

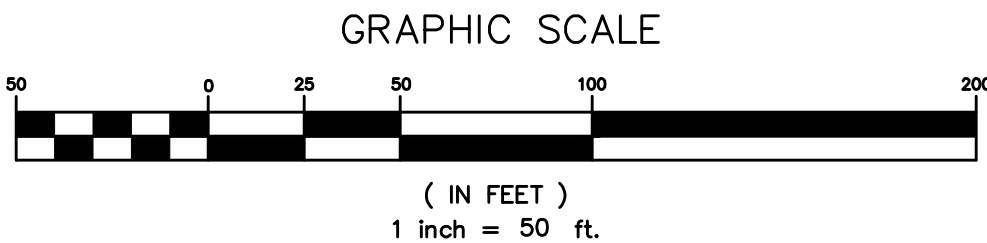
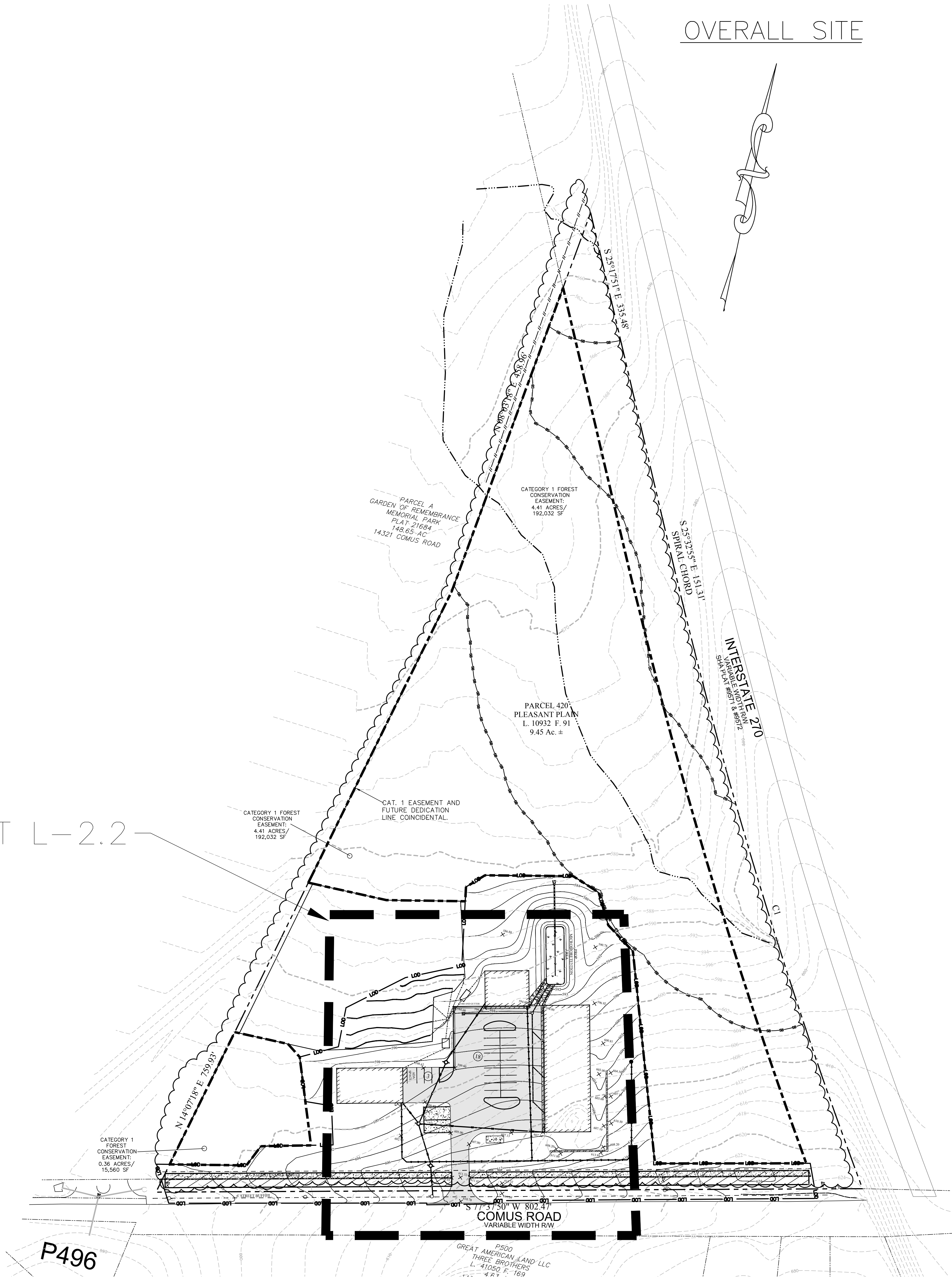
OVERALL SITE

