

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Natural Resource Inventory & Forest Stand Delineation for the project known as Treeman Property, located in Spencerville, Montgomery County, MD in May, 2023. The delineation was conducted using the guidelines set forth in the MDNR State Forest Conservation Technical Manual and MNCPPC Trees, Approved Technical Manual.

GENERAL INFORMATION

This is a 2.10-acre site, owned by Jose and Nelsy Polanco. The site is currently host to an existing residence, outbuildings, and gravel area being used as parking. The site is bordered by residential property on east and landscape contractor to the west and north. The site has vehicular access from Spencerville Road.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAIN

The FEMA flood map Community-Panel # 24031C 0380D indicates that there is no floodplain on the property.

SOILS

The Soil Survey of Montgomery County, Maryland describes the soil types that are present on the property as follows.

Soil type 2B – Glenelg silt loam, 3 to 8 percent slopes. This soil is very deep and well drained. It is usually found on broad ridgetops in upland areas. The slopes are generally smooth, but some are dissected by drainageways. This soil is well suited for dwellings and urban development. The only limitation is its moderate permeability which can limit the absorption from septic fields.

NONTIDAL WETLANDS

There were no wetlands observed within 100' of the property during the field investigation. No wetland buffers exist near the property.

STREAMS AND DRAINAGeways

There are no streams on or near the property.

TOPOGRAPHY AND STEEP SLOPES

The site slopes gradually north and south from a drainage divide near the house. There are no steep slopes on or within 100' of the property.

CRITICAL HABITATS

The MDNR has been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of correspondence will be provided.

CULTURAL FEATURES

This site is not considered an historic property according to the MNCPPC's Historic Properties Interactive Map.

FOREST STAND INFORMATION

There is no forest onsite. From aerial photographs, there was tree canopy area and debris throughout the site before purchase by the Owner. All debris has been removed along with understory and vegetation other than the trees shown on the plan. The canopy shown is from aerial photographs.

SOIL TABLE (ONSITE AND VICINITY)

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	N/A	NO	lie	YES

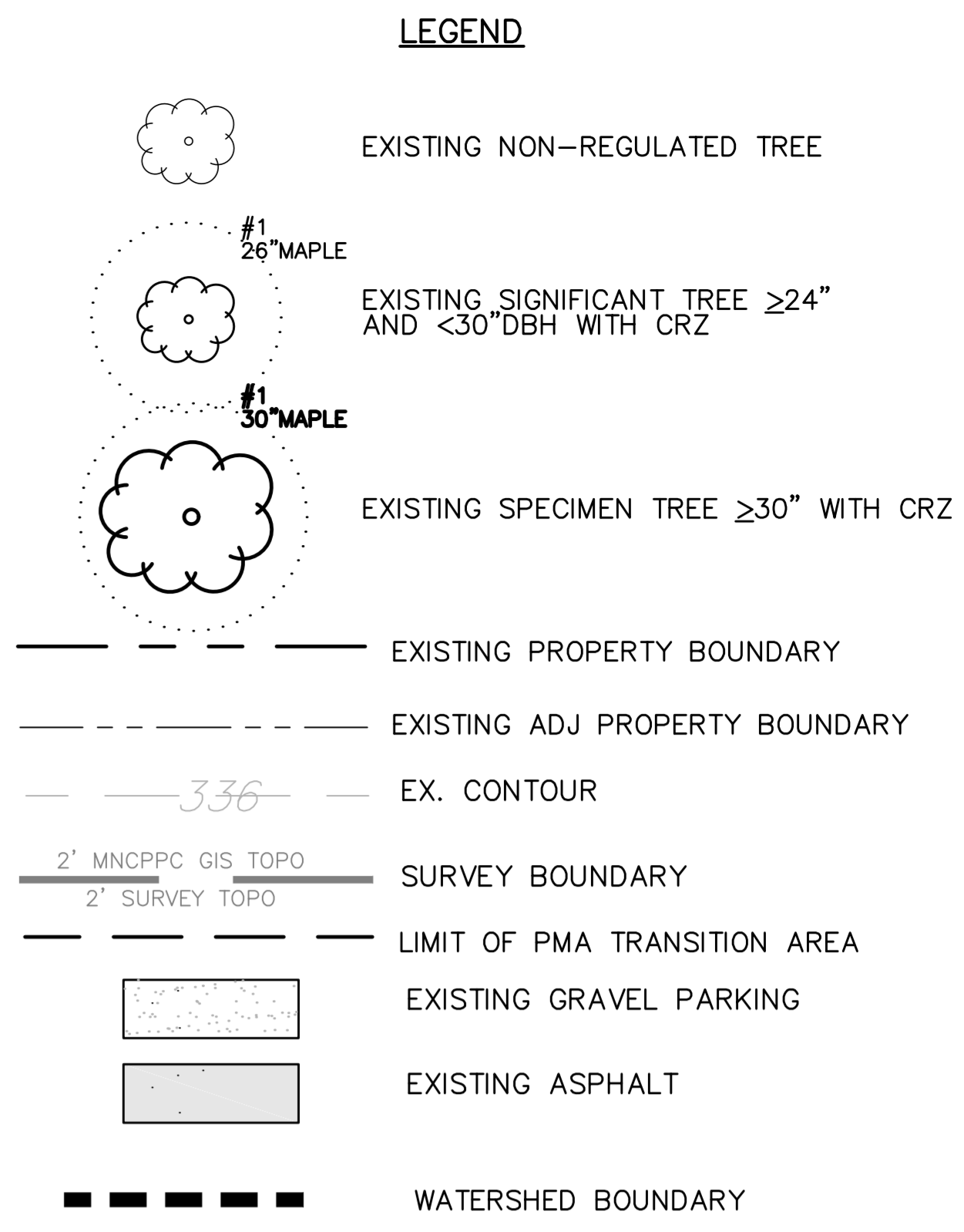
NRI/FSD TABULATION TABLE

ACREAGE OF TRACT(S):	2.10
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.00
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0
AVERAGE WIDTH OF STREAM BUFFER	0

