

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES H. WARFIELD AND DIANA L. WARFIELD, PERSONAL REPRESENTATIVES OF THE ESTATE OF JULIA LOUISE WARFIELD UNTO DIANA L. WARFIELD BY DEED DATED OCTOBER 15, 1992 AND RECORDED IN LIBER 10872 AT FOLIO 393 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA SHOWN ON THIS PLAN IS 12.9892 ACRES OF LAND OF WHICH 0.6235 ACRES ARE DEDICATED TO PUBLIC USE.

8-2-02 DATE  
DANIEL T. WOOD  
REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND No. 406

**ENGINEERS CERTIFICATE:**

I HEREBY CERTIFY AS TO DESIGN OF ROADWAYS AND/OR DRAINAGE SYSTEMS.

8-2-02 DATE  
RAYMOND A. NORRIS  
REGISTERED PROFESSIONAL ENGINEER  
MARYLAND No. 14845

LOTS 7-11, 24 & OUTLOT "C"  
BLOCK "B"  
WOODFIELD ESTATES  
P.B.149 P.17065

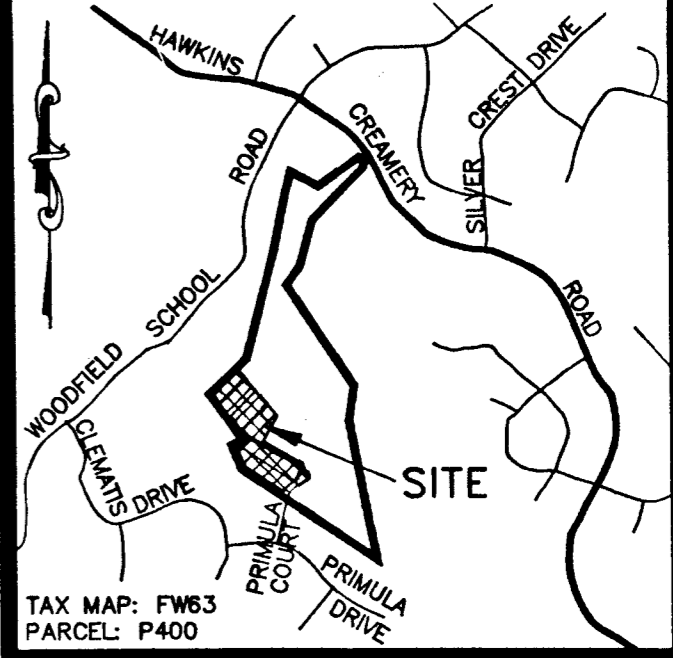
LOTS 1-6 & OUTLOT "B"  
BLOCK "B"  
WOODFIELD ESTATES  
P.B.149 P.17064

**OWNER'S CERTIFICATE:**

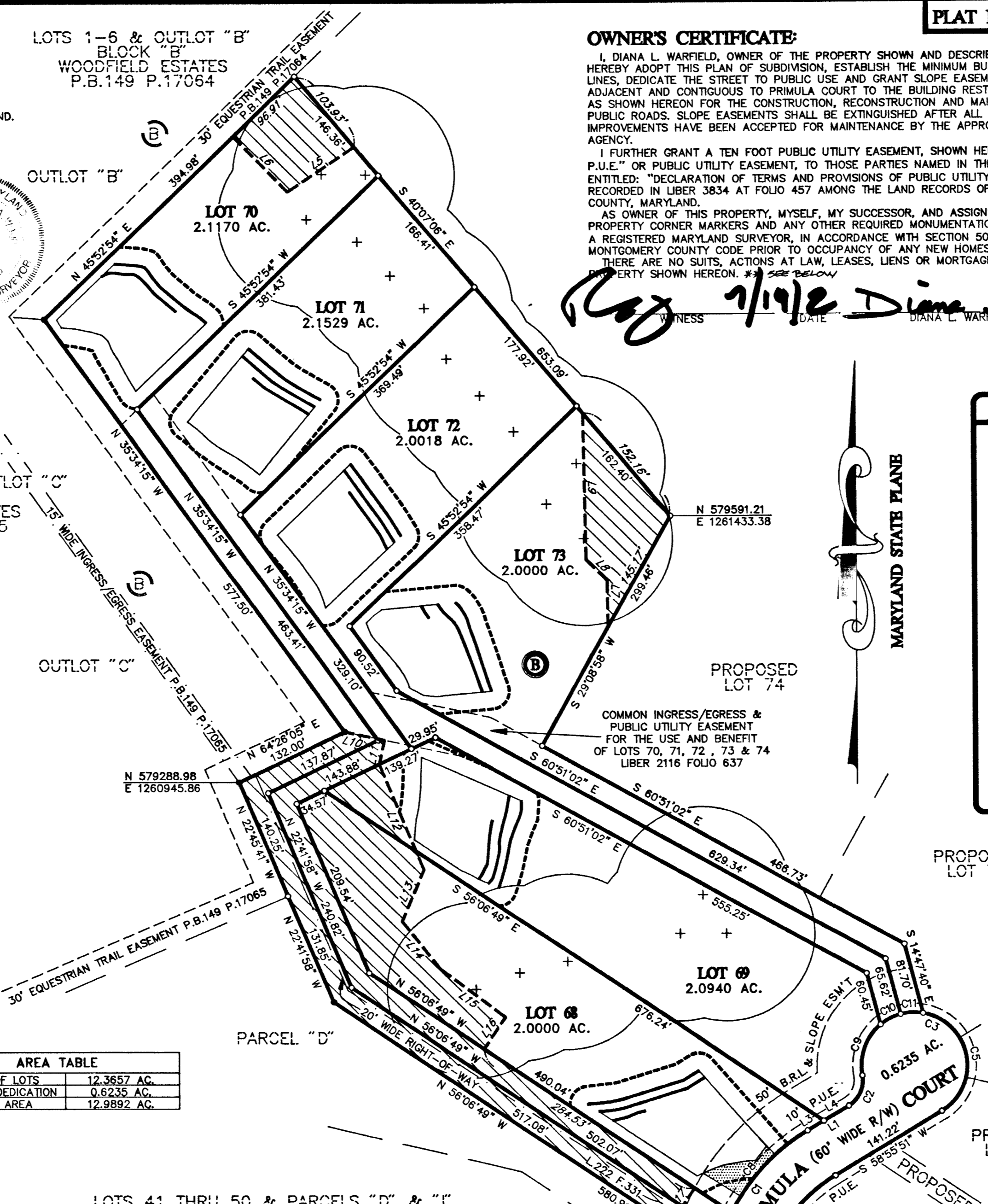
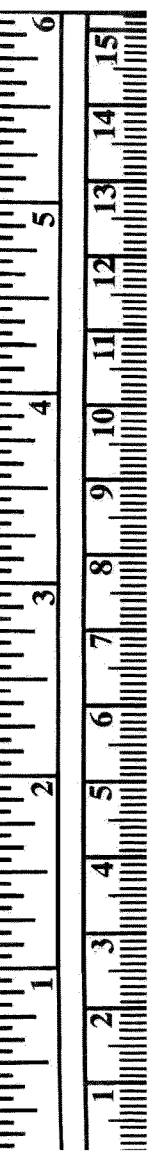
I, DIANA L. WARFIELD, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE AND GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO PRIMULA COURT TO THE BUILDING RESTRICTION LINE OR AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS. SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

I FURTHER GRANT A TEN FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." OR PUBLIC UTILITY EASEMENT, TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. AS OWNER OF THIS PROPERTY, MYSELF, MY SUCCESSOR, AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION, TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON. SEE BELOW

WITNESS  
DATE 8/19/02  
DIANA L. WARFIELD



**VICINITY MAP**  
SCALE: 1" = 200'



MARYLAND STATE PLANE

**LEGEND**

- INITIAL ABSORPTION SYSTEM
- LIMITS OF TOTAL ABSORPTION SYSTEM
- 20' SEPTIC B.R.L.
- PROPOSED WELL
- IRON PIPE AND I.D. CAP SET (CORP. No. 259)
- PROPERTY MARKER FOUND
- AREA OF TEMPORARY SLOPE EASEMENT (WHERE LESS THAN FRONT B.R.L.)
- CONSERVATION EASEMENT CATEGORY 1 L13178 F.412

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 58°55'51" E	54.27'
L2	S 13°55'51" W	21.79'
L3	S 58°55'51" W	21.30'
L4	S 58°55'51" W	32.97'

**CONSERVATION LINE TABLE**

LINE	DIRECTION	DISTANCE
L5	S 56°08'24" W	91.72'
L6	N 44°07'06" W	87.45'
L7	N 00°58'33" W	52.87'
L8	N 44°07'06" W	33.92'
L9	N 00°58'33" W	165.96'
L10	S 77°57'54" E	46.03'
L11	S 12°02'06" W	28.08'
L12	S 22°23'14" E	129.52'
L13	S 22°47'42" W	63.72'
L14	S 37°45'30" E	69.01'
L15	S 52°55'55" E	91.81'
L16	S 33°53'11" W	43.19'
L17	S 33°53'11" W	50.00'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	230.00'	180.64'	95.27'	176.03'	N 36°25'51" E	45°00'00"
C2	33.00'	39.87'	22.77'	37.49'	N 24°19'22" E	69°12'59"
C3	60.00'	260.98'	86.95'	98.77'	S 65°40'38" E	249°12'59"
C4	170.00'	133.52'	70.42'	130.11'	S 36°25'51" W	45°00'00"
C5	60.00'	145.67'	160.91'	112.44'	S 10°37'11" E	139°06'04"
C6	230.00'	26.12'	13.07'	26.10'	S 17°11'01" W	06°30'20"
C7	230.00'	25.42'	12.72'	25.41'	S 23°36'10" W	06°19'58"
C8	230.00'	129.11'	66.30'	127.42'	S 42°51'00" W	32°09'42"
C9	60.00'	63.74'	35.25'	60.78'	S 20°08'52" W	60°52'00"
C10	60.00'	25.79'	13.10'	25.59'	S 62°53'36" W	24°37'28"
C11	60.00'	25.79'	13.10'	25.59'	S 87°31'04" W	24°37'28"

**NOTES:**  
SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON REAPPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

PROPERTY ZONED: RC  
RESUBDIVISION IS STRICTLY CONTROLLED IN ACCORDANCE WITH MONTGOMERY COUNTY SUBDIVISION AND ZONING REGULATIONS.

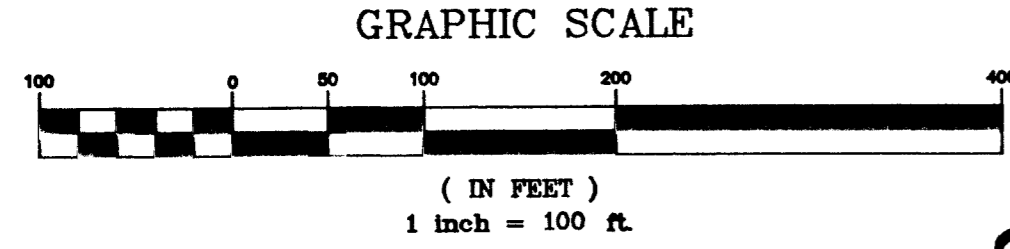
LOT 70 IS APPROVED FOR A 4 BEDROOM HOUSE.  
LOTS 68 AND 73 ARE APPROVED FOR 5 BEDROOM HOUSES.  
LOTS 69, 71 AND 72 ARE APPROVED FOR 6 BEDROOM HOUSES.

THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-00095. ANY PROPOSED CHANGES IN USE WILL REQUIRE PLANNING BOARD REVIEW AND APPROVAL.

THE OPEN SPACE DESIGNATION SHOWN HEREON IS TO BE CREDITED TOWARD THE TOTAL OPEN SPACE REQUIREMENT OF THIS DEVELOPMENT PER THE APPROVED PRELIMINARY PLAN 1-00095. THE TOTAL OPEN SPACE ON THIS PLAN IS 0.0000 ACRES. OPEN SPACE IS SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF COVENANTS RECORDED IN LIBER 21116 AT FOLIO 651 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**AREA TABLE**

DESCRIPTION	AREA
AREA OF LOTS	12.3657 AC.
AREA OF DEDICATION	0.6235 AC.
TOTAL AREA	12.9892 AC.



LOTS 41 THRU 50 & PARCELS "D" & "I"  
BLOCK "B"  
WOODFIELD ESTATES  
P.B.161 P.18187

\*\* EXCEPT FOR A CERTAIN TRUST NOTED BELOW, AND THE PARTY OF INTEREST THERETO HEREON INDICATES THEIR ASSENT.

