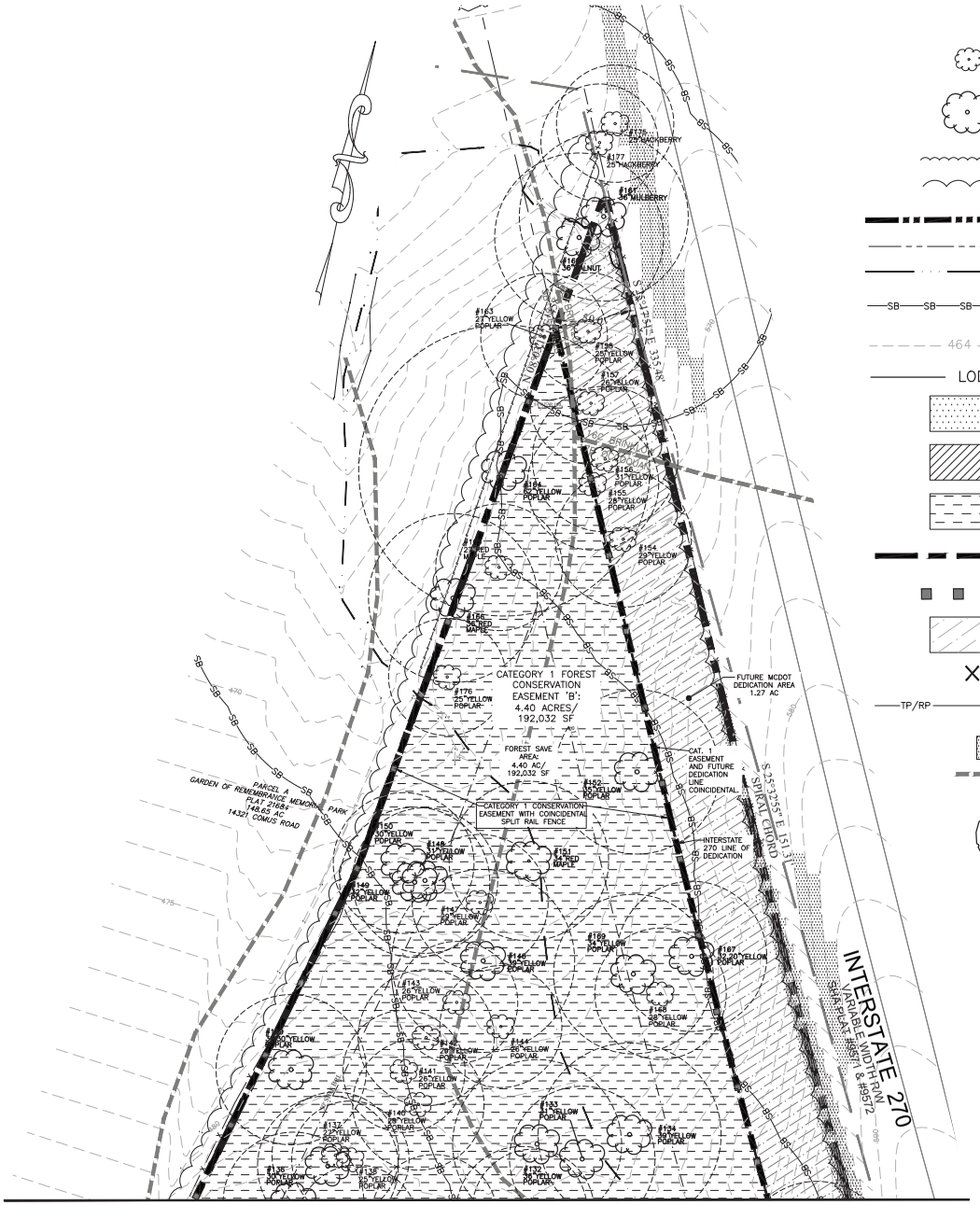
* BOLD TYPE DENOTES SPECIMEN TREES

Condition Scoring System	
No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

