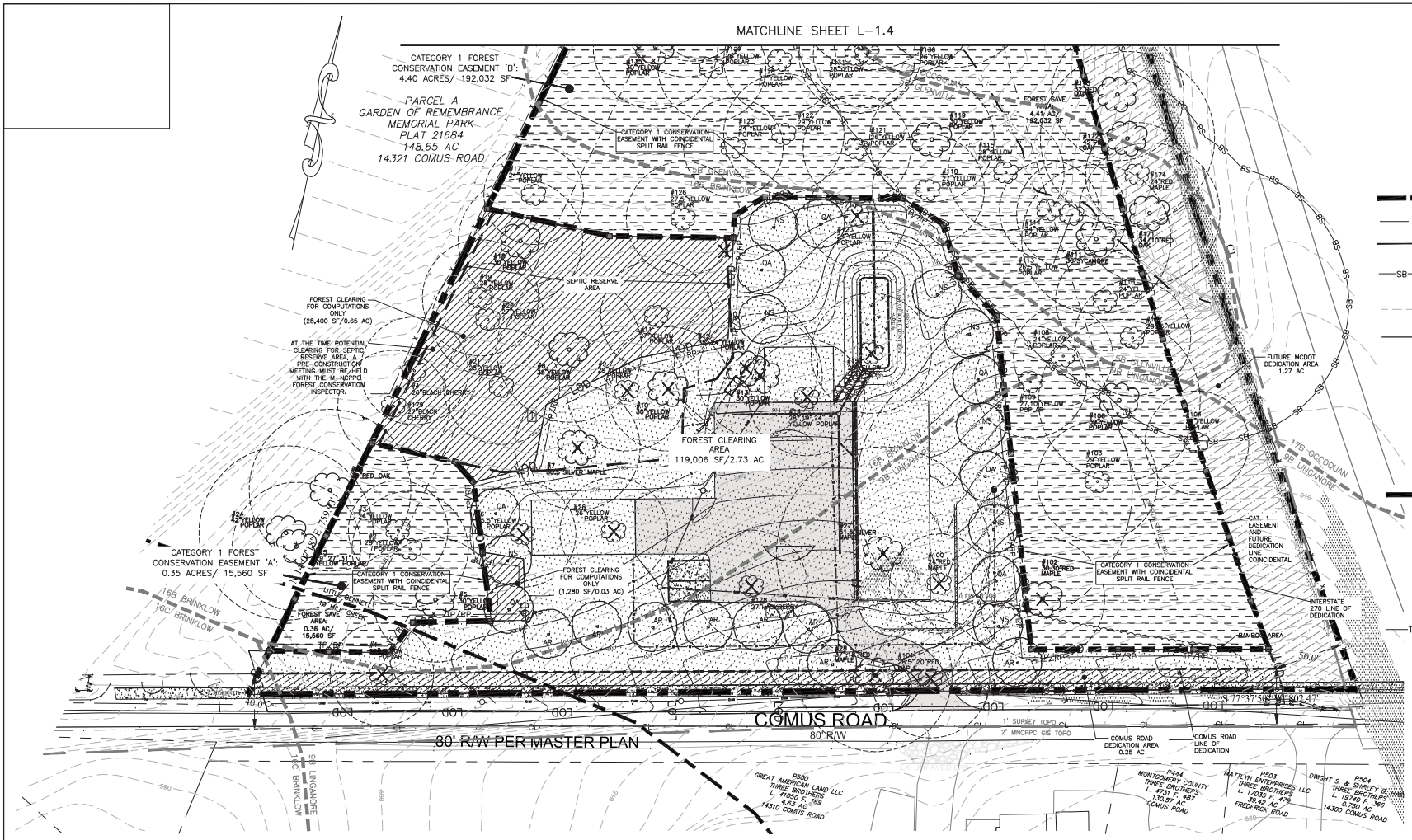


LEGEND

- EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH W/ CRZ
- EXISTING SPECIMEN TREE ≥30"DBH W/ CRZ
- SCRUB/SHRUB AREA
- FOREST TREELINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EX. STREAM
- SB — 100' STREAM BUFFER
- 464 — EX. CONTOUR
- LOD — LIMITS OF DISTURBANCE
- FOREST CLEARING AREA
- FOREST CLEARING AREA (FOR COMPUTATIONS ONLY)
- FOREST SAVE AREA
- CATEGORY 1 FOREST CONSERVATION EASEMENT WITH COINCIDENTAL SPLIT RAIL FENCE
- PERMANENT FOREST CONSERVATION SIGNAGE
- FUTURE MCDOT DEDICATION AREA
- REGULATED TREE TO BE REMOVED
- TP/RP — TEMPORARY TREE PROTECTION FENCE/ ROOTPRUNING
- STEEP SLOPES 25% AND >
- BRINKLOW / 16C BRINKLOW — SOIL BOUNDARY
- AR — MITIGATION TREE