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

*James Russell* 8/19/02  
WITNESS  
DAMASCUS COMMUNITY BANK

20225 100095 05160626  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED May 2, 2002  
Chairman: *Carl Gray*  
ASST. SECRETARY - TREASURER: *Mini Wang-Fernandez*  
M.N.C.P. & P.C. RECORD FILE NO. 618-66

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
APPROVED August 22, 2002  
DATE: .....  
PLAT BOOK: .....  
PAGE: .....  
PIA # 02.021

LOTS 54 THRU 57,  
LOTS 64 THRU 66,  
PARCELS "J" & "K"  
BLOCK "B"  
WOODFIELD ESTATES  
P.B.171 P.19278

**SUBDIVISION RECORD PLAT**  
LOTS 68 THRU 73  
BLOCK B  
**WOODFIELD ESTATES**

ELECTION DISTRICT NO. 12  
MONTGOMERY COUNTY, MARYLAND  
APRIL, 2002 SCALE: 1" = 100'

**MADDOX**  
INCORPORATED  
ENGINEERS • SURVEYORS

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20860-2699  
(301) 782-9001

24362 618-66  
MSA SSU 1249-28178



**Date Mailed: April 16, 2002**

**Action:** Approved Staff Recommendation

**Motion** of Comm. Bryant, seconded by  
Comm. Robinson with a vote of 4-0;

Comms. Bryant, Perdue, Robinson  
and Wellington voting in favor

## **MONTGOMERY COUNTY PLANNING BOARD**

### **OPINION**

Preliminary Plan 1-00095

NAME OF PLAN: WARFIELD PROPERTY

On 06/02/00, DIANA WARFIELD submitted an application for the approval of a preliminary plan of subdivision of property in the RC zone. The application proposed to create 13 lots on 67.52 acres of land. The application was designated Preliminary Plan 1-00095. On 03/07/02, Preliminary Plan 1-00095 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-00095 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-00095.

Approval, subject to the following conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 2) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Damascus Master Plan unless otherwise designated on the preliminary plan
- 3) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Damascus Master Plan, and to the design standards imposed by all applicable road codes.
- 4) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 5) Record plat to provide for dedication of Seventy (70) feet of right-of-way for Hawkins Creamery Road and a 60 foot right-of-way for Primula Court extension and termination
- 6) Record plat to reflect common ingress/egress easements over all shared driveways
- 7) Prior to recordation of plat(s), applicant and M-NCPPC staff to coordinate the location of internal pedestrian/equestrian trails, if applicable
- 8) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 9) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)

- 10) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 11) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 12) Necessary easements

- SOILS:**
- 6A BAILE SILT LOAM, 0-3% SLOPES
  - 16B BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 3-8% SLOPES
  - 16C BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 8-15% SLOPES
  - 17B OCCOQUAN LOAM, 3-8% SLOPES

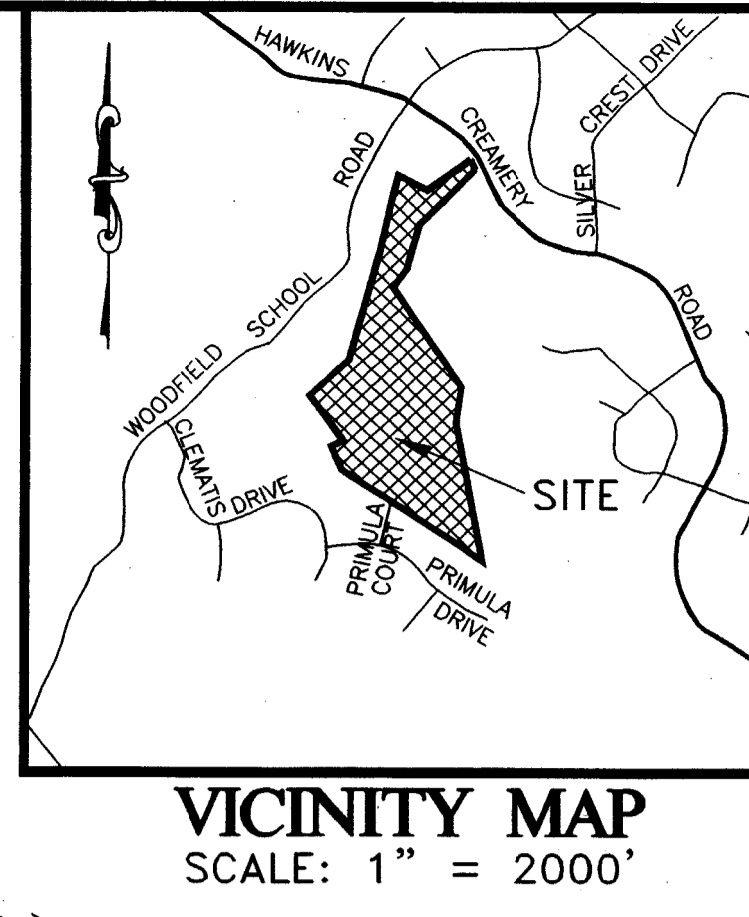
- LEGEND:**
- PROPOSED WELL
  - PROPOSED SEPTIC FIELD
  - PROPOSED HOUSE
  - PROPOSED DRIVEWAY
  - 40' WIDE INGRESS/EGRESS & P.U.E.
  - EXISTING DRIVEWAY TO BE ABANDONED
  - AREAS OF 25% SLOPES OR GREATER

**NOTES:**

AREA OF PARCEL: 67.5167 ACRES  
 AREA OF ROAD DEDICATION: 0.6 ACRES  
 EXISTING ZONING: RC  
 NUMBER OF LOTS PERMITTED: 13  
 NUMBER OF LOTS SHOWN: 13  
 MINIMUM ALLOWABLE LOT SIZE: 40,000 SQUARE FEET  
 REQUIRED SETBACKS:  
 FRONT YARD - 50'  
 SIDE YARD - 35' TOTAL (ONE SIDE 17')  
 REAR YARD - 35'  
 SITE TO BE SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS  
 LOCATED IN THE GREAT SENECA CREEK WATERSHED  
 TAX MAP: FW563 - P400  
 OWNER: DIANA L. WARFIELD  
 9825 HAWKINS CREAMERY ROAD  
 DAMASCUS, MD 20872

HAWKINS CREAMERY ROAD IS CLASSIFIED AS A PRIMARY RESIDENTIAL ROAD (70' R/W)  
 PRIMULA COURT IS CLASSIFIED AS A SECONDARY RESIDENTIAL STREET (60' R/W)  
 THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE PROPERTY EXCEPT AS SHOWN HEREON.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN AERIAL SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, INC. DATED MARCH 18, 1999 AND M-NDPCC TOPOGRAPHIC MAPS DATED APRIL 7, 1994.



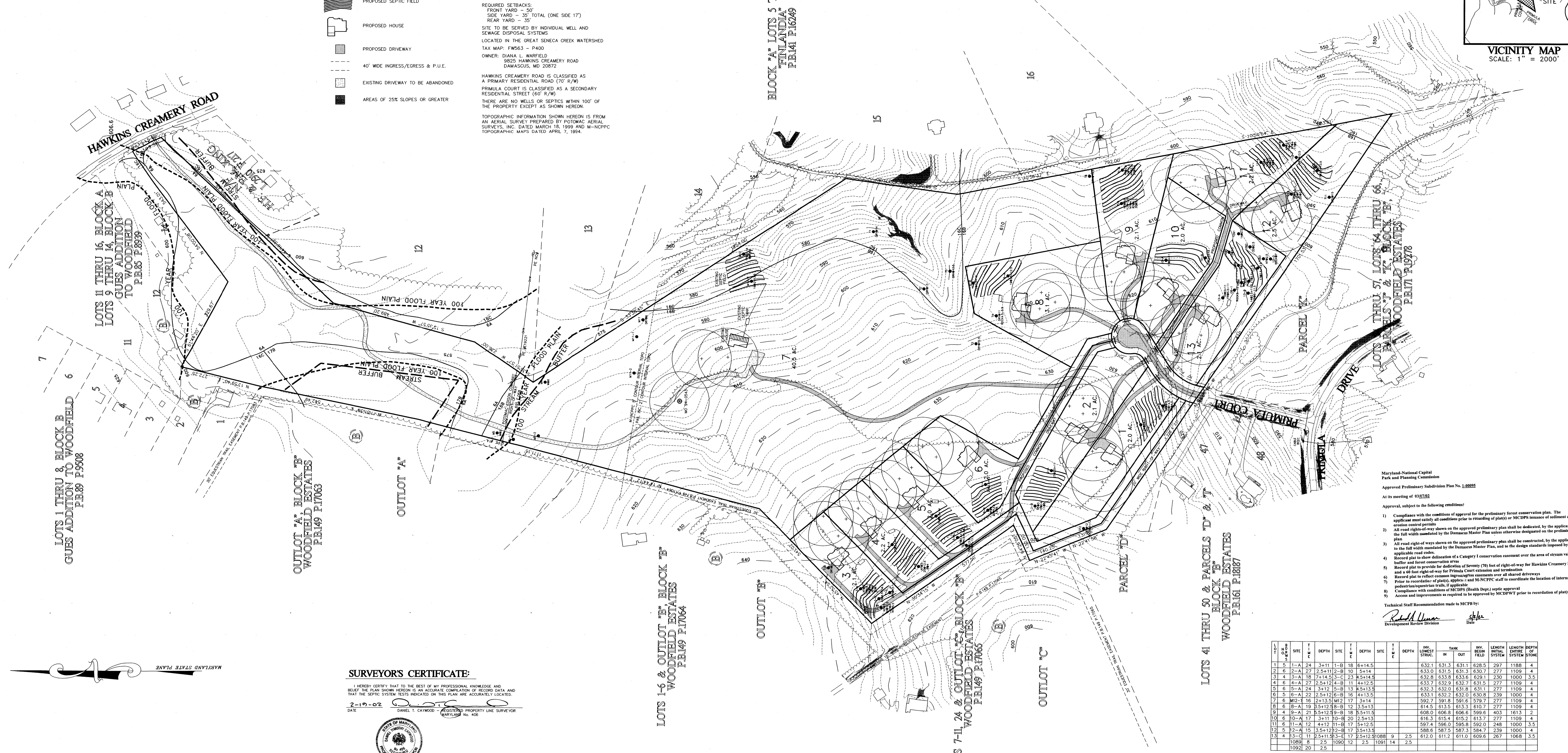
**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS

100 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850-3699  
 (301) 762-9001

PRELIMINARY PLAN

DIANA L. WARFIELD PROPERTY  
 LIBER 0872 FOLIO 393

DATE	REVISION
11/09/01	DRIVEWAYS - LOTS 1, 2, 7 & 13
11/09/01	WELLS - LOT 13
11/15/01	DPS, WELL & SEPTIC COMMENTS (11/14/01)
02/13/02	SEPTIC FELD REVISIONS - LOTS 12 & 13
04/01/02	REVISE LOTS 3-8 & WELLS LOT 3



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS AN ACCURATE COMPILATION OF RECORD DATA AND THAT THE SEPTIC SYSTEM TESTS INDICATED ON THIS PLAN ARE ACCURATELY LOCATED.

