

12 PIMMOG STREET
QUAY CHASE VILLAGE H.D.

2013 HAVUP

Silver, Joshua

From: Silver, Joshua
Sent: Friday, December 20, 2013 11:10 AM
To: 'Lila Fendrick Landscape Architecture'
Subject: RE: 12 Primrose Fence

Hi Rachel,

Thanks for the update. Please proceed with the requested revision as shown on the attached plan. No further review by the HPC is required.

Happy holidays too you also.
Josh

From: Lila Fendrick Landscape Architecture [<mailto:team@fendrickdesign.com>]
Sent: Friday, December 20, 2013 10:19 AM
To: Silver, Joshua
Subject: 12 Primrose Fence

Hi Josh,

We wanted to let you know that Chevy Chase Village requested a minor change to the fence that was permitted at 12 Primrose, and the owners have agreed to build it as requested.

Attached is a diagram showing where this change occurs. Starting at the 25' BRL the fence will drop to a shorter height of 5'-0" (lower than what was approved by HPC) and remain at that height until it meets the metal fencing panel that was permitted. The grade at the corner will be mildly adjusted to make sure that the new 3'-7 1/2" wide panel is level with the existing metal fence, but is not any higher than 5'-0" above grade.

Happy holidays!
Rachel Kunreuther Ryan, MLA
Lila Fendrick Landscape Architecture and Garden Design
6904 West Avenue
Chevy Chase, MD 20815
301-907-7700x14
301-907-7714 fax
team@fendrickdesign.com

Silver, Joshua

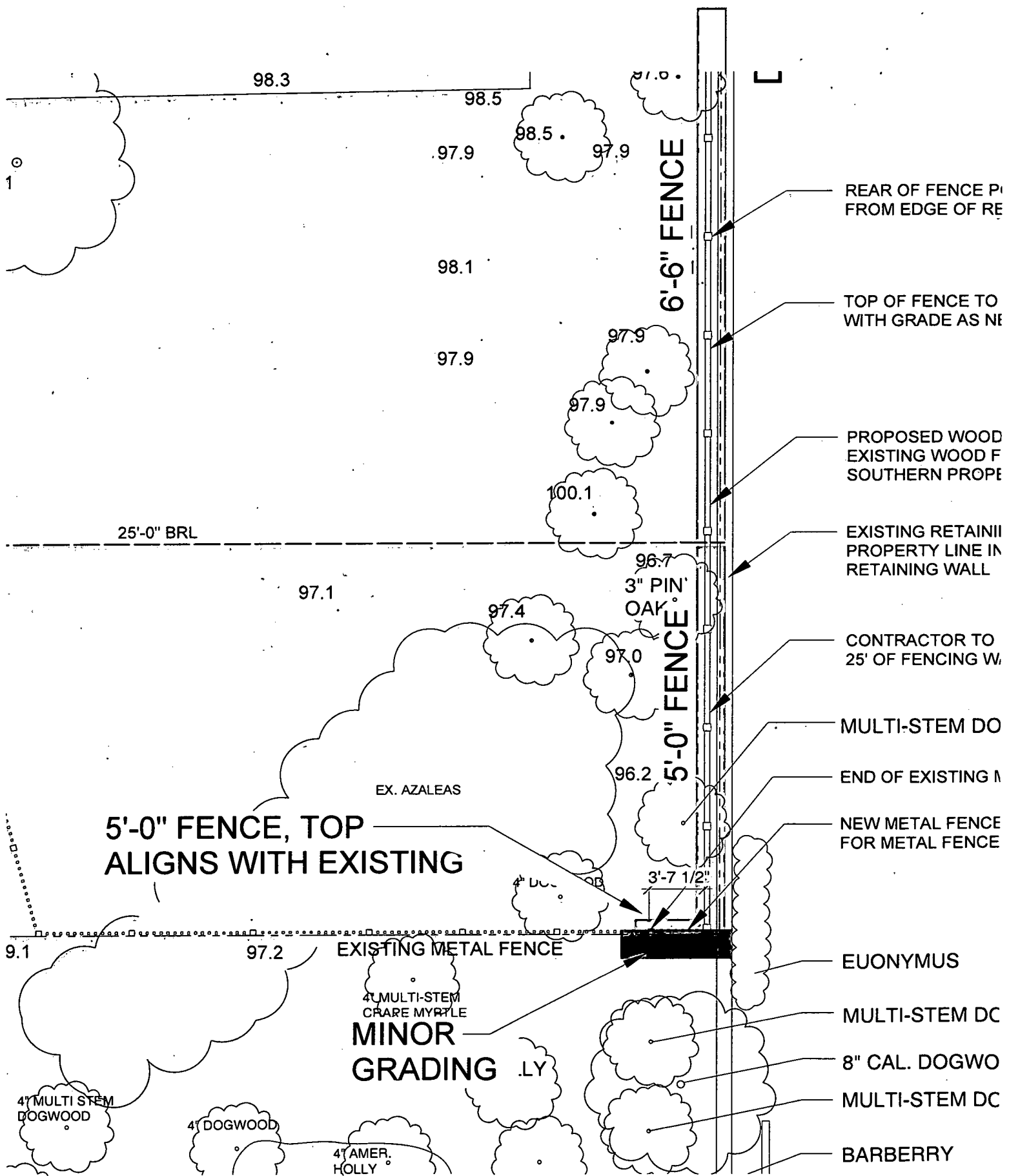
From: Lila Fendrick Landscape Architecture <team@fendrickdesign.com>
Sent: Friday, December 20, 2013 10:19 AM
To: Silver, Joshua
Subject: 12 Primrose Fence
Attachments: Fencing Height.pdf

Hi Josh,

We wanted to let you know that Chevy Chase Village requested a minor change to the fence that was permitted at 12 Primrose, and the owners have agreed to build it as requested.

Attached is a diagram showing where this change occurs. Starting at the 25' BRL the fence will drop to a shorter height of 5'-0" (lower than what was approved by HPC) and remain at that height until it meets the metal fencing panel that was permitted. The grade at the corner will be mildly adjusted to make sure that the new 3'-7 1/2" wide panel is level with the existing metal fence, but is not any higher than 5'-0" above grade.

Happy holidays!
Rachel Kunreuther Ryan, MLA
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6904 West Avenue
Chevy Chase, MD 20815
301-907-7700x14
301-907-7714 fax
team@fendrickdesign.com



98.3

98.5

97.0

1

97.9

98.5

97.9

6'-6" FENCE

REAR OF FENCE FROM EDGE OF RE

98.1

TOP OF FENCE TO WITH GRADE AS NE

97.9

97.9

PROPOSED WOOD EXISTING WOOD F SOUTHERN PROPE

97.9

100.1

25'-0" BRL

EXISTING RETAINII PROPERTY LINE IN RETAINING WALL

97.1

96.7

3" PIN OAK

CONTRACTOR TO 25' OF FENCING W

97.4

97.0

5'-0" FENCE

MULTI-STEM DO

EX. AZALEAS

96.2

END OF EXISTING M

5'-0" FENCE, TOP ALIGNS WITH EXISTING

NEW METAL FENCE FOR METAL FENCE

3'-7 1/2"

9.1

97.2

EXISTING METAL FENCE

EUONYMUS

4' MULTI-STEM CRARE MYRTLE

MINOR GRADING

MULTI-STEM DC

4' MULTI STEM DOGWOOD

4' DOGWOOD

4' AMER. HOLLY

8" CAL. DOGWO

MULTI-STEM DC

BARBERRY



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: October 18, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #647915, fence replacement and tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the September 25, 2013 meeting.

Applicant: Sandy and Stewart Bainum
Address: 12 Primrose Street, Chevy Chase





DPS-88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: team@fendrickdesign.com Contact Person: Lila Fendrick
 Daytime Phone No.: 301-907-7700 x 15
 Tax Account No.: _____
 Name of Property Owner: Sandy and Stewart Bainum Daytime Phone No.: 301-718-4761
 Address: 12 Primrose Street Chevy Chase MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMISE
 House Number: 12 Street: Primrose
 Town/City: Chevy Chase Nearest Cross Street: Primrose and Connecticut Avenue
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Stair
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reuse	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches **MAXIMUM**

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 8/7/13
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/10/13
 Application/Permit No.: 647915 Date Filed: _____ Date Issued: _____

Eds 9/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12 Primrose Street, Chevy Chase	Meeting Date:	9/25/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/18/13
Applicant:	Sandy and Stewart Bainum	Public Notice:	9/11/13
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-13EE	Staff:	Anne Fothergill
Proposal:	Fence replacement and tree removal		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Renaissance Revival
DATE: 1922

PROPOSAL

The applicants are proposing to replace existing privacy fencing that runs along the west side property line. The current fence is angled slightly at the north end and the applicants propose to install the new 6'0"-6'6" tall wooden board fencing and gate (style to match existing fencing on the property) in a straight alignment as shown on the site plan (see Circle 9/10). The new fence will connect to other existing fencing on the property and the existing metal fence at the northwest corner will be extended by 4' 5 1/2" to make the connection. See wood and metal fence designs in Circle 11.

The applicants also propose to remove two trees - 8" dbh cedar and 9" dbh cherry - that are growing into a stone retaining wall.

Chevy Chase Village has reviewed and approved the proposal.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be

inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: team@fendrickdesign.com Contact Person: Lila Fendrick
Daytime Phone No.: 301-907-7700 x 15

Tax Account No.: _____
Name of Property Owner: Sandy and Stewart Bainum Daytime Phone No.: 301-718-4761
Address: 12 Primrose Street Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 12 Street: Primrose
Town/City: Chevy Chase Nearest Cross Street: Primrose and Connecticut Avenue
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE

- AC Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: PERMIT FOR USE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETELY NEW FENCE OR REMAINING WALL

3A. Height 6 feet 6 inches **MAXIMUM**

3B. Indicate whether the fence or remaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept that to be a condition for the issuance of this permit.

