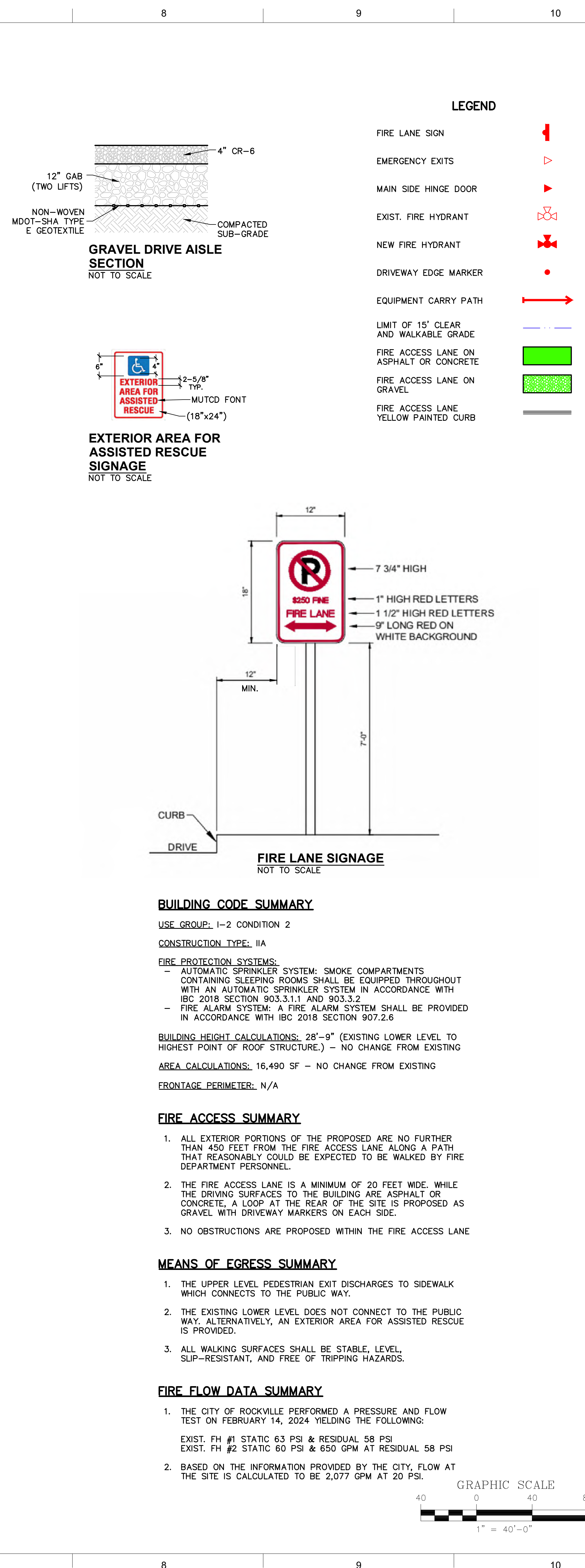
AE Project Number	2179-04
Bid Set Date	11/11/2022

Sheet Number:

C-6A

Scale 1" = 40'







TREES EXISTING ONSITE TO BE SAVED WILL CONTRIBUTE TO REFORESTATION/AFFORESTATION CREDIT.

THERE IS A MINIMUM TREE COVER REQUIREMENT OF X ACRES (15% TRACT AREA).

X 2.5" CAL TREES ARE REQUIRED FOR THE REPLACEMENT OF TREES REMOVED FROM WITHIN THE STUDY AREA.

TC

ACREAGE OF TRACT:	4.38
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.01
ACREAGE OF STREAM BUFFERS	0.00
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0
AVERAGE WIDTH OF STREAM BUFFER	0

0.60.6

---

THERE ARE NO TREES WITHIN THE STUDY AREA WITH POTENTIAL CHAMPION DBH ACCORDING TO THE LATEST REGISTER OF CHAMPION TREES AND NO UNLISTED POTENTIAL CHAMPION TREES WERE EVIDENT ON THE SITE.

