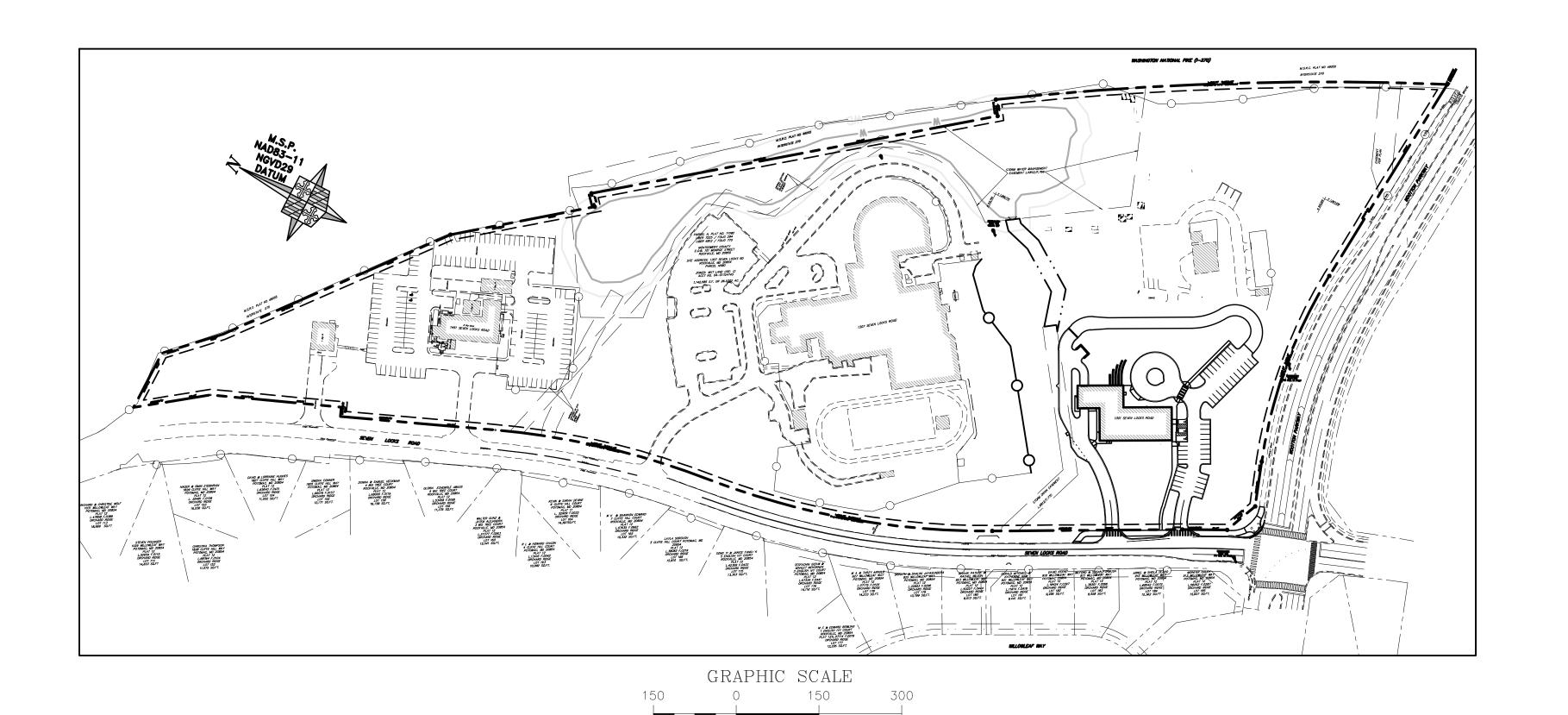
MONTGOMERY COUNTY DIVERSION CENTER

STP2025-00512 LEVEL 2 SITE PLAN JULY 2025

	DRAWING LIST						
SHEET NUMBER	SHEET NAME						
CS-0	COVER SHEET						
C-1A	EXISTING CONDITIONS PLAN						
C-3A	SITE PLAN						
C-3C	SITE DETAILS						
C-6A	SIGNAGE AND STRIPING PLAN						
C-7A	FIRE ACCESS PLAN						
L-1.1	OVERALL FOREST CONSERVATION PLAN						
L-1.2	DETAILED FOREST CONSERVATION PLAN						
L-1.3	FOREST CONSERVATION PLAN NOTES & DETAILS						
L-2.1	OVERALL LANDSCAPE PLANTING PLAN						
L-2.2	DETAILED LANDSCAPE PLANTING PLAN						
L-2.3	LANDSCAPE PLANTING PLAN NOTES & DETAILS						



ZONING REQUIREMENTS

ZONING: MIXED-USE TRANSITION (MXT)

USE: PUBLICLY-OWNED BUILDING AND USE

BUILDING SIZE: 16,490 GSF

BUILDING HEIGHT:

MAXIMUM = 35'

PROVIDED = 33'-1"

OPEN SPACE:

REQUIRED = 10%

PROVIDED = 16.77%

BUILDING RESTRICTION LINES:

REQUIRED

PUBLIC RIGHT-OF-WAY ABUTTING

10'

161.56'

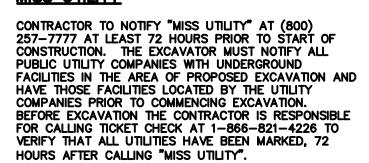
SIDE

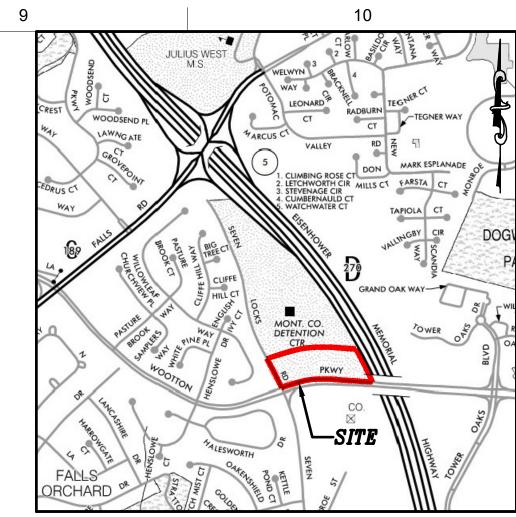
0'

N/A

0'; 10' MIN. IF PROVIDED N/A

MISS UTILITY





VICINITY MAP

SCALE: 1" = 2,000'±
(WSSC GRID: 217 NW 08

MONTGOMERY COUNTY
ADC MAP PAGE: 5164
GRIDS: E-10

BENCHMARK TABLE									
No.	DESCRIPTION	NORTHING	EASTING	ELEV.					
TRAV-100	PK NAIL IN PAVEMENT	510,062.7983	1,266,376.6798	431.15					
TRAV-106	SET REBAR	510,721.3052	1,266,703.4151	402.95					
TRAV-108	PK NAIL IN PAVEMENT	510,135.2486	1,266,732.3108	430.70					

RAV-108 PK NAIL IN PAVE	MENT 510,135.2486	1,266,732.3108 430.70
	LEGEND	
	<u>EXISTING</u>	PROPOSED
BENCHMARK		
CONTOUR-MAJOR (10')	— <i>420</i> — —	420
CONTOUR-MINOR (2')	— — — 42 2— — —	422
EDGE OF PAVEMENT		,
CURB & GUTTER	_ = = =	
DEPRESSED CURB & GUTTER		
CONCRETE		
ASPHALT		
HEAVY-DUTY CONCRETE		
GRAVEL DRIVEWAY		
MIRCO-BIORETENTION		SWA LIL
CURB RAMP		
BUILDING		
RETAINING WALL		
STORM STRUCTURE I.D. & #	EX	(MH) (3) (3) (34) ×X.
WATER LINE	EX-W	w_ <u>T</u>
FIRE DEPARMENT CONNECTION	Y	Y
SEWER LINE	EX-S ——	——— EX-S ———
STORM DRAIN	24" CMP	15" HDPE
GAS LINE	<i>EX-G</i> — ₩	GAS
GAS LINE	<i>EX</i>	u
OVERHEAD ELECTRIC	EX-OHE ————————————————————————————————————	
LIGHT POLE	ф	0-
UNDERGROUND ELECTRIC	EX-UGE ———	—— Е ——
UNDERGROUND TELECOMMUNICATIONS	EX-UGT	——С
BOLLARD	•	•
SIGN	- 0-	•
FENCE	· · · · · · · · · · · · · · · · · · ·	
TREE (DECIDUOUS)		
TREE (CONIFER)		
DECIDUOUS SPECIMEN TREE /CRITICAL ROOT ZONE (CRZ)		
EDGE OF VEGETATION EXISTING BORING OR INFILTRATION LOCATION	B-# OR 1-#	
SOIL TYPE LIMIT		
A/C UNIT	na na	

A/C UNIT

STEPS

ADJOINING LOT LINE

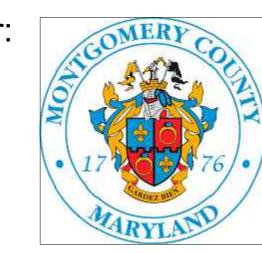
EASEMENT LINE

SETBACK LINE

CROSSWALK

LIMIT OF DISTURBANCE

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



Interior Design
Landscape Architecture
Engineering

1054 31st Street NW Canal Square Suite 410 Washington, DC 20007 202.595.3173

www.bkvgroup.com

Professional Seal:



	T	
No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DD SET
	04/28/2025	CD75 SET

LADTEK CIVIL STRUCTURAL AND SPECIAL TY ENGINEERING

150 South East Street, Suite 201
Frederick, Maryland 21701
Phone: 301-662-4408 Fax: 301-662-7484
www.adtekengineers.com Jason Fritz

Sheet Title:

COVER SHEET

AE Project Number 2179-04

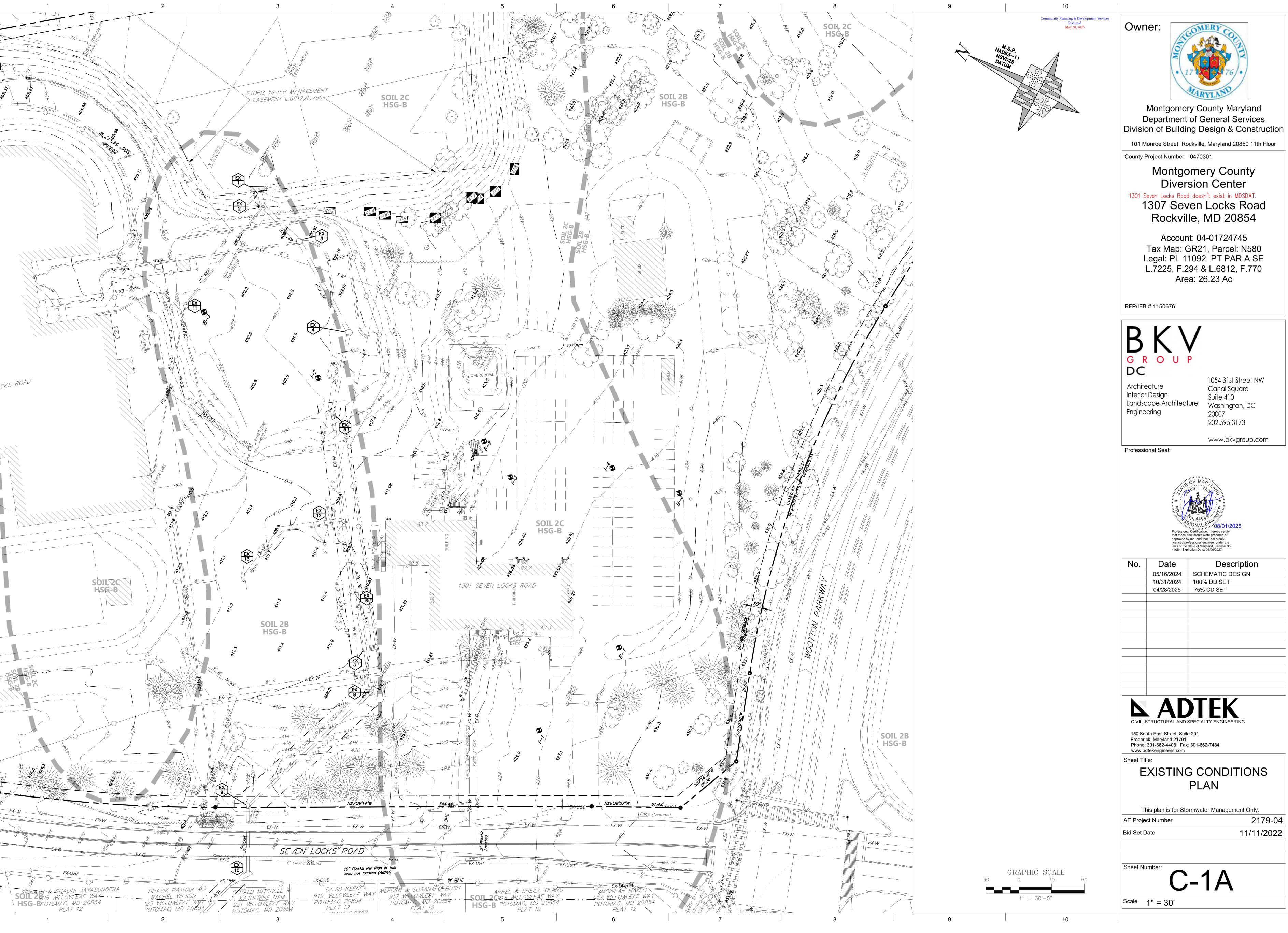
Bid Set Date 11/11/2022

Sheet Number:

CS-0

Scale 1" = 40'

)



Montgomery County Maryland Department of General Services

101 Monroe Street, Rockville, Maryland 20850 11th Floor

1301 Seven Locks Road doesn't exist in MDSDAT. 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

> 1054 31st Street NW Canal Square Suite 410 Washington, DC 202.595.3173

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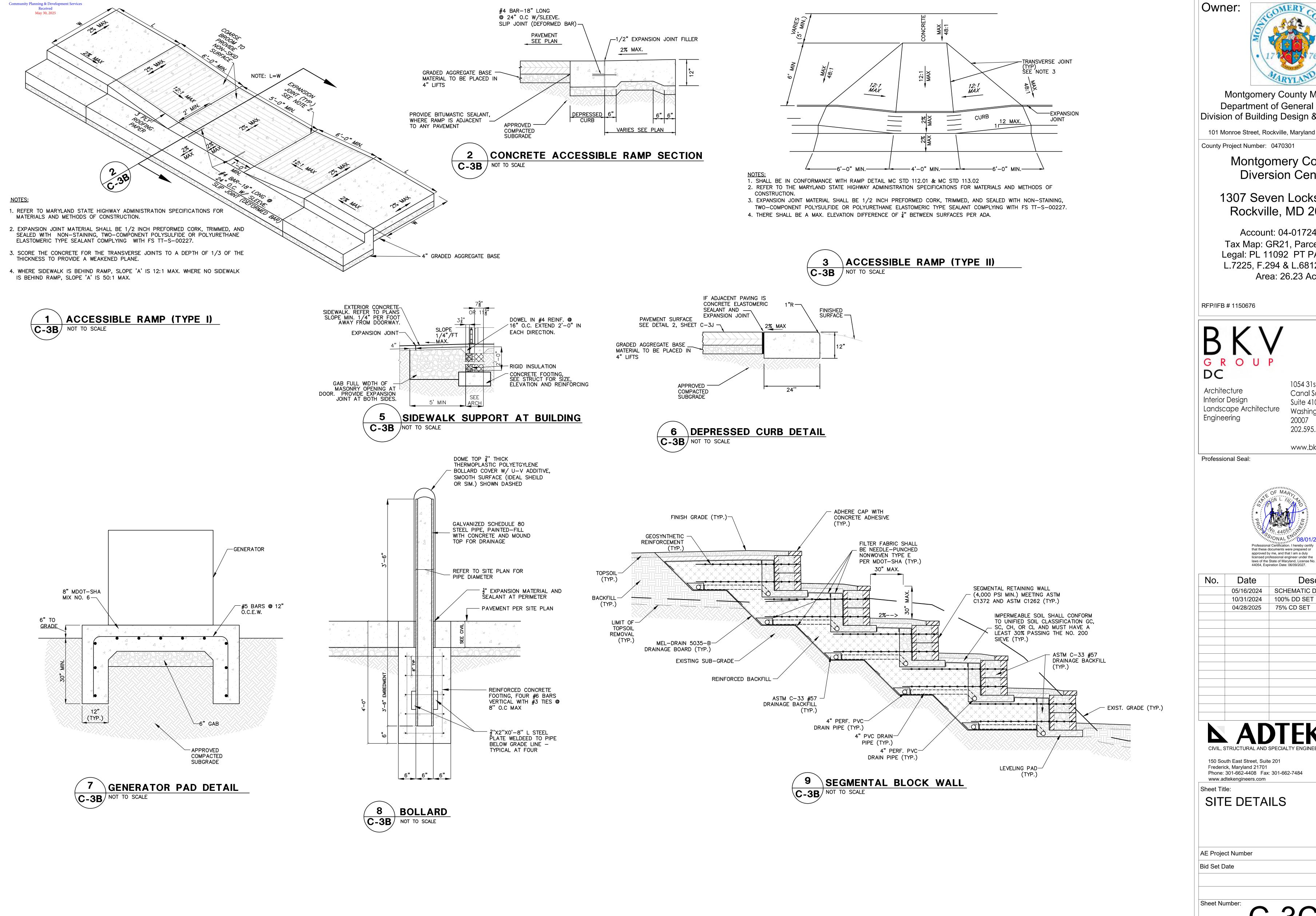
Description SCHEMATIC DESIGN 100% DD SET

EXISTING CONDITIONS

This plan is for Stormwater Management Only.

2179-04 11/11/2022







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

101 Monroe Street, Rockville, Maryland 20850 11th Floor

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

> 1054 31st Street NW Canal Square Suite 410 Washington, DC 20007 202.595.3173

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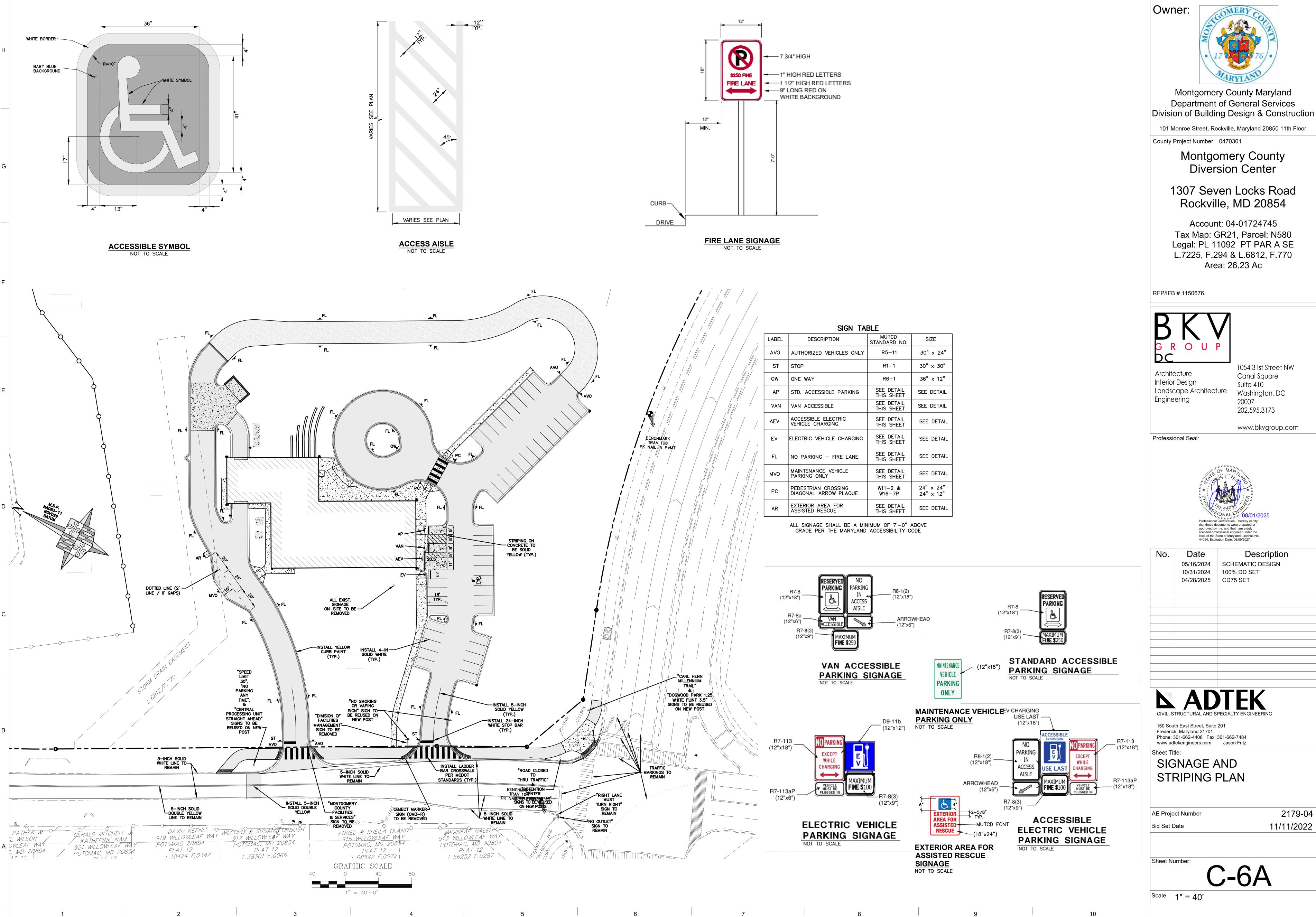