Significant/SpecimenTree Summary 24" +

Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	CRZ (SF)	IMPACT (SF)	IMPACTS (%)	Tree Condition	Comments	Status	Variance	Mitigation
1	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	4418	100	POOR	HOLE IN BASE OF TRUNK	REMOVE	N/A	N/A
2	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	N/A	N/A
3	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0	GOOD		SAVE/PROTECT	N/A	N/A
4	PRUNUS SEROTINA	BLACK CHERRY	26	4778	0	0	POOR	LEANING. DEAD LIMBS	SAVE/PROTECT	NO	NO
5	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**827**	**13**	**GOOD**		**SAVE/PROTECT**	**N/A**	**N/A**
6	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25.5	4596	4418	96	GOOD		REMOVE	N/A	N/A
7	**ACER SACCHARINUM**	**SILVER MAPLE**	**30.5**	**6576**	**6362**	**100**	**FAIR**		**REMOVE**	**YES**	**YES**
8	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**35**	**8659**	**1623**	**19**	**GOOD**		**SAVE/PROTECT**	**YES**	**NO**
9	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	5945	100	GOOD		REMOVE	N/A	N/A
10	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**6362**	**100**	**GOOD**		**REMOVE**	**YES**	**YES**
11	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27	5153	367	7	GOOD		SAVE/PROTECT	N/A	N/A
12	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**35,24**	**8659**	**8659**	**100**	**GOOD**	**TWIN**	**REMOVE**	**YES**	**YES**
13	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**6362**	**100**	**GOOD**		**REMOVE**	**YES**	**YES**
14	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28,19,24	5542	5542	100	FAIR	TRIPLE	REMOVE	N/A	N/A
15	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	5945	100	GOOD		REMOVE	YES	NO
16	VOID	VOID	VOID	VOID	VOID	VOID	VOID	DEAD	REMOVE	N/A	N/A
17	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0	GOOD		SAVE/PROTECT	N/A	N/A
18	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**N/A**	**N/A**
19	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	N/A	N/A
20	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27	5153	0	0	GOOD		SAVE/PROTECT	N/A	N/A
21	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	N/A	N/A
22	VOID	VOID	VOID	VOID	VOID	VOID	VOID	DEAD	REMOVE	N/A	N/A
23	**QUERCUS RUBRA**	**RED OAK**	**39**	**10751**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
24	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**42**	**12469**	**0**	**0**	**GOOD**	**OFFSITE**	**SAVE/PROTECT**	**NO**	**NO**
25	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**29,27,31**	**5344**	**0**	**0**	**GOOD**	**OFFSITE TRIPLE**	**SAVE/PROTECT**	**NO**	**NO**
26	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	4778	100	FAIR		REMOVE	N/A	N/A
27	**ACER SACCHARINUM**	**SILVER MAPLE**	**51.5**	**18748**	**18748**	**100**	**POOR**		**REMOVE**	**YES**	**YES**
28	**ACER RUBRUM**	**RED MAPLE**	**37,18**	**9677**	**5153**	**53**	**FAIR**	**TWIN**	**REMOVE**	**YES**	**YES**
29	VOID	VOID	VOID	VOID	VOID	VOID	VOID	REMOVED	**SAVE/PROTECT**	**NO**	**NO**
30	VOID	VOID	VOID	VOID	VOID	VOID	VOID	REMOVED	SAVE/PROTECT	N/A	N/A
100	ACER RUBRUM	RED MAPLE	24	4072	4072	100	GOOD		REMOVE	N/A	N/A
101	ACER RUBRUM	RED MAPLE	28.5,20	5945	4072	68	GOOD		REMOVE	N/A	N/A
102	**ACER RUBRUM**	**RED MAPLE**	**30,30**	**6362**	**2786**	**44**	**GOOD**	**TWIN**	**REMOVE**	**YES**	**YES**
103	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0	GOOD	MODERATE VINE COVER	SAVE/PROTECT	N/A	N/A
104	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	0	0	FAIR	DEAD BRANCHES IN CANOPY	SAVE/PROTECT	N/A	N/A
105	VOID	VOID	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
106	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**39**	**10751**	**0**	**0**	**GOOD**	**SPLIT @ 6'**	**SAVE/PROTECT**	**NO**	**NO**
107	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28,15	5542	0	0	GOOD	TWIN	SAVE/PROTECT	N/A	N/A