A MINIMAL AMOUNT OF WILDLIFE WAS FOUND WITHIN THE FOREST STANDS. THE U.S. FISH & WILDLIFE SERVICE AND THE MD DEPARTMENT OF NATURAL RESOURCES HAVE BEEN NOTIFIED OF THE PROJECT AREA AND DESCRIPTION. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.

THERE IS A SMALL PORTION OF FOREST WITHIN THE STUDY AREA TOTALING 323 SQUARE FEET. THIS FOREST IS PART OF A LARGER FOREST ON SITE. HOWEVER, THERE IS NO FOREST WITHIN THE LOD.

OUR RESEARCH INDICATES THERE ARE NO HISTORIC PROPERTIES IN PROXIMITY TO THE SUBJECT SITE. THE SITE IS NOT LISTED IN THE ROCKVILLE INVENTORY OF PROPERTIES IN HISTORIC DISTRICTS. IT APPEARS DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT AFFECT ANY HISTORIC PROPERTIES.

FOREST ONSITE BUT OUTSIDE THE STUDY AREA CONTAINS INVASIVE SPECIES: JAPANESE HONEYSUCKLE. THERE ARE NO PARTICULAR CONCENTRATED AREAS TO IDENTIFY ON THE PLAN. THE INVASIVE SPECIES ARE SPORADIC THROUGHOUT THE SITE AND FOREST AREAS.

## OVERALL SITE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH STATE OF MARYLAND AND CITY OF ROCKVILLE FOREST CONSERVATION REGULATIONS.

16.2025  
DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.0  
QUALIFIED PROFESSIONAL

10

101 Monroe Street, Rockville, Maryland 20850 11th Floor

RFP/IFB # 1150676

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Engineering

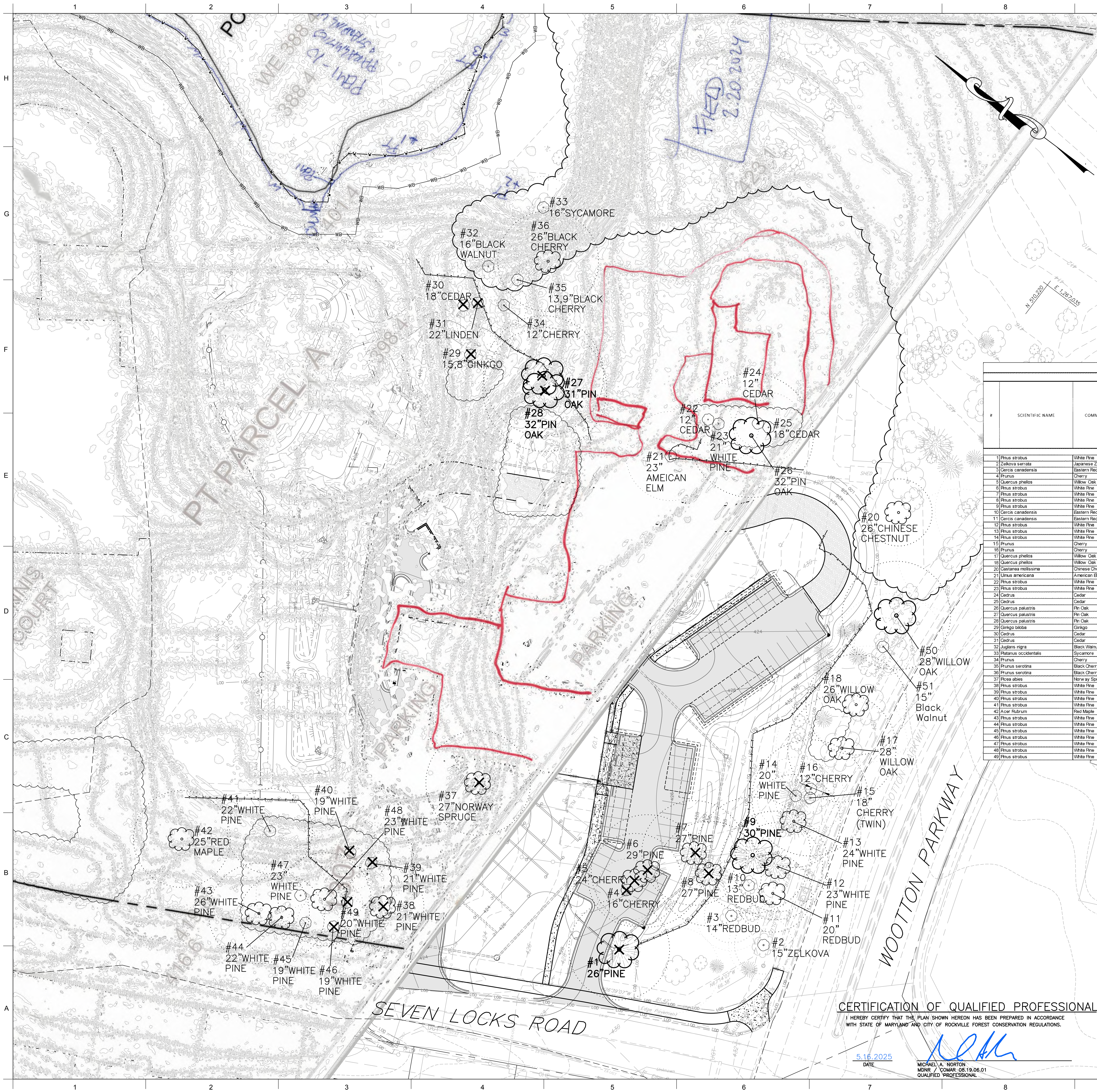
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AE Project Number	2000.01
Bid Set Date	08/16/2024