No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DD SET
	04/28/2025	75% CD SET

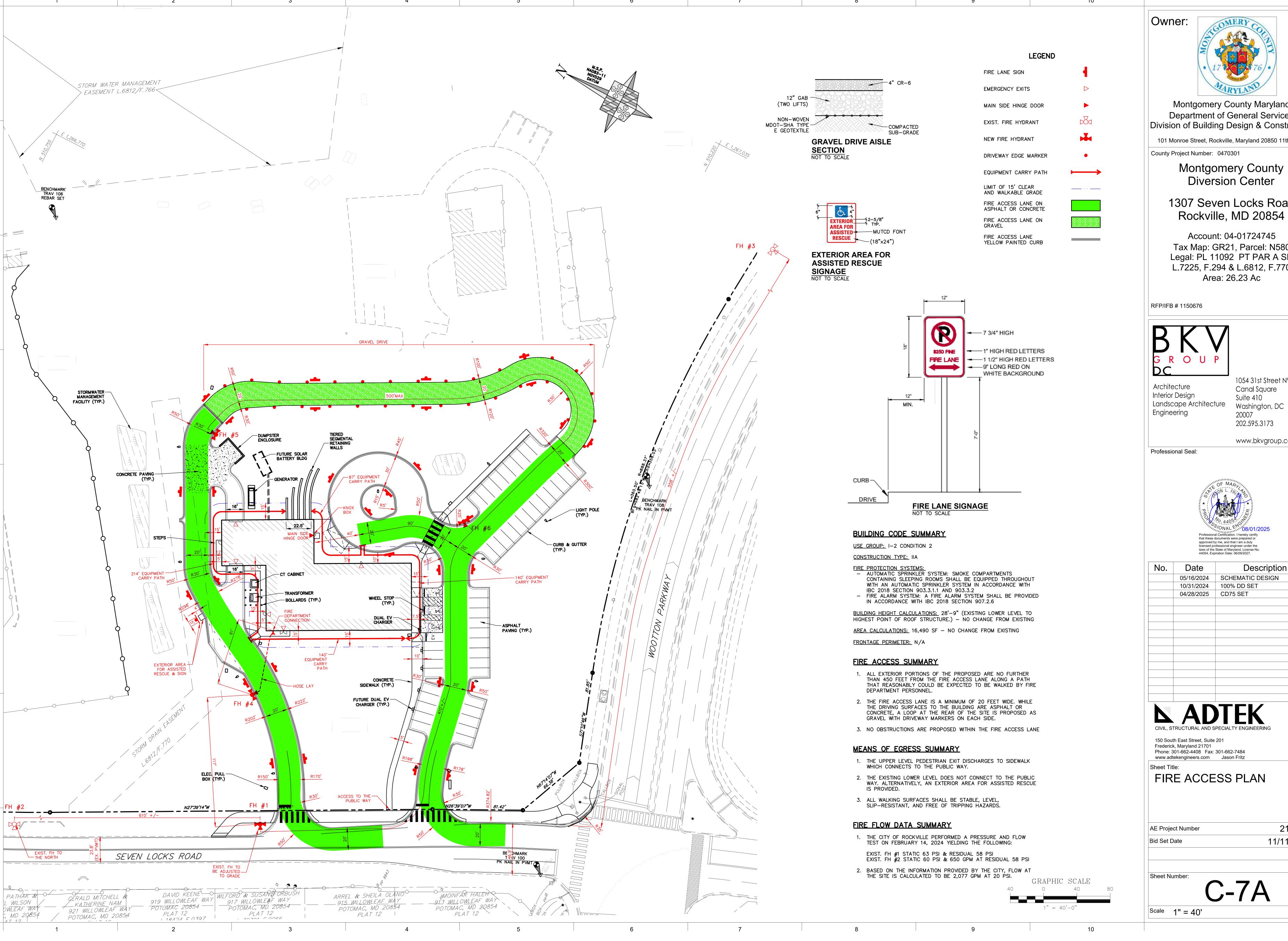


Phone: 301-662-4408 Fax: 301-662-7484

2179-04 11/11/2022



No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DD SET
	04/28/2025	CD75 SET





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

101 Monroe Street, Rockville, Maryland 20850 11th Floor

Montgomery County

1307 Seven Locks Road

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

> 1054 31st Street NW Canal Square Suite 410 Washington, DC 202.595.3173

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No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DD SET
	04/28/2025	CD75 SET



FIRE ACCESS PLAN

2179-04 11/11/2022

NOTE FOR TREES RETAINED

TREES EXISTING ONSITE TO BE SAVED WILL CONTRIBUTE TO REFORESTATION/AFFORESTATION CREDIT OF 0.43 ACRES.

MINIMUM TREE COVER NOTE

THERE IS A MINIMUM TREE COVER REQUIREMENT OF 0.48 ACRES (10% TRACT AREA).

SIGNIFICANT TREE REPLACEMENT

50 - 2.5" CAL TREES ARE REQUIRED FOR THE REPLACEMENT OF TREES REMOVED FROM WITHIN THE STUDY AREA.

NRI/FSD TABULATION TABLE 4.75

ACREAGE OF	TRACT:	0.00
ACREAGE OF	EX. FOREST:	0.00
ACREAGE OF	EXISTING WETLANDS	0.00
ACREAGE OF	FORESTED WETLANDS	0.01
ACREAGE OF	WETLAND BUFFERS	0.00
ACREAGE OF	STREAM BUFFERS	0.00
ACREAGE OF	FORESTED STREAM BUFFER	0.00
ACREAGE OF	100 YEAR FLOODPLAIN	0

LINEAR EXTENT OF STREAMS AVERAGE WIDTH OF STREAM BUFFER

LARGE EVERGREEN

(LANDSCAPE ONLY)

SMALL EVERGREEN (LANDSCAPE ONLY)

(TREE REPLACEMENT)

SMALL SHADE/ORNAMENTAL

MINIMUM TREE COVER								
TRACT AREA SF	ZONING	MTC REQURED %	MTC SF REQUIRED					
207,055	MXT	10	20,706					
TREEE COVER PROVIDED SF	NUMBER OF TREES	SF CREDIT PER TREE	TOTAL SF CREDIT					
FORESTED AREA	N/A	N/A	0					
EXISTING LANDSCAPE TREES	N/A	N/A	N/A					
LARGE SHADE TREES	N/A	N/A	N/A					
LARGE EVERGREEN	N/A	N/A	N/A					
SMALL SHADE/ORNAMENTAL	N/A	N/A	N/A					
SMALL EVERGREEN	N/A	N/A	N/A					
LARGE SHADE TREES (TREE REPLACEMENT)	25	400	10000					
· · · · · · · · · · · · · · · · · · ·	·	1						

400

200

TOTAL SF

10400

600

21,000

		0111 01 110		REST CONSERVATION V County Diversion Center			
NET TRACT A	REA:						
A. Total tract	area						4.
B. Deductions	(land dedi	cation not in	construction	on this plan, other deduct	ions - specify)		0.
C. Net Tract A	\rea				=		4.
LAND USE CA							
ZONING: Place a "1" under the column corresponding to the correct	R-E, RS		R-20, RTH,	C-1, C-2, I-1, I-2, I-3, I- 4, O-1, 0-2, 0-3, TCO-1, TCO-2, TCM-1, TCM-2, RPC			
zone of the site							
Zone:	0	0	0	1			
(choose only o				1			
•							
D. Afforestation	n Threshol	d			15%	x F =	0
E. Conservation	on Thresho	ld			15%	x F =	0
F. Existing for G. Area of force	rest cover (within net trad	-				0
BREAK EVEN		onservation t	incorioid				
BREAK EVEN	POINT.						
H. Breakeven	Point (amo	ount of forest	retained so tl	hat no mitigation is require	ed)=		0
I. Clearing per	mitted with	out mitigation	າ	=			0
		E A DINIO					
PROPOSED F	ORESTC	LEARING:					
J. Total area o	of forest to l	he cleared		=			0
K. Total area							0
r. Total area	or lorest to	be retained					-
PLANTING RE	QUIREME	NTS:					
L. Reforestation	on for clear	ing above cor	servation thr	eshold=			0
M. Reforestat		_					0
		ove conservat					0
P. Total refore	estation req	uired		=			0
Q. Total affore	station req	uired		=			0
R. Total planti	ng requiren	nent		=			0
				REQUIRED. CRES APPLIED (SE	E WORKSH	EET L-1.2)

			FTO TREE CREDIT CHART- N	NEW PLANTI	NGS						
LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (LG SHADE, LG EG, SM SH/O, SM EG)	ROOT BALL TYPE	SIZE- CAL/HT	LANDSCAPE ONLY- NO FTO CREDIT	QUANTITY SIG. TREE REPLACEMENT CREDIT	QUANTITIY FC CREDIT (200 OR 400 SF)	FC CREDIT (200 OR 400 SF × FC QUANTITY)	MTC CREDIT (200 OR 400 SF × TOTAL QUANTITY)
D 4 3	4		N G	10 5/0	D.C.D.	71			0		1600
PA2			Norway Spruce	LG EVG	B&B	/	0	4	0	0	1600
CK	12	Cladrastis kentukee	American Yellowwood	LG SHADE	B&B	2.5"		12			4800
QP	4	Quercus phellos	Willow Oak	LG SHADE	B&B	2.5"		4			1600
QR	6	Quercus rubra	Northern Red Oak	LG SHADE	B&B	2.5"		6			2400
IA	17	Ilex opaca	American Holly	LG EVG	B&B	7'		17			6800
JE	5	Juniperus virginiana	Eastern Red Cedar	LG EVG	B&B	7'		5			2000
CE	3	Cercis Canadensis	Eastern Redbud	ORN	B&B	2"		3			600
NS	3	Nyssa sylvatica	Tupelo	LG SHADE	B&B	2.5"		3			1200

CHAMPION TREE NOTE

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.