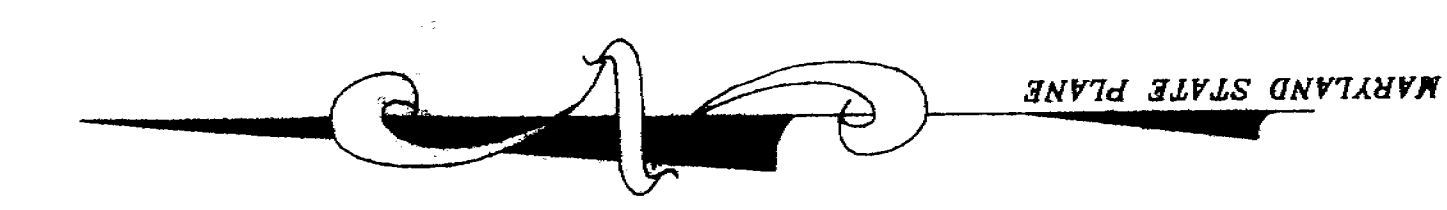
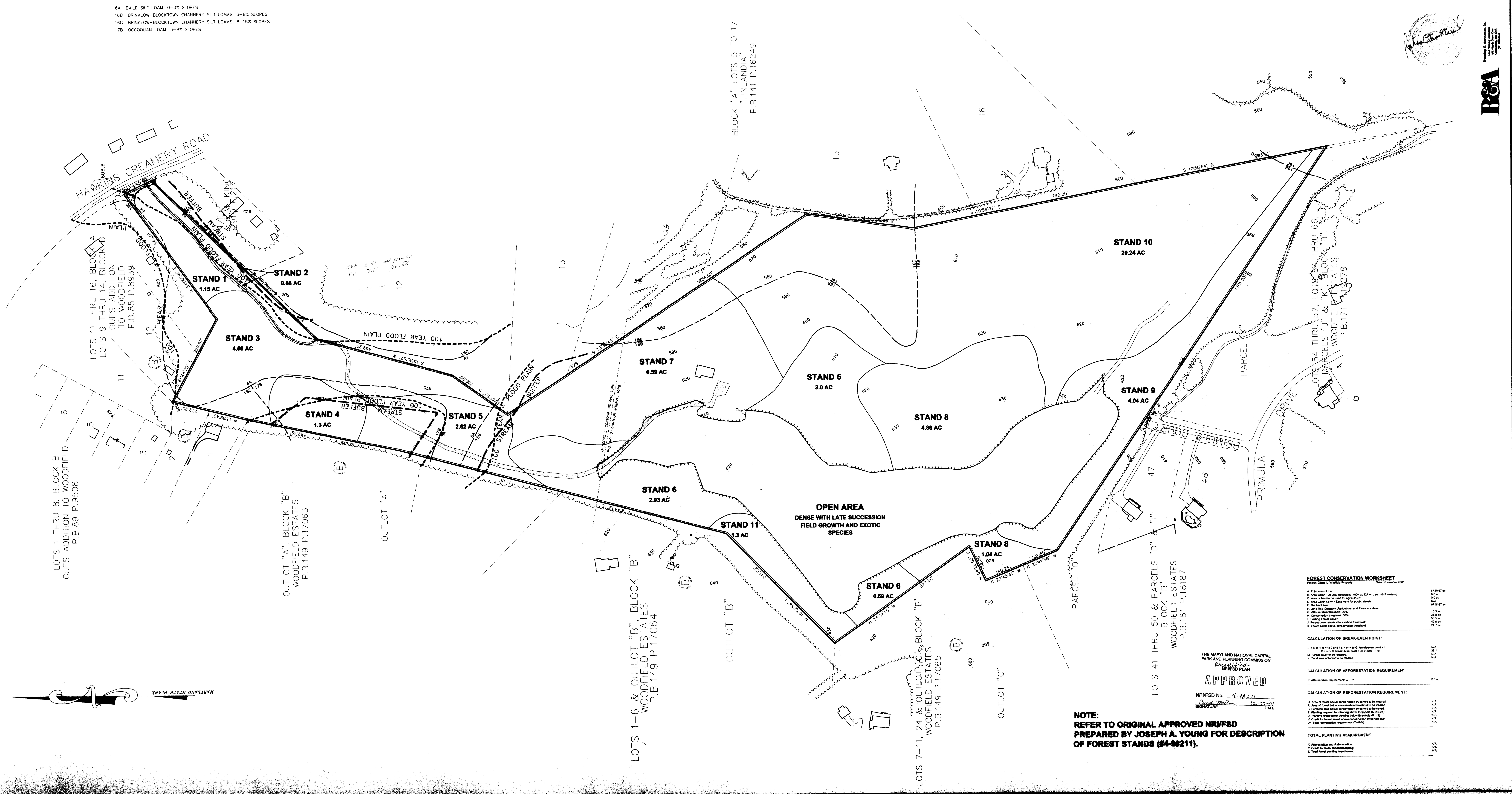
DATE: 2-19-02 DANIEL T. CAYWOOD - REGISTERED PROPERTY LINE SURVEYOR  
 MARYLAND No. 406



LOT	QZ	SITE	DEPTH	SITE	DEPTH	SITE	DEPTH	INV. LOWEST STRUC.	TANK IN	TANK OUT	INV. BEG. FIELD	LENGTH INITIAL SYSTEM	LENGTH ENTIRE OF SYSTEM	DEPTH OF STONE			
1	5	1-A	24	3+11	1-B	18	6+14.5	632.1	631.3	631.1	628.5	297	1188	4			
2	6	2-A	27	2+5+11	2-B	10	5+14	633.0	631.5	631.3	630.7	277	1109	4			
3	4	3-A	18	7+14.5	3-C	23	5+14.5	632.9	633.9	633.6	629.1	230	1000	3.5			
4	6	4-A	27	2+5+12	4-B	11	4+12.5	633.7	632.9	632.7	631.5	277	1109	4			
5	6	5-A	24	3+12	5-B	13	4+13.5	632.3	632.0	631.8	631.1	277	1109	4			
6	5	6-A	22	2+5+12	6-B	16	4+13.5	633.1	632.2	632.0	630.8	239	1000	4			
7	6	7-A	16	2+13.5	7-B	17	3+14	592.7	591.8	591.6	579.7	277	1109	4			
8	6	8-A	19	3+5+12	8-B	12	3+5+13	614.5	613.5	613.3	610.7	277	1109	4			
9	4	9-A	21	3+5+12	9-B	18	2+5+11.9	608.0	606.8	606.6	599.6	403	1613	2			
10	6	10-A	17	3+11	10-B	20	2+5+13	616.3	615.4	615.2	613.7	277	1109	4			
11	6	11-A	12	4+12	11-B	17	3+14	597.4	596.0	595.8	592.0	248	1000	3.5			
12	5	12-A	15	3+5+12	12-B	17	3+5+13.5	588.6	587.5	587.3	584.7	239	1000	4			
13	4	13-C	11	2+5+11	13-E	17	2+5+12	1088	9	2.5	612.0	611.2	611.0	609.6	267	1068	3.5
		1089	8	2.5	1090	12	2.5	1091	14	2.5							
		1092	20	2.5													

\*\*NOTE\*\* THE EXISTING HOUSE, WELL AND SEPTIC TANK SHOWN ON LOT 7 HAVE BEEN FIELD LOCATED. THE ELEVATIONS SHOWN ON THIS TABLE ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.

SOILS:  
6A BAILE SILT LOAM, 0-3% SLOPES  
16B BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 3-8% SLOPES  
16C BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 8-15% SLOPES  
17B OCCOQUAN LOAM, 3-8% SLOPES



THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
*Permitted*  
NR/FSD PLAN  
**APPROVED**  
NR/FSD No. 4-98-211  
*Joseph A. Young* 12/27/00  
SIGNATURE DATE

**NOTE:**  
REFER TO ORIGINAL APPROVED NR/FSD  
PREPARED BY JOSEPH A. YOUNG FOR DESCRIPTION  
OF FOREST STANDS (#4-98211).

**FOREST CONSERVATION WORKSHEET**  
Forest Stand 1, Woodfield Property Date November 2001

A. Total area of forest	67.5187 ac
B. Area within 100-year floodplain (100-yr CA or 100-year return)	0.0 ac
C. Area within 100-year floodplain (100-yr CA or 100-year return) - Agriculture	0.0 ac
D. Area within 100-year floodplain (100-yr CA or 100-year return) - Forest	0.0 ac
E. Total forest area	67.5187 ac
F. Land Use Category: Agricultural and Pastoral Area	0.0 ac
G. Afforestation threshold: 20%	13.5 ac
H. Conservation threshold: 50%	33.75 ac
I. Existing Forest Cover	26.0 ac
J. Forest cover above afforestation threshold	26.0 ac
K. Forest cover above conservation threshold	21.7 ac

**CALCULATION OF BREAK-EVEN POINT:**

L. $E \times K + (F - H) \times I + (G - H) \times J$	N/A
M. $F \times K + (G - H) \times I + (G - H) \times J$	36.1
N. Forest cover to be retained	N/A
O. Total area of forest to be cleared	N/A

**CALCULATION OF AFFORESTATION REQUIREMENT:**

P. Afforestation requirement: $G - I + J$	0.0 ac
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**CALCULATION OF REFORESTATION REQUIREMENT:**

Q. Area of forest above conservation threshold to be cleared	N/A
R. Area of forest below conservation threshold to be cleared	N/A
S. Forest cover above conservation threshold to be cleared	N/A
T. Planting required for clearing above threshold (R x 12)	N/A
U. Clearing to meet above conservation threshold (S x 12)	N/A
V. Total reforestation requirement (T+U)	N/A

**TOTAL PLANTING REQUIREMENT:**

W. Afforestation and Reforestation	N/A
X. Clearing for forest and landscaping	N/A
Y. Total forest planting requirement	N/A

REVISION	DATE

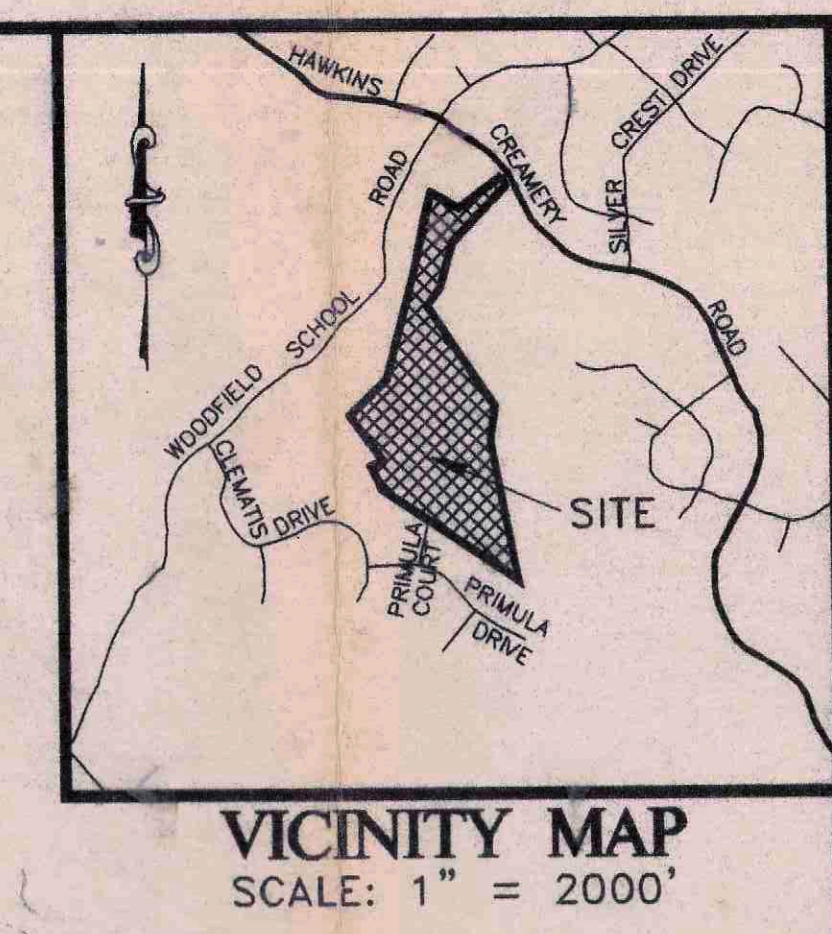
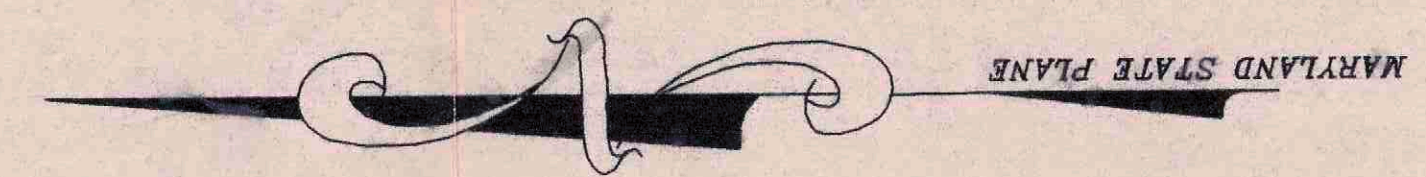
SCALE 1 INCH = 100 FEET  
DRAWN JOM  
DATE NOVEMBER 2001  
SHEET 1 OF 1  
FILE NO. 0169000

**SOILS:**  
 5A BAILE SILT LOAM, 0-3% SLOPES  
 16B BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 3-8% SLOPES  
 16C BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 8-15% SLOPES  
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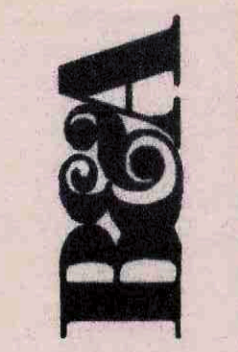
- LEGEND:**
- PROPOSED WELL
  - PROPOSED SEPTIC FIELD
  - PROPOSED HOUSE
  - PROPOSED DRIVEWAY
  - 40' WIDE INGRESS/EGRESS & P.U.E.
  - EXISTING DRIVEWAY TO BE ABANDONED
  - AREAS OF 25% SLOPES OR GREATER

**NOTES:**  
 AREA OF PARCEL: 67.5167 ACRES  
 AREA OF ROAD DEDICATION: ??? ACRES  
 EXISTING ZONING: RC  
 NUMBER OF LOTS PERMITTED: 13  
 NUMBER OF LOTS SHOWN: 13  
 MINIMUM ALLOWABLE LOT SIZE: 40,000 SQUARE FEET  
 REQUIRED SETBACKS:  
 FRONT YARD - 50'  
 SIDE YARD - 35' TOTAL (ONE SIDE 17')  
 REAR YARD - 35'  
 SITE TO BE SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS  
 LOCATED IN THE GREAT SENECA CREEK WATERSHED  
 TAX MAP: FW563 - P400  
 OWNER: DIANA L. WARFIELD  
 2624 HAWKINS CREAMERY ROAD  
 DAMASCUS, MD 20872  
 HAWKINS CREAMERY ROAD IS CLASSIFIED AS A PRIMARY RESIDENTIAL ROAD (70' R/W)  
 PRIMULA COURT IS CLASSIFIED AS A SECONDARY RESIDENTIAL STREET (60' R/W)  
 THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE PROPERTY EXCEPT AS SHOWN HEREON.  
 TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN AERIAL SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, INC. DATED MARCH 18, 1999 AND M-NCPPC TOPOGRAPHIC MAPS DATED APRIL 7, 1994.

