

OZAH NO. CU 25-06

APPLICATION OF TORCATO ROMANO

Landscape Contractor

14301 Comus Rd

Clarksburg, MD 20871

EXHIBIT LIST

1. Conditional Use Application
2. MNCPPC Checklist
3. Cover Letter
4. Submission Letter
5. Property Deed
6. SDAT Property Search
7. Address Assignment
- ~~8. Statement of Justification and Operations~~ **(Replaced by Exhibit 32)**
9. Certified Zoning Map
10. Notice List
 - a. Adjoining and Confronting Property Owners
 - b. Organizations
 - c. HOA/Civic
- ~~11. Traffic Statement~~ **(Replaced by Exhibit 33)**
- ~~12. Existing Conditions Plan~~ **(Replaced by Exhibit 35)**
13. NRI/FSD Plan
 - a. Sheet 1 of 3
 - b. Sheet 2 of 3
 - c. Sheet 3 of 3
14. NRI Memo
15. Property Exhibit
16. Neighborhood Map
- ~~17. Utility Plan~~ **(Replaced by Exhibit 37)**
18. Property Conditions Plan
19. Landscape and Lighting Plan
20. SWM Concept
 - a. Sheet 1 of 3
 - b. Sheet 2 of 3
 - c. Sheet 3 of 3
21. SWM Concept Approval Letter
- ~~22. Forest Conservation Plan~~ **(Replaced by Exhibit 39)**
- ~~23. Equipment Storage Exhibit~~ **(Replaced by Exhibit 40)**
- ~~24. Fire Access Plan~~ **(Replaced by Exhibit 31)**
25. Sign Posting Information
26. Sign Location Map

27. Verification of Sign Posting
- ~~28. Land Use and Zoning Report~~ (**Replaced by Exhibit 45**)
29. Sample Letter
30. 3/4/2025- Applicant's Acceptance of the Requirements of the Posting of Signs.
31. Revised Fire Access Plan
32. Revised Statement of Justification and Operations
33. Revised Traffic Statement
34. Revised Transportation Adequacy Form
35. Revised Existing Conditions Plan
36. Revised Existing Conditions Plan_PLS Signed
37. Revised Utility Plan
38. Revised Proposed Conditions Plan
39. Revised Preliminary Forest Conservation Plans
 - a. L1.1
 - b. L1.2
 - c. L1.3
 - d. L1.4
 - e. L1.5
40. Revised Equipment Storage Exhibit
41. Revised Sight Distance Evaluation
42. Revised Circulation Plan
43. 1270 As-Built Drawings
44. Cross Sections
45. Revised Land Use and Zoning Report
46. Response Letter dated July 8, 2025
47. 10/28/2025- Notice of Public Hearing
48. 11/12/2025- Applicant's Pre-Hearing Submission (**Sent to OZAH 11.11.25**)
 - a. Resume of Doug Tilley
 - b. Resume of Nick Driban
 - c. Resume of Mike Norton
49. Staff Report Completed on 11/1/2025
 - a. Attachments
50. Planning Board Transmittal Letter Approving Conditional Use