SPECIES NOTE

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.

FOREST NOTE

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.

CULTURAL/HISTORIC NOTE

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.

INVASIVE SPECIES NOTE

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.



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

GROUP

Architecture Interior Design Landscape Architecture Engineering

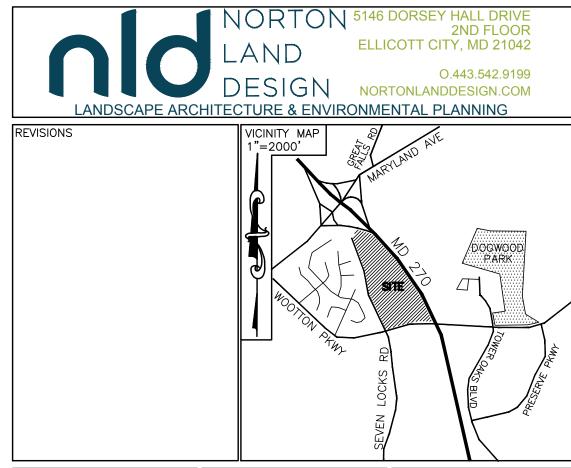
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Professional Seal:



Date	Description
05/16/2024	SCHEMATIC DESIGN
10/31/2024	100% DESIGN DEVELOPMENT
	05/16/2024



FEMA FLOODPLAIN MAP PANEL # 24031C0333D 217NW08 SCALE AS SHOWN DATE JULY 2025 PROJ. NO. 23-064

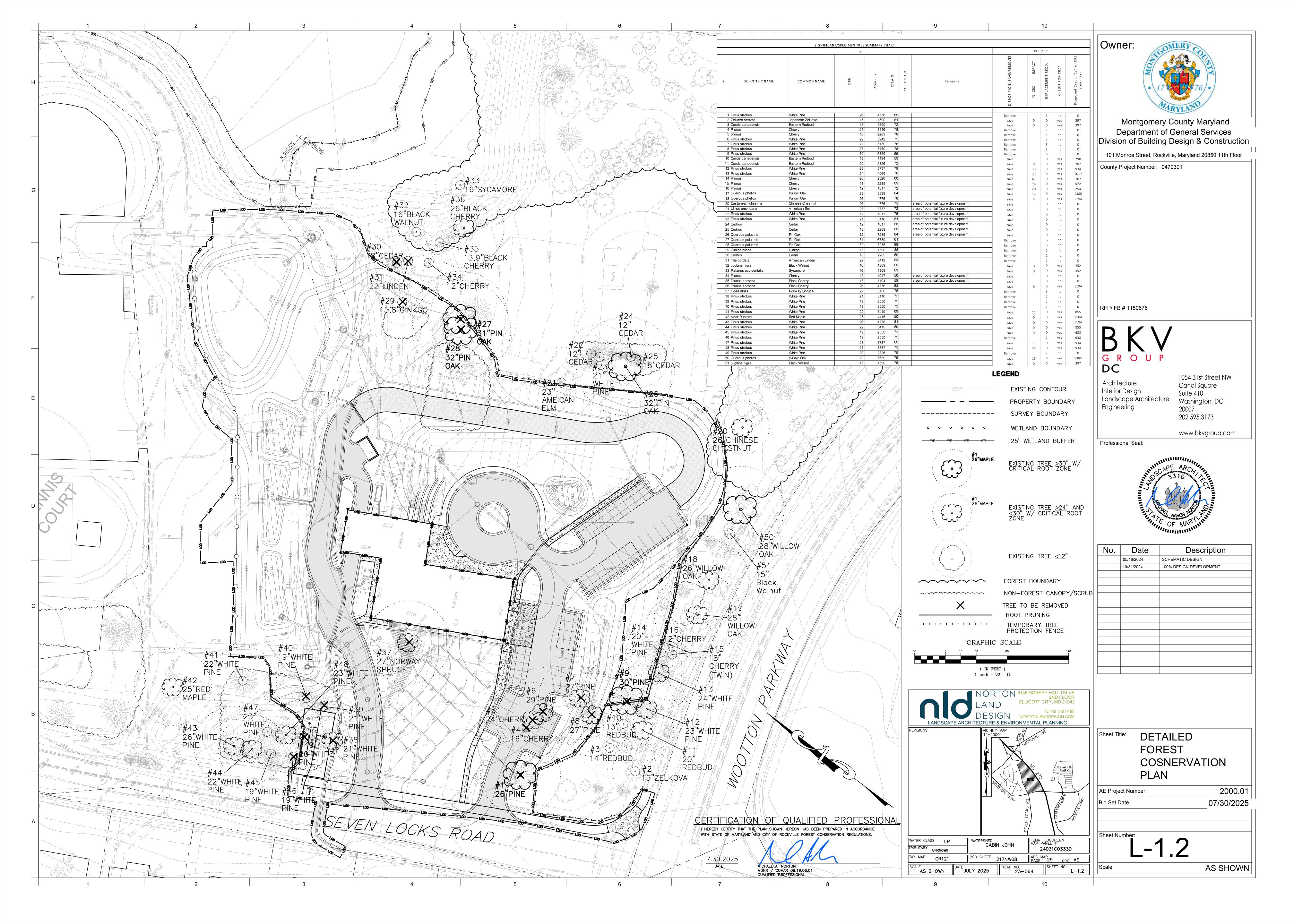
10

Sheet Title: OVERALL PRELIMINARY **FOREST** CONSERVATION PLAN

2000.01 AE Project Number Bid Set Date 07/30/2025

AS SHOWN

	OVERALL SITE
	MD ROUTE 270
	WASHINGTON NATIONAL PIKE (1-270)
	The state of the s
	SEE SHEET DETAILED STUDY AREA L-1.2 CERTIFICATION OF QUALIFIED PROFESSIONAL
	CETATION OF QUALITIED TROILSSTONAL HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH STATE OF MARYLAND AND CITY OF ROCKVILLE FOREST CONSERVATION REGULATIONS.
	7 30.2025 DATE MICHAEL A. NORTON
	DATE MICHAEL A. NORTON MDNR / COMAR 08.19.06.01 QUALIFIED PROFESSIONAL
	GRAPHIC SCALE 100 0 50 100 200 400
	(IN FEET) 1 inch = 100 ft.
	NORTON 5146 DORSEY HALL DRIVE 2ND FLOOR
	DESIGN NORTONLANDDESIGN.COM
	LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING REVISIONS VICINITY MAP 1"=2000" SERVINON REVISIONS
	DOGWOOD PARK
	SEVEN LOCKS ROAD
	We will be a series of the ser
MILOMEAF MA)	WATER CLASS I,P WATERSHED FEMA FLOODPLAIN MAP PANEL #



SEQUENCE OF EVENTS

he permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions. PRE-CONSTRUCTION

- 1. Permittee shall obtain a Forestry Permit (FTP) for the project and secure copies of the approved Forest Conservation Plan (FCP) for distribution to contractors. The Permittee is responsible for obtaining a Maryland Roadside Tree Permit if applicable.
- 2. The Permittee must coordinate and schedule an onsite preconstruction meeting with the following attendees: Permittee, Construction Superintendent, Maryland LTE/ISA Certified Arborist (if required by Forestry Department), the City Forestry Inspector, City Project Inspector, and City Sediment Control Inspector. The limits of disturbance must be staked and flagged prior to the preconstruction meeting. No land disturbance shall occur prior to this meeting. This includes, but is not limited to, the installation of tree protection fencing, sediment control measures, clearing, grading and tree stress reduction measures.
- 3. No land disturbance shall begin before stress-reduction measures as indicated on the approved FCP, or otherwise directed by the Forestry Inspector have been implemented and approved by Forestry Inspector. Measures not specified on the plan may be required as determined by the Forestry Inspector in consultation with the Permittee's MD LTE/ISA Certified Arborist.

The limits of disturbance will be reviewed and tree protection and tree care measures will be discussed.

- Appropriate stress-reduction measures may include, but are not limited to: a. Root pruning b. Crown reduction or pruning
- c. Watering d. Fertilizing

Contact Miss Utility at 1-800 257-7777.

- e. Surface mulching f. Vertical mulching g. Root aeration matting
- 4. A MD LTE who is also an ISA Certified Arborist must perform all stress reduction measures. Documentation of these and other industry best management practices. Implementation of the stress reduction measures must be observed by the Forestry Inspector or written documentation, including photographs must be sent via mail or email to the City Forestry
- 5. Temporary tree protection devices, including signage, shall be installed per the approved Forest Conservation Plan, or as otherwise directed by the Forestry Inspector, and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. The Permittee must contact the Forestry Inspector to schedule a follow up construction inspection after installing all tree protection measures and performing all stress reduction measures. Upon a satisfactory inspection by the Forestry Inspector and Sediment Control Inspector, a Notice to Proceed will be issued and clearing and grading can commence. Temporary tree protection devices may include:
- a. Chain link fence (four feet high) b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging. : 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility
- 6. The Permittee and contractor shall maintain the temporary tree protection devices for the duration of the project and the location must not be altered without prior approval of the Forestry Inspector. No equipment, trucks, materials, debris, or any
- other items may be stored within the tree protection fence areas during the entire construction project. No access beyond the fenced area will be permitted. Tree Protection fencing shall not be removed without prior approval of the Forestry

7. Long term tree protection devices/techniques, as shown on the FCP or as directed by the Forestry Inspector may include but

- a. Root aeration systems Retaining walls c. Raised sidewalks
- d. Tunneling of utilities e. Pier and panel walls f. Porous pavers

are not limited to:

- 1. Periodic inspections at the discretion of the Forestry Inspector will occur during the construction project. Corrections and repairs to all tree protection devices and other protective measures, as determined by the Forestry Inspector, must be made within the timeframe established by the Forestry Inspector.
- 2. The Permittee must immediately notify the Forestry Inspector of any damage to trees, forests, understory, ground cover, and $any other undisturbed \ areas \ shown \ on \ the \ plan. \ Remedial \ actions \ to \ the \ restore \ these \ areas \ will \ be \ determined \ by \ the \ Forestry$ Inspector and the corrective actions must be made within the timeframe established by the Forestry Inspector.
- 3. Failure to comply with the approved FCP or any directive of the City Forester's office is a violation of the Forest and Tree Preservation Ordinance (FTPO). Pursuant to Section 10.5-34 of the FTPO, a fine in the amount of \$1,000 may be imposed for each violation. Each day a violation continues is a separate violation. In addition, a stop work order may be issued until the Additional punitive measures as stated under Section 10.5-34 of the FTPO may be imposed.