108	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0	GOOD		SAVE/PROTECT	N/A	N/A
109	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27,10	5153	1067	21	GOOD	SPLIT @ 4'	SAVE/PROTECT	N/A	N/A
110	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0	GOOD		SAVE/PROTECT	N/A	N/A
111	**PLATANUS OCCIDENTALIS**	**SYCAMORE**	**36**	**9161**	**0**	**0**	**POOR**	**LARGE CAVITY IN TRUNK**	**SAVE/PROTECT**	**NO**	**NO**
112	VOID	VOID	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
113	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26.5	4964	0	0	GOOD		SAVE/PROTECT	N/A	N/A
114	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0	GOOD		SAVE/PROTECT	N/A	N/A
115	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	N/A	N/A
116	VOID	VOID	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
117	VOID	VOID	VOID	VOID	VOID	VOID	VOID	SKIPPED IN FIELD	VOID	VOID	VOID
118	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27	5153	1150	22	GOOD		SAVE/PROTECT	N/A	N/A
119	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**0**	**0**	**FAIR**	**DEAD SPLIT TRUNK**	**SAVE/PROTECT**	**NO**	**NO**
120	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	4072	100	GOOD		REMOVE	N/A	N/A
121	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	71	1	GOOD		SAVE/PROTECT	N/A	N/A
122	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0	GOOD		SAVE/PROTECT	N/A	N/A
123	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0	GOOD	CORRECTIVE LEAN	SAVE/PROTECT	N/A	N/A
124	VOID	VOID	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	REMOVE	N/A	N/A
125	VOID	VOID	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
126	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27.5	5346	197	4	GOOD		SAVE/PROTECT	YES	NO
127	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	0	0	GOOD		SAVE/PROTECT	N/A	N/A
128	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0	GOOD		SAVE/PROTECT	N/A	N/A
129	VOID	VOID	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
130	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	0	0	GOOD		SAVE/PROTECT	N/A	N/A
131	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**28**	**5542**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
132	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**36**	**9161**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
133	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**31**	**6793**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
134	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**39**	**10751**	**0**	**0**	**GOOD**	**CORRECTIVE LEAN**	**SAVE/PROTECT**	**NO**	**NO**
135	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**N/A**	**N/A**
136	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
137	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**27**	**5153**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
138	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	0	0	GOOD		SAVE/PROTECT	N/A	N/A
139	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**32,30**	**7238**	**0**	**0**	**GOOD**	**SPLIT @ 2'**	**SAVE/PROTECT**	**NO**	**NO**
140	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	N/A	N/A
141	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	0	0	GOOD		SAVE/PROTECT	N/A	N/A
142	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**29**	**5945**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
143	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	0	0	GOOD		SAVE/PROTECT	N/A	N/A
144	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	0	0	GOOD		SAVE/PROTECT	N/A	N/A
145	**VOID**	**VOID**	**VOID**	**VOID**	**VOID**	**VOID**	**VOID**	**DEAD**	**SAVE/PROTECT**	**NO**	**NO**
146	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**39**	**10751**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
147	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0	GOOD		SAVE/PROTECT	NO	NO