Scale AS SHOWN

Scale AS SHOWN

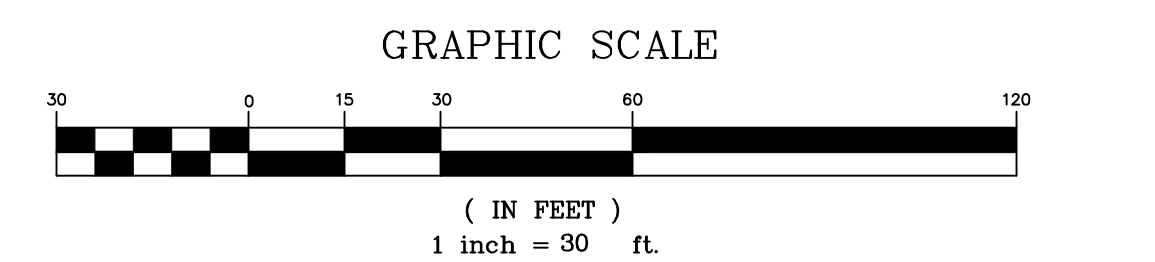




**LEGEND**

- EXISTING CONTOUR
- PROPERTY BOUNDARY
- SURVEY BOUNDARY
- WETLAND BOUNDARY
- 25' WETLAND BUFFER
- EXISTING TREE ≥30" W/ CRITICAL ROOT ZONE
- EXISTING TREE ≥24" AND ≤30" W/ CRITICAL ROOT ZONE
- EXISTING TREE ≤12"
- FOREST BOUNDARY
- NON-FOREST CANOPY/SCRUB
- TREE TO BE REMOVED
- ROOT PRUNING
- TEMPORARY TREE PROTECTION FENCE

