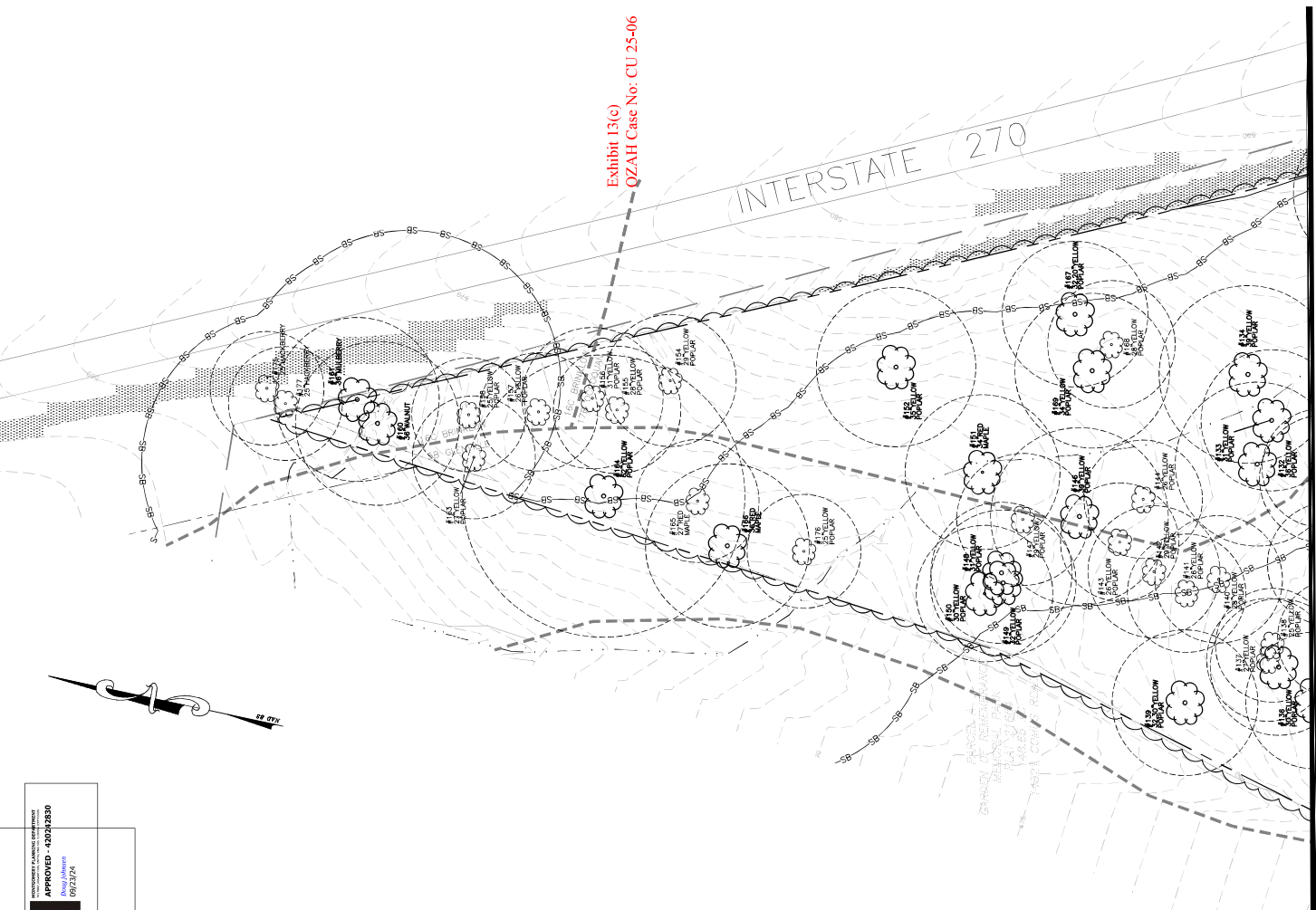




SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Natural Resource Inventory & Forest Stand Delineator for the project known as the Comus Rd project, located in Clarksburg, Montgomery County, MD in July 2024. The delineation was conducted using the guidelines set forth in the MDCR State Forest Conservation Technical Manual and MNCPPC trees, Approved Technical Manual.

GENERAL INFORMATION

This is a 9.51-acre site, owned by Torcato Romano. The site is currently a vacant lot. The site is bordered by a cemetery on the west side, Interstate 270 on the east side, and a commercial property to the south. The site currently has no vehicular access from Comus Rd. The site lies mostly within the Little Bennett Branch Watershed, Use I.P. A portion of the property lies within the 10 Mile Creek Watershed, Use I.P.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAIN

The FEMA flood map, Community-Panel # 24031C 0160D indicates 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 #B - Glenville silt loam, 3 to 8 percent slopes. This soil is very deep and moderately well drained or somewhat poorly drained. It is in low areas on uplands and along drainageways. Most areas are used for cultivated crops, woodland or pasture. The suitability for Wild herbaceous plants, hardwood trees, and coniferous plants is good. The potential as habitat for open land wildlife and woodland wildlife is good.