LEGEND

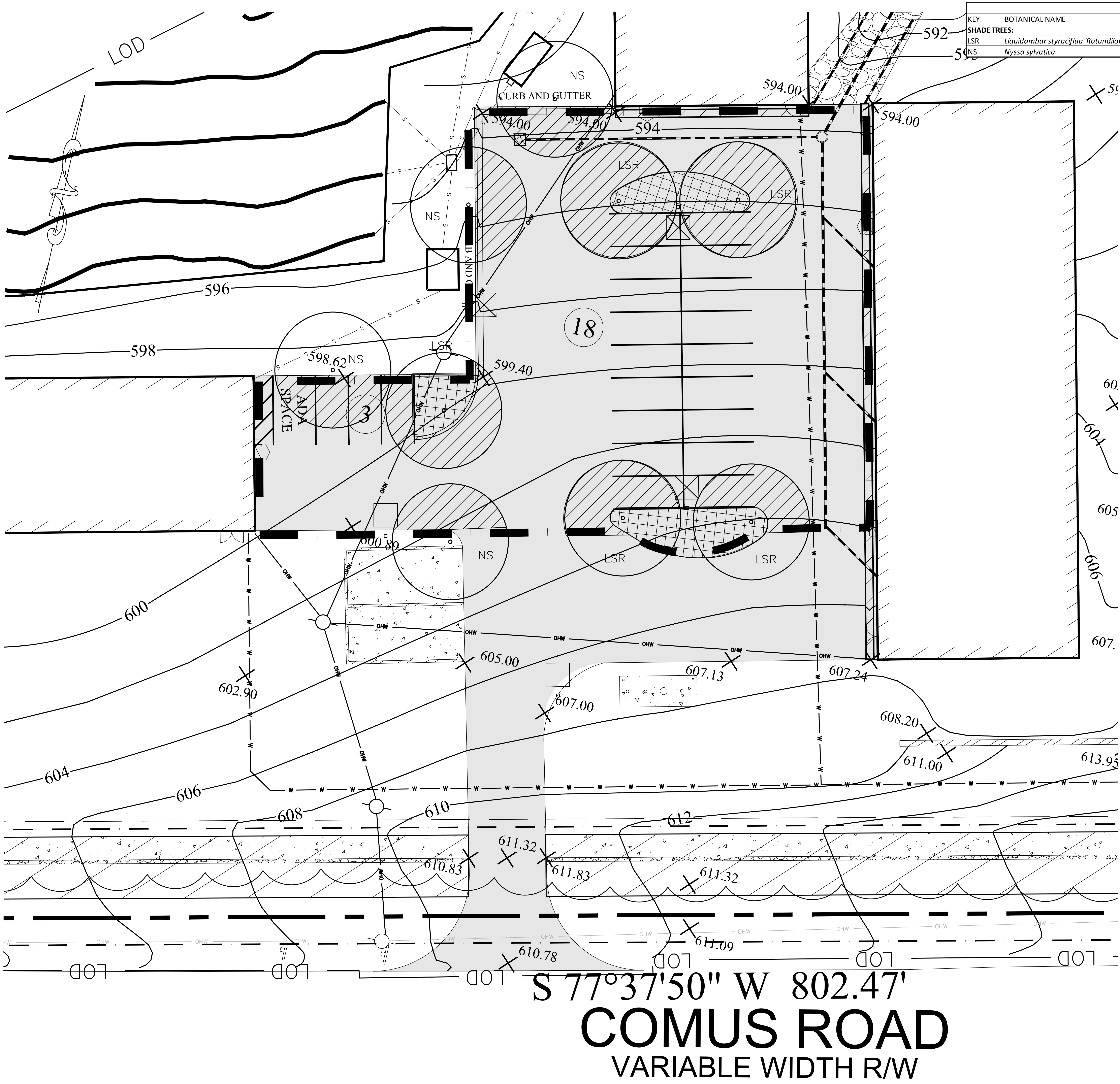
- FOREST TREELINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EX. STREAM
- 100' STREAM BUFFER
- EX. CONTOUR
- LIMITS OF DISTURBANCE
- CATEGORY 1 FOREST CONSERVATION EASEMENT