- 1. After construction is completed, the Permittee must request a final inspection in writing with the Forestry Inspector. At the final inspection, the Forestry Inspector may require additional corrective measures, which may include, but is not limited to: a. Removal and replacement of dead and dying trees b. Pruning of damaged, dead or declining limbs
- c. Surface mulching d. Soil aeration
- e. Fertilization g. Wound repair
- h. Clean up of retention areas including trash removal 2. After the final inspection and completion of all corrective measures the Forestry Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the City Sediment Control Inspector and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

supplier by the project start date.

- 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
- 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

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

- 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 restoration of disturbed soils as defined by SITES™.
- 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

- 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 owner, arborist, or landscape architect before grading or construction begins.
- 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
- 2.3 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
- $Spread\ mature, stable\ compost\ to\ a\ 4\ inch\ depth\ over\ compacted\ subsoil\ (see\ Section\ 3.\ Definitions\ for\ definition\ seed to\ a\ 4\ inch\ depth\ over\ compacted\ subsoil\ (see\ Section\ 3.\ Definition\ seed\ seed$

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
 - c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation. 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 soil², 40% coarse washed sand, and 10% mature³ compost, by volume, and have a chemical composition ompatible with healthy growth. When installing the soil, it should be installed in lifts or layers of < 12

a radius of 10' minimum or to new hard edge of planting bed, whichever is less.

- 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
- II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.

3. The Forestry Inspector may require additional soil specifications, based on site conditions

standards. Amend soil, if necessary to achieve the current industry standard.

- 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. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic $Yard/1,000\,s.f.).\ Provide\ compost\ supplier\ information\ and\ specifications\ to\ the\ City\ Forestry\ Inspector$ 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 profile rebuilding specification. e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.

. 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 (4" = 12 cubic
- Inspector for approval prior to install. . 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

yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry

ii. Begin at the edge of the hole dug for the root ball, and continue drilling at one-foot intervals

Page 3 of 5

¹ See definitions section of City Soil Profile Rebuilding Specification

3 See definitions section of City Soil Profile Rebuilding Specification

Nursery Stock (ANSI Z60.1).

- iii. Each hole must be refilled with mature compost. t. 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

(maximum), in concentric rings around the tree out to ten (10) feet from the tree.

- shows the following: Soil pH is between 5.5 and ' 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 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.
- 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
- e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector). 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.
- 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. No hose and wire; staking and strapping per City planting detail. Fig. 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).
- 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. 8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.

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.

Tip the bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in

 $diameter\ remain.\ The\ times\ of\ the\ bucket\ can\ be\ used\ to\ break\ apart\ larger\ clumps\ if\ necessary.\ 50\%\ of\ the\ soil\ shall$

be in clumps 6 inches or smaller. No clumps shall be greater than 18" in diameter. The subsoiling is not intended to

homogenize the compost and soil, but rather loosen the soil to a thirty-six inch depth and create veins of compost

be used to verify compost is present at thirty-six inch depth.

down to that depth as well. To ensure that subsoiling reached the appropriate depth, a push tube soil sampler shall

Stockpiled topsoil, or additional topsoil if none is available from the site, shall be returned to the site to a four

(4) inch minimum depth (see Section 3.3 Definitions for definition of topsoil). If soil was severely disturbed

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

Less than four inches of topsoil is present on site after construction activities were completed but before

Profile Rebuilding is initiated, OR soil is severely disturbed (see Section 3.3 Definitions for description of

For Case 1: A minimum of three inches additional topsoil shall be placed over the subsoiled layer before

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

(see definitions), a six (6) to eight (8) inch minimum shall be replaced with topsoil that meets city standards.

2.6.2 Modification if significant topsoil is already present before Profile Rebuilding is initiated Case 1:

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

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

2.5 Subsoiling

2.6 Replacement of topsoil

2.6.1 Standard procedure

severely disturbed).

City of Rockville-June 2018

sampling with a push tube soil sampler.

3. DEFINITIONS

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 A horizon soils for the site, or as specified by the City Forestry Division. Blended soils shall not be used unless specified by the City Forestry Division.

1. The Permittee shall notify the City Forestry Inspector IN WRITING when the planting is complete and request a post planting

2. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards.

3. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when

a. Weekly watering equal to 10 gallons per caliper measure of tree diameter. (ex: 2.5" caliper tree =25

 $d. \quad \text{Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.} \\$

pe followed for the protection and satisfactory establishment of forest where applicable.

j. Removal of staking and strapping after six months, or as directed by the Forestry Inspector.

e. Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease.

1. The City of Rockville maintains a list of non-native and invasive plants for certain available on the City's website. The State

2. Contractor is responsible for complying with MDE, EPA and other government agency regulations as well as obtaining

3. The Forestry Inspector will perform periodic inspections of the non-native and invasive treatments throughout the

proper permits from these agencies as applicable. The Forestry inspector must be notified 48 hours in advance prior to

of Maryland maintains a noxious weed list. The Permittee shall submit a Non-Native and Invasive Management Plan to the City Forestry Inspector for review and approval prior to the pre-planting meeting. Details to be included in the management

a. Narrative and/or plan stating the location, type and amount of non-native and invasive plants present on the site.

f. Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or

g. Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall

h. Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the

gallons/week.) Documented drenching natural rainfall may substitute for weekly watering.

b. Control of competing vegetation throughout the maintenance period as necessary.

warranty period will not begin until the City Forestry Inspector has accepted ALL plantings.

issued, permits revoked, extension of warranty period or other punitive measures.

Installing and maintaining devices to protect against wildlife damage.

b. Proposed treatment measures and methods of control by plant type.

d. Plan for seeding and/or re-planting following management/eradication treatment.

warranty and maintenance period. The applicant may be required to submit proof of treatment.

e. Proposed signage type and locations for installing herbicide application notification signs.

c. Timing and frequency of treatments by plant type.

f. Copies of contractor certifications/pesticide licenses.

4. Such maintenance shall include when appropriate, but not necessarily be limited to:

signed Warranty and Maintenance Agreement.

c. Fertilizing, as required by soil analysis

degradation of the planting site.

NON-NATIVE INVASIVE PLANT CONTROL:

satisfaction of the City Forestry Inspector.

inspection. The inspection must include the Permittee, landscape contractor and Forestry Inspector. The maintenance and

Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the

corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being

- In addition, topsoil shall: 1. Be friable and well drained
- 2. Have a pH between 6-7. 3. Have an organic matter content between 4-6%. 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 contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger). 6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
- 7. Be free of noxious weed seeds
- 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-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 combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at
- www.solvita.com). Compost shall also: Free of weed seeds.
- 2. Free of heavy metals or other deleterious contaminants 3. Have a soluble salt content which is less than 3 dS/m.
- Soil shall be considered severely disturbed 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

Page 2 of 4

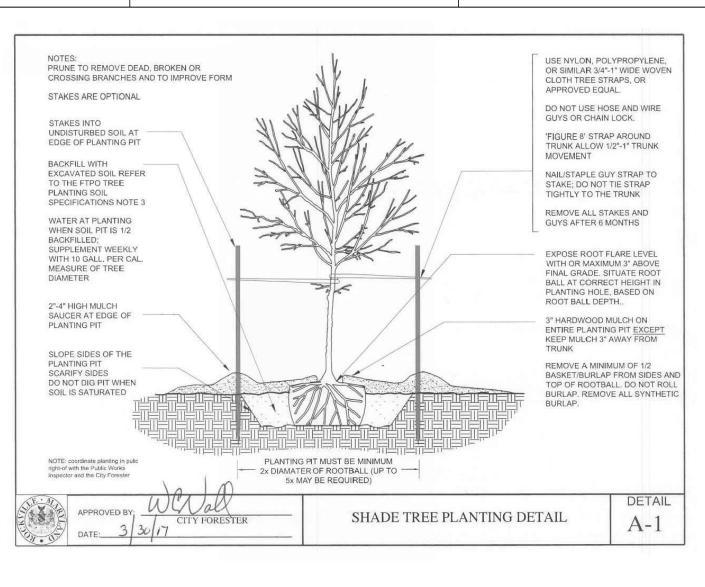
- A soil map indicating soil areas to be protected and those to be restored via Soil Profile Rebuilding shall be submitted by the contractor for approval to the City Forestry Division before construction begins.
- 4.2 Compost A compost sample with analysis certifying it is stable, mature, from acceptable 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. City of Rockville- June 2018 Page 3 of 4

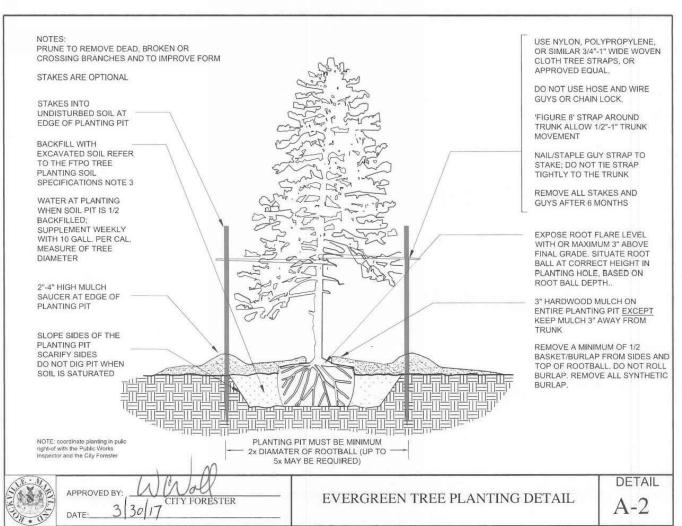
A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to by the City Forestry Division before application. Separate documentation is required for each 100 cubic yards of topsoil unless otherwise approved by the City Forestry Division.