[Signature] _____ Date: 8/28/13
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission Date: _____

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 647915 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Sandy and Stewart Bainum 12 Primrose Street Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Lila Fendrick Landscape Architecture and Garden Design 6904 West Avenue Chevy Chase, MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Mr. and Mrs. Peter Keating Or Current Resident 9 Primrose Street Chevy Chase, MD 20815</p>	<p>Mr. and Mrs. Andrew Marino Or Current Resident 11 Primrose Street Chevy Chase, MD 20815</p>
<p>Mr. and Mrs. David Jones Or Current Resident 15 Primrose Street Chevy Chase, MD 20815</p>	<p>Ms. Deborah Jospin Mr. Christopher Gallagher Or Current Resident 16 Primrose Street Chevy Chase, MD 20815</p>
<p>Mr. and Mrs. David Granger or Current Resident 8 Primrose Street Chevy Chase, MD 20815</p>	<p>Mr. and Mrs. John Daniel Reeves Or Current Resident 13 Oxford Street Chevy Chase, MD 20815</p>

Ms. Nancy G. Huidekoper
 Or Current Resident
 15 Oxford Street
 Chevy Chase, MD 20815

Mr. and Mrs. Mark D. Sump
 Or Current Resident
 17 Oxford Street
 Chevy Chase, MD 20815

Historic Area Work Permit Application

Written Description of Project

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure along the west property line of the site is a 6'-6" high wood stockade fence installed at least 22 years ago, before the property was purchased by the current owners. There is an existing stone retaining wall along part of this property line and, where this wall occurs, the fence is located above it. The fence is currently deteriorating and leaning heavily toward the west-side neighbors. The southern end of the existing fence abuts a recently built wooden tongue and groove fence that extends along the south property line. The northern end of the wood stockade fence angles so that it does not run parallel to the west property line or existing retaining wall. This puts the north end of the stockade fence +/- 4'-5" east of the west property line.

A gate is located towards the southern end of the existing stockade fence. The owners of the property would like to maintain this gate in the proposed fence. The rebuilt gate would match the detailing of the proposed fencing along the west property line, which will match the detailing of the existing fencing along the south property line. The gate will open outward and be self-closing and self-latching to meet Montgomery County pool enclosure code.

A portion of the north end of the existing stockade fence extends beyond the front building restriction line, where fencing is typically limited to a height of 4'-0". However, the stockade fence functions as a pool enclosure fence for a pool located on the west side yard of the property.

A +/- 5'-4" high metal fence runs along the west of the front (north) property line and meets the northwest end of the existing stockade fence. The west end is located approximately 4'-5 1/2" east of the west property line. The metal fence also functions as a pool enclosure fence.

On the outside of the existing wood stockade fence at the west property line are two trees that are growing into the stone retaining wall along the property line. These trees include an 8" diameter cedar and a 9" diameter cherry. The growth of these trees could destabilize the stone retaining wall, which would also risk the trees falling into the neighboring property. Therefore Chevy Chase Village has approved these trees for removal.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed work would replace the existing wood stockade fence along the west property line with a new wood fence matching the tongue and groove fence along the south property line. The new fence would be located in a similar position to the existing one, but would run parallel to the west property line and retaining wall, as opposed to angling in as the current fence does. Chevy Chase Village has determined that the original permit granted for this fence was for the location being proposed in this application, but that the fence was built incorrectly. This proposed work would rebuild the fence as it was intended to be built prior to the current owners' purchase of the property. For this reason, Chevy

Chase Village has concluded that no variance or special permits are necessary from the Village to rebuild the fence in a "different" location, as it will be in the originally intended location.

The northernmost portion of the fence would also be constructed beyond the 25'-0" BRL, but would maintain a height compliant with Montgomery County code for pool enclosures (minimum 5'-0"). The fence would be built at a height of 6'-0" with fence post caps built no higher than 6'-6". The fence would be painted or stained to match the dark green color of the existing fence along the south (rear) property line.

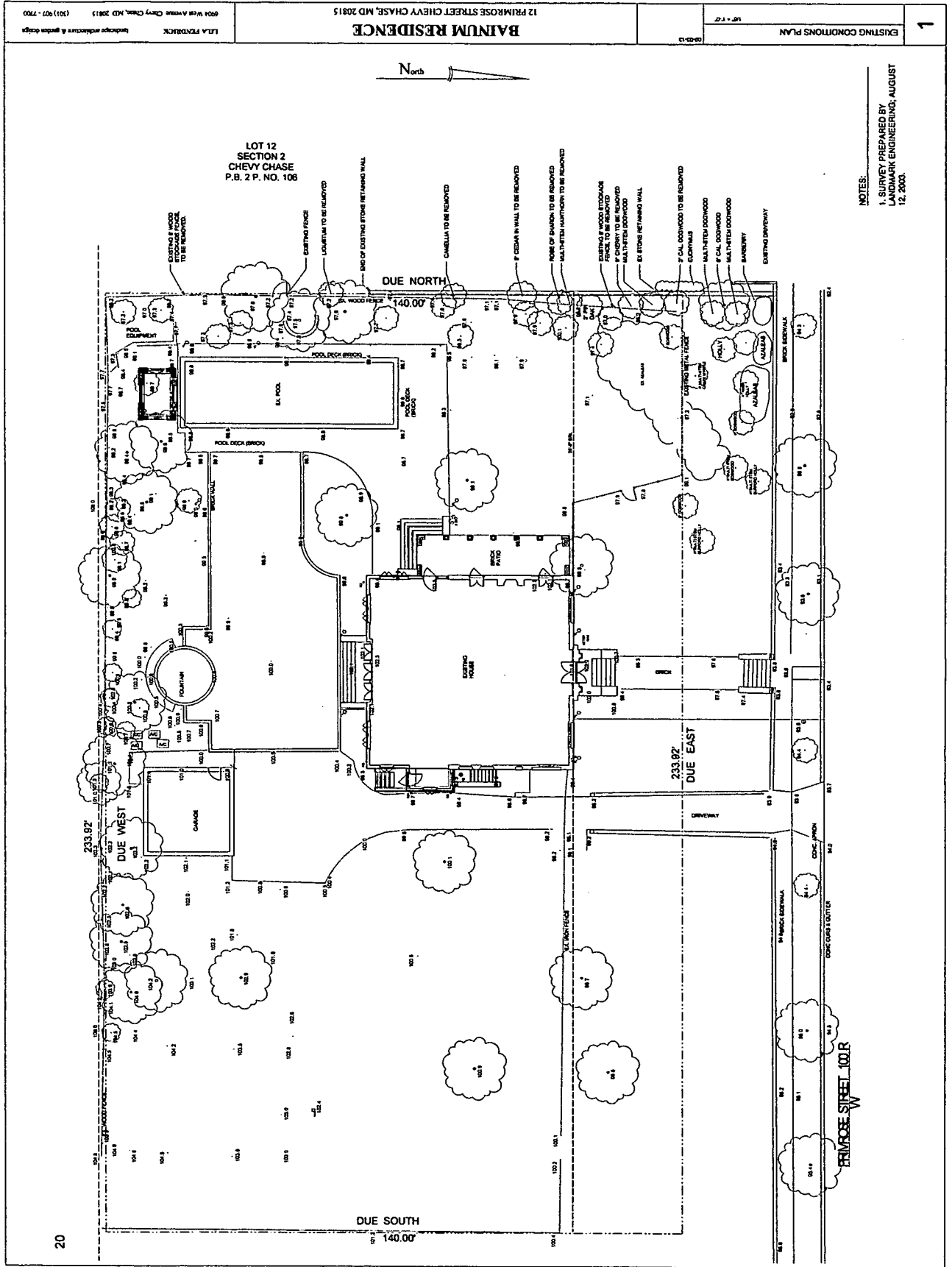
As the new wood fence would not be angled away from the west property line like the existing one is, the metal fence would need to be extended approximately 4'-5 1/2" to meet the new fence. This would be consistent with the original permitted design for the fence, which ran parallel to the property line. The proposed work would include a panel of metal fencing, to match the existing metal fencing, to span the distance between the existing metal fence and the end of the new wood fence. The new metal fence panel would be built to a height matching that of the existing metal fence and to meet Montgomery County pool enclosure codes.

The design of the new wood fence, with its traditional detailing of tongue and groove boards, solid 6" x 6" posts, high quality long-lasting wood (sapele mahogany), is compatible with the detailing of the historic resource of this Spanish Revival house and identical to the style of the existing fencing along the south property line. The dark green color will help the fence blend in with the environmental setting of dense vegetation planted on both sides of the fence. The dark color of the fence will make the new fence recede more from the views from the right-of-way than the light color of the existing stockade fence.

The proposed metal fence, which would have an open design and dark color, will disappear in the thicket of dogwood and azalea plantings which extend across the front BRL. The design of this fence, with its black metal material and ornamental scrolls, refers to the Spanish Colonial style of the house architecture and the tradition of ornamental grillwork in Spain.

The proposed work also includes the removal of the 8" diameter cedar and a 9" diameter cherry that are growing into the retaining wall along the west property line. As mentioned above, Chevy Chase Village has approved the removal of these trees, as they pose a hazard to both the stone retaining wall and to the adjacent property.

Existing



LOT 12
SECTION 2
CHEVY CHASE
P.B. 2 P. NO. 106

BAINUM RESIDENCE
12 PRIMROSE STREET CHEVY CHASE, MD 20815

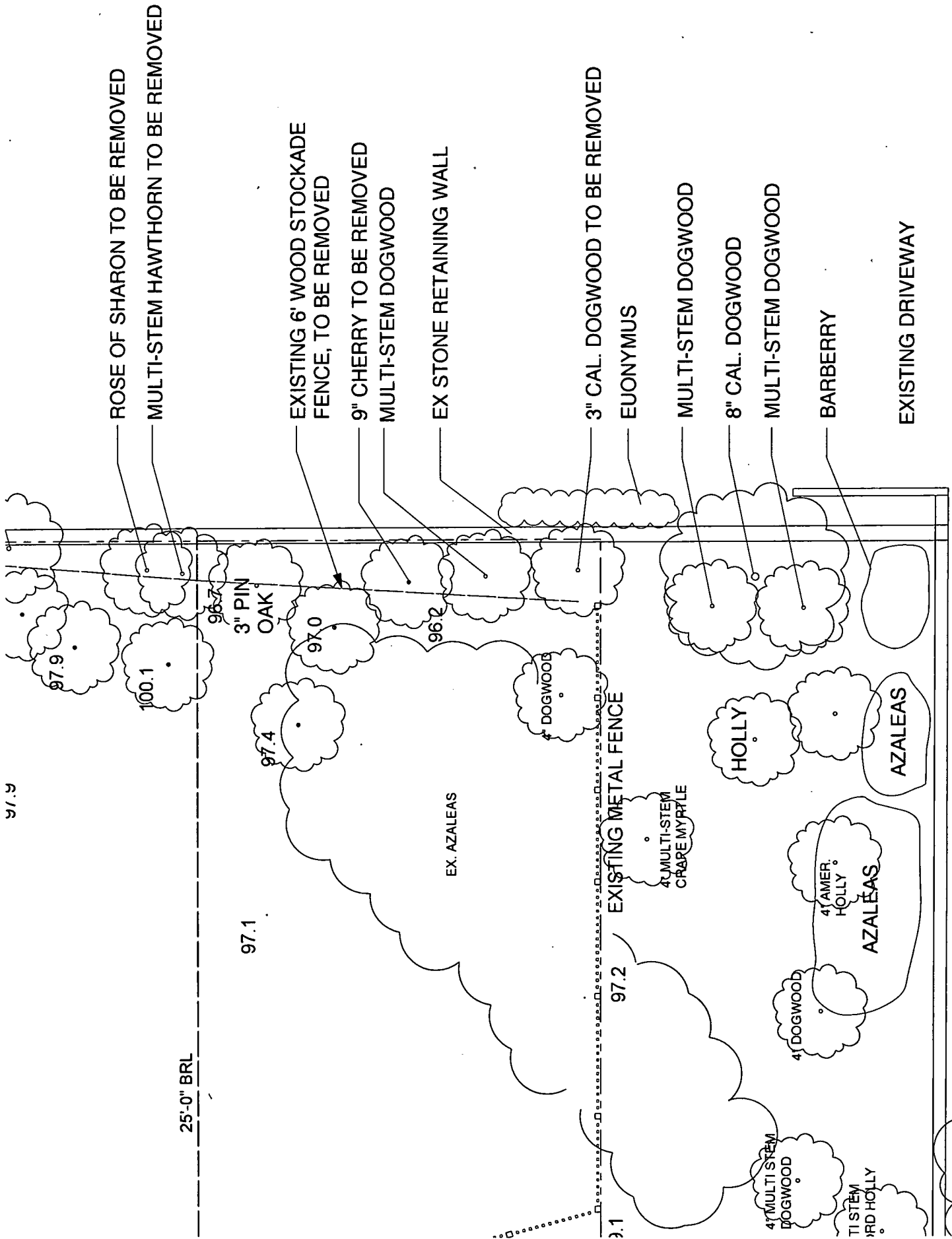
EXISTING CONDITIONS PLAN
1/2" = 1'-0"