Exhibit 19
OZAH Case No: CU 25-06

SEE SHEET L-2.2



TITLE LANDSCAPE & LIGHTING PLAN - OVERALL			
PROJECT COMUS RD PARCEL P420 14301 COMUS RD CLARKSBURG, MD 20871			
PREPARED FOR TORCATO ROMANO 15900 WOODS CENTER ROAD SILVER SPRING, MD 20906			
NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 5146 DORSEY HALL DRIVE, 2ND FLOOR BALT. 443.542.9199 WWW.NORTONLANDDESIGN.COM			
REVISIONS		VICINITY MAP 1" = 2,000'	
WATER CLASS L.P.		WATERSHED LITTLE BENNETT CREEK & 10 MILE CREEK	
TRIBUTARY N/A		FEMA FLOODPLAIN MAP PANEL # 24031C0160D	
TAX MAP EW122		200 SHEET 233NW14	
SCALE AS SHOWN		DATE DEC 2024	
		PROJ. NO. 17-040	
		SHEET NO. L-2.1	



LANDSCAPE PLANTING PLAN SCHEDULE								
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	20-YR CANOPY DIAMETER	SPACING	QUANTITY	COMMENTS
SHADE TREES:								
LSR	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Fruitless Sweet Gum	2" cal.	B&B	26'	AS SHOWN	5	
NS	<i>Nyssa sylvatica</i>	Black Gum	2" cal.	B&B	26'	AS SHOWN	4	

6.2.9.C1 PARKING LOT REQUIREMENTS CALCULATION

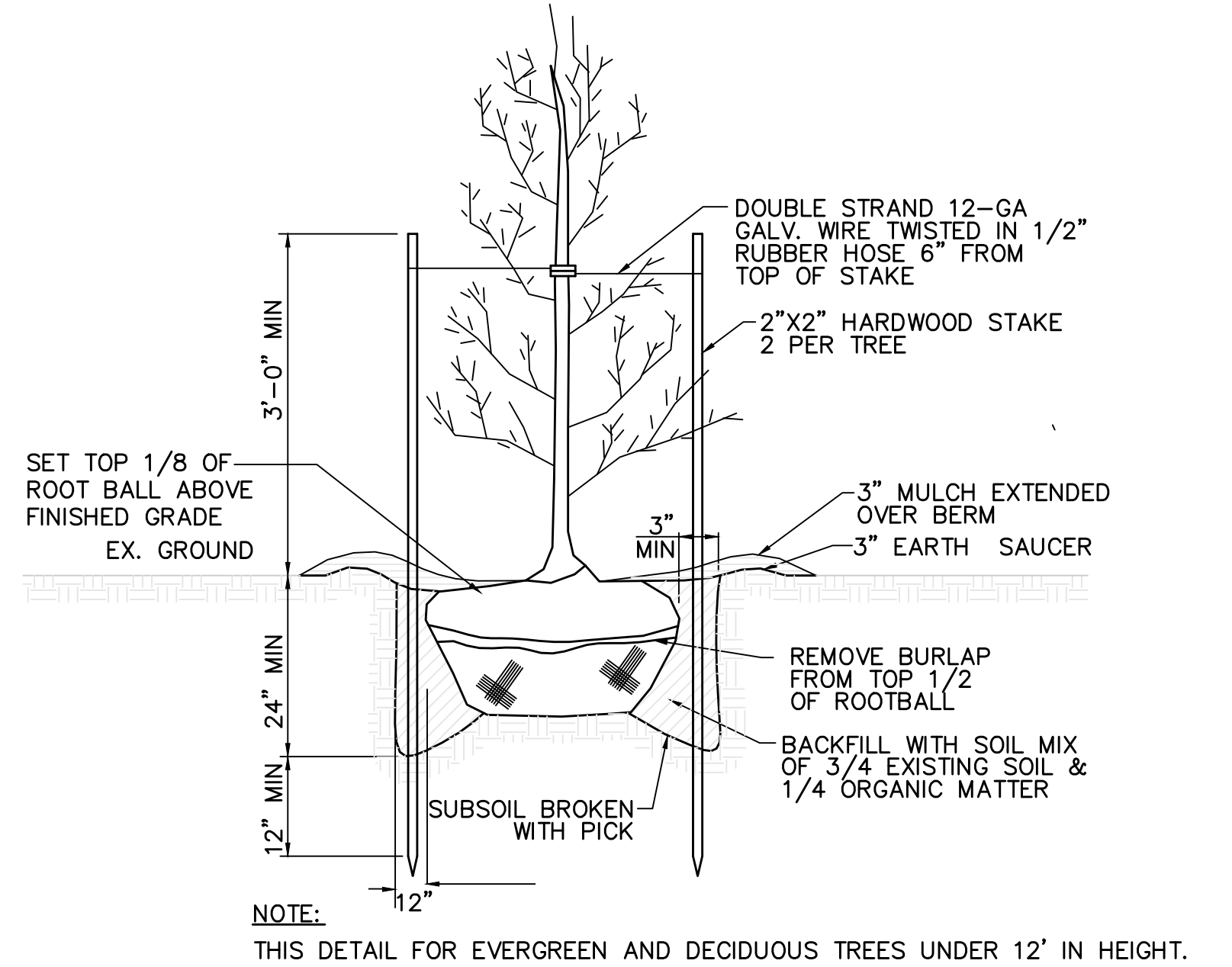
TOTAL PROPOSED PARKING AREA	13,516 S.F.
TOTAL LANDSCAPED ISLANDS WITHIN PARKING AREA	941 S.F.
TOTAL LANDSCAPED ISLANDS COVERAGE WITHIN PARKING AREA	7.0%
TOTAL REQUIRED LANDSCAPED ISLANDS COVERAGE FOR PARKING	5.0%