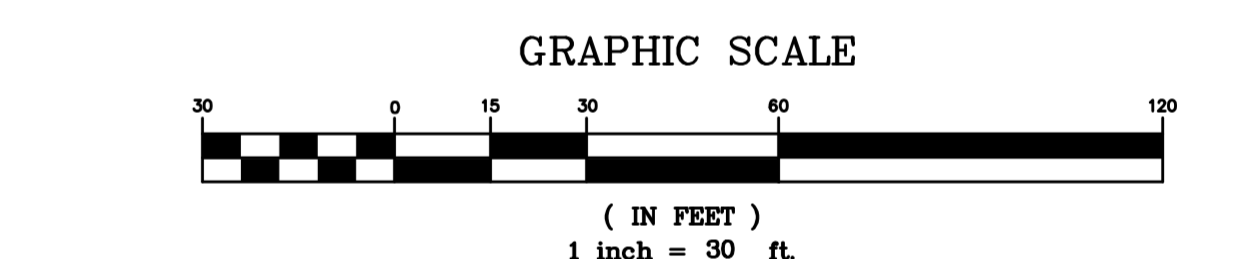
Significant/Specimen Tree Summary					
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Tree Condition	Comments
1	Pinus strobus	WHITE PINE	25	GOOD	
2	Pinus strobus	WHITE PINE	24	GOOD	
3	Acer rubrum	RED MAPLE	25	GOOD	
4	Acer saccharinum	SILVER MAPLE	24, 12	GOOD	
5	Acer saccharinum	SILVER MAPLE	24, 14, 12, 12	GOOD	
6	Morus alba	WHITE MULBERRY	24	GOOD	OFFSITE
7	Acer saccharinum	SILVER MAPLE	33	GOOD	CO-OWNED, IN FENCE
8	Acer saccharinum	SILVER MAPLE	29, 28	GOOD	
9	Acer saccharinum	SILVER MAPLE	29	FAIR	WATERSPROUTS
10	Acer saccharinum	SILVER MAPLE	29, 18	FAIR	WATERSPROUTS
11	Metasequoia glyptostroboides	DAWN REDWOOD	28	GOOD	OFFSITE

* BOLD TYPE DENOTES SPECIMEN TREES

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



- GENERAL NRI/FSD NOTES**
- THIS PROPERTY IS ZONED R-1.
 - THE TAX IDENTIFICATION NUMBERS ASSOCIATED WITH THIS PLAN ARE: 002833.
 - PROPERTY OWNER: JOSE AND NELSY POLANCO.
 - THE TOTAL TRACT AREA IS 2.10 ACRES.
 - SITE FIELD WORK WAS PERFORMED IN MAY, 2023 BY MICHAEL NORTON, NORTON LAND DESIGN LLC.
 - THIS PROPERTY IS WITHIN A PMA, BUT A PORTION OF THE PROPERTY IS IN THE UPPER PAINT BRANCH OVERLAY SPECIAL PROTECTION AREA.
 - THIS PROPERTY LIES WITHIN THE LOWER PATUXENT WATERSHED, USE I-P AND UPPER PAINT BRANCH, USE II-P.
 - FEMA FLOODPLAIN MAP PANEL #24031C0380D STATES THERE IS NO FLOODPLAIN WITHIN 100' OF THE PROPERTY.
 - 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.
 - TOPOGRAPHY PROVIDED BY MERIDIAN SURVEYS INC, APRIL, 2023.
 - THERE IS PRIME AGRICULTURAL SOIL ON THE PROPERTY. (SEE SOIL TABLE).
 - ALL TREES 24" AND GREATER ONSITE ARE MEASURED BY OCCULAR ESTIMATE AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
 - 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.
 - ALL TREES UNDER 24" ONSITE ARE MEASURED BY OCCULAR ESTIMATE ONLY.
 - NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. MD DNR HAS BEEN NOTIFIED OF THIS PROJECT AND THEIR RESPONSE WILL BE ATTACHED ONCE RECEIVED.
 - NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT NATIONAL, STATE, OR COUNTY CHAMPION TREES.



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.

5.19.2023
 DATE
 MICHAEL A. NORTON
 MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 QUALIFIED PROFESSIONAL

TITLE	NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION PLAN NO. 420232180
PROJECT	TREEMAN PROPERTY 2230 SPENCERVILLE ROAD SPENCERVILLE, MD 20868 PARCEL 319 MONTGOMERY COUNTY, MD ELECTION DISTRICT 5
PREPARED FOR	JOSE & NELSY POLANCO 16201 BATSON ROAD SPENCERVILLE, MD 20868

		5146 DORSEY HALL DRIVE 2ND FLOOR ELLICOTT CITY, MD 21042 0.443.542.9199 NORTONLANDDESIGN.COM	
REVISIONS		VICINITY MAP 1"=2,000' 	
WATER CLASS	IP/IIIP	WATERSHED	FEMA FLOODPLAIN
TRIBUTARY	UNNAMED	LOWER PATUXENT	MAP PANEL #
TAX MAP	KS342	200 SHEET	221NE03
SCALE	AS SHOWN	DATE	MAY 2023
PROJ. NO.	21-139	SHEET NO.	L-01

Exhibit 10
 OZAH Case No: CU 24-09