BLOCK "A" LOTS 5 TO 17  
 "FINLANDIA"  
 P.B.141 P.16249



**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS  
 100 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850-2889  
 (301) 762-9001



PRELIMINARY FOREST  
 CONSERVATION PLAN

DIANA L. WARFIELD PROPERTY  
 LIBER 10872 FOLIO 993

ELECTION DISTRICT NO. 11  
 MONTGOMERY COUNTY, MARYLAND

LOTS 11 THRU 16, BLOCK "A"  
 LOTS 9 THRU 14, BLOCK "B"  
 GUESTS ADDITION  
 TO WOODFIELD  
 P.B.85 P.8559

LOTS 1 THRU & BLOCK "B"  
 GUESTS ADDITION TO WOODFIELD  
 P.B.89 P.8588

OUTLOT "A" BLOCK "B"  
 WOODFIELD ESTATES  
 P.B.149 P.17063

OUTLOT "A"

FOREST RETENTION AREA  
 (MODERATE - HIGH PRIORITY)  
 1.92 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

FOREST RETENTION AREA  
 (MODERATE - HIGH PRIORITY)  
 7.88 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

AREA OF POSSIBLE CLEARING  
 (MODERATE PRIORITY)  
 1.98 AC

FOREST RETENTION AREA  
 (MODERATE PRIORITY)  
 14.81 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

FOREST RETENTION AREA  
 (MODERATE PRIORITY)  
 1.25 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

FOREST RETENTION AREA  
 (MODERATE PRIORITY)  
 1.02 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

AREA OF POSSIBLE CLEARING  
 (MODERATE PRIORITY)  
 12.78 AC

FOREST RETENTION AREA  
 (MODERATE PRIORITY)  
 1.53 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

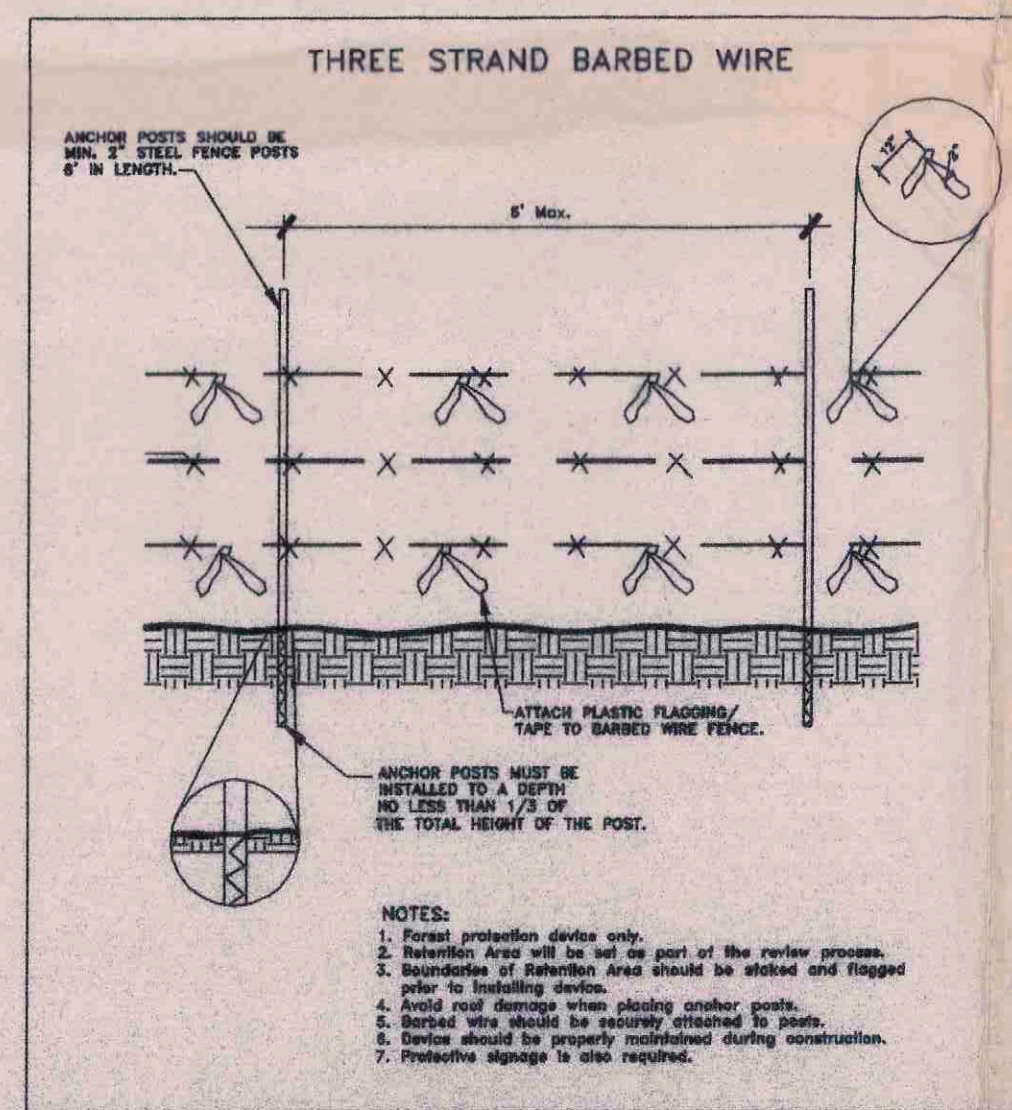
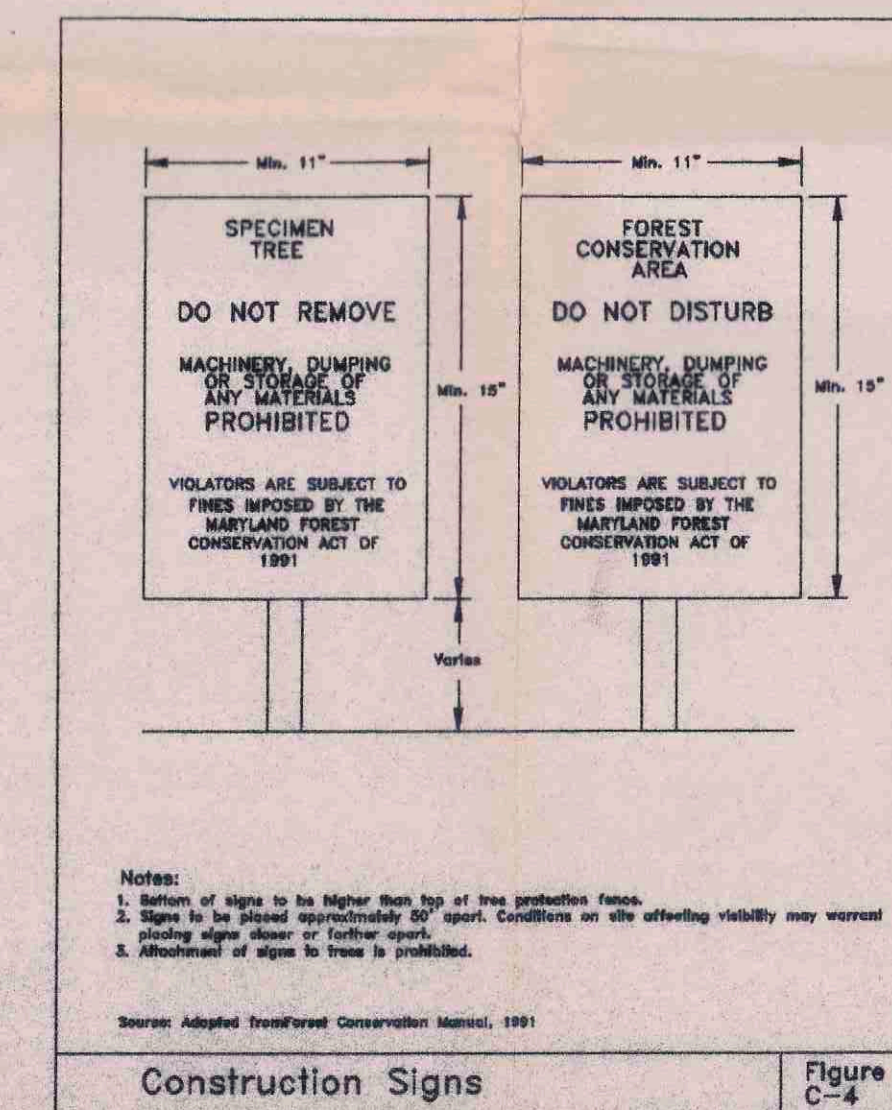
FOREST RETENTION AREA  
 (MODERATE PRIORITY)  
 1.97 AC  
 (TO BE PLACED INTO A TYPE I CONSERVATION EASEMENT)

AREA OF POSSIBLE CLEARING  
 (MODERATE PRIORITY)  
 1.58 AC

LOTS 1-6 & OUTLOT "B" BLOCK "B"  
 WOODFIELD ESTATES  
 P.B.149 P.17064

LOTS 7-11, 24 & OUTLOT "C" BLOCK "B"  
 WOODFIELD ESTATES  
 P.B.149 P.17065

LOTS 41 THRU 50 & PARCELS "D" & "T"  
 BLOCK "B" & "C" BLOCK "B"  
 WOODFIELD ESTATES  
 P.B.161 P.1887



NO.	DATE	BY	DESCRIPTION
1	04/27/02		

NO.	DATE	BY	DESCRIPTION
1	04/27/02		

NO.	DATE	BY	DESCRIPTION
1	04/27/02		

THE MARYLAND NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION  
 FINAL FOREST CONSERVATION PLAN  
**APPROVAL**  
 Plan No. 10095  
 Approved March 21, 2002

\*NOTE\*\* THE EXISTING HOUSE, WELL AND SEPTIC TANK SHOWN ON LOT 7 HAVE BEEN FIELD LOCATED. THE ELEVATIONS SHOWN ON THIS TABLE ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.

DATE	REVISION
04/27/02	Changes per C. Martin et al M-NCPPC

SCALE
1 INCH = 100 FEET

DRAWN	DATE
GARY ROUTHAN	APRIL 2001

SHEET	FILE NO.
1 OF 1	01024PP

CONSERVATION EASEMENT AGREEMENT

Category I

DEFINITIONS

Grantor: Fee simple owner of real property subject to a:
(i) Plan approval conditioned on compliance with a FCP; or
(ii) Plan approval conditioned on compliance with a conservation easement agreement (issued pursuant to Chapter 50 or 59, Montgomery County Code).

Grantee: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("Commission").

Planning Board: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Planning Director: Director of the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission, Montgomery County, or the Director's designee.

Plan: Sediment control permit approved pursuant to Montgomery County Code Chapter 19; preliminary plan approved under Montgomery County Code Chapter 50; site plan, development plan, planned unit development or special exception application approved under Montgomery County Code Chapter 59; mandatory referral reviewed pursuant to Article 28 of Maryland State Code Annotated; approved major utility construction (as defined by Washington Suburban Sanitary Commission's regulations).

Forest Conservation Plan ("FCP"): Forest Conservation Plan approved by the Planning Board or Planning Director pursuant to Chapter 22A, Montgomery County Code.

Exhibit A:

- (i) FCP approved as a condition of receiving any of the approval noted above; or
(ii) Approved and signed Plan referencing this Agreement.