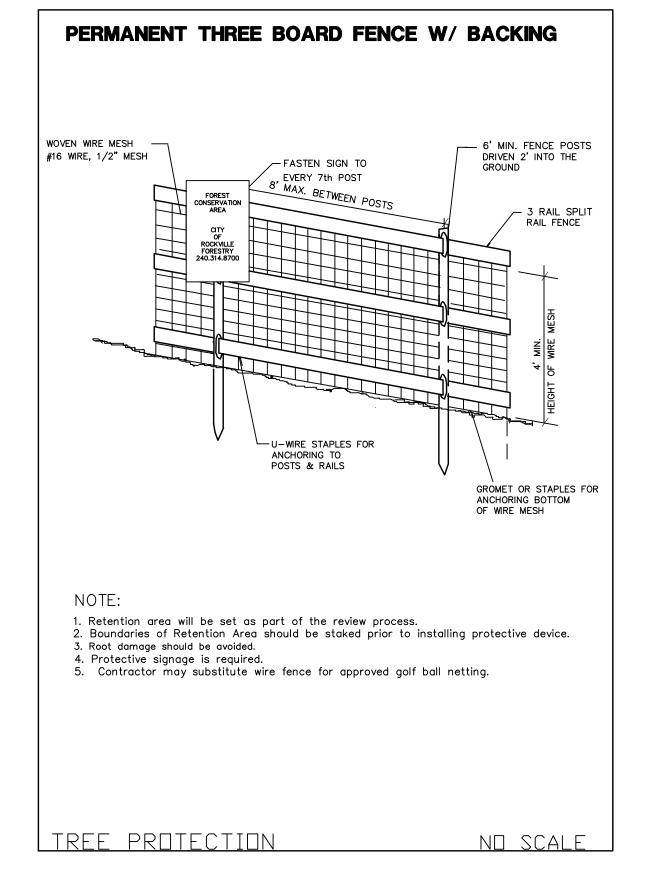
5. REFERENCES & PERMISSIONS

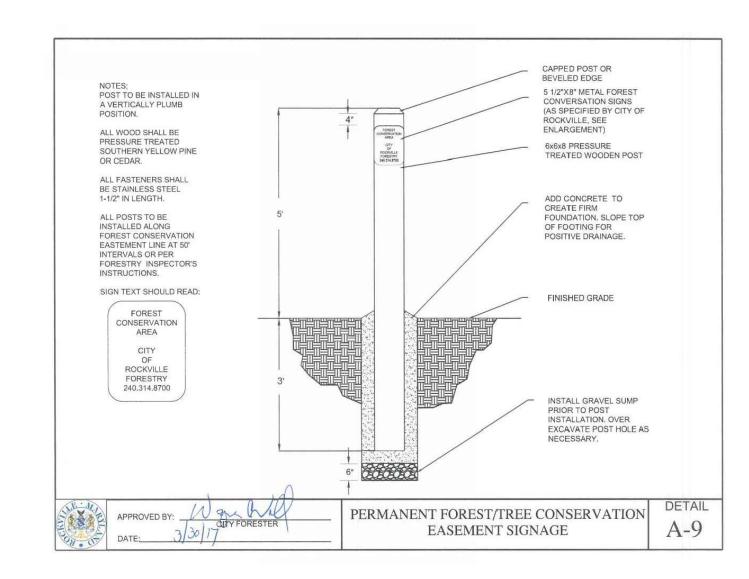
Use of this specification has been documented to increase tree canopy and soil carbon stores compared with typical practices. See www.urbanforestry.frec.vt.edu/SRES for more information.

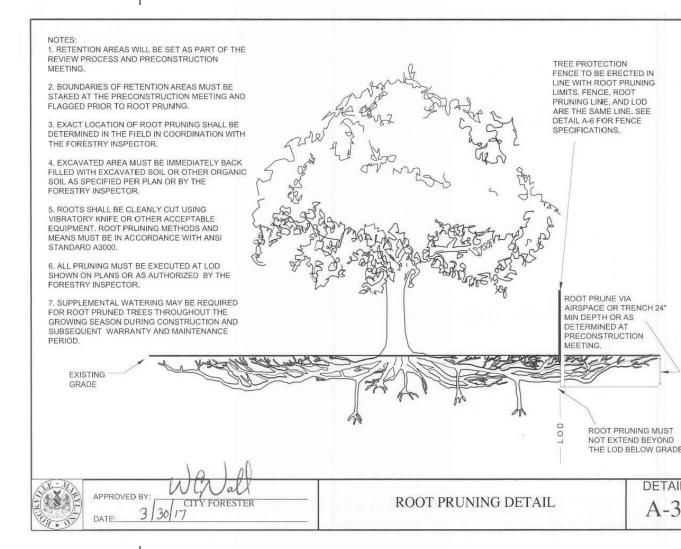
Soil Profile Rebuilding Specification by Susan Day et al. is licensed under a Creative Commons Attribution-NonCommercial 3.0 United States License. It may be used freely as is, or modified. However, use of the term "Soil Profile Rebuilding" should only be used when soil restoration is performed as described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

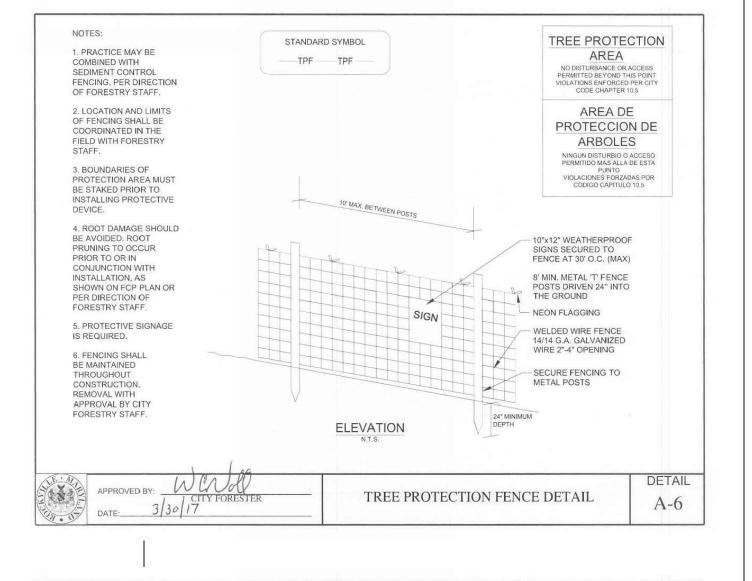


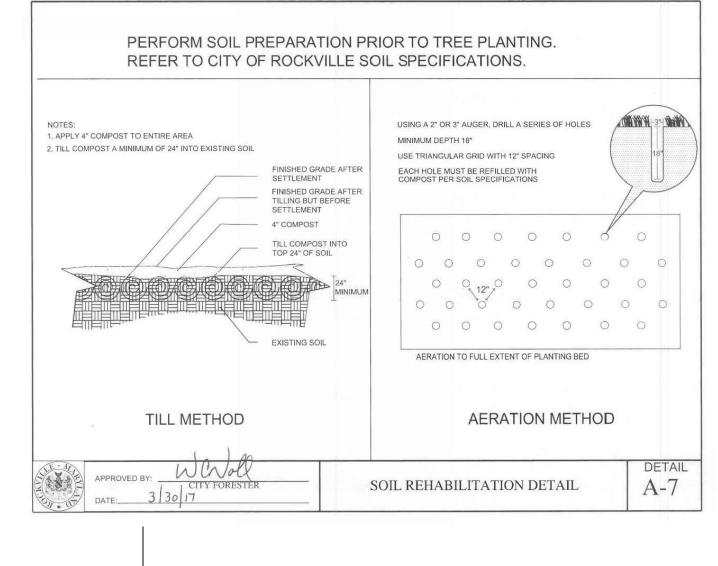


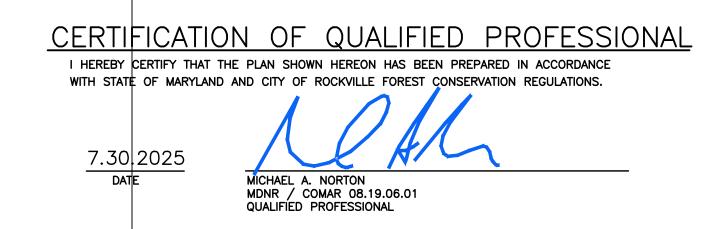


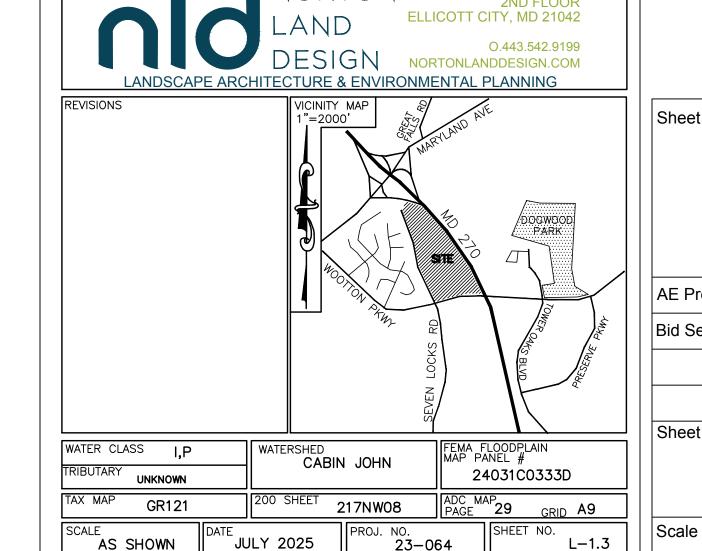


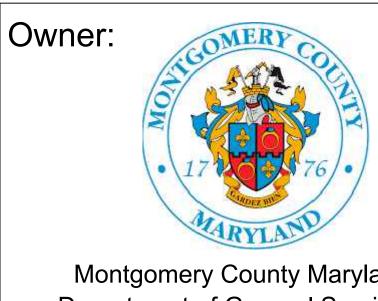












Montgomery County Maryland Department of General Services Division of Building Design & Construction

101 Monroe Street, Rockville, Maryland 20850 11th Floor County Project Number: 0470301

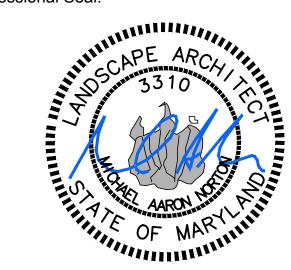
RFP/IFB # 1150676

Interior Design Landscape Architecture Engineering

1054 31st Street NW Canal Square Suite 410 Washington, DC 202.595.3173

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Professional Seal:



Date Description No. SCHEMATIC DESIGN 05/16/2024 10/31/2024 100% DESIGN DEVELOPMENT

Sheet Title: **PRELIMINARY** CONSERVATION AE Project Numbe

Bid Set Date

AS SHOWN

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 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.
 - 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 soil1, 40%
 - coarse washed sand, and 10% mature2 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.
 - 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 c.y. p/1,000s.f.)
 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 rebuilding 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.