1

NOTES:
1. SURVEY PREPARED BY
LANDMARK ENGINEERING, AUGUST
12, 2000.

7

EXISTING



91.9

25'-0" BRL

ROSE OF SHARON TO BE REMOVED

MULTI-STEM HAWTHORN TO BE REMOVED

EXISTING 6' WOOD STOCKADE FENCE, TO BE REMOVED

9" CHERRY TO BE REMOVED
MULTI-STEM DOGWOOD

EX STONE RETAINING WALL

3" CAL. DOGWOOD TO BE REMOVED

EUONYMUS

MULTI-STEM DOGWOOD

8" CAL. DOGWOOD

MULTI-STEM DOGWOOD

BARBERRY

EXISTING DRIVEWAY

BRICK SIDEWALK

97.9

100.1

3" PIN OAK

97.1

97.4

97.0

EX. AZALEAS

DOGWOOD

EXISTING METAL FENCE

97.2

4 MULTI-STEM CRAPEMYRTLE

HOLLY

AZALEAS

4 AMER. HOLLY

AZALEAS

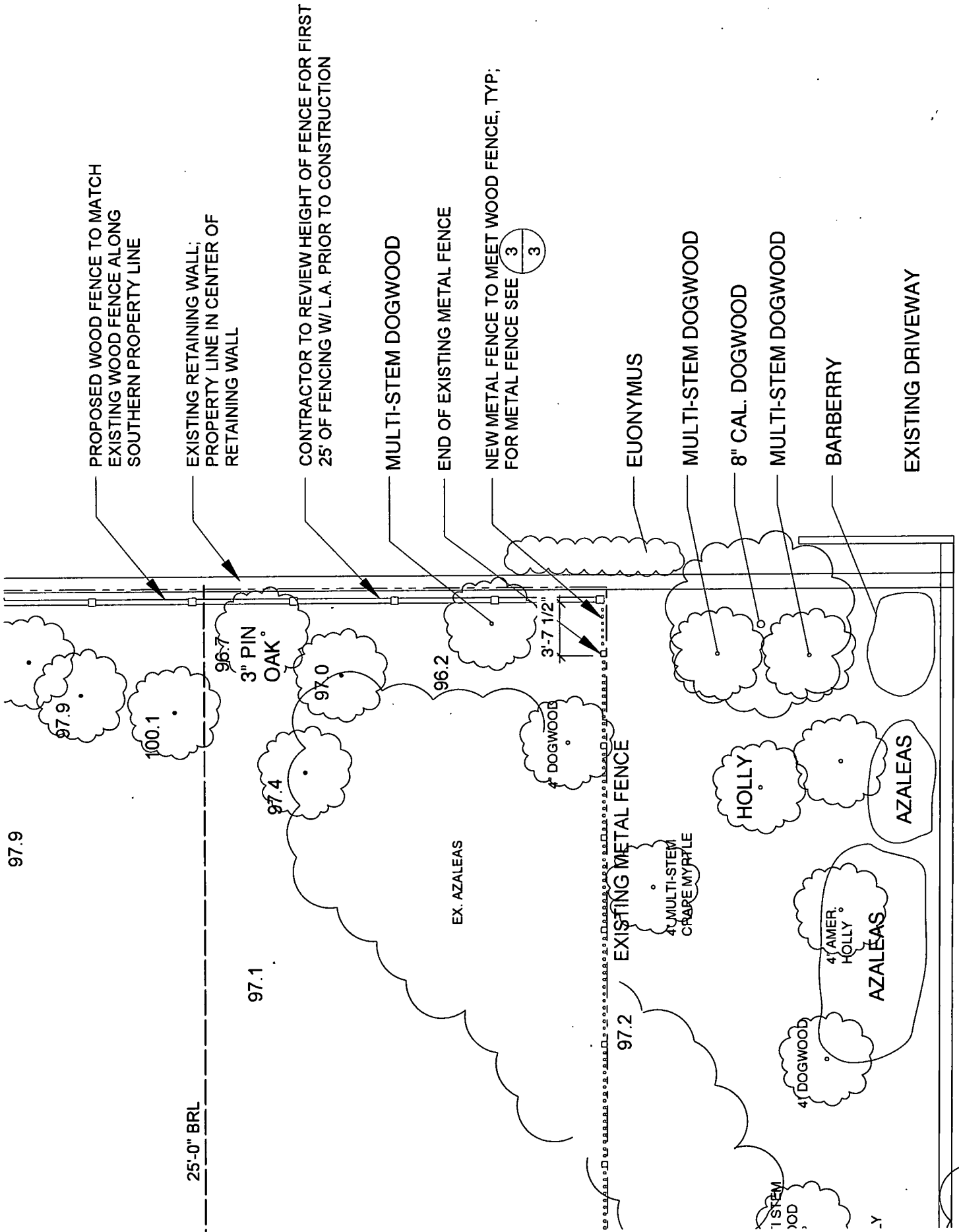
4 DOGWOOD

4 MULTI-STEM DOGWOOD

11 STEM 1/2" DOGWOOD

8

PROPOSED



97.9

97.9

100.1

96.7

3" PIN OAK

97.4

97.1

97.0

EX. AZALEAS

96.2

DOGWOOD

3'-7 1/2"