MP FILE \$ 6.00
RECORDING FEE 0.00
TOTAL 6.00
RESUBMIT 12/30/94
MGR JBJ Bk/9
Dec 30, 1994 12:24 PM

WITNESSETH

This Agreement reflects a grant of easement by Grantor to the Grantee.

WHEREAS Grantor (or Grantor's agent) has obtained authority to develop pursuant to a Plan in accordance with Montgomery County, Maryland laws; and

WHEREAS, the Planning Board or other approving authority approved Grantor's Plan conditioned upon a requirement that development occur in strict accordance with a FCP approved by the Planning Board after full review of the FCP pursuant to the

94 DEC 30 P 12:27.1

FILED
MOLLY O. RUHL
CLERKS OFFICE
CIRCUIT COURT

provisions of Montgomery County Code Chapter 22A (Forest Conservation); Chapter 50 (Subdivision Regulations); and/or Chapter 59 (Zoning Ordinance); and/or

the Planning Board approved Grantor's Plan conditioned upon Grantor subjecting the property to be developed ("Property") or a portion of the property to be developed to a conservation easement pursuant to the provisions of Montgomery County Code Chapter 50 (Subdivision Regulations), and/or Chapter 59 (Zoning Ordinance); and

WHEREAS, the location of this easement ("Easement") is as shown on Exhibit A (incorporated by reference into the terms of this Agreement); and

WHEREAS, the purpose of this Easement is to protect existing and future forest cover; individual trees; streams and adjacent buffer areas, wetlands and other sensitive natural features; and to maintain existing natural conditions to protect plant habitats, water quality and wildlife; and

WHEREAS, the purpose includes preservation of the natural beauty of the property subject to the Easement and prevention of any alteration, construction or destruction that will tend to mar or detract from such natural beauty; and

WHEREAS, the purpose also includes the protection and preservation of natural features within the area of the Easement which efforts are consistent with the terms and conditions of the approved plan and applicable law; and

WHEREAS, the Parties intend for the conditions and covenants contained in this Easement Agreement to run with the land in perpetuity and to be binding on all subsequent owners and occupants of the Property; and

WHEREAS, the Parties intend that a servitude be placed upon the Property to create a conservation benefit in favor of the Planning Board.

NOW, THEREFORE, the Grantor has executed this agreement for no monetary consideration but for the purpose of ensuring compliance with development standards imposed in accordance with Montgomery County law as a condition of development approval. The Grantor does hereby grant and convey unto the Planning Board, in perpetuity, an Easement on the Property of the size and location described in Exhibit A, and further described on the applicable record plat(s), of the nature and character described herein. This Easement constitutes a covenant real running with the title of the land, and is granted to preserve, protect and maintain the general topography and natural character of the land. Grantor, its heirs, successors and assigns covenant to abide by the following restrictions within the Easement:



1. The foregoing recitals are agreed to and incorporated herein and shall be binding upon the parties.

2. No living trees or shrubs (of any size or type) shall be cut down, removed or destroyed without prior written consent from the Planning Board. Diseased or hazardous trees or limbs may be removed to prevent personal injury or property damage after reasonable notice to the Planning Board, unless such notice is not practical in an emergency situation or is undertaken pursuant to a forest management plan approved by the Planning Director or Maryland's Department of Natural Resources ("DNR").

3. No plant materials (including, but not limited to brush, saplings, undergrowth, or non-woody vegetation) shall be mowed or cut down, dug up removed or destroyed unless removed pursuant to the terms and conditions of an approved forest management plan. Noxious weeds (limited to weeds defined as "noxious" under Maryland State or Montgomery County laws or regulations and "exotic or invasive plants" in the Montgomery County Trees Technical Manual) may be removed as required by law or according to an approved management plan, but the method of removal must be consistent with the limitations contained within this Agreement. Vegetation removal shall be limited to noxious, exotic or invasive weeds only, and protective measures must be taken to protect nearby trees and shrubs.

4. No mowing, agricultural activities, or cultivation shall occur. Grantor may replace dead trees or undergrowth provided that new plantings are characteristic of trees or undergrowth native to Maryland.

5. Nothing in this Agreement precludes activities necessary to implement or maintain afforestation or reforestation efforts pursued pursuant to an approved forest conservation plan or maintenance agreement implemented under Chapters 19 or 22A of the Montgomery County Code.

6. The following activities may not occur at any time within the Easement Area:

- a. Construction, excavation or grading (except for afforestation and reforestation efforts conducted in compliance with an approved forest conservation plan).
- b. Erection of any building or structural improvements on or above ground, including (but not limited to) sheds, dog pens, play equipment and retaining walls.
- c. Construction of any roadway or private drive.
- d. Activities which in any way could alter or interfere with the natural ground cover or drainage

(including alteration of stream channels, stream currents or stream flow).

- e. Industrial or commercial activities.
- f. Timber cutting, unless conducted pursuant to a forest management plan approved by DNR.
- g. Location of any component of a septic system or wells.
- h. Excavation, dredging, or removal of loam, gravel, soil, rock, sand and other materials.
- i. Diking, dredging, filling or removal of wetlands.
- j. Pasturing of livestock (including horses) and storage of manure or any other suit.
- k. Alteration of stream.

7. Nothing in this Agreement shall prevent construction or maintenance of stormwater structures and/or facilities or other utilities, including, but not limited to water and sewer lines, on, over, or under the Easement Area, if said structures, facilities or utilities are (i) required to implement the Plan, (ii) shown on the approved FCP, and (iii) approved by the appropriate governing bodies or agencies in accordance with applicable laws and regulations.

8. No dumping of unsightly or offensive material, including trash, ashes, sawdust or grass clippings shall occur. Natural biodegradable materials may be allowed in a properly located, designed, managed and maintained compost pile, provided the activity does not damage adjacent trees. Upon prior written approval of the Planning Director, suitable heavy fill and other stabilization measures may be placed to control and prevent erosion, provided that the fill is covered by arable soil or humus and properly stabilized.

9. Fences consistent with the purposes of the Easement may be erected within the Easement Area only after written approval from the Planning Director

10. Unpaved paths or trails consistent with the purposes of the Easement may be created within the Easement Area if shown on the FCP or with prior written approval from the Planning Director.

11. All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or minimize damage to the forest and trees, streams and water quality, plant and wildlife habitats, and the natural topographic character of the land within the Easement.

12. Grantor authorizes Planning Board representatives to

enter the Property and Easement at their own risk and at reasonable hours for the purpose of making periodic inspections to ascertain whether the Grantor, its heirs, successors or assigns have complied with the restrictions, conditions, and easements established herein. This Easement does not convey to the general public the right to enter the Property or Easement for any purpose. The Easement does not restrict or enlarge access to the general public in common open space held under community or homeowner association control beyond any access rights created by applicable community or homeowner association covenants and by-laws.

13. Grantor further agrees to make specific reference to this Easement in a separate paragraph of any subsequent deed, sales contract, mortgage, lease or other legal instrument by which any interest in the Property is conveyed.

14. No failure on the part of the Planning Board to enforce any covenant or provision herein shall waive the Planning Board's right to enforce any covenant within this agreement.


15. Upon finding a violation of any of the restrictions, conditions, covenants and easements established by this Agreement, the Planning Board shall have the right to enforce such provisions in accordance with any statutory authority (including, if applicable, the imposition of civil monetary fines or penalties in amounts and by such means as may be promulgated from time to time). The Planning Board also may seek injunctive or other appropriate relief in any court of competent jurisdiction, including the right to recover damages in an amount sufficient to restore the property to its original natural state, and Grantor agrees to pay for court costs and reasonable attorney fees if the Planning Board successfully seeks judicial relief.

16. All written notices required by this Agreement shall be sent to the Planning Director, M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910.

TO HAVE AND TO HOLD unto the Planning Board, its successors and assigns forever, this Grant shall be binding upon the heirs, successors and assigns of the Grantor in perpetuity and shall constitute a covenant real running with the title of the Property.

\* \* \* \* \*

This is to certify that the within instrument has been prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

  
Michele Rosenfeld  
Associate General Counsel  
M-NCPPC



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 2425 Reedie Drive, 14<sup>th</sup> Floor, Wheaton, MD 20902  
 Intake and Regulatory Coordination Division 301.495.4550  
[www.MontgomeryPlanning.Org](http://www.MontgomeryPlanning.Org)

**NOTICE OF VIOLATION**

NOV No. **0109**

FOR MONTGOMERY COUNTY, MARYLAND, the undersigned issuer, being duly authorized, states pursuant to Montgomery County Forest Conservation Law Chapter 22A the violation is being issued:

On, 12/28/21 the recipient of this NOTICE, Kayode Ogunisola  
Date Recipient's Name  
 who represents the property owner, Kayode Ogunisola  
Property Owner's Name

is notified that a violation of the Montgomery County Forest Conservation Law exists at the following location:

24218 Primula Ct., Gaithersburg MD, 20882

<b>Plan No.</b> <u>120000950</u>	<b>Explanation:</b> <u>Clearing Forest From a Category 1 Conservation Easement (#3020 ) Estimated - &gt; 8,000 Ft<sup>2</sup> Cleared</u>
-------------------------------------	---

**VIOLATION:**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Failure to hold a required pre-construction meeting.  |
| <input type="checkbox"/>            | Failure to have tree protection measures inspected prior to starting work.  |
| <input type="checkbox"/>            | Failure to install or maintain tree protection measures per the approved Forest Conservation or Tree Save plan.   |
| <input checked="" type="checkbox"/> | Failure to comply with terms, conditions and/or specifications of an approved Forest Conservation plan or Tree Save plan, or as directed by Forest Conservation Inspector.        |
| <input type="checkbox"/>            | Failure to obtain an approved Forest Conservation plan or Tree Save plan prior to cutting, clearing, or grading 5,000 square feet on a property of 40,000 square feet or greater. |
| <input type="checkbox"/>            | Failure to comply with reforestation or afforestation requirements of a Forest Conservation Plan.   |

Other: Violation of Easement Agreement recorded at Liber 13178 Folio 412 and Plat 22305

Failure to comply with this NOV by Jan. 15 2022 may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action. If you elect to contest this notice, you must notify the M-NCPPC Office of the General Counsel, in writing, at 2425 Reedie Drive, 14<sup>th</sup> Floor, Wheaton, MD 20902 within 15 days of the citation.

Recipient is to call the inspector at 301 495 4603 when the corrective action is complete. The following corrective action(s) must be performed as directed and within any timeframes specified below:

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Stake out limits of disturbance (LOD) and contact Forest Conservation Inspector for a pre-construction meeting:  |
| <input type="checkbox"/>            | Install tree protection measures and/or tree care as directed by Forest Conservation Inspector.  |
| <input type="checkbox"/>            | Cease all cutting, clearing, or grading and/or land disturbing activity. Approval from Forest Conservation Inspector is required to resume work.   |
| <input type="checkbox"/>            | Schedule a pre-planting meeting with the Forest Conservation Inspector prior to the reforestation of afforestation planting.   |
| <input checked="" type="checkbox"/> | Schedule and attend a meeting with staff to determine appropriate corrective action to be performed by a date certain. Failure to complete the corrective action by the date assigned may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action. |

Other: Restore Cleared Forest by planting or Apply For FCP Amendment

<b>M-NCPPC Inspector</b>	<u>Michael Sharp</u>	<u>301 495 4603</u>	
	<small>Printed Name</small>	<small>Signature</small>	<small>Phone Number</small>
<b>RECEIVED BY:</b>	<u>KAYODE OGUNSOLO</u>	<u>[Signature]</u>	<u>12/28/2021</u>
		<small>Date</small>	



**Tjaden Design Associates, LLC**  
Gaithersburg, MD  
www.tjaden.design  
301-253-1702

October 20, 2023

Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
2425 Reddie Drive  
Wheaton, MD 20902

RE: Notice of Violation #0109 Forest Conservation Easement #3020  
24218 Primula Court  
Laytonsville, MD 20882

To Whom it may concern,

This FCP Amendment request is in response to a notice of violation received on 12/28/2021 at the subject address. The owner cleared the trees on their property with the intent of building a pool without knowledge of the Category 1 Conservation Easement. The proposed amendment would remove the existing easement on the subject property and pay for fee-in-lieu to mitigate easement off-site instead of replanting the existing easement. Removing the odd shaped easement on the subject property will provide more flexibility for the owner to use their yard and prevent future violations.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Robert Lee Tjaden III', with a long horizontal flourish extending to the right.

