



**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 MNPPFC 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 zoned for residential property and an existing 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 238CD 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 appear 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 MNPPFC'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 Client. All debris has been removed along with understorey 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

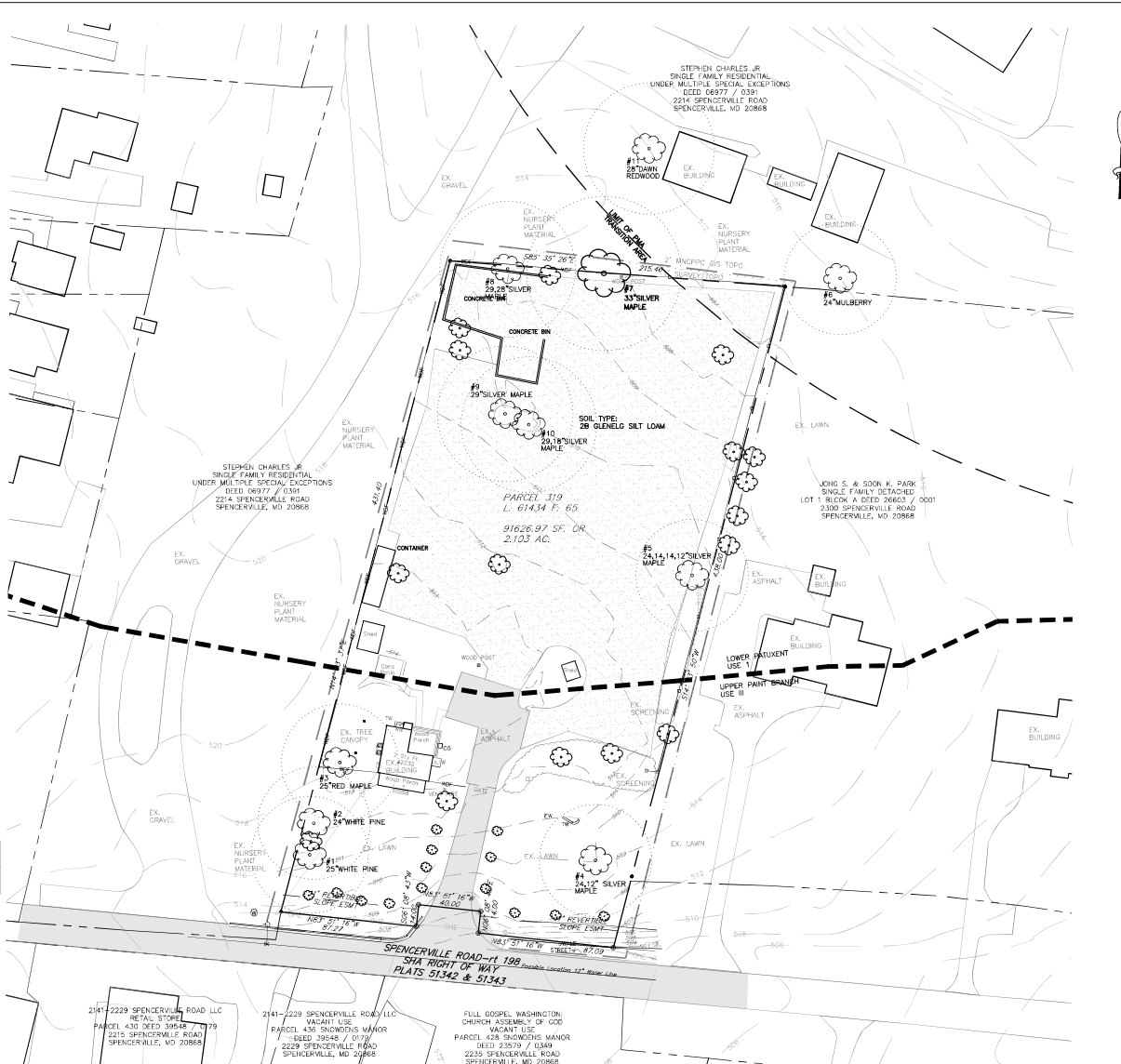
**Significant/Specimen Tree Summary**

Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Tree Condition	Comments
1	PNUS STROBUS	WHITE PINE	25	GOOD	
2	PNUS 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	25, 28	GOOD	
9	ACER SACCHARINUM	SILVER MAPLE	26	FAIR	WATERSPROUTS
10	ACER SACCHARINUM	SILVER MAPLE	26, 18	FAIR	WATERSPROUTS
11	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	28	GOOD	OFFSITE