EXISTING METAL FENCE

97.2

4' MULTI-STEM CRAPPE MYRTLE

EUONYMUS

MULTI-STEM DOGWOOD

8" CAL. DOGWOOD

MULTI-STEM DOGWOOD

BARBERRY

EXISTING DRIVEWAY

HOLLY

AZALEAS

4' DOGWOOD

4' AMER. HOLLY

AZALEAS

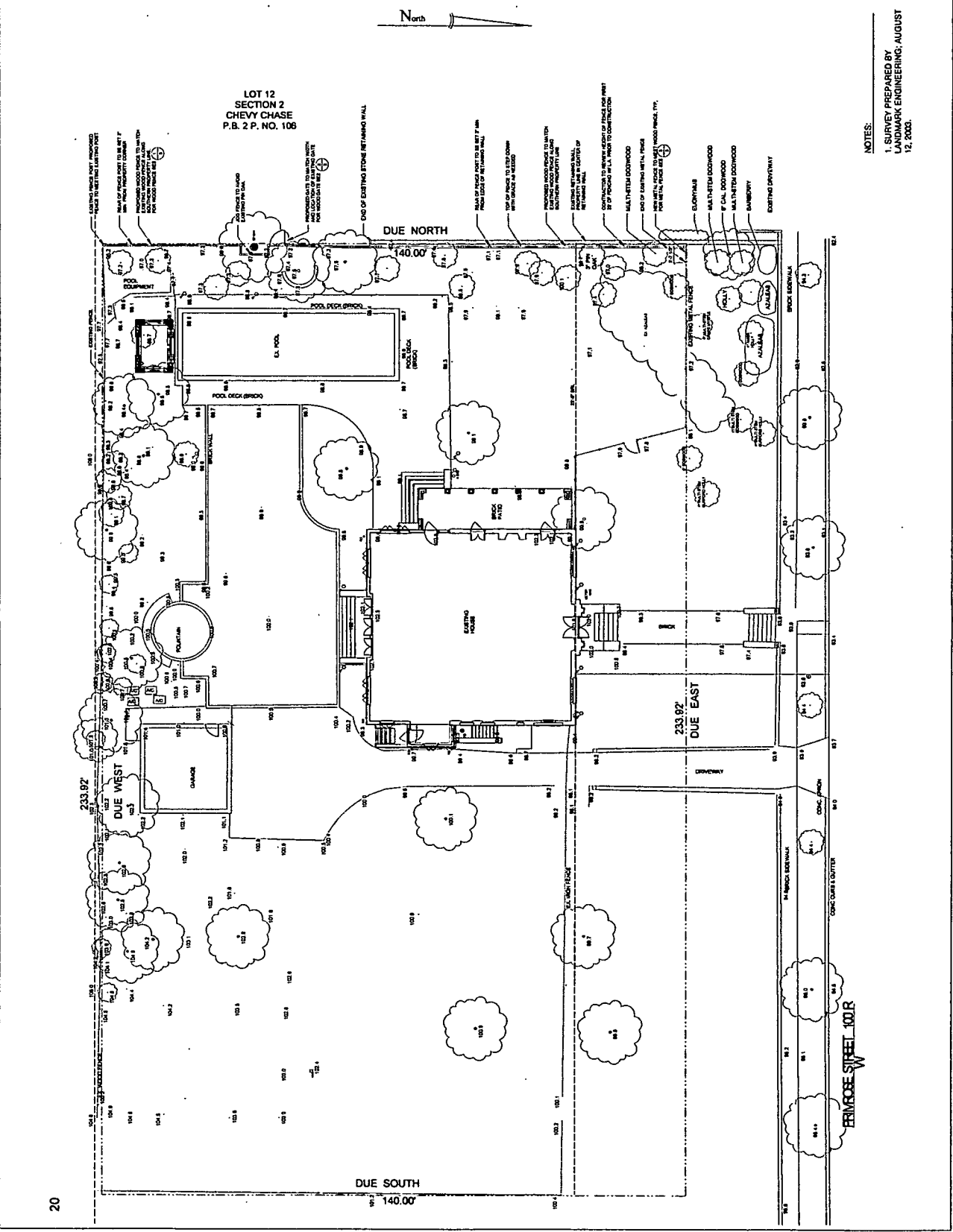
1' STEM DOGWOOD

BRICK SIDEWALK

9

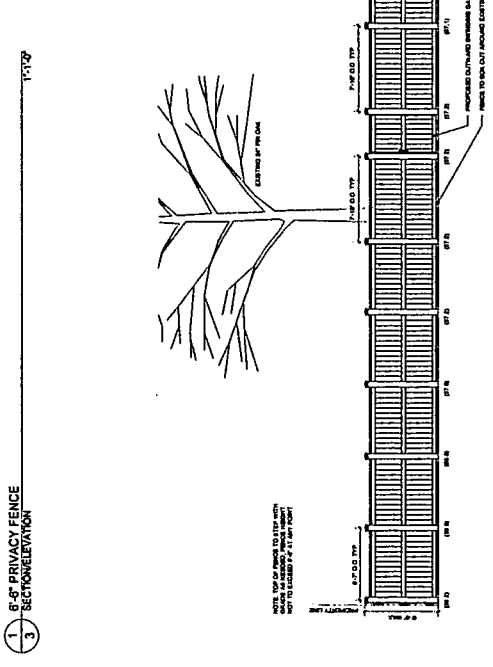
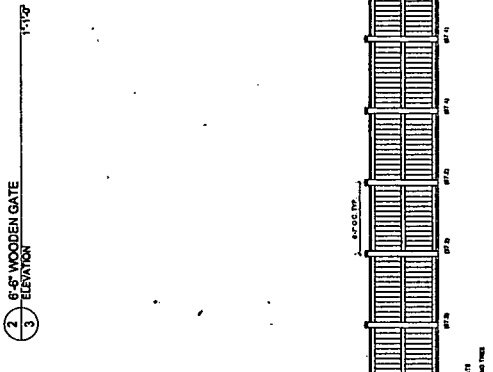
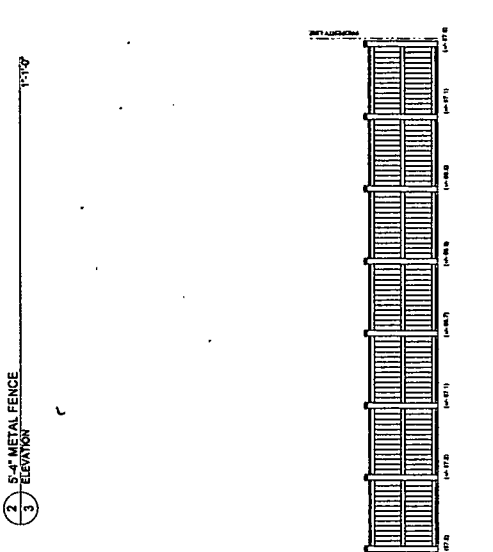
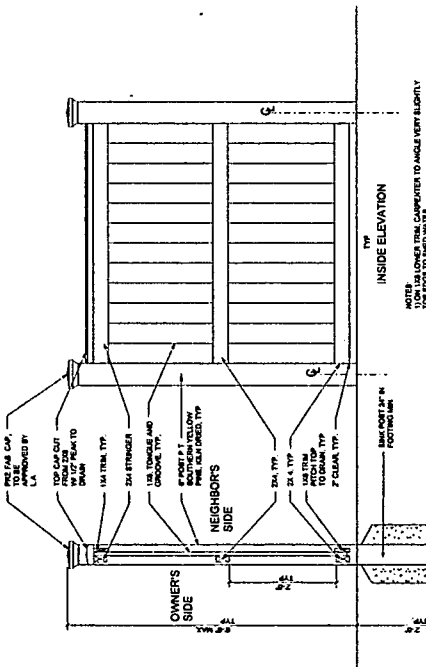
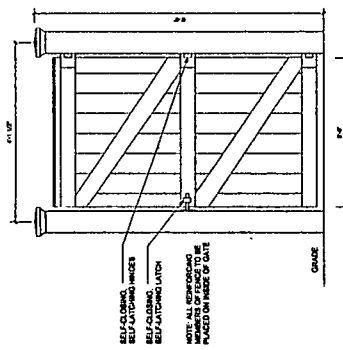
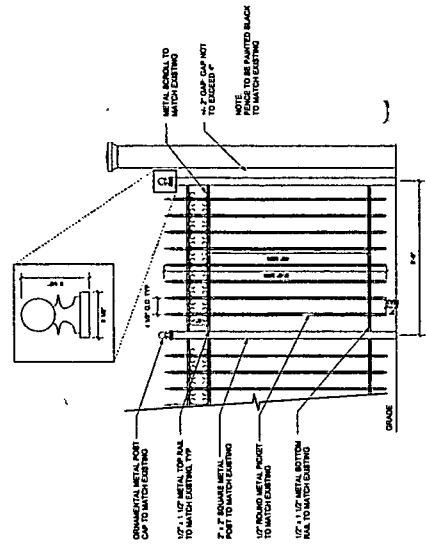
Proposed

NOTES:
 1. SURVEY PREPARED BY
 LANDMARK ENGINEERING; AUGUST
 12, 2003.



BAINUM RESIDENCE
12 PRIMROSE STREET CHEVY CHASE, MD 20815

LILA FENDBACK
landscape architecture & garden design
6904 WAVE AVE Chevy Chase, MD 20815
(301) 507-7700