16B - Brinklow-Blocktown channery silt loams, 3 to 8 percent slopes. These soils are well drained and gently sloping on broad ridgetops and side slopes. The main management concerns are the moderate hazard of erosion and the very low available water capacity in the Blocktown soil. The potential productivity for trees on this soil is moderately high. The hazard of windthrow is severe on the Blocktown soil. The depth to bedrock are the main limitations on dwellings with basements and septic fields.

16C - Brinklow-Blocktown channery silt loams, 8 to 15 percent slopes. These are soils that are well drained and strongly sloping on broad ridgetops and side slopes. The main management concerns are the moderate hazard of erosion and the very low available water capacity in the Blocktown soil. Excessive erosion decreases the rooting depth and further lowers soil productivity. The potential productivity for trees on this soil is moderately high. The hazard of windthrow is severe on the Blocktown soil. The depth to bedrock are the main limitations on dwellings with basements and septic fields.

Soil type 17B - Occoquan loam - 3 to 8 percent slopes. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded or is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic content in the surface horizon is about 2 percent. This soil does not meet hydric criteria.

Soil type 9B - Linganore-Hyattstown channery silt loams, 3 to 8 percent slopes. These soils are well drained and gently sloping on broad ridgetops and side slopes. The Linganore soil generally is slightly lower on the landscape than the Hyattstown soil. Slopes are generally smooth, but a few are dissected by small drainageways. The potential productivity for trees on these soils is moderately high. The depth to bedrock is the main limitation on sites for dwellings, especially those with basements.

NONTIDAL WETLANDS

There were no wetlands observed within 100' of the property.

STREAMS AND DRAINAGEWAYS

There were two small stream observed onsite. Both streams are approximately 1-3' wide. The associated 100' wet buffer is approximately 615' in length and covers 3.1 acres of the property. The streams are located within the 10 Mile Creek Watershed, Use I.P. A portion of the property lies within the 10 Mile Creek Watershed, Use I.P.

TOPOGRAPHY AND STEEP SLOPES

The site gently slopes to the north. There is one small pocket of steep slopes onsite.

CRITICAL HABITATS

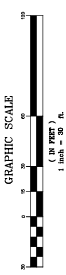
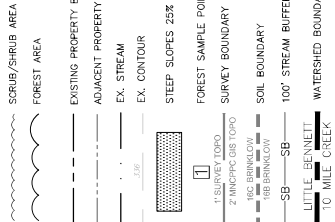
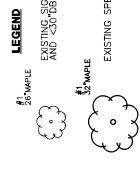
The MDCR has been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of correspondence will be provided.

CULTURAL FEATURES

The site does not appear in close proximity to individual historic sites found in MNCPPC Historic Properties Interactive Map. It appears the development of the subject site will not impact any historic sites.

FOREST STAND #1

Forest Stand #1 (481751 sq.ft. / 9.61 ac). The stand is dominated by 30%+ Yellow Birch, 30%+ Black Cherry, 20%+ Black Cherry, 10%+ Black Cherry, 10%+ Black Cherry, 10%+ Black Cherry, and small amounts of Beech near the stream. There is about 75% herbaceous cover present consisting of multiflora rose, spicebush and Japanese honeysuckle. There is about 50% of downed woody material present throughout the stand. The forest appears to be healthy and in good condition. The Priority for this stand is 1: High Retention because of the existing stream buffer.



CERTIFICATION OF QUALIFIED PROFESSIONAL
WITH RESPECT TO THE ACCURACY AND COMPLETENESS OF THE FOREST RESOURCE INVENTORY AND FOREST STAND DELINEATION PLAN.
7.17.2024
DATE
NORTON LAND DESIGN
DESIGNED PROFESSIONAL

TITLE
NATURAL RESOURCE INVENTORY/
FOREST STAND DELINEATION PLAN
NO. 420242830

PROJECT
COMUS RD
PARCEL P420
14301 COMUS RD
CLARKSBURG, MD 20871
ELECTION DISTRICT - 19

PREPARED FOR
TORCATO ROMANO
15900 WOODS CENTER ROAD
SILVER SPRING, MD 20906

PREPARED BY
NORTON LAND DESIGN
14301 COMUS RD
CLARKSBURG, MD 20871
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SILVER SPRING, MD 20906

PROJECT PREPARED BY
NORTON LAND DESIGN
14301 COMUS RD
CLARKSBURG, MD 20871
ELECTION DISTRICT - 19

DATE
7.17.2024

SCALE
AS SHOWN

DATE
JULY 2024

PROJECT NO.
420242830

PROJECT NAME
NATURAL RESOURCE INVENTORY/
FOREST STAND DELINEATION PLAN

PROJECT LOCATION
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PARCEL P420
14301 COMUS RD
CLARKSBURG, MD 20871
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PROJECT OWNER
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