SIGNIFICANT/SPECIMEN TREE SUMMARY CHART						
NR						
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CLZ	CTLA %	CDR CTLA %
1	Pinus strobus	White Pine	27	5150	69	
2	Zelkova serrata	Jacobsess Zelkova	13	1184	91	
3	Cercis canadensis	Eastern Redbud	15	1590	72	
4	Prunus	Cherry	21	3737	78	
5	Quercus phellos	Willow Oak	23	3737	78	
6	Pinus strobus	White Pine	24	5942	75	
7	Pinus strobus	White Pine	26	4776	78	
8	Pinus strobus	White Pine	26	4776	78	
9	Pinus strobus	White Pine	30	6359	65	
10	Cercis canadensis	Eastern Redbud	12	1017	86	
11	Cercis canadensis	Eastern Redbud	14	1385	72	Multistem - 14" 8" 8" 6"
12	Pinus strobus	White Pine	24	4069	78	
13	Pinus strobus	White Pine	24	4069	78	
14	Pinus strobus	White Pine	21	3737	68	
15	Prunus	Cherry	15	1590	69	Twin - 15" 12"
16	Prunus	Cherry	12	1017	72	
17	Quercus phellos	Willow Oak	29	5942	84	
18	Quercus phellos	Willow Oak	26	4776	78	
20	Castanea mollissima	Chinese Chestnut	26	4776	75	
21	Ulmus americana	American Elm	20	2826	72	Twin - 20" 10"
22	Pinus strobus	White Pine	12	1017	75	
23	Pinus strobus	White Pine	21	3737	81	
24	Cedrus	Cedar	12	1017	68	
25	Cedrus	Cedar	12	1017	68	
26	Quercus palustris	Pin Oak	32	7235	84	
27	Quercus palustris	Pin Oak	32	7235	81	
28	Quercus palustris	Pin Oak	32	7235	68	
29	Ginkgo biloba	Ginkgo	16	1809	58	Twin - 16" 8"
30	Cedrus	Cedar	16	2289	59	
31	Cedrus	Cedar	22	3419	63	
32	Juglans nigra	Black Walnut	15	1590	68	
33	Platanus occidentalis	Sycamore	16	1809	69	
34	Prunus	Cherry	12	1017	56	
35	Prunus serotina	Black Cherry	13	1184	59	Twin - 13" 9"
36	Prunus serotina	Black Cherry	26	4776	63	
37	Pinus strobus	White Pine	27	5150	75	
38	Pinus strobus	White Pine	22	3419	72	
39	Pinus strobus	White Pine	19	2550	75	
40	Pinus strobus	White Pine	19	2550	72	
41	Pinus strobus	White Pine	23	3737	69	
42	Acer rubrum	Red Maple	25	4416	50	
43	Pinus strobus	White Pine	26	4776	81	
44	Pinus strobus	White Pine	22	3419	68	
45	Pinus strobus	White Pine	19	2550	72	
46	Pinus strobus	White Pine	19	2550	75	
47	Pinus strobus	White Pine	23	3737	66	
48	Pinus strobus	White Pine	24	4069	75	
49	Pinus strobus	White Pine	20	2826	75	



**nld** NORTON LAND DESIGN  
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

5146 DORSEY HALL DRIVE  
2ND FLOOR  
ELLICOTT CITY, MD 21042  
O.443.542.9199  
NORTONLANDDESIGN.COM

REVISIONS

VICINITY MAP

WATER CLASS I, P  
TRIBUTARY UNKNOWN  
TAX MAP GR121  
SCALE AS SHOWN

WATERSHED CABIN JOHN  
200 SHEET 217NW08  
DATE JULY 2024  
PRD. NO. 23-064

FEMA FLOODPLAIN MAP PANEL # 24031C0333D  
ADC MAP PAGE 29  
SHEET NO. L-2.2

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20007  
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Professional Seal:

LANDSCAPE ARCHITECT  
3310  
MICHAEL A. NORTON  
STATE OF MARYLAND

No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DESIGN DEVELOPMENT
	04/28/2025	75% CONSTRUCTION DOCUMENTS