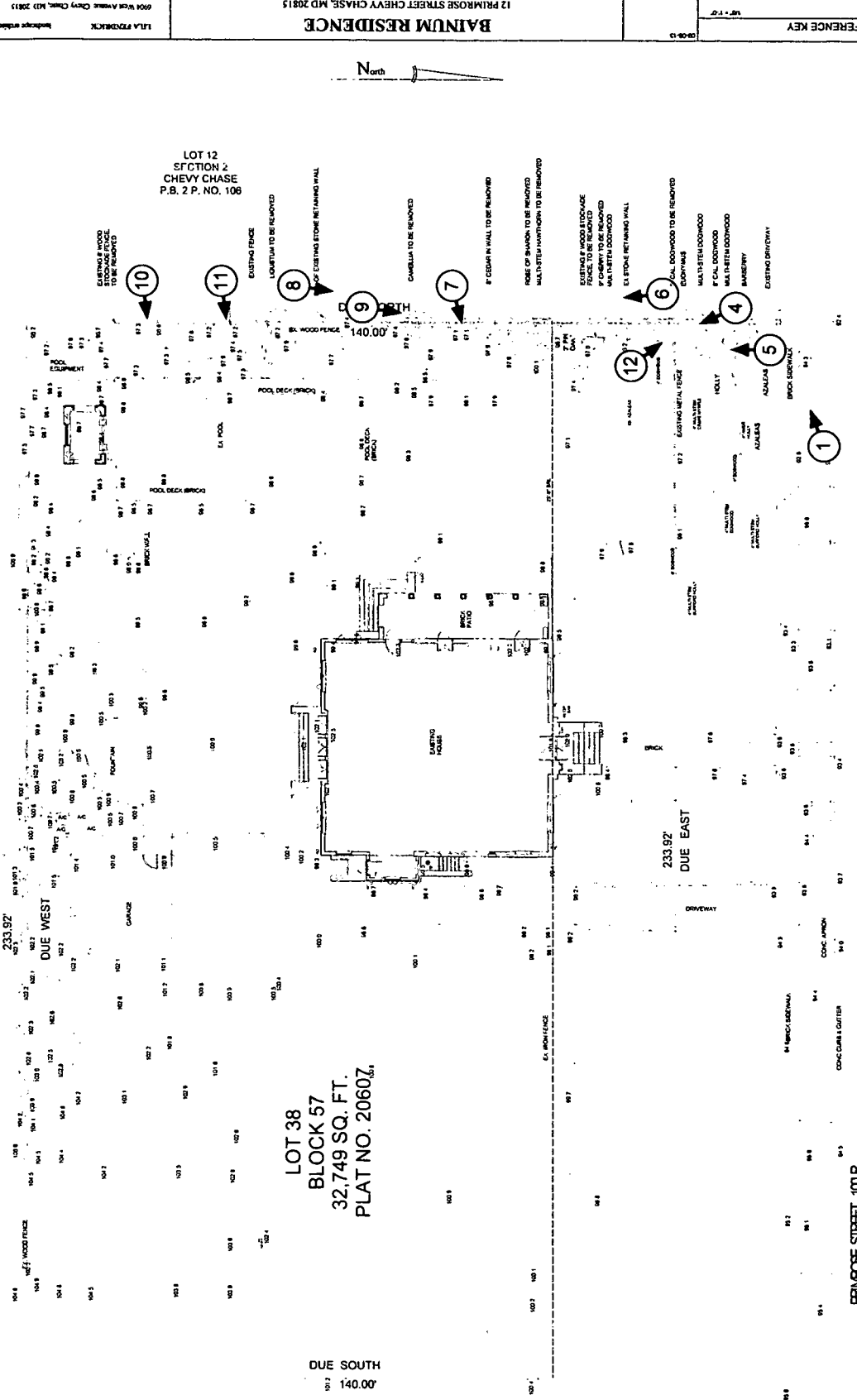
1 6'-0" PRIVACY FENCE SECTION ELEVATION

2 6'-0" WOODEN GATE ELEVATION

3 6'-4" METAL FENCE ELEVATION

4 6'-0" PRIVACY FENCE - VIEW FROM APPLICANT'S PROPERTY SECTION ELEVATION





LOT 38
 BLOCK 57
 32,749 SQ. FT.
 PLAT NO. 2060Z

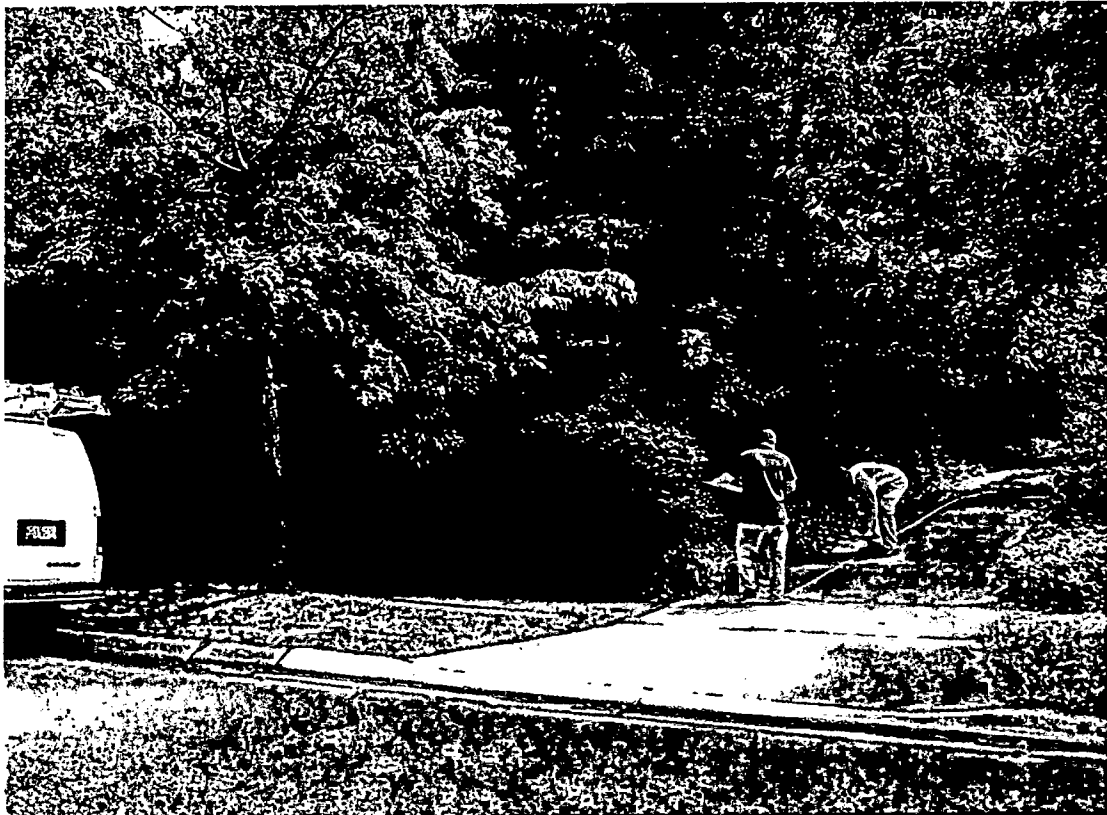
DUE SOUTH
 140.00'

FRANCE STREET 100 R

NOTES:
 1 SURVEY PREPARED BY
 ADAMK ENGINEERING, AUGUST
 12, 2008.



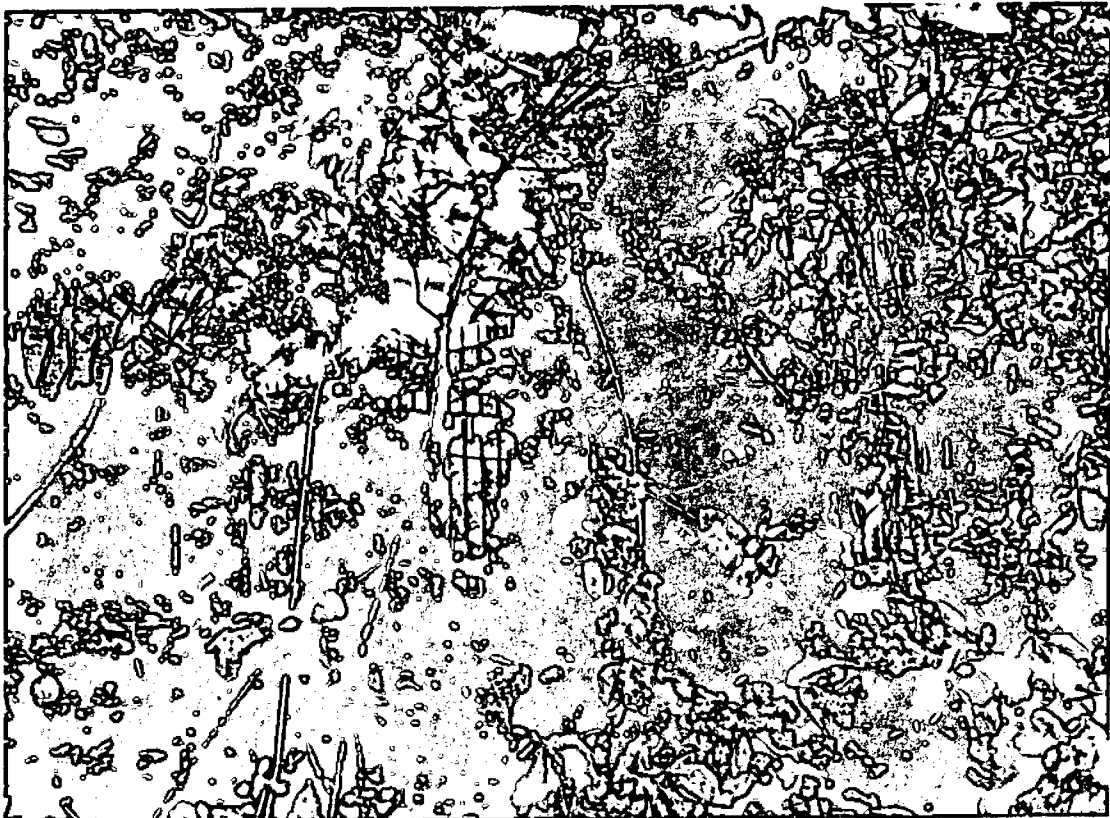
PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