GENERAL NRI/FSD NOTES

1. THIS PROPERTY IS ZONED AR.
2. THE TAX IDENTIFICATION NUMBER ASSOCIATED WITH THIS PLAN IS: 00023661.
3. THE TOTAL TRACT AREA IS 9.45 ACRES.
4. SITE FIELD WORK WAS PERFORMED IN DECEMBER 2019 & JUNE 2020 AND UPDATED JULY 2024 BY MICHAEL NORTON, NORTON LAND DESIGN LLC.
5. THIS PROPERTY IS NOT WITHIN A PMA OR SPA.
6. THE PROPERTY LIES WITHIN THE LITTLE BENNETT AND 10 MILE CREEK WATERSHEDS, USE I-P
7. FEMA FLOODPLAIN MAP PANEL #24031C0160D AND MNCPPC ULTIMATE FLOODPLAIN MAP NOTES NO FLOODPLAIN ONSITE.
8. ACCORDING TO MD MERLIN ONLINE, US FISH & WILDLIFE SERVICE: NWI, AND FIELD OBSERVATION; THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS WITHIN 100' OF THE PROPERTY.
9. THERE ARE NO PRIME AGRICULTURAL, HYDRIC, HIGHLY EROSIVE, OR SERPENTINE SOILS ON THE PROPERTY (SEE SOIL TABLE).
10. 1' TOPOGRAPHY AND BOUNDARY SURVEY FROM O'CONNELL & LAWRENCE.
11. THERE IS NO PRIME AGRICULTURAL SOILS ON THE PROPERTY (SEE SOIL TABLE).
12. ALL TREES 24" AND GREATER ON THE PROPERTY ARE SURVEY LOCATED AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
13. ALL TREES 24" AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCCULAR ESTIMATE ONLY. ALL MANMADE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCCULAR ESTIMATE.
14. ALL TREES 24" AND GREATER ON THE SUBJECT PROPERTY ARE SURVEYED AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
15. ALL TREES 24" AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCULAR ESTIMATE ONLY. ALL MANMADE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCCULAR ESTIMATE.
16. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION, AND CONFIRMED BY DNR LETTER DATED AUGUST 6, 2024.
17. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT NATIONAL, STATE, OR COUNTY CHAMPION TREES, OR TREES THAT ARE AT LEAST 75% OF THE CURRENT STATE CHAMPION.
18. THE SUBJECT PROPERTY IS NOT LISTED AS INDIVIDUAL HISTORIC SITES AS FOUND IN THE MNCPPC HISTORIC PROPERTIES INTERACTIVE MAP.
19. OWNER NAME AND ADDRESS: TORCATO ROMANO 15900 WOODS CENTER ROAD SILVER SPRING, MD 20906

SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
16B BRINKLOW-BROCKTOWN SILT LOAM 3-8% SLOPES	NO	NO	N/A	NO	e	NO
16C BRINKLOW-BROCKTOWN SILT LOAM 8-15% SLOPES	NO	NO	N/A	NO	e	NO
5B GLENVILLE SILT LOAM 3-8% SLOPES	NO	NO	N/A	YES	e	NO
17B OCCOQUAN LOAM 3-8% SLOPES	NO	NO	N/A	YES	e	NO
9B LINGANORE-HYATTSTOWN CHANNERY SILT LOAM 3-8% SLOPES	NO	NO	N/A	YES	e	NO

RESOURCE DATA TABLE

ACREAGE OF EX. FOREST:	8.18
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
ACREAGE OF FORESTED 100 YEAR FLOODPLAIN	0.00
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	2.46
ACREAGE OF FORESTED STREAM BUFFER	2.46
LINEAR EXTENT OF STREAMS	615
AVERAGE WIDTH OF STREAM BUFFER	200'

CERTIFICATION OF QUALIFIED PROFESSIONAL

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

07.16.2025
DATE

MICHAEL A. NORTON
MDRP / COMAR 08.19.06.01

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 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 (Printed Name)
Address: 15900 WOODS CENTER RD SILVER SPRING MD 20906
Phone and Email:
Signature:

TITLE
PRELIMINARY FOREST CONSERVATION PLAN MNCPPC F20250450

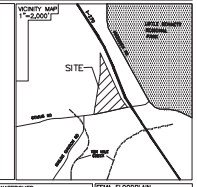
PROJECT
COMUS ROAD PARCEL 420
L.10932/F.0091
14301 COMUS ROAD
CLARKSBURG, MD 20871
ELECTION DISTRICT 02

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

NORTON LAND DESIGN
9146 DORSEY HALL DRIVE 2ND FLOOR ELLICOTT CITY, MD 21042
O.443.542.9199
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 B GRID K-3	
SCALE AS SHOWN	DATE DEC 2024	PROJ. NO. 17-040	SHEET NO. L-1.3