Sheet Title: **DETAILED FOREST COSNERVATION PLAN**

AE Project Number 2000.01  
Bid Set Date 08/16/2024

Sheet Number: **L-1.2**

Scale AS SHOWN









JULY 2018

### INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown on the 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. 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 consist of 50% top soil<sup>1</sup>, 40% coarse washed sand, and 10% matured<sup>2</sup> compost, by volume, and have a chemical composition compatible with healthy 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 6 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 6 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. Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install. (4" = 12 cy x .0006 t).
      - d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches for trees, using the city's soil profile re-building specification. Depth to eighteen (18) inches for shrubs; twelve (12) inches for herbaceous groundcover, and to eight (8) inches for lawn.
      - e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.

<sup>3</sup> See definitions section of *City Soil Profile Rebuilding Specification*

<sup>2</sup> See definitions section of *City Soil Profile Rebuilding Specification*

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

1. Test existing soil to verify it has a pH range between 6 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. Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install. ( $4" = 12 \text{ c.y. p/1,000s.f.}$ )
        - ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
      - b. Option 2 – Aeration and Vertical Mulching
        - i. 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, or two and a half (2.5) feet for shrubs, and for the entire bed of herbaceous groundcover. Aerate/vertical mulch to eight (8) inches for lawn areas.
        - iii. Each hole must be refilled with mature compost.
      - 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 shows the following:
    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
    7. The soluble salt content is less than 3.45/m
  - 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. Lawn areas shall be installed one (1) inch higher than the design grades. Soil media under paved surfaces shall be installed on half (0.5) inch higher than the design grades. All grade increases 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.

Page 2 of 3

6. Proper Installation
  - a. Root flare no higher than three (3) inches from existing grade.
  - b. Exposed root flare (no 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/twines/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. Plant material not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.
8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen. Warranties for bonded plant material will not commence during these periods.

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Professional Seal:

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Sheet Title:

## OVERALL LANDSCAPE PLANTING PLAN

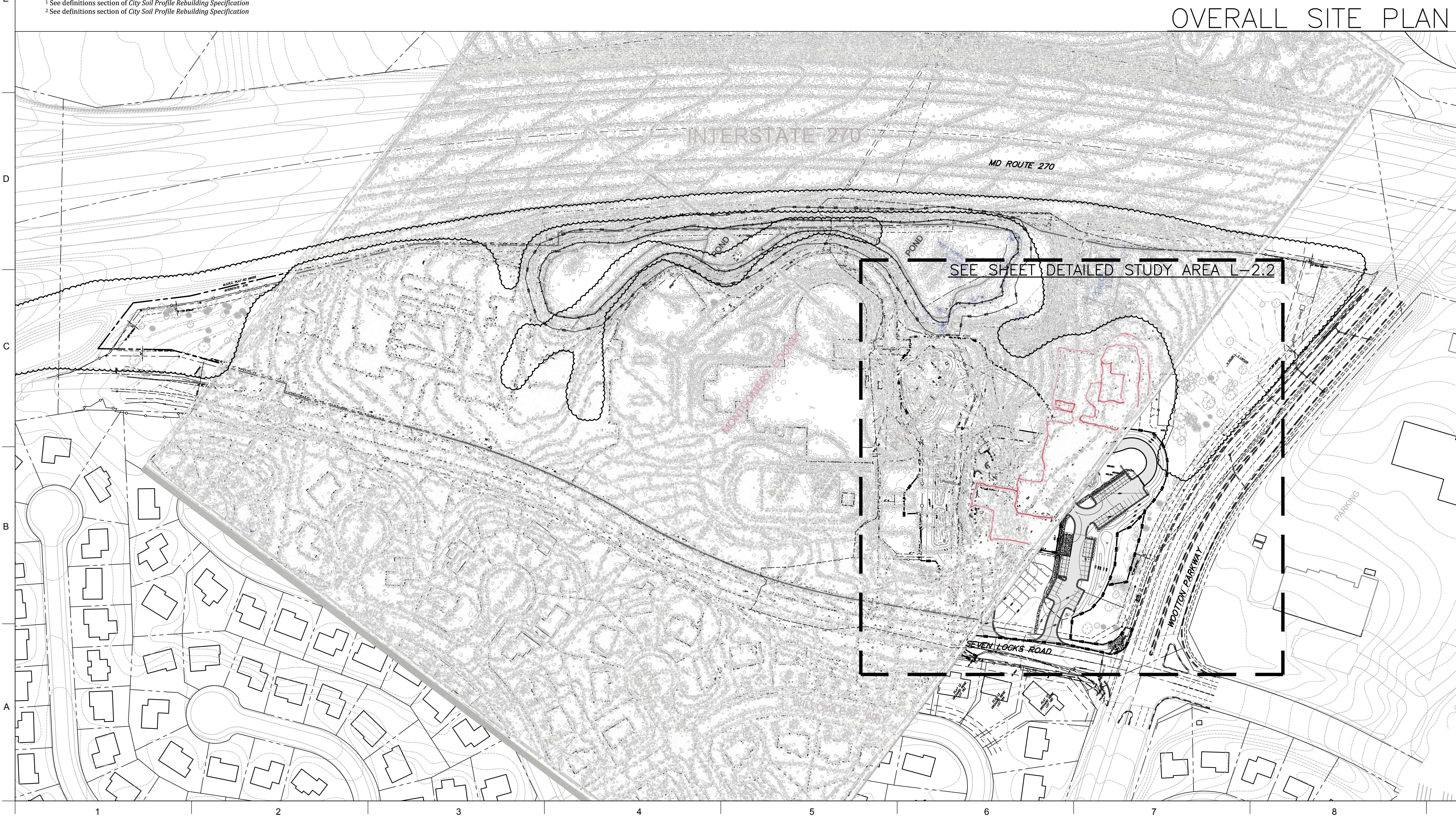
AE Project Number	2000.01
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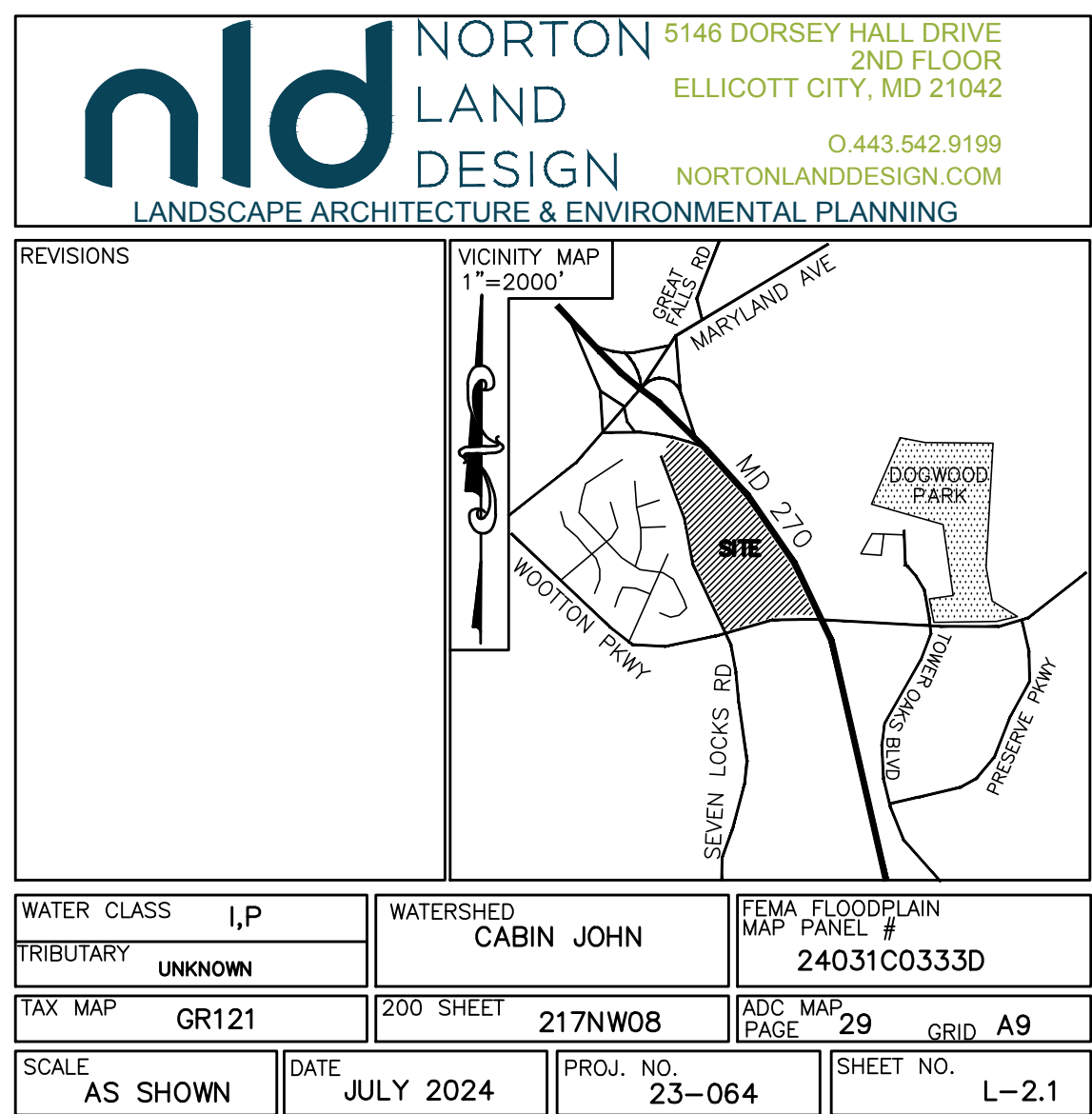
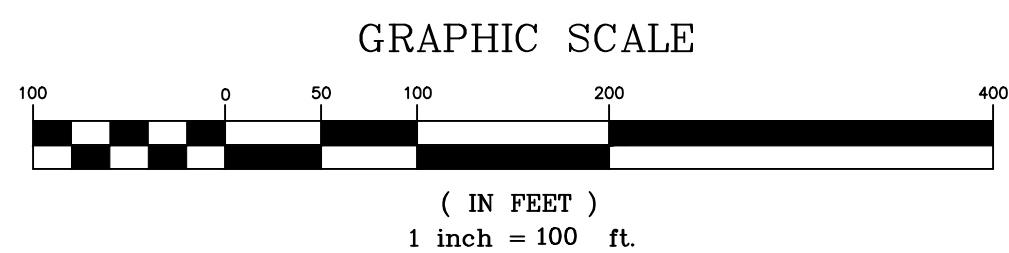
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L-2.1

Scale	AS SHOWN
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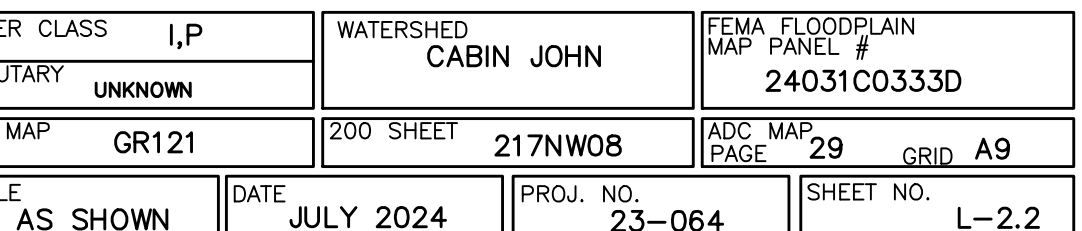
# OVERALL SITE PLAN





GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.



Sheet Number: **L-2.2**

Scale **AS SHOWN**