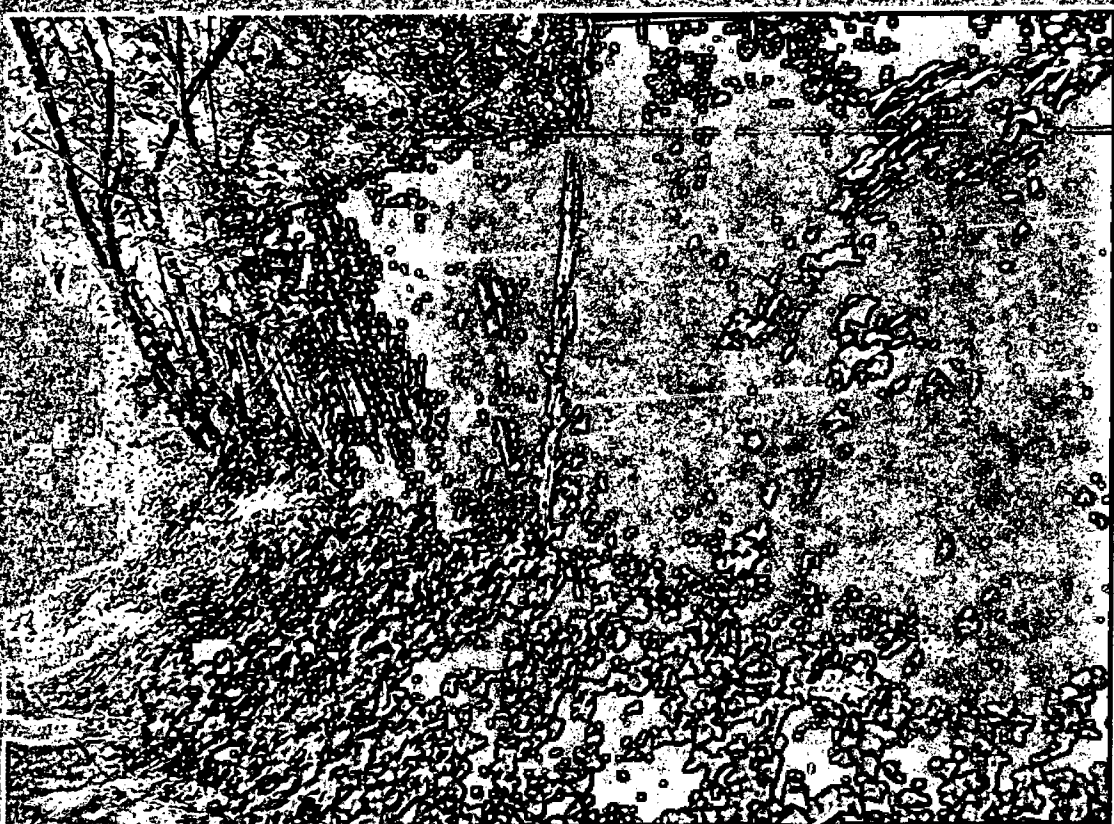
PHOTOGRAPH 6



PHOTOGRAPH 7

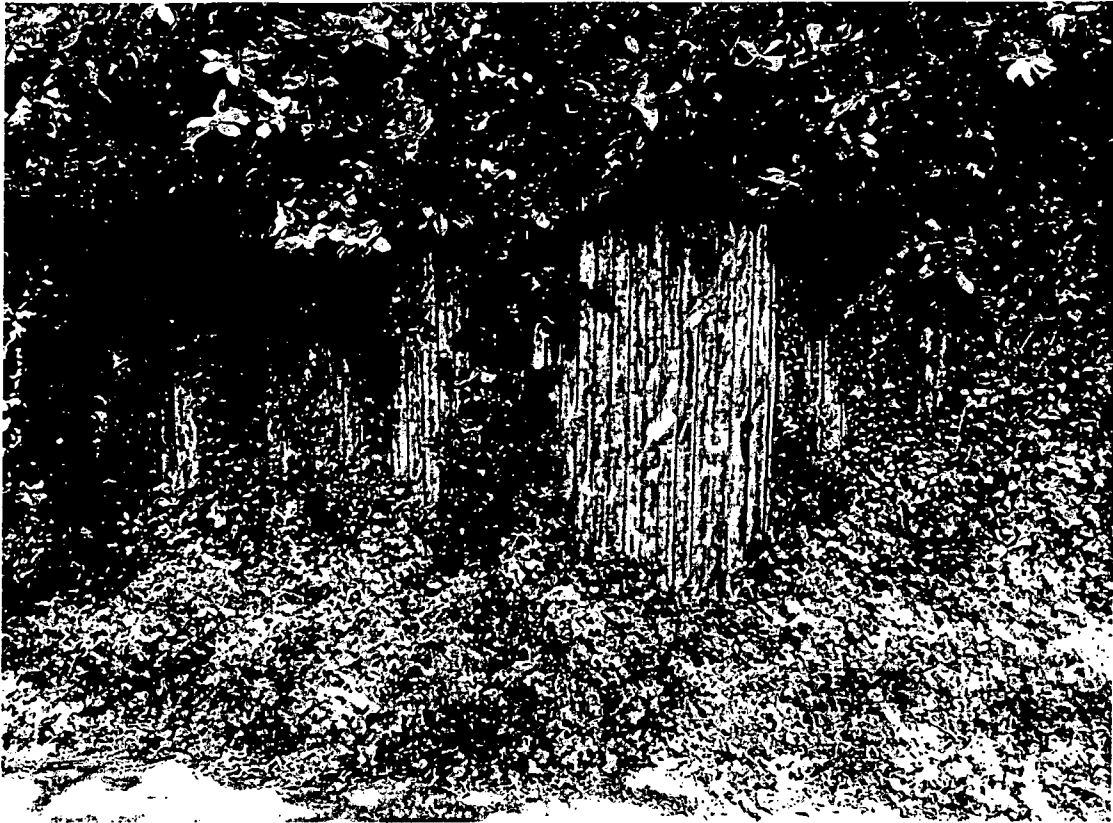


PHOTOGRAPH 8



PHOTOGRAPH 9



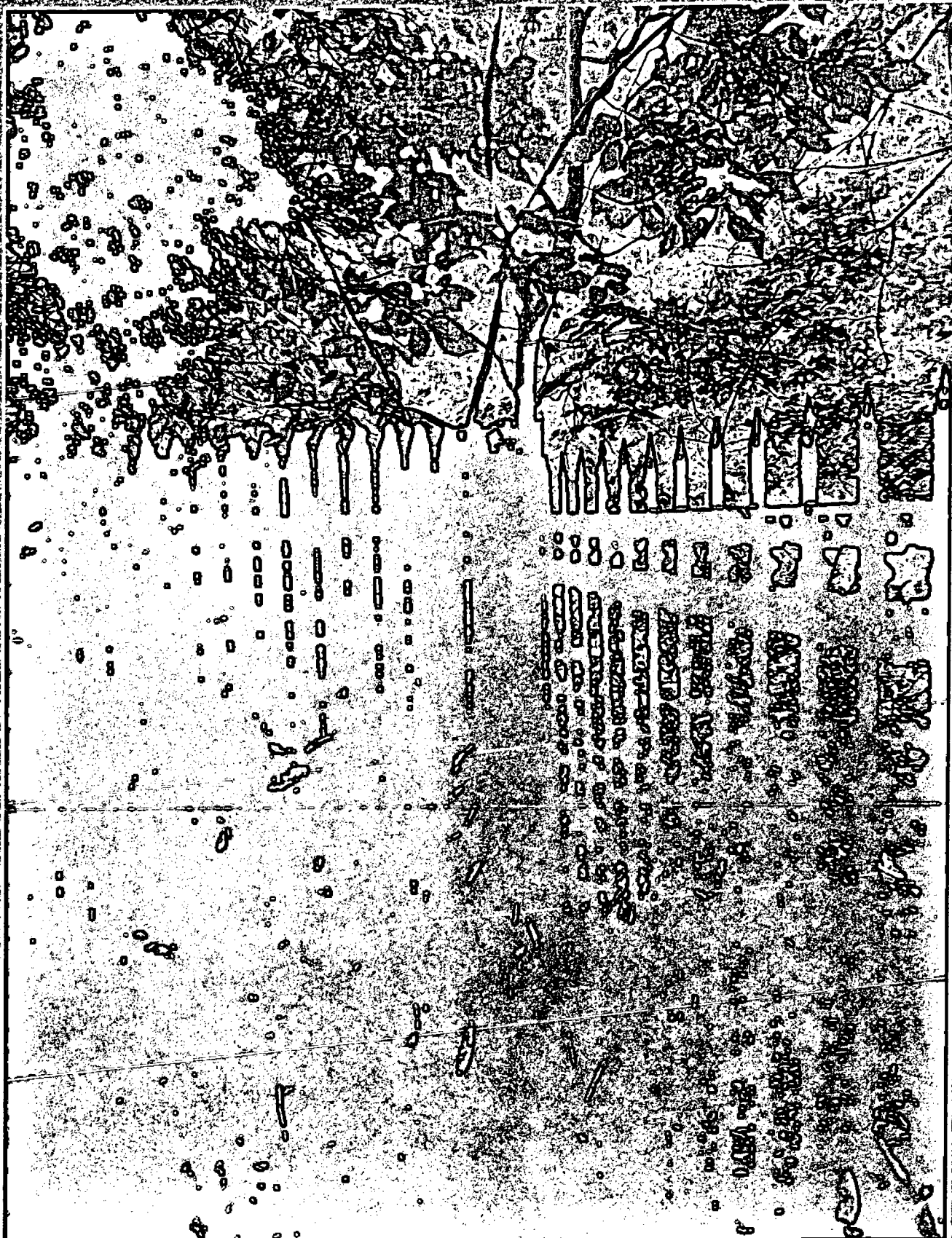


PHOTOGRAPH 10



PHOTOGRAPH 11

18



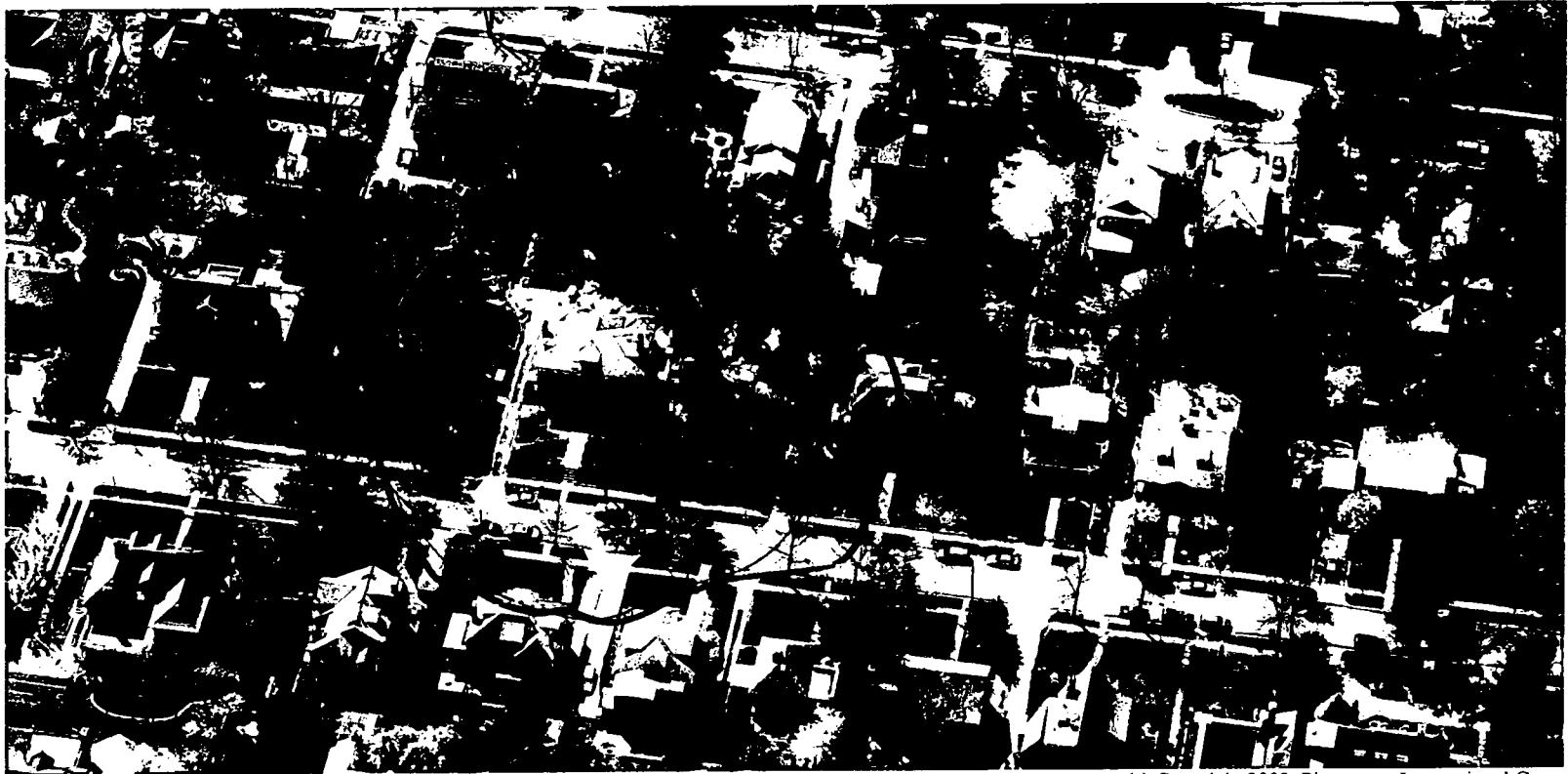