148	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**31**	**6793**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
149	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**32**	**7238**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
150	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**30**	**6362**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**N/A**	**N/A**
151	**ACER RUBRUM**	**RED MAPLE**	**34**	**8171**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**N/A**	**N/A**
152	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**35**	**8659**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
153	VOID	VOID	VOID	VOID	VOID	VOID	VOID	FALLEN SINCE LAST SURVEY	SAVE/PROTECT	NO	NO
154	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0	FAIR	SMALL CAVITY IN TRUNK	SAVE/PROTECT	N/A	N/A
155	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	N/A	N/A
156	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**31**	**6793**	**0**	**0**	**FAIR**	**DEAD SPLIT TRUNK**	**SAVE/PROTECT**	**N/A**	**N/A**
157	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	26	4778	0	0	GOOD		SAVE/PROTECT	N/A	N/A
158	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	0	0	GOOD		SAVE/PROTECT	N/A	N/A
159	VOID	VOID	VOID	VOID	VOID	VOID	VOID	SKIPPED IN FIELD	VOID	VOID	VOID
160	**JUGLANS NIGRA**	**BLACK WALNUT**	**36**	**9161**	**0**	**0**	**POOR**	**TRUNK DAMAGE, EROSION UNDER ROOTS**	**SAVE/PROTECT**	**NO**	**NO**
161	**MORUS RUBRA**	**RED MULBERRY**	**36**	**9161**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
162	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
163	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27	5153	0	0	GOOD	MINOR CAVITY IN TRUNK	SAVE/PROTECT	N/A	N/A
164	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**60**	**25447**	**0**	**0**	**POOR**	**LARGE CAVITY IN TRUNK, EXTENDING FROM BASE TO 20' IN HEIGHT**	**SAVE/PROTECT**	**NO**	**NO**
165	ACER RUBRUM	RED MAPLE	27	5153	0	0	GOOD		SAVE/PROTECT	NO	NO
166	**ACER RUBRUM**	**RED MAPLE**	**36**	**9161**	**0**	**0**	**FAIR**	**CAVITY IN BASE**	**SAVE/PROTECT**	**NO**	**NO**
167	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**32,20**	**7238**	**0**	**0**	**GOOD**	**TWIN**	**SAVE/PROTECT**	**NO**	**NO**
168	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0	GOOD		SAVE/PROTECT	NO	NO
169	**LIRIODENDRON TULIPIFERA**	**YELLOW POPLAR**	**34**	**8171**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
170	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	VOID	VOID	VOID	VOID	VOID	LESS THAN 24"	SAVE/PROTECT	N/A	N/A
171	**QUERCUS RUBRA**	**RED OAK**	**34/10**	**13685**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
172	**QUERCUS PALUSTRIS**	**PIN OAK**	**42**	**12469**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
173	**ACER RUBRUM**	**RED MAPLE**	**32**	**7238**	**0**	**0**	**GOOD**		**SAVE/PROTECT**	**NO**	**NO**
174	ACER RUBRUM	RED MAPLE	24	4072	0	0	GOOD		SAVE/PROTECT	N/A	N/A
175	CELTIS OCCIDENTALIS	HACKBERRY	25	4418	1	0	GOOD		SAVE/PROTECT	N/A	N/A
176	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	2	0	POOR		SAVE/PROTECT	N/A	N/A
177	CELTIS OCCIDENTALIS	HACKBERRY	25	4418	3	0	GOOD		SAVE/PROTECT	N/A	N/A
178	CELTIS OCCIDENTALIS	HACKBERRY	27	5153	4	0	GOOD		SAVE/PROTECT	N/A	N/A
179	PRUNUS SEROTINA	BLACK CHERRY	27	5153	5	0	GOOD		SAVE/PROTECT	N/A	N/A



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
- a / AR — MITIGATION TREE

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:

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 / COMAR 08.19.06.01

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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
9140 DORSEY HALL DRIVE 2ND FLOOR
ELLICOTT CITY, MD 21042
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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-3	
SCALE AS SHOWN	DATE DEC 2024	PROJ. NO. 17-040	SHEET NO. L-1.4