PRELIMINARY FOREST CONSERVATION PLAN MNCPPC F20250450

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
   a. Typical tree protection devices include:
      i. Chain link fence (four feet high)
      ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
      iii. 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
   b. Typical stress reduction measures may include, but are not limited to:
      i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
      ii. Crown Reduction or pruning
      iii. Watering
      iv. Fertilizing
      v. Vertical mulching.
      vi. Root aeration systems

   Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

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   photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
   a. Parking or driving of equipment, machinery or vehicles of any type.
   b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
   c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
   d. Felling of trees into a protected area.
   e. Trenching or grading for utilities, irrigation, drainage, etc.
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
8. The property owner must immediately notify the Forest Conservation Inspector of any carnage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
   a. Removal, and possible replacement, of dead, dying, or hazardous trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair

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   g. Clean up of retention areas, including trash removal
10. After the final inspection and completion of all corrective measures the Forest Conservation 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 DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

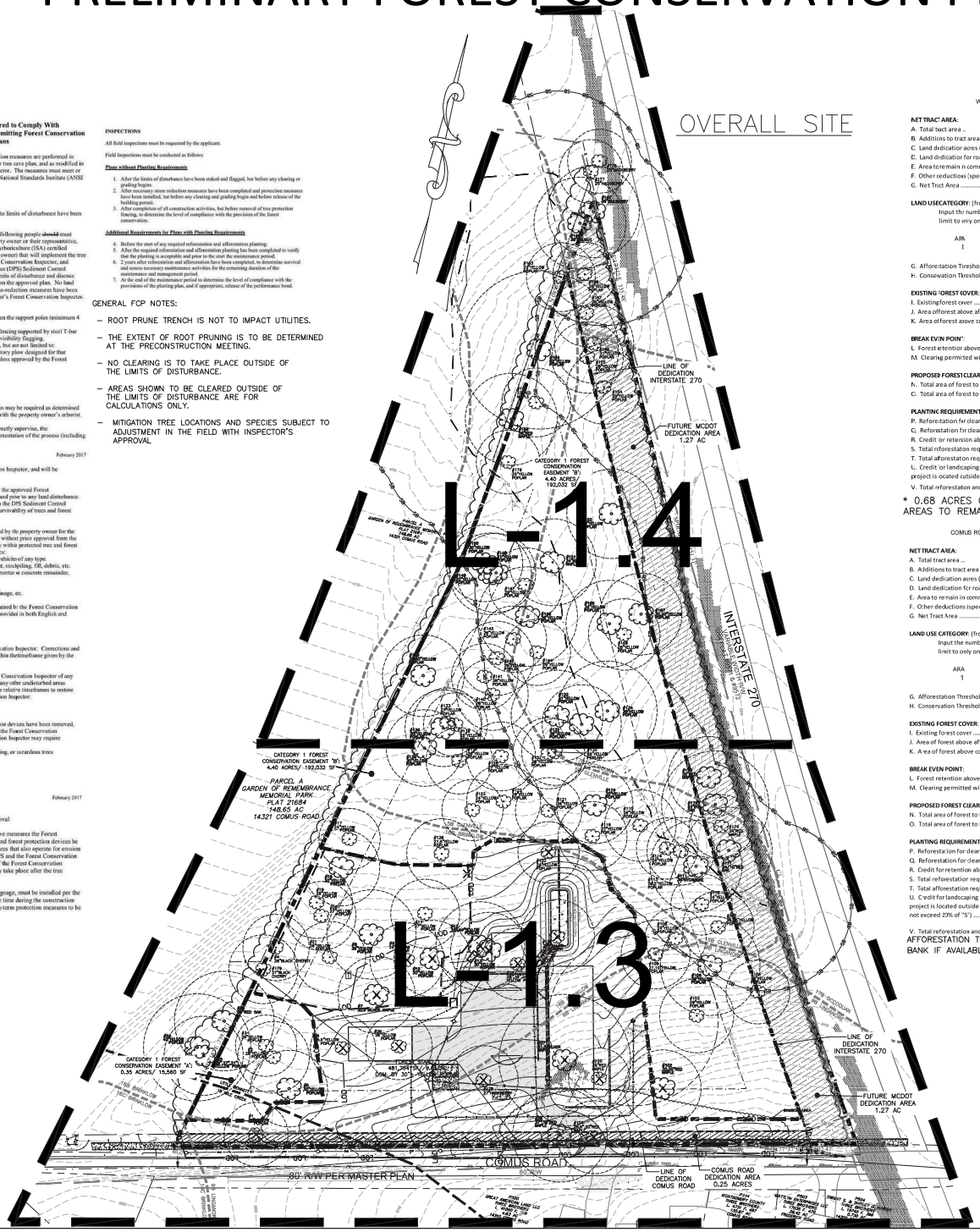
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
7. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

GENERAL FCP NOTES:

- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
- THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- AREAS SHOWN TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE ARE FOR CALCULATIONS ONLY.
- MITIGATION TREE LOCATIONS AND SPECIES SUBJECT TO ADJUSTMENT IN THE FIELD WITH INSPECTOR'S APPROVAL



FOREST CONSERVATION WORKSHEET
WITHIN SAME WATERSHED OR PRIORITY AREA

NET TRACT AREA:

A. Total tract area ..	9.45
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.21
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	1.27
E. Area to remain in commercial agricultural production/use ..	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area .....=	8.39

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0	0

G. Afforestation Threshold...	20%	x G=	1.68
H. Conservation Threshold ...	55%	x G=	4.61

EXISTING FOREST COVER:

I. Existing forest cover .....=	8.18
J. Area of forest above afforestation threshold .....=	6.50
K. Area of forest above conservation threshold .....=	3.57

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	5.33
M. Clearing permitted without mitigation .....=	2.85

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	3.41 *
O. Total area of forest to be retained .....=	4.77

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	1.71
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold .....=	0.16
S. Total reforestation required .....=	1.55
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	**1.55**

* 0.68 ACRES OF FOREST CLEARED ONLY FOR COMPUTATIONS. AREAS TO REMAIN IN THE FIELD.