PHOTOGRAPH 12

12 Primrose

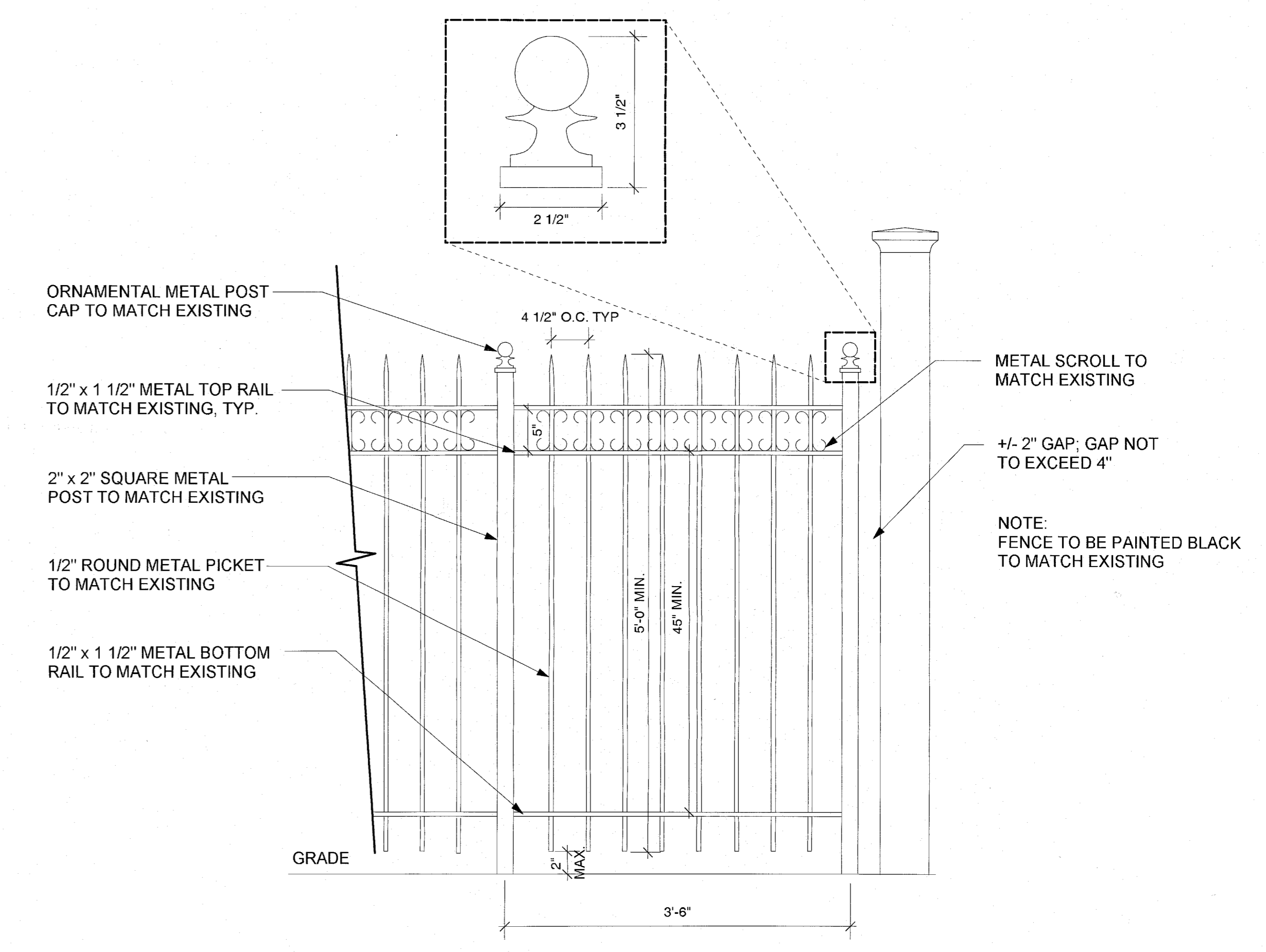
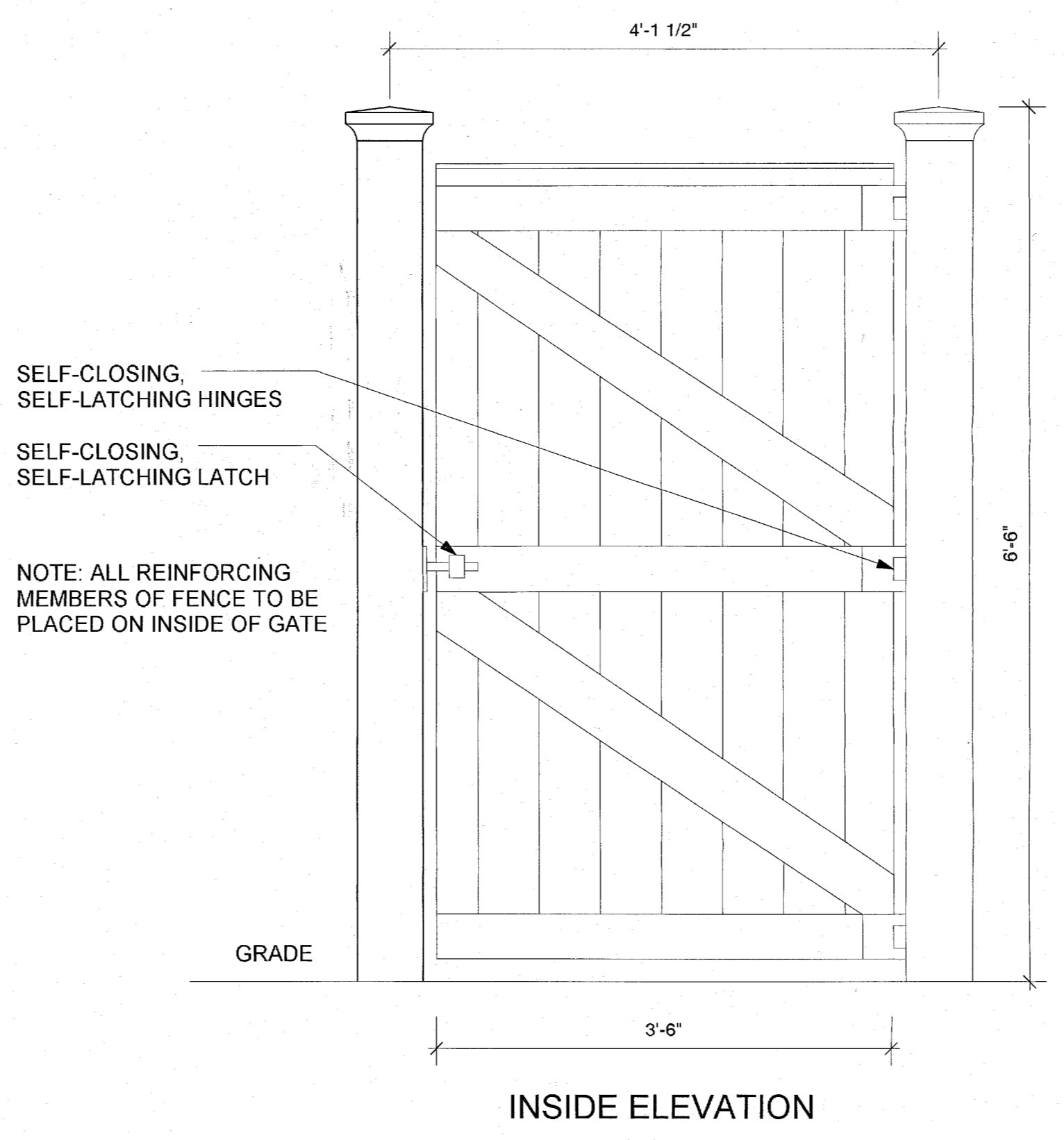
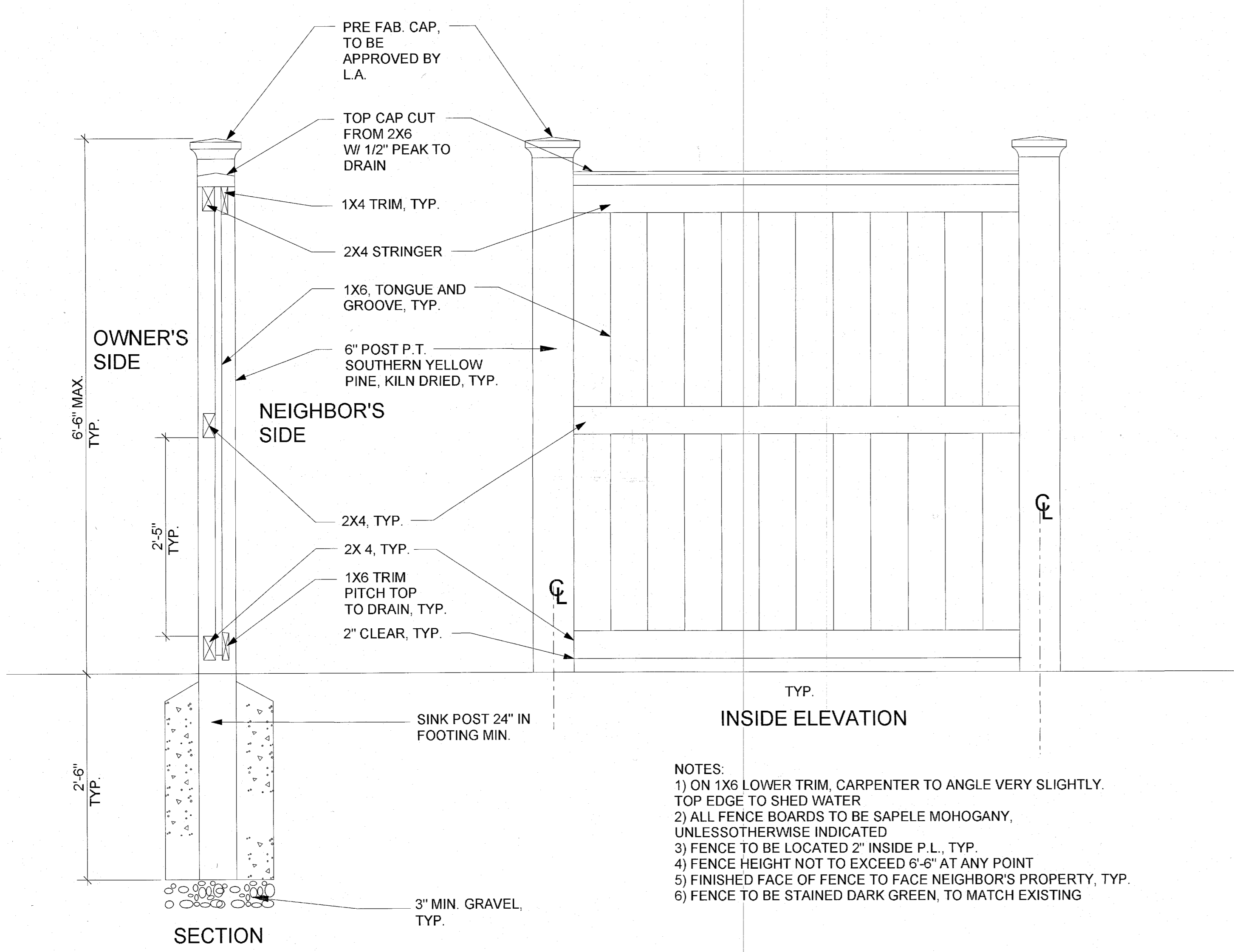


20

12 Primrose



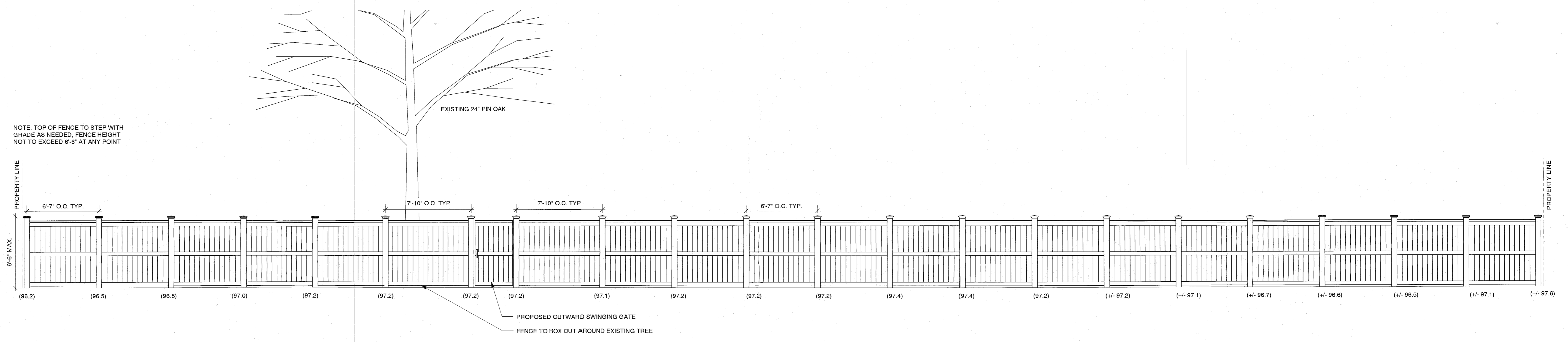
(c) Copyright 2003, Pictometry International Corp.