Robert Lee Tjaden III, ASLA

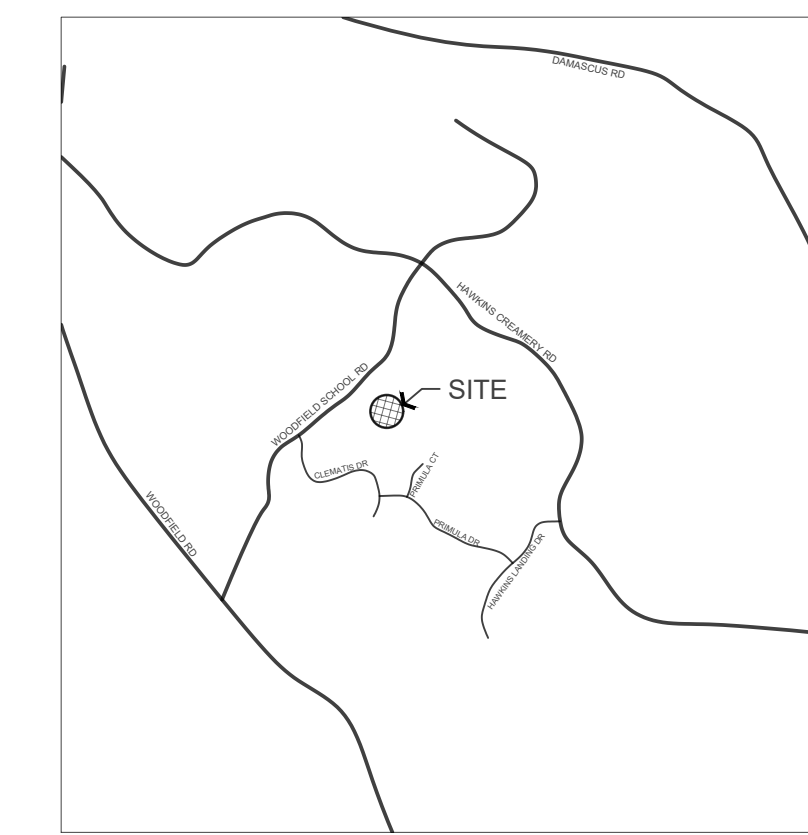
Tjaden Design Associates, LLC  
22405 Fitzgerald Drive  
Gaithersburg, MD 20882

[bobby@tjaden.design](mailto:bobby@tjaden.design)

Phone: 301-253-1702

RESERVED FOR M-NCPPC

# WARFIELD PROPERTY FOREST CONSERVATION PLAN AMENDMENT M-NCPPC FILE NUMBER: 12000095A



VICINITY MAP - NTS



PLAN PREPARER:  
TJADEN DESIGN ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE & LAND PLANNING

22405 FITZGERALD DRIVE  
GAITHERSBURG, MD 20882  
(301) 253-1702  
www.tjaden.design

SURVEYOR:  
O'CONNELL & LAWRENCE, INC.  
CIVIL ENGINEERING & SURVEYING  
17904 GEORGIA AVE  
OLNEY, MD 20832  
(301) 924-4570  
doug@oclinc.com

PREPARED FOR:  
KAYODE OGUNSOLA  
24218 PRIMULA COURT  
LAYTONSVILLE, MD 20882

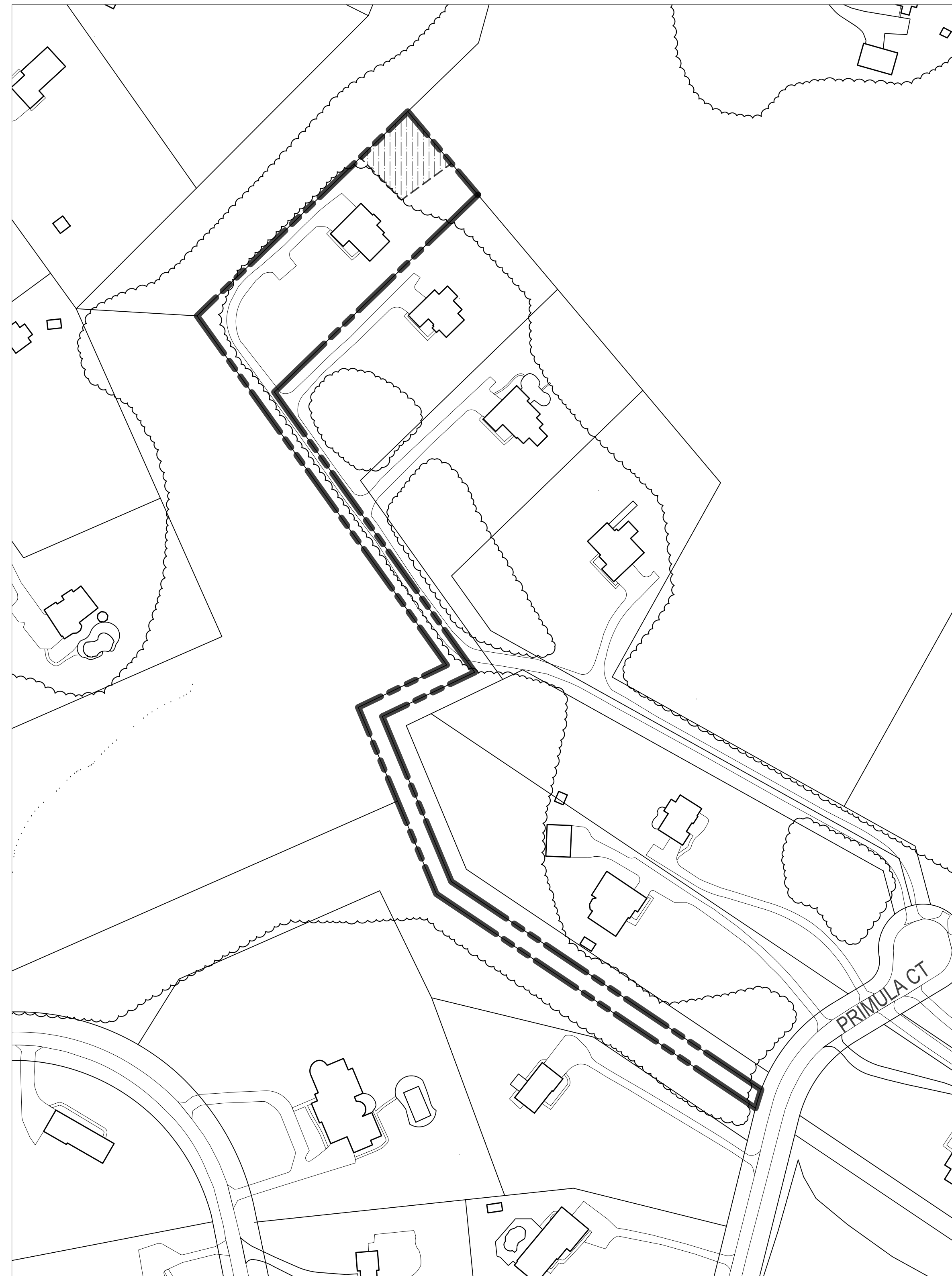
PROJECT:  
WARFIELD PROPERTY  
FCP AMENDMENT  
PLAN NO.: 12000095A

DATE: 2/9/2024  
DRAWN BY: RLT  
DRAWING SCALE: VARIES

REV	DESCRIPTION	DATE

SHEET TITLE:  
COVER SHEET

DRAWING NUMBER:  
1 OF 7



### SHEET INDEX

SHEET No.	SHEET TITLE
1 OF 7	**COVER SHEET
2 OF 7	**PLAN APPROVAL SHEET
3 OF 7	**NATURAL RESOURCES INVENTORY PLAN (NRI/FSD)
4 OF 7	**PROPOSED FOREST CONSERVATION PLAN AMENDMENT
5 OF 7	**PROPOSED FOREST CONSERVATION PLAN AMENDMENT DETAILS
6 OF 7	*APPROVED PRELIMINARY PLAN #120000950 (REDLINED)
7 OF 7	*APPROVED FOREST CONSERVATION PLAN #120000950 (REDLINED)

\* SHEETS REVISED UNDER THIS AMENDMENT  
\*\* SHEETS ADDED UNDER THIS AMENDMENT

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12000095A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: \_\_\_\_\_  
Printed Company Name

Contact Person or Owner: \_\_\_\_\_  
Printed Name

Address: \_\_\_\_\_

Phone and Email: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the laws of the State of Maryland.

Signature: \_\_\_\_\_ Date: 2/9/2024

ROBERT L. TJADEN III 3/27/2024  
Printed Name Expiration Date

License No. 3764

RESERVED FOR M-NCPPC



PLAN PREPARER:  
TJADEN DESIGN ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE & LAND PLANNING

22405 FITZGERALD DRIVE  
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PREPARED FOR:  
KAYODE OGUNSOLA  
24218 PRIMULA COURT  
LAYTONSVILLE, MD 20882

PROJECT:  
WARFIELD PROPERTY  
FCP AMENDMENT  
PLAN NO.: 12000095A

DATE: 2/9/2024  
DRAWN BY: RLT  
DRAWING SCALE: VARIES

REV	DESCRIPTION	DATE

SHEET TITLE:  
PLAN APPROVAL SHEET

DRAWING NUMBER:  
2 OF 7

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12000095A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: \_\_\_\_\_  
Printed Company Name

Contact Person or Owner: \_\_\_\_\_  
Printed Name

Address: \_\_\_\_\_

Phone and Email: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the laws of the State of Maryland.

\_\_\_\_\_  
Signature

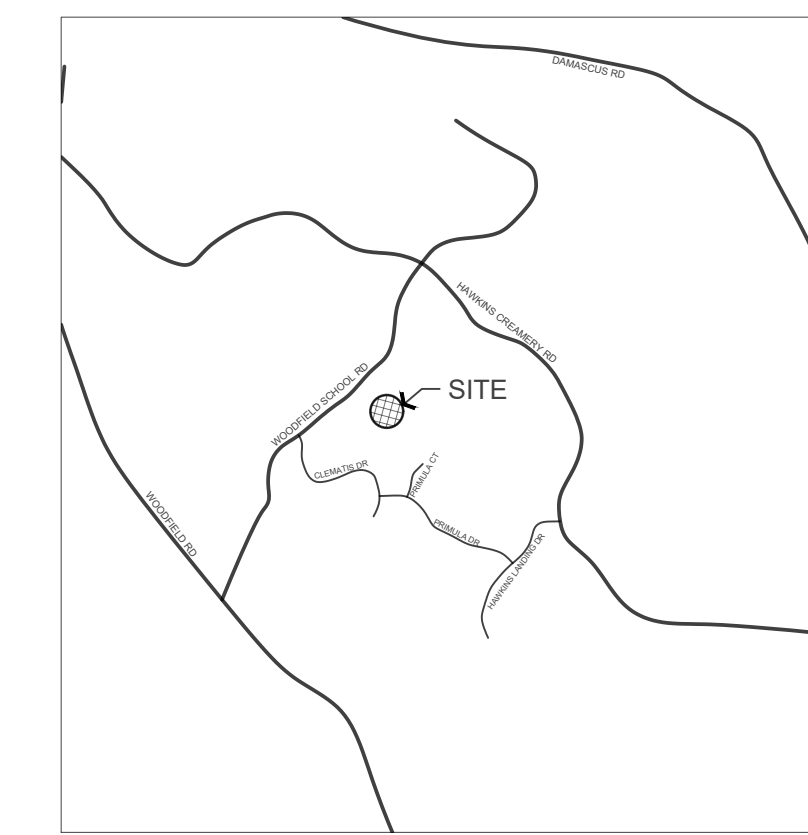
\_\_\_\_\_  
Date

ROBERT L. TJADEN III  
Printed Name

\_\_\_\_\_  
Expiration Date

License No. 3764

RESERVED FOR M-NCPPC



VICINITY MAP - NTS



PLAN PREPARER:  
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LANDSCAPE ARCHITECTURE & LAND PLANNING

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PREPARED FOR:  
KAYODE OGUNSOLA  
24218 PRIMULA COURT  
LAYTONSVILLE, MD 20882

PROJECT:  
WARFIELD PROPERTY  
FCP AMENDMENT  
PLAN NO.: 12000095A

DATE: 2/9/2024  
DRAWN BY: RLT  
DRAWING SCALE: VARIES

REV	DESCRIPTION	DATE

SHEET TITLE:  
NATURAL RESOURCE  
INVENTORY PLAN

DRAWING NUMBER:  
3 OF 7

PLAN LEGEND

	PROPERTY LINE
	EX. BUILDING
	2' CONTOUR
	FOREST CANOPY
	TREE CANOPY
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING SIGNIFICANT TREE
	EXISTING SPECIMEN TREE
	EXISTING TREE CRITICAL ROOT ZONE

NRI/ FSD PLAN NOTES:

- Property Address - 24218 Primula Court Laytonsville, MD 20882
- Tax Account - 003384178
- Lot 70; BLOCK B; Woodfield Estates; Plat No. 22305; 12th Election District
- WSSC Grid 234NW09
- Property Owner Name - Kayode Ogunsola; Catherine Ogunsola
- Total Tract Area 2.11 AC
- Zoning: Rural Residential
- Watershed: Upper Great Seneca Creek Watershed
- Stream Use Class: 1-P
- Site is not in special protection area.
- No floodplain exists on the property per FEMA map number 24031C0070D effective 9/29/2006.
- 16B Soils on entire property and immediate surrounding areas. Soils information gathered from NRCS & Montgomery County Soil Survey.
- Contours shown are at 1' intervals.
- No steep slopes on site.
- No streams on property.
- No Primary Management Area.
- No known wetlands on property per Maryland Department of Natural Resources Mapping.
- No rare, threatened, or endangered species were observed on the property.
- Property tract is not on Locational Atlas & Index of Historic Sites.
- All trees shown are at least 24" DBH. No presence of national, state or county champion trees, or trees that are within 75% of current Champion tree.
- Tree measurements were taken with tree DBH tape.
- Robert L. Tjaden, ASLA conducted with field work on March 27, 2023 between 12:30pm-1:45pm.
- Base data provided by licensed surveyor and gathered from Montgomery County public data.
- Tree condition was determined using the following criteria: Excellent - No visible problems; Good - Minor problems; Fair - Major Problems; Poor - Extreme problems.