6.2.9.C2 CANOPY COVERAGE CALCULATION

TOTAL PROPOSED PARKING AREA	13,516 S.F.
TOTAL PROPOSED CANOPY COVERAGE AREA WITHIN THE PARKING	3,383 S.F.
TOTAL PROPOSED CANOPY COVERAGE (%)	25.0%
TOTAL REQUIRED CANOPY COVERAGE (%)	25.0%

6.4.3. GENERAL LANDSCAPING REQUIREMENTS

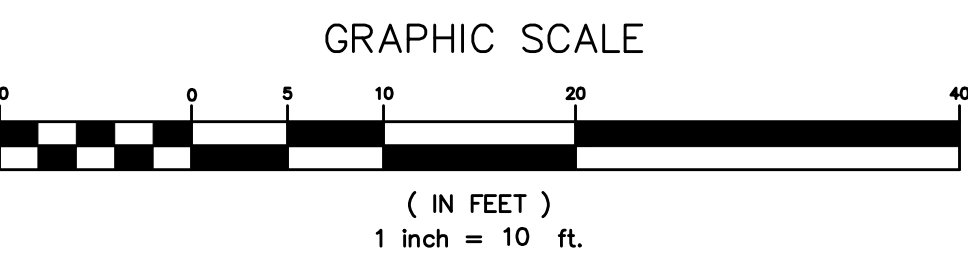
STANDARD	REQUIREMENT
CANOPY TREE SPREAD (MIN.)	30'
CANOPY TREE MATURE HEIGHT (MIN.)	40-70'
CANOPY TREE SIZE AT TIME OF PLANTING (MIN.)	2" CAL. OR 14' HEIGHT



PLANTING DETAIL
NOT TO SCALE

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- CANOPY TREE
- QC
- PLANT TYPE
- PROPOSED PARKING BOUNDARY
- PROPOSED CANOPY AREA
- PROPOSED ISLAND
- PROPOSED LIGHT FIXTURES



TITLE

COMUS RD
PARCEL P420
14301 COMUS RD
CLARKSBURG, MD 20871

PROJECT

TORCATO ROMANO
15900 WOODS CENTER ROAD
SILVER SPRING, MD 20906

PREPARED FOR

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REVISIONS

SCALE: AS SHOWN

DATE: DEC 2024

PROJ. NO.: 17-040

SHEET NO.: L-2.2

WATER CLASS: LP

WATERSHED: LITTLE BENNETT CREEK & 10 MILE CREEK

FEMA FLOODPLAIN: MAP PANEL # 24031C0160D

TAX MAP: EW122

200 SHEET: 233NW14

ADD MAP PAGE: 8

GRID: K-2

LOCATION MAP

1" = 2,000'

SITE

COMUS RD

10 MILE CREEK

LITTLE BENNETT CREEK

TRAIL