FOREST CONSERVATION WORKSHEET
COMUS ROAD OUTSIDE SAME WATERSHED OR PRIORITY AREA

NET TRACT AREA:

A. Total tract area ...	9.45
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.21
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	1.27
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify).....	0.00
G. Net Tract Area .....=	8.39

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0	0

G. Afforestation Threshold ...	20%	x G =	1.68
H. Conservation Threshold ...	55%	x G =	4.61

EXISTING FOREST COVER:

I. Existing forest cover .....=	8.18
J. Area of forest above afforestation threshold .....=	6.50
K. Area of forest above conservation threshold .....=	3.57

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	5.33
M. Clearing permitted without mitigation .....=	2.85

PROPOSED FOREST CLEARING

N. Total area of forest to be cleared .....=	3.41 *
O. Total area of forest to be retained .....=	4.77

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	3.41
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold .....=	0.16
S. Total reforestation required .....=	3.25
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 23% of "S") .....=	0.00
V. Total reforestation and afforestation required	**3.25**

AFFORESTATION TO BE MET THROUGH PURCHASE OF FOREST BANK IF AVAILABLE. IF NOT AVAILABLE, FEE-IN-LIEU WILL APPLY.

LEGEND

- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH
- EXISTING SPECIMEN TREE ≥30"DBH
- FOREST TREELINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EX. STREAM
- SB SB SB SB — 100' STREAM BUFFER
- 464 — EX. CONTOUR
- LOD — LIMITS OF DISTURBANCE
- CATEGORY 1 FOREST CONSERVATION EASEMENT WITH COINCIDENTAL SPLIT RAIL FENCE
- FUTURE MCDOT DEDICATION AREA
- STEEP SLOPES 25% AND >
- BRINKLOW / BRINKLOW — SOIL BOUNDARY

SITE TABULATIONS:

ACREAGE OF TRACT:	9.66*
NET ACREAGE OF TRACT AFTER DEDICATION:	8.39
ACREAGE OF TRACT REMAINING IN AGRICULTURE:	0
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION:	0
ACREAGE OF EX. FOREST:	8.18
ACREAGE OF TOTAL FOREST RETENTION:	4.77
ACREAGE OF TOTAL FOREST CLEARED:	3.41
LAND USE CATEGORY:	ARA
AFFORESTATION THRESHOLD	1.68
CONSERVATION THRESHOLD	4.61
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS	2.46/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS	0.00/0.00/0.00
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER	615/100

*TOTAL TRACT AREA PLUS 0.21 AC OF OFFSITE LOD

NOTE: THE NON FORESTED AREA IS THE 0.21 AC OF OFFSITE LOD

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

07.16.2025
DATE

MICHAEL A. NORTON
MDNR / CONAR 08.19.06.01

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250450 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: TORCATO ROMANO
Printed Company Name

Contact Person or Owner: TORCATO ROMANO
OWNER
Printed Name

Address: 15900 WOODS CENTER RD
SILVER SPRING MD 20906

Phone and Email:

Signature:

TITLE
PRELIMINARY FOREST CONSERVATION PLAN
MNCPPC F20250450

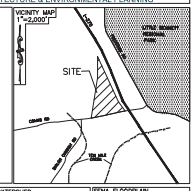
PROJECT
COMUS ROAD PARCEL 420
L.10932/F.0091
14301 COMUS ROAD
CLARKSBURG, MD 20871
ELECTION DISTRICT 02

PREPARED FOR
TORCATO ROMANO
15900 WOODS CENTER ROAD
SILVER SPRING, MD 20906
TONY@AJRCI.COM | 301.362.0080

NORTON LAND DESIGN
5195 DORSEY HALL DRIVE 2ND FLOOR
ELLICOTT CITY, MD 21042
O 443.542.5199
NORTONLANDDESIGN.COM
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

REVISIONS

VICINITY MAP 1"=2,000'



WATER CLASS I,P	WATERSHED LITTLE BENNETT CREEK & 10 MILE CREEK		FEMA FLOODPLAIN MAP PANEL # 24031C0160D
TRIBUTARY N/A			
TAX MAP EW122	200' SHEET 233NW14	ADC MAP PAGE 8 GRID K-5	
SCALE AS SHOWN	DATE DEC 2024	PROJ. NO. 17-040	SHEET NO. L-1.1

LIST OF DRAWINGS

SHEET #	DESCRIPTION
L-1.1	COVER SHEET
L-1.2	APPROVAL SHEET
L-1.3	PFCP
L-1.4	PFCP
L-1.5	PFCP