OFF-SITE SIGNIFICANT AND SPECIMEN TREES

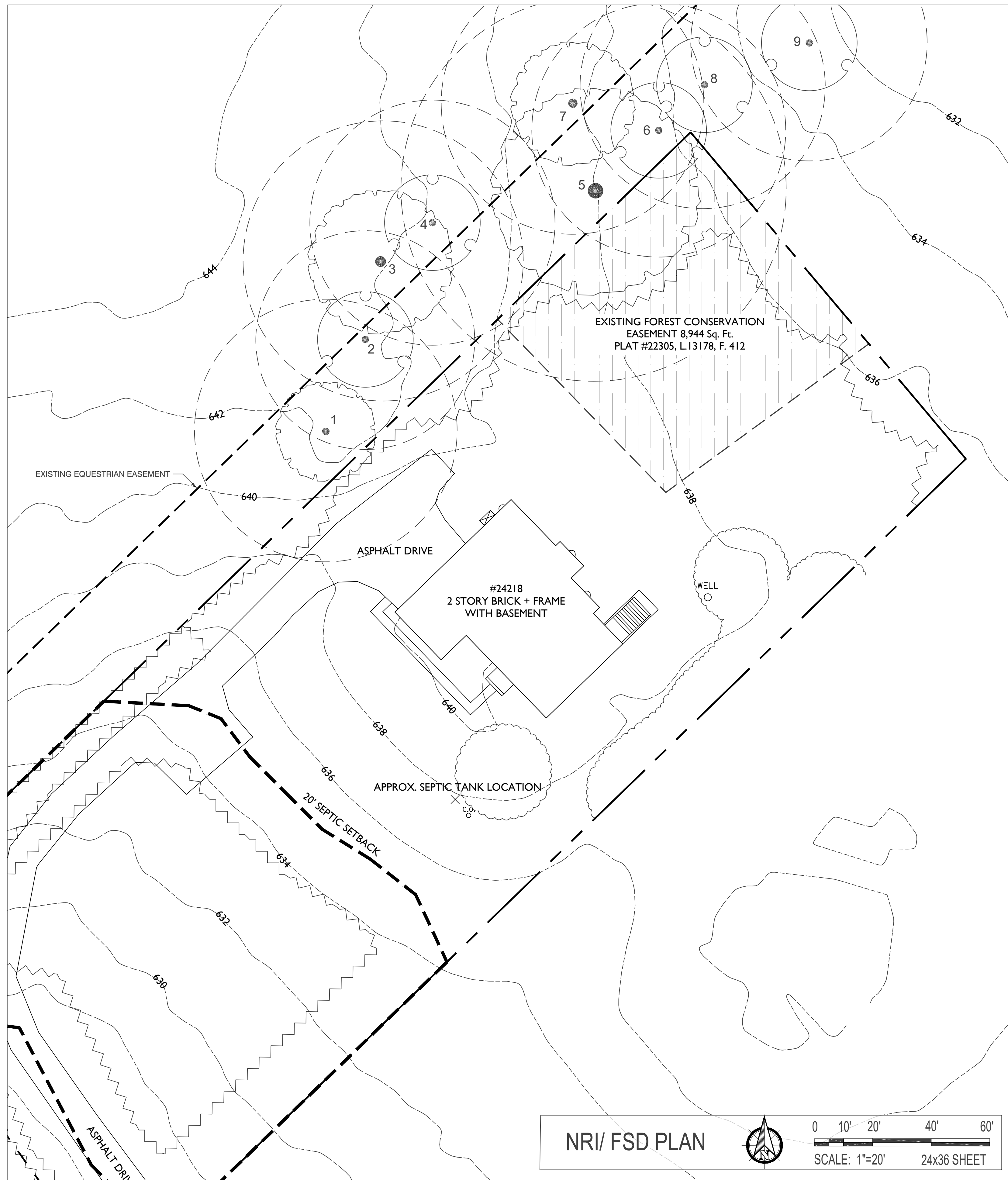
Tree ID	Common Name	Botanical Name	DBH	Condition	Notes
1	Tulip Poplar	Liriodendron tulipifera	30	Good	
2	Tulip Poplar	Liriodendron tulipifera	25	Good	
3	Tulip Poplar	Liriodendron tulipifera	32	Fair	Multi-Leader
4	Tulip Poplar	Liriodendron tulipifera	28	Poor	Multi-Leader
5	White Oak	Quercus alba	44	Fair	Leaning
6	Tulip Poplar	Liriodendron tulipifera	29	Good	
7	Northern Red Oak	Quercus rubra	30	Good	
8	Tulip Poplar	Liriodendron tulipifera	28	Good	
9	Tulip Poplar	Liriodendron tulipifera	27	Fair	

SOIL TABLE

SOILS	SLOPE CATEGORY	ERODIBLE	HYDRIC
16B BRINKLOW-BLOCKTOWN CHANNERY SILT LOAM	3-8%	LOW	NO

RESOURCE DATA TABLE

Acreage of tract	2.11 AC
Acreage of tract remaining in AG use	0.00 AC
Acreage of total existing forest	1.01 AC
Total area of wetlands on-site	0.00 AC
Forest in wetlands	0.00 AC
Acreage of existing floodplain	0.00 AC
Forest in 100-year floodplain	0.00 AC
Acreage of total stream buffers	0.17 AC
Forest in stream buffers	0.17 AC



NRI/ FSD PLAN  
SCALE: 1"=20'  
24x36 SHEET

**DEVELOPER'S CERTIFICATE**

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Developer's Name: \_\_\_\_\_  
Printed Company Name

Contact Person or Owner: \_\_\_\_\_  
Printed Name

Address: \_\_\_\_\_

Phone and Email: \_\_\_\_\_

Signature: \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: 2/9/2024

ROBERT L. TJADEN III 3/27/2024  
Printed Name Expiration Date

License No. 3764



PLAN PREPARER:  
TJADEN DESIGN ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE & LAND PLANNING

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PREPARED FOR:  
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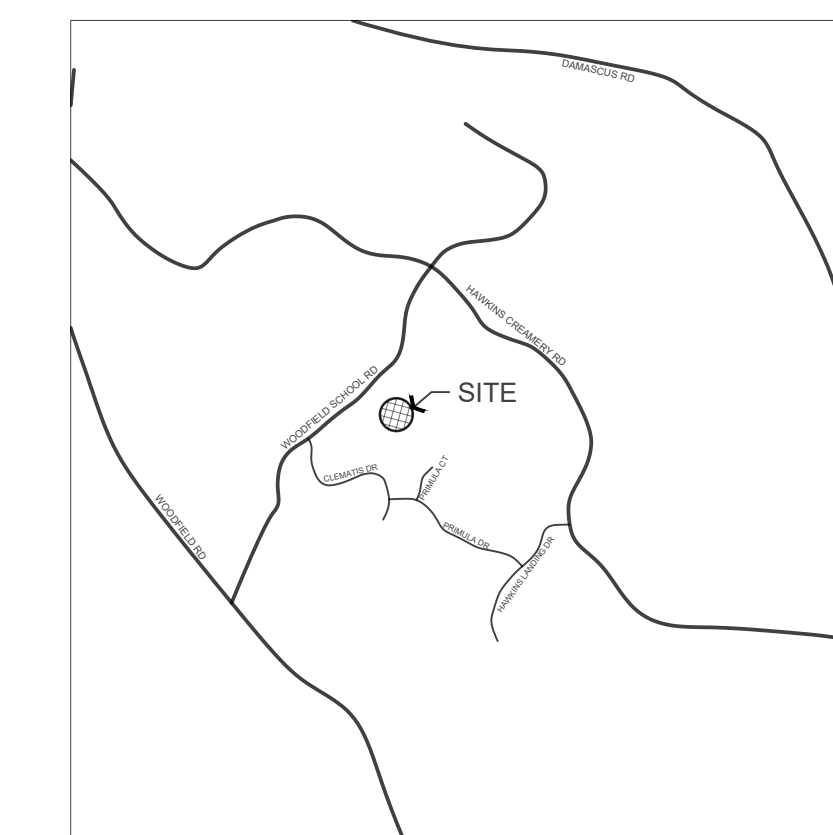
PROJECT:  
WARFIELD PROPERTY  
FCP AMENDMENT  
PLAN NO.: 12000095A

DATE: 2/9/2024  
DRAWN BY: RLT  
DRAWING SCALE: VARIES

REV	DESCRIPTION	DATE

SHEET TITLE:  
PROPOSED FOREST  
CONSERVATION PLAN  
AMENDMENT

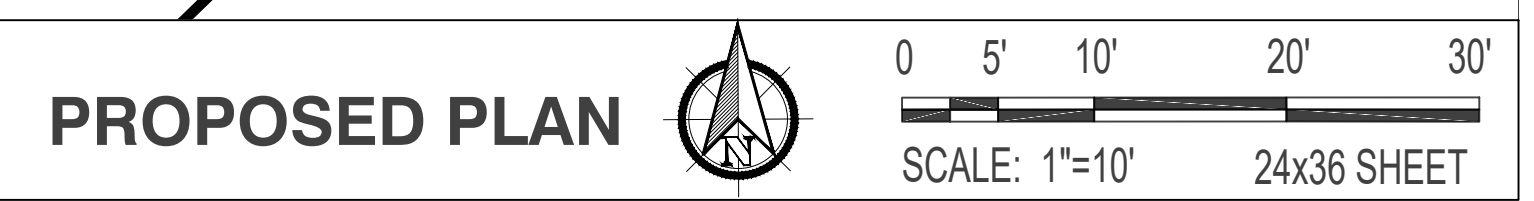
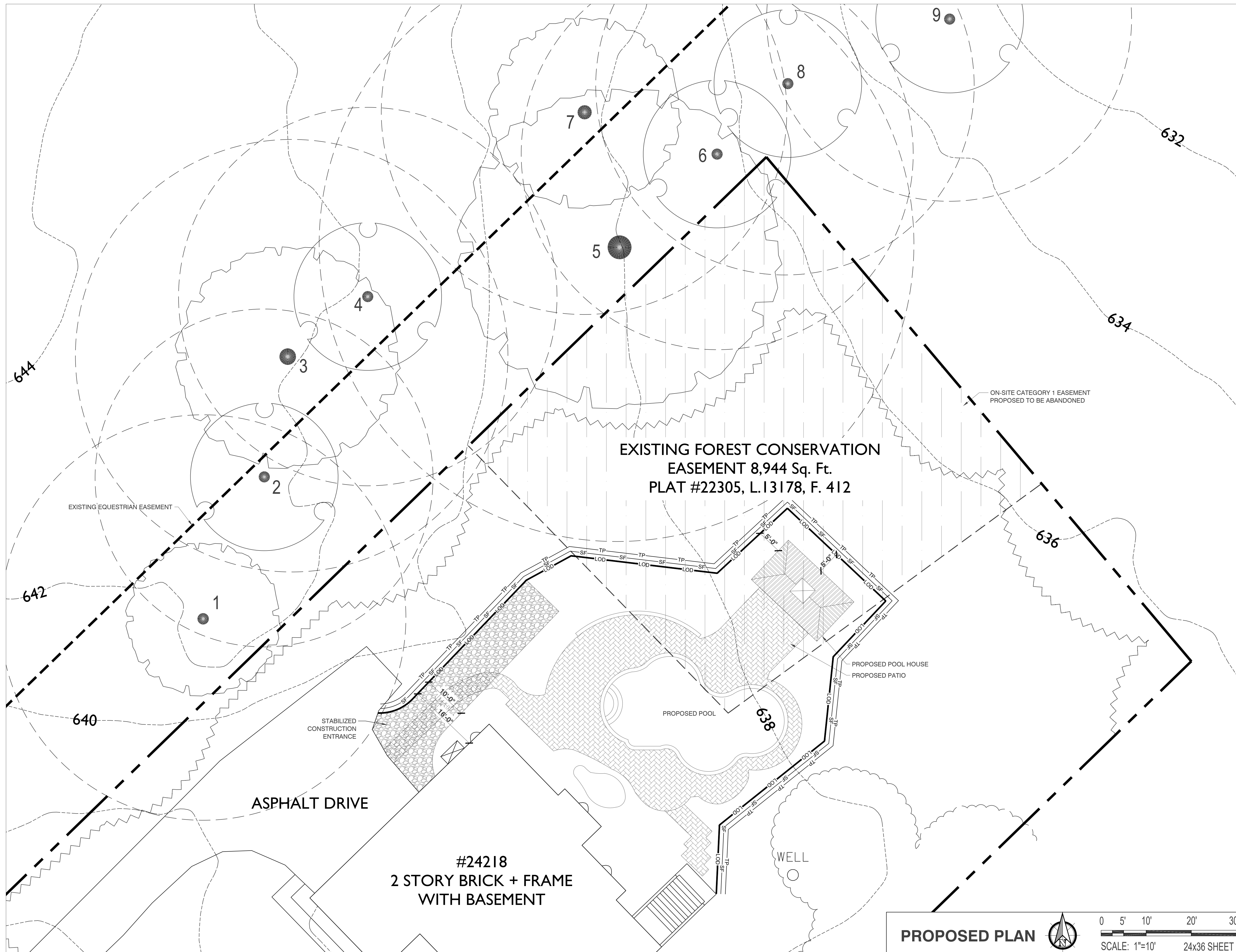
DRAWING NUMBER:  
4 OF 7