1 6'-6" PRIVACY FENCE SECTION/ELEVATION 1"-1'-0"

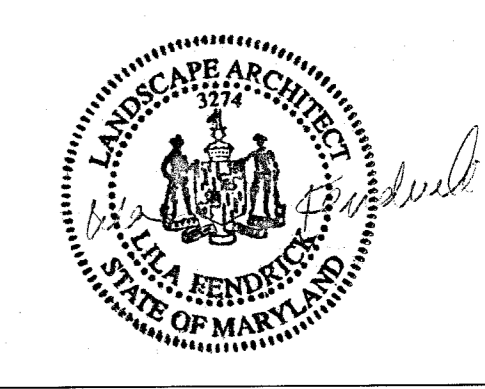
2 6'-6" WOODEN GATE ELEVATION 1"-1'-0"

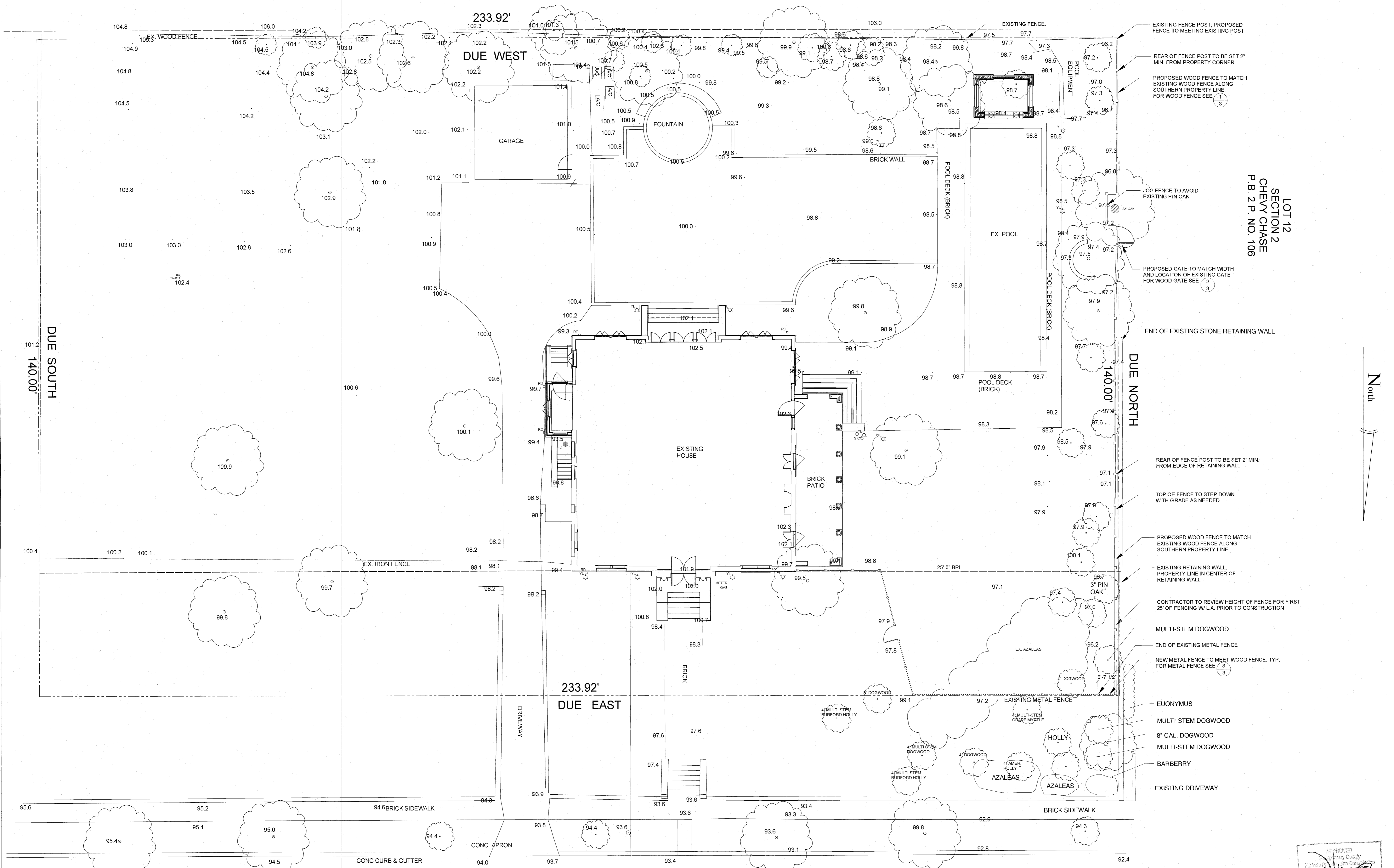
2 5'-4" METAL FENCE ELEVATION 1"-1'-0"



4 6'-6" PRIVACY FENCE - VIEW FROM APPLICANT'S PROPERTY ELEVATION 1/4"-1'-0"

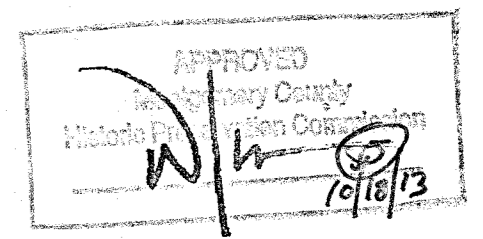
APPROVED
LILA FENDRICK
08/16/13

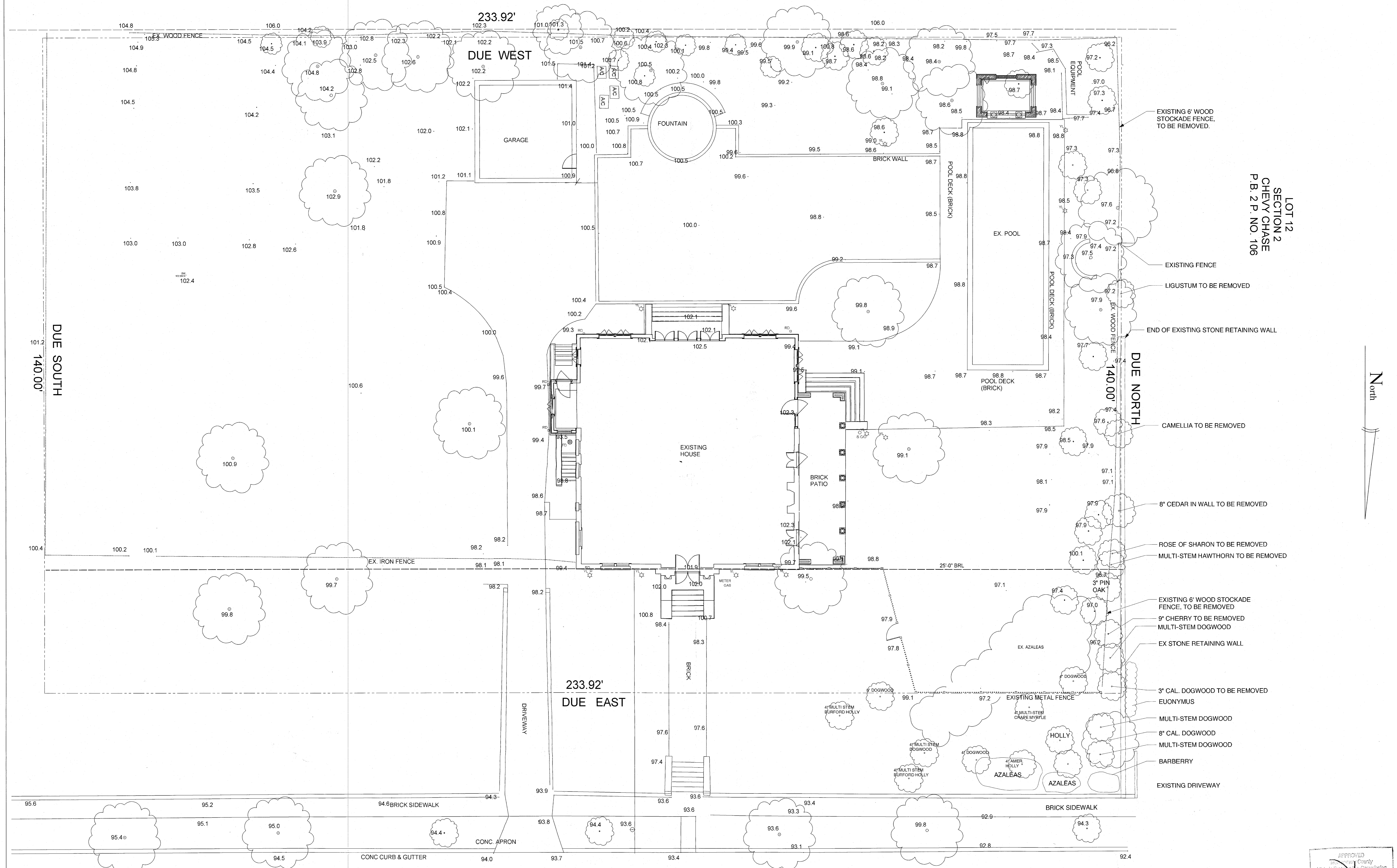




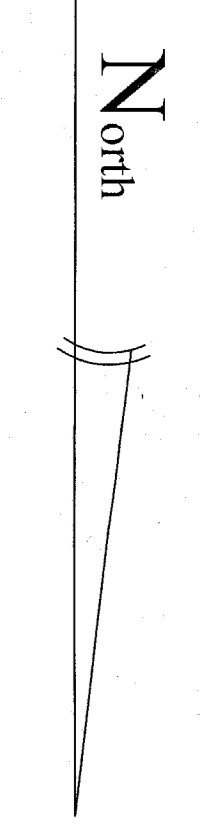
NOTES:

1. SURVEY PREPARED BY LANDMARK ENGINEERING; AUGUST 12, 2003.





LOT 12
SECTION 2
CHEVY CHASE
P.B. 2 P. NO. 106



- EXISTING 6' WOOD STOCKADE FENCE, TO BE REMOVED.
- EXISTING FENCE
- LIGUSTUM TO BE REMOVED
- END OF EXISTING STONE RETAINING WALL
- CAMELLIA TO BE REMOVED
- 8" CEDAR IN WALL TO BE REMOVED
- ROSE OF SHARON TO BE REMOVED
- MULTI-STEM HAWTHORN TO BE REMOVED
- EXISTING 6' WOOD STOCKADE FENCE, TO BE REMOVED
- 9" CHERRY TO BE REMOVED
- MULTI-STEM DOGWOOD
- EX STONE RETAINING WALL
- 3" CAL. DOGWOOD TO BE REMOVED
- EUONYMUS
- MULTI-STEM DOGWOOD
- 8" CAL. DOGWOOD
- MULTI-STEM DOGWOOD
- BARBERRY
- EXISTING DRIVEWAY

NOTES:
1. SURVEY PREPARED BY
LANDMARK ENGINEERING; AUGUST
12, 2003.

