



January 28, 2025

Moira Dhaliwal  
555 13<sup>th</sup> St NW – Suite 400 W  
Washington, DC  
20004

Re: Amendment to Final Forest Conservation Plan, FTP2008-00016

Dear Moira Dhaliwal:

The amended final forest conservation plan (FCP) received on November 19, 2024 under [FTP2008-00016](#) has been approved by the Community Planning and Development Services Department.

The approval is granted based on the following conditions:

- The applicant completes the required items listed under the “Final Forest Conservation Plan” section in this letter.
- The applicant completes the required items listed under the “Forestry Permit” section in this letter.

#### FOREST AND TREE PRESERVATION ORDINANCE (FTPO) REQUIREMENTS

The proposed development within the City requires compliance with the City of Rockville's FTPO. CPDS approved a Natural Resources Inventory/Forest Stand Delineation plan on January 24, 2025.

#### FOREST CONSERVATION

The forest conservation requirement for this project is based on the following:

- Tract area: 6.22 acres
- Site zoning: PD-TC
- Existing forest: 0.00 acres
- Afforestation required: 0.93 acres
- Reforestation required: 0.00 acres

This amendment to the forest conservation plan recognizes the property is not yet proposed to be improved to its' final condition. As such, the amendment aims to ensure compliance with the previously approved plan ([FTP2008-00016](#) as well as [FTP2003-00033](#)) as well as provide forest conservation commensurate to the projects limit of disturbance (.86 acres), which results in an afforestation requirement of .13 acres (in accordance with Chapter 10.5-22). The applicant

proposes to meet the requirement through a fee-in-lieu of planting payment per the justification, in accordance with Chapter 10.5-24.a.

#### MINIMUM TREE COVER

The minimum tree cover requirement for this project is 10%.

#### SIGNIFICANT TREES/SPECIMEN TREES

Significant trees are defined as trees located outside of a forest and being 12" DBH (diameter at breast height) and trees located within a forest and being 24" DBH and greater. Specimen trees are defined as trees with a diameter equal to or greater than 30" DBH or trees that are 75% of the diameter of the state champion tree of that species. Removal of specimen trees requires written justification approved by the City Forester in accordance with Section 10.5-2(c) of the FTPO.

##### **Significant Trees**

The project proposes to remove 1 significant tree from the site. The applicant is proposing to meet the significant tree replacement through on-site planting. The applicant is also proposing to replace 9 significant trees on the site were found to be missing at the time of Natural Resource Inventory/Forest Stand Delineation review.

#### STREET TREES

The project has frontage on Chapman Avenue, which is a City of Rockville right-of-way (within City limits). The project does not involve subdivision on this property. As such, street trees as required under Section 25.21.21 are not required at this time.

#### CONDITIONS OF APPROVAL FOR FINAL FOREST CONSERVATION PLANS

The amended FCP shall be generally consistent with the approval letter and provide tree plantings consistent with outlined requirements.

The amended FCP and site plan must comply with FTPO and Zoning Ordinance. In addition to compliance with applicable codes, the following specific directives must be followed:

1. Ensure tree plantings meet minimum spacing requirements (unless otherwise modified by designated staff), which include:
  - a. Shade trees spaced 20 feet apart, large, or small evergreens and ornamental trees spaced 15 feet apart. Shade trees 15 feet from ornamental trees. Spacing between evergreens and shade trees is 15 or 20 feet, as determined by the City since distance is dependent on growth habit of the species.
  - b. 10 feet from wet and dry utilities, except when they are under streets.
  - c. 15 feet from streetlights and driveways (DPW provide requirements for sight distances and stop signs).
  - d. 10 feet from inlets.
  - e. Shade trees and large evergreens shall be spaced a minimum of 7 feet, and ornamental trees and small evergreens to be spaced a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller)
  - f. Trees planted to meet FTPO or other forestry requirements on the site may not be located within existing or proposed easements (excluding forest conservation easements).
2. Use current city tree tables and FTPO notes and details.

3. Ensure the plan does not contain overwrites and is prepared per the general structure requirements for FFCP's.
4. Soil augmentation per the city's Forest and Tree Preservation Ordinance Notes will be required prior to installation of new trees within existing green space or where pavement was previously located.
5. Graphically delineate the areas where soil removal and replacement are required prior to installation of all new trees.
6. At the time of site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances.

#### FORESTRY PERMIT

The applicant is required to obtain a Forestry permit prior to forestry sign off on any sediment control permit and building permit associated with the site plan. The following items are required before issuance of the Forestry permit:

- Submission of the FTP permit application and fee.
- Approval of a Final Forest Conservation Plan which is consistent with the PFCP and addresses the items listed in this letter under "Conditions of Approval for Final Forest Conservation Plan."
- Applicant must execute a Forest and Tree Conservation Easement and Declaration of Covenants as necessary
- Applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
- Applicant must post a bond or letter of credit approved by the City.
- Applicant must pay applicable amount of approved fee-in-lieu.
- Applicant must obtain Roadside Tree Permits for any work in public ROW.

The amended FCP approval does not infer or supersede other required project approvals and is contingent upon meeting all other city requirements including, but not limited to stormwater management, erosion and sediment control, water and sewer, traffic and transportation, and zoning and building codes.

Any significant modification to the approved amended FCP must be consistent with Site Plan approval.

Sincerely,

Shaun Ryan  
Development Review Supervisor  
City of Rockville, Maryland

Cc:

Anthony Mazza, Principal Planner – Forest Conservation