VICINITY MAP - NTS

PLAN LEGEND

	PROPERTY LINE
	EX. BUILDING
	LIMITS OF DISTURBANCE
	SILT FENCE
	TREE PROTECTION FENCE
	2' CONTOUR
	FOREST CANOPY
	TREE CANOPY
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING SIGNIFICANT TREE
	EXISTING SPECIMEN TREE
	EXISTING TREE CRITICAL ROOT ZONE



**NOTES:**  
AMENDMENT PROPOSED TO ABANDON EXISTING ON-SITE CATEGORY 1 EASEMENT. OFF-SITE MITIGATION IS PROPOSED AT 4:1 RATIO BY ACQUIRING CREDITS FROM A FOREST MITIGATION BANK OR BY PAYING A FEE-IN-LIEU PER FOREST CONSERVATION LAW SECTION 22A-12(e)(1)(A).

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RESERVED FOR M-NCPPC

**Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans**

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

**Pre-Construction**

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
  - Typical tree protection devices include:
    - Chain link fence (four feet high)
    - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
    - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
  - Typical stress reduction measures may include, but are not limited to:
    - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
    - Crown Reduction or pruning
    - Watering
    - Fertilizing
    - Vertical mulching
    - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
  - Parking or driving of equipment, machinery or vehicles of any type.
  - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
  - Dumping of any chemicals (i.e. paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
  - Felling of trees into a protected area.
  - Trenching or grading for utilities, irrigation, drainage, etc.
- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

**During Construction**

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

**Post-Construction**

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
  - Removal, and possible replacement, of dead, dying, or hazardous trees
  - Pruning of dead or declining limbs
  - Soil aeration
  - Fertilization
  - Watering
  - Wound repair
  - Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.



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**PREPARED FOR:**  
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**PROJECT:**  
WARFIELD PROPERTY  
FCP AMENDMENT  
PLAN NO.: 12000095A

DATE: 2/9/2024  
DRAWN BY: RLT  
DRAWING SCALE: VARIES

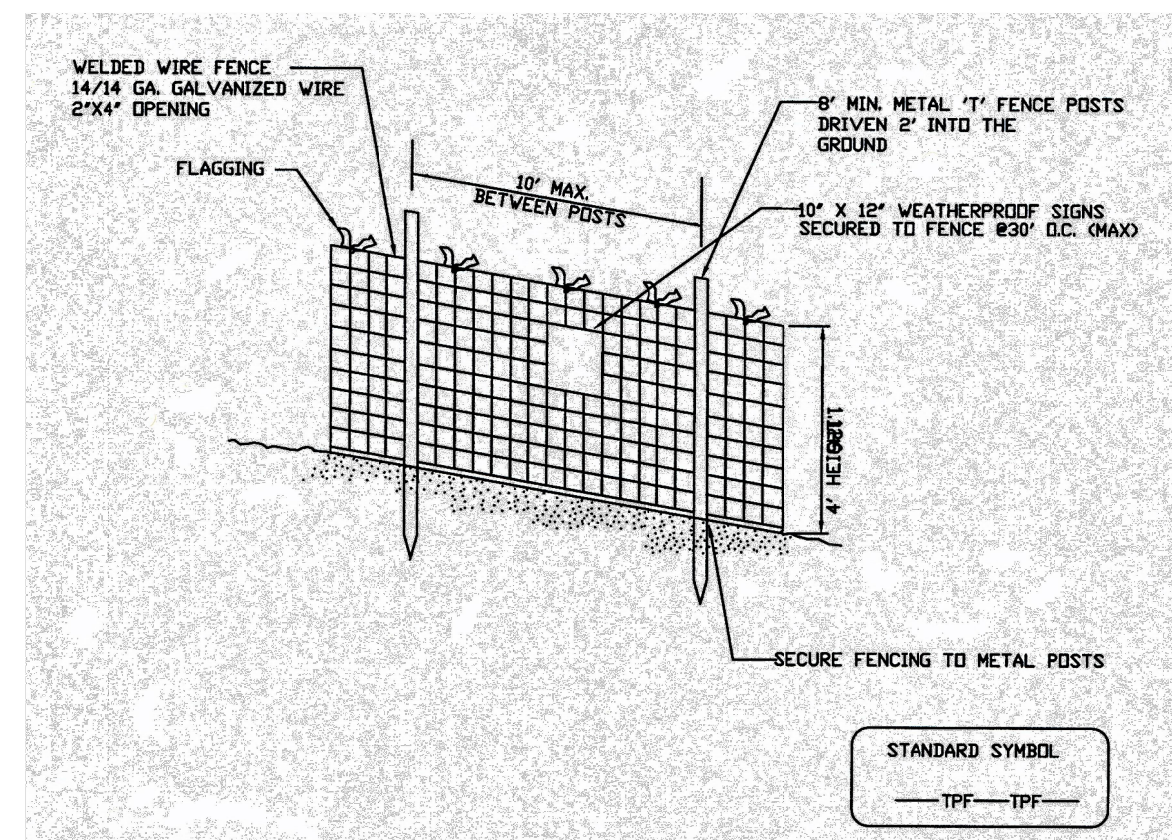
REV	DESCRIPTION	DATE

**SHEET TITLE:**  
PROPOSED FOREST  
CONSERVATION PLAN  
AMENDMENT DETAILS

**DRAWING NUMBER:**  
5 OF 7

**Tree Protection Fence Detail**

Not to scale



**NOTES**

- Practice may be combined with sediment control fencing.
- Location and limits of fencing should be coordinated in field with arborist.
- Boundaries of protection area should be staked prior to installing protective device.
- Root damage should be avoided.
- Protection signage is required.
- Fencing shall be maintained throughout construction.

Montgomery County Planning Department • M-NCPPC  
MontgomeryPlanning.org

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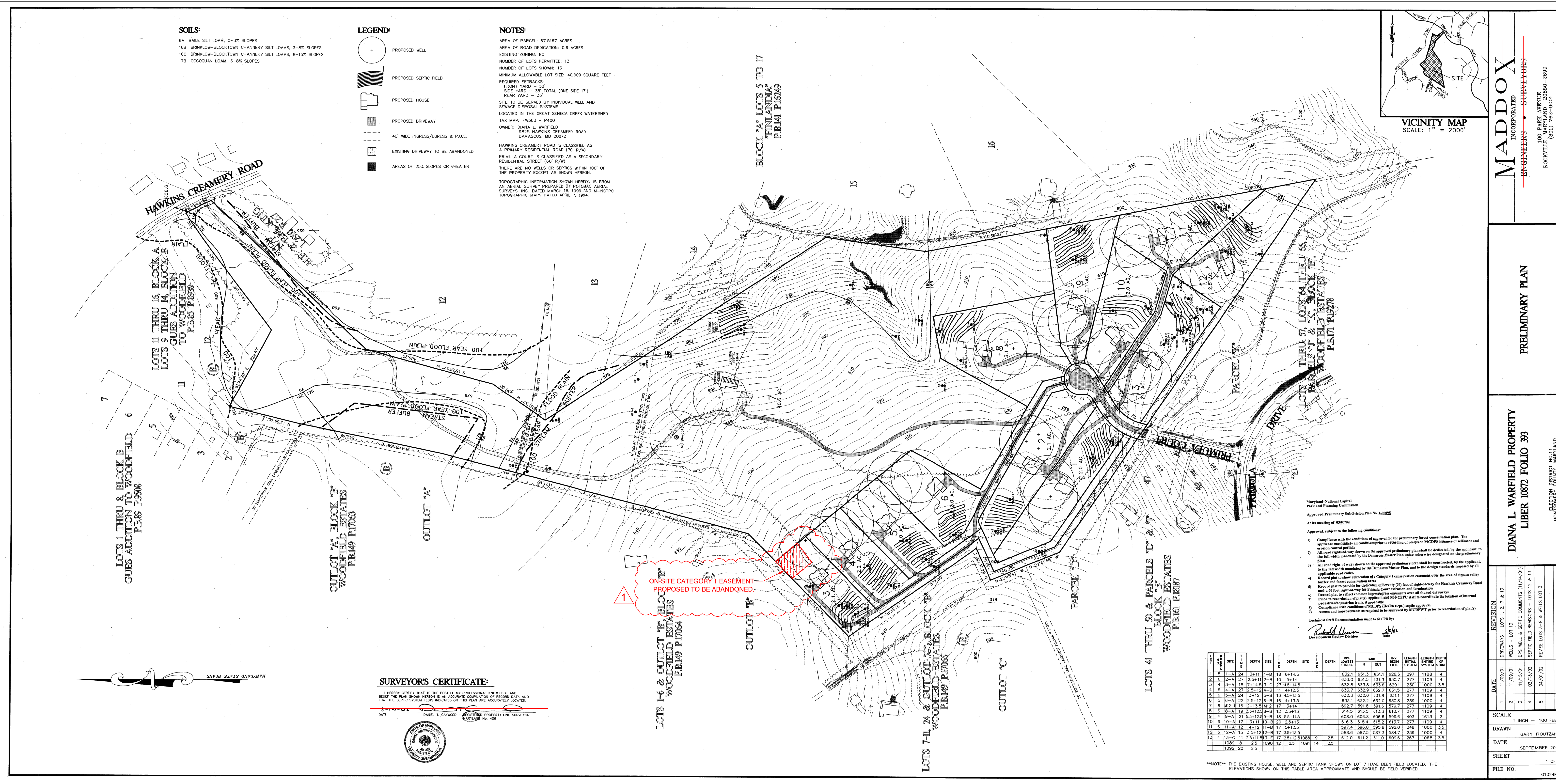
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DATE: 2/9/2024  
DRAWN BY: RLT  
DRAWING SCALE: NTS

REV	DESCRIPTION	DATE

SHEET TITLE:  
APPROVED PRELIMINARY  
PLAN 120000950 - REDLINED

DRAWING NUMBER:  
6 OF 7



APPROVED PRELIMINARY PLAN WITH PROPOSED CHANGES IDENTIFIED

LIST OF AMENDMENT ITEMS

- AMENDMENT PROPOSES TO ABANDON EXISTING ON-SITE CATEGORY 1 EASEMENT. OFF-SITE MITIGATION IS PROPOSED AT A 4:1 RATIO BY ACQUIRING CREDITS FROM A FOREST MITIGATION BANK OR BY PAYING A FEE-IN-LIEU PER FOREST CONSERVATION LAW SECTION 22A-12(e)(1)(A).

NOTES:

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- INFORMATION SHOWN IS FROM ORIGINAL FOREST CONSERVATION PLAN APPROVAL.

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