¹ See definitions section of *City Soil Profile Rebuilding Specification*² See definitions section of *City Soil Profile Rebuilding Specification*³ See definitions section of *City Soil Profile Rebuilding Specification*

See definitions section of City Soil Profile Rebuilding Specification
 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 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
- 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
- The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
- 3. The soil is free of contaminants

eight (8) inches for lawn areas.

- 4. The soil texture is sandy loam or loam5. 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 dS/m8. 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. 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.

6. Proper Installation

- a. Root flare no higher than three (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.

OVERALL SITE PLAN

- 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.

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

RFP/IFB # 1150676

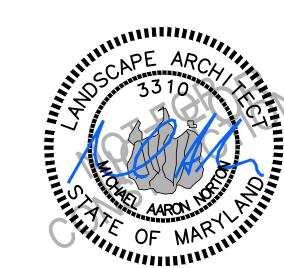
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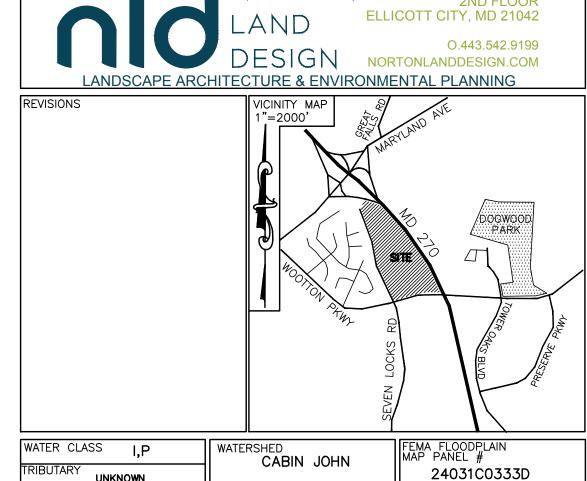


No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DESIGN DEVELOPMENT
	04/25/2025	75% CONSTRUCTION DOCUMENTS

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



OVERALL
LANDSCAPE
PLANTING PLAN

 AE Project Number
 2000.01

 Bid Set Date
 08/16/2024

Sheet Number:

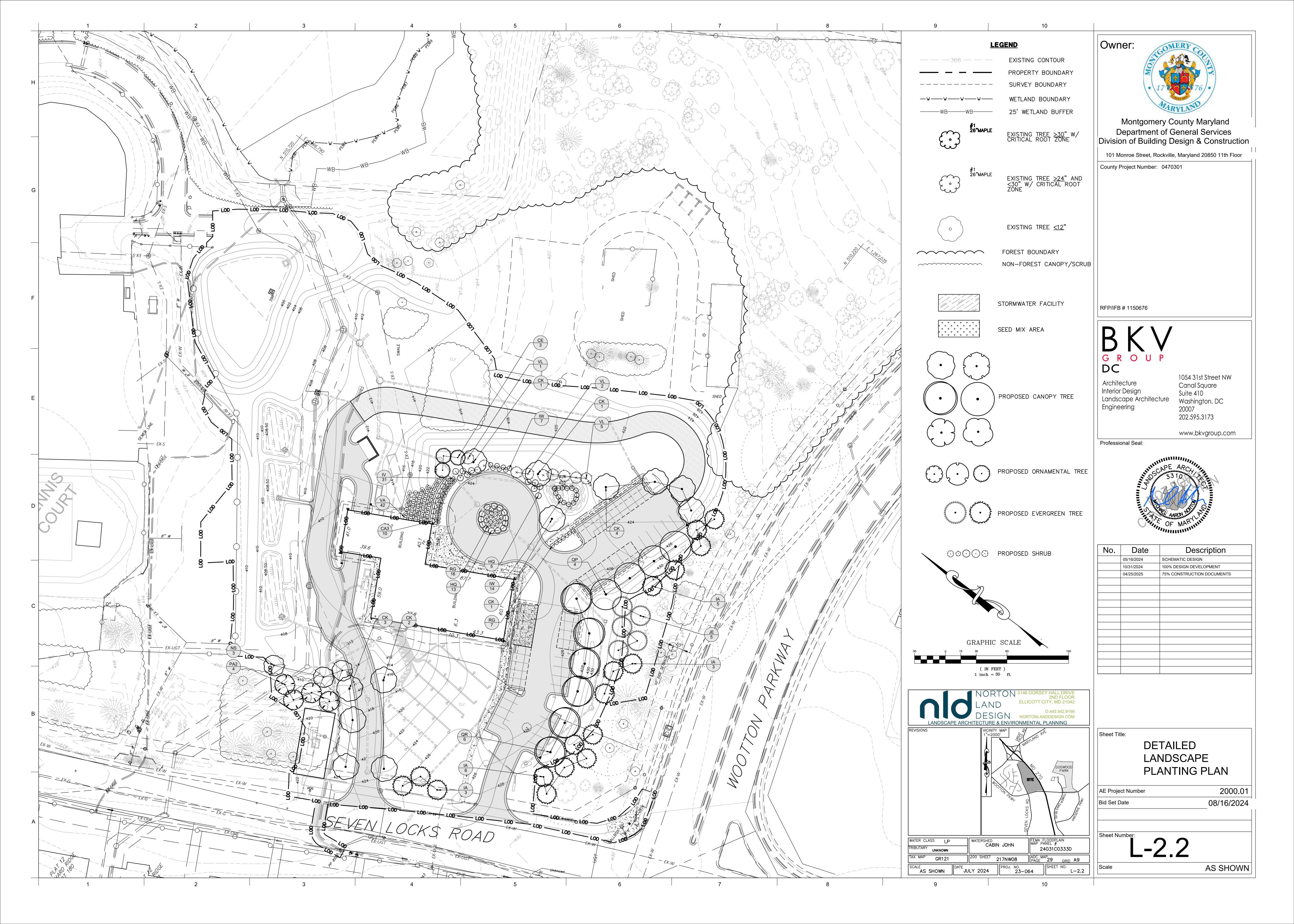
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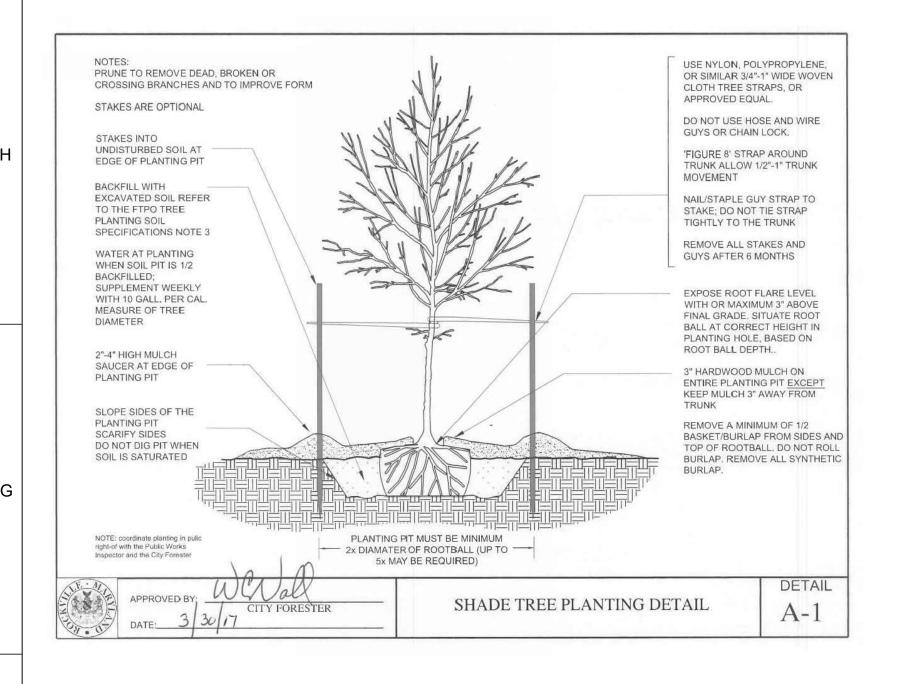
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JULY 2024

217NW08

10





PRUNE TO REMOVE DEAD, BROKEN OR

STAKES ARE OPTIONAL

UNDISTURBED SOIL AT

EXCAVATED SOIL REFER

SPECIFICATIONS NOTE 3

TO THE FTPO TREE

WATER AT PLANTING

WHEN SOIL PIT IS 1/2

SUPPLEMENT WEEKLY

WITH 10 GALL, PER CAL. MEASURE OF TREE

DIAMETER

2"-4" HIGH MULCH SAUCER AT EDGE OF

SLOPE SIDES OF THE

SCARIFY SIDES DO NOT DIG PIT WHEN SOIL IS SATURATED

NOTE: coordinate planting in pulic right-of with the Public Works Inspector and the City Forester

PLANTING PIT

EDGE OF PLANTING PIT

STAKES INTO

BACKFILL WITH

CROSSING BRANCHES AND TO IMPROVE FORM

USE NYLON, POLYPROPYLENE,

CLOTH TREE STRAPS, OR APPROVED EQUAL.