**Condition Scoring System**

No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

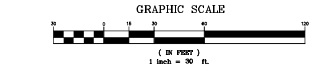
\* BOLD TYPE DENOTES SPECIMEN TREES



**LEGEND**

- EXISTING NON-REGULATED TREE
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH CRZ
- EXISTING SPECIMEN TREE ≥30" WITH CRZ
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJ PROPERTY BOUNDARY
- EX. CONTOUR
- 2' MNPPFC GIS TOPO
- 2' SURVEY TOPO
- LIMIT OF PMA TRANSITION AREA
- EXISTING GRAVEL PARKING
- EXISTING ASPHALT
- WATERSHED BOUNDARY

- GENERAL NRI/FSD NOTES**
- THIS PROPERTY IS ZONED R-1.
  - THE TAX IDENTIFICATION NUMBERS ASSOCIATED WITH THIS PLAN ARE 3008083.
  - 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 PATENTED WATERSHED, USE-F AND UPPER PAINT BRANCH USE-F.
  - FEMA FLOODPLAIN MAP PANEL #403 C238CD STATES THERE IS NO FLOODPLAIN WITHIN 100' OF THE PROPERTY.
  - ACCORDING TO MD NATURE ONLINE, US FISH & WILDLIFE SERVICE, NWA AND FIELD OBSERVATION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS WITHIN 100' OF THE PROPERTY.
  - TOPOGRAPHY PROVIDED BY MEDIAN SURVEYS INC. APRIL 2023.
  - THERE IS PRIME AGRICULTURAL SOIL ON THE PROPERTY. (SEE SOIL TABLE).
  - ALL TREES ≥ 2" AND GREATER OFFSITE WERE SURVEYED, LOCATED AND MEASURED WITH A DISTANCE MEASUREMENT TAPE.
  - ALL TREES ≥ 2" AND GREATER OFFSITE WERE LOCATED AND MEASURED BY SOLAR ESTIMATE ONLY. ALL MANAGED STRUCTURES OFFSITE WERE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCCULAR ESTIMATE.
  - ALL TREES UNDER 2" DBH WERE MEASURED BY SOLAR ESTIMATE ONLY.
  - NO HAZARDOUS OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. NO DRUG AND SILENT NOTIFIED OF THIS PROJECT AND THEIR RESPONSE WILL BE ATTACHED TO THE RECORD.
  - NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT NATIONAL STATE OR COUNTY CHAMPION TREES.
- THE PROPERTY IS NOT A REGISTERED HISTORIC SITE ACCORDING TO THE MONTGOMERY COUNTY DESIGNATED HISTORIC SITES AND DISTRICTS INTERACTIVE MAP.



**CERTIFICATION OF QUALIFIED PROFESSIONAL**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN HAS BEEN PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

DATE: 5.19.2023  
 MICHAEL A. NORTON  
 NORTON LAND DESIGN, LLC  
 REGISTERED PROFESSIONAL

**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

**nld LAND DESIGN**  
 8148 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 0443-242-9199  
 NORTONLANDDESIGN.COM  
 LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

**REVISIONS**

NO.	DATE	DESCRIPTION
1	5/19/23	ISSUE FOR PERMIT

**SITE**

**WATER CLASS** / **WATERSHED** / **RENTAL FLOODPLAIN**  
 UNNAMED / PATIENT BRANCH / UNNAMED

**TAX MAP** / **200' SCALE** / **221NE03** / **22' SIDE** / **K13**  
 KS342 / MAY 2023 / PROJ. NO. 21-139 / SHEET NO. L-01

Exhibit 5  
 BOA Case No: A-6834