DO NOT USE HOSE AND WIRE

'FIGURE 8' STRAP AROUND TRUNK ALLOW 1/2"-1" TRUNK MOVEMENT

NAIL/STAPLE GUY STRAP TO

STAKE; DO NOT TIE STRAP TIGHTLY TO THE TRUNK

REMOVE ALL STAKES AND

EXPOSE ROOT FLARE LEVEL

WITH OR MAXIMUM 3" ABOVE

FINAL GRADE, SITUATE ROOT

BALL AT CORRECT HEIGHT IN PLANTING HOLE, BASED ON

3" HARDWOOD MULCH ON

ENTIRE PLANTING PIT EXCEPT KEEP MULCH 3" AWAY FROM

REMOVE A MINIMUM OF 1/2

BASKET/BURLAP FROM SIDES AND TOP OF ROOTBALL. DO NOT ROLL BURLAP. REMOVE ALL SYNTHETIC BURLAP.

DETAIL

A-2

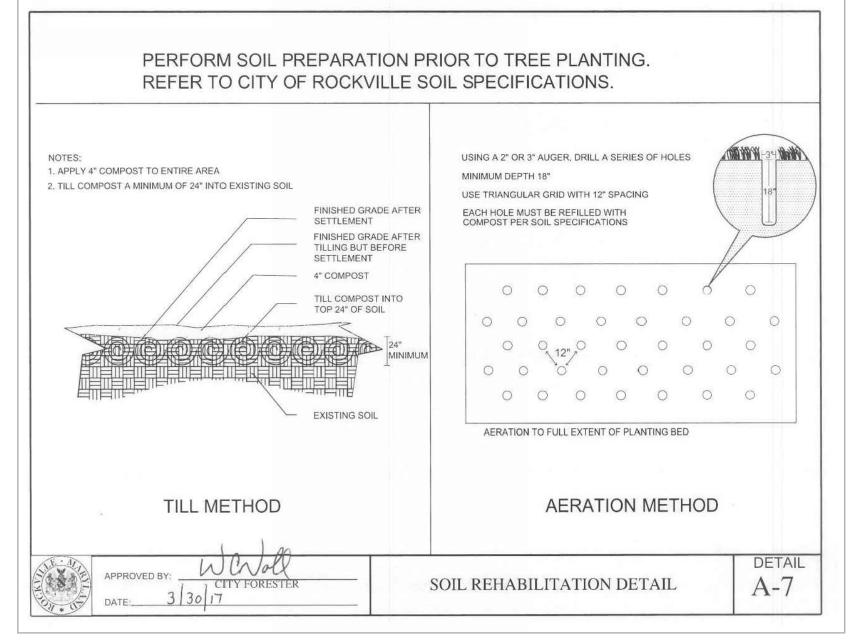
ROOT BALL DEPTH..

EVERGREEN TREE PLANTING DETAIL

GUYS AFTER 6 MONTHS

GUYS OR CHAIN LOCK.

OR SIMILAR 3/4"-1" WIDE WOVEN



PLANT SCHEDULE

CANOPY TREE

EVERGREEN TREES

ORNAMENTAL TREES

SYMBOL CODE BOTANICAL / COMMON NAME

Picea abies / Norway Spruce

Nyssa sylvatica / Tupelo

Quercus phellos / Willow Oak

llex opaca / American Holly

Quercus rubra / Northern Red Oak

Juniperus virginiana / Eastern Redcedar

Cercis canadensis / Eastern Redbud

Clethra alnifolia / Summersweet

llex verticillata / Winterberry

Viburnum dentatum / Viburnum

Hydrangea quercifolia / Oakleaf Hydrangea

Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire 3 gal.

Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

Viburnum rhytidophyllum / Leatherleaf Viburnum

Cladrastis kentukea / American Yellowwood

SIZE CONTAINER QTY DETAIL REMARKS

7` Ht. B&B

2.5" Cal. B&B

2.5" Cal. B&B

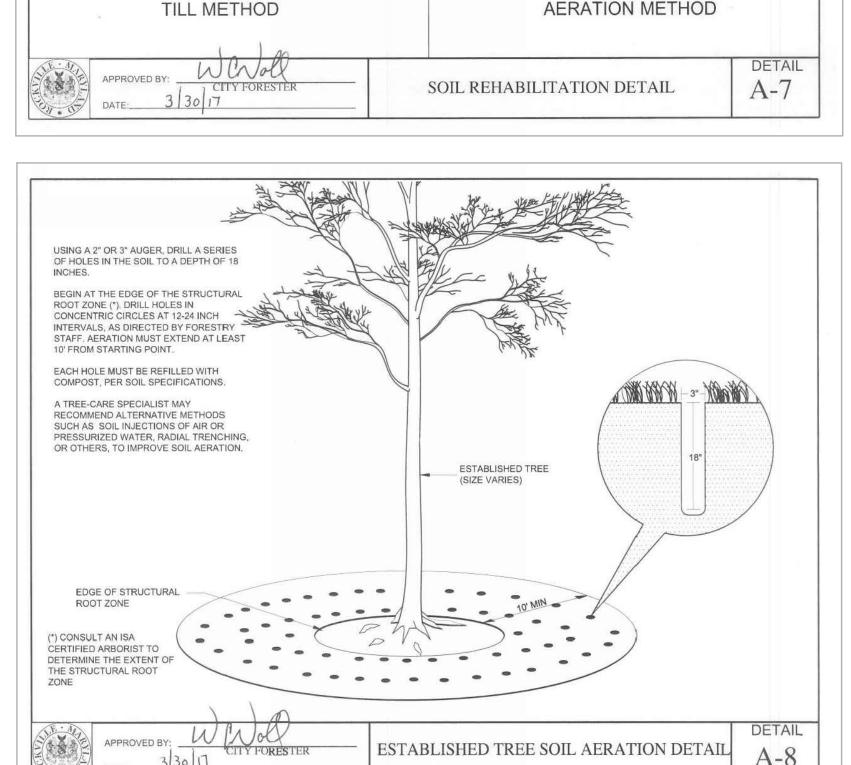
2.5" Cal. B&B

2.5" Cal. B&B

7` Ht. B&B

2" Cal. B&B

	A STATE OF THE STA
USING A 2" OR 3" AUGER, DRILL A SERIES OF HOLES IN THE SOIL TO A DEPTH OF 18 INCHES. BEGIN AT THE EDGE OF THE STRUCTURAL	
ROOT ZONE (*). DRILL HOLES IN CONCENTRIC CIRCLES AT 12-24 INCH INTERVALS, AS DIRECTED BY FORESTRY STAFF, AERATION MUST EXTEND AT LEAST 10' FROM STARTING POINT.	
EACH HOLE MUST BE REFILLED WITH COMPOST, PER SOIL SPECIFICATIONS. A TREE-CARE SPECIALIST MAY RECOMMEND ALTERNATIVE METHODS SUCH AS SOIL INJECTIONS OF AIR OR PRESSURIZED WATER, RADIAL TRENCHING, OR OTHERS, TO IMPROVE SOIL AERATION.	3"-100
	ESTABLISHED TREE (SIZE VARIES)
EDGE OF STRUCTURAL	
ROOT ZONE (*) CONSULT AN ISA CERTIFIED ARBORIST TO DETERMINE THE EXTENT OF THE STRUCTURAL ROOT ZONE	10' MIN
APPROVED BY: OPTE: 330 17 CTTY FORESTER	ESTABLISHED TREE SOIL AERATION DETAIL A-8



Owner:

10



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

101 Monroe Street, Rockville, Maryland 20850 11th Floor County Project Number: 0470301

RFP/IFB # 1150676



Architecture Interior Design Landscape Architecture Engineering

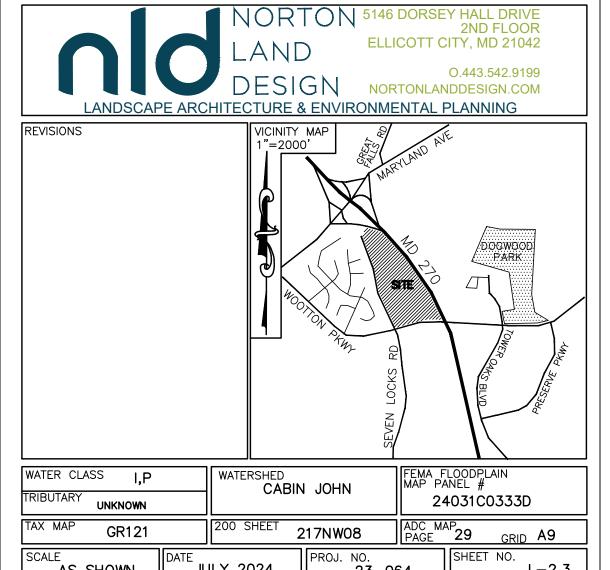
1054 31st Street NW Canal Square Suite 410 Washington, DC 202.595.3173

www.bkvgroup.com

Professional Seal:



No.	Date	Description
	05/16/2024	SCHEMATIC DESIGN
	10/31/2024	100% DESIGN DEVELOPMENT
	04/25/2025	75% CONSTRUCTION DOCUMENTS



LANDSCAPE PLANTING NOTES & DETAILS

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

AS SHOWN

SECURE WITH MINIMUM 3 TIE-OFF LOCATIONS	INSTALLATION INSTRUCTIONS: 1. PLANT TREE ACCORDING TO CITY OF ROCKVILLE STANDARD DETAIL A-1/A-2 SPECIFICATION. 2. PLACE THE SHELTER AROUND THE TREE. 3. SECURE PROTECTION WITH A MINIMUM OF THREE TIES 4. MATERIALS FOR PROTECTION MAY INCLUDE: MESH CAGE MADE FROM WIRE, PLASTIC OR WOOD. 5. CONSULT FORESTRY FOR ADDITIONAL INFORMATION IF REQUIRED.
	NOTE; WIRE CAGES UP TO 48" IN DIAMETER MAY BE REQUIRED IN AREAS WITH HEAVY DEER BROWSE OR BEAVER POPULATIONS, PER FORESTRY STAFF.
SEE	NEW PLANTING DETAIL A-1/A-2
APPROVED BY: WWW. CITY FORESTER	DEER RUB PROTECTION DETAIL A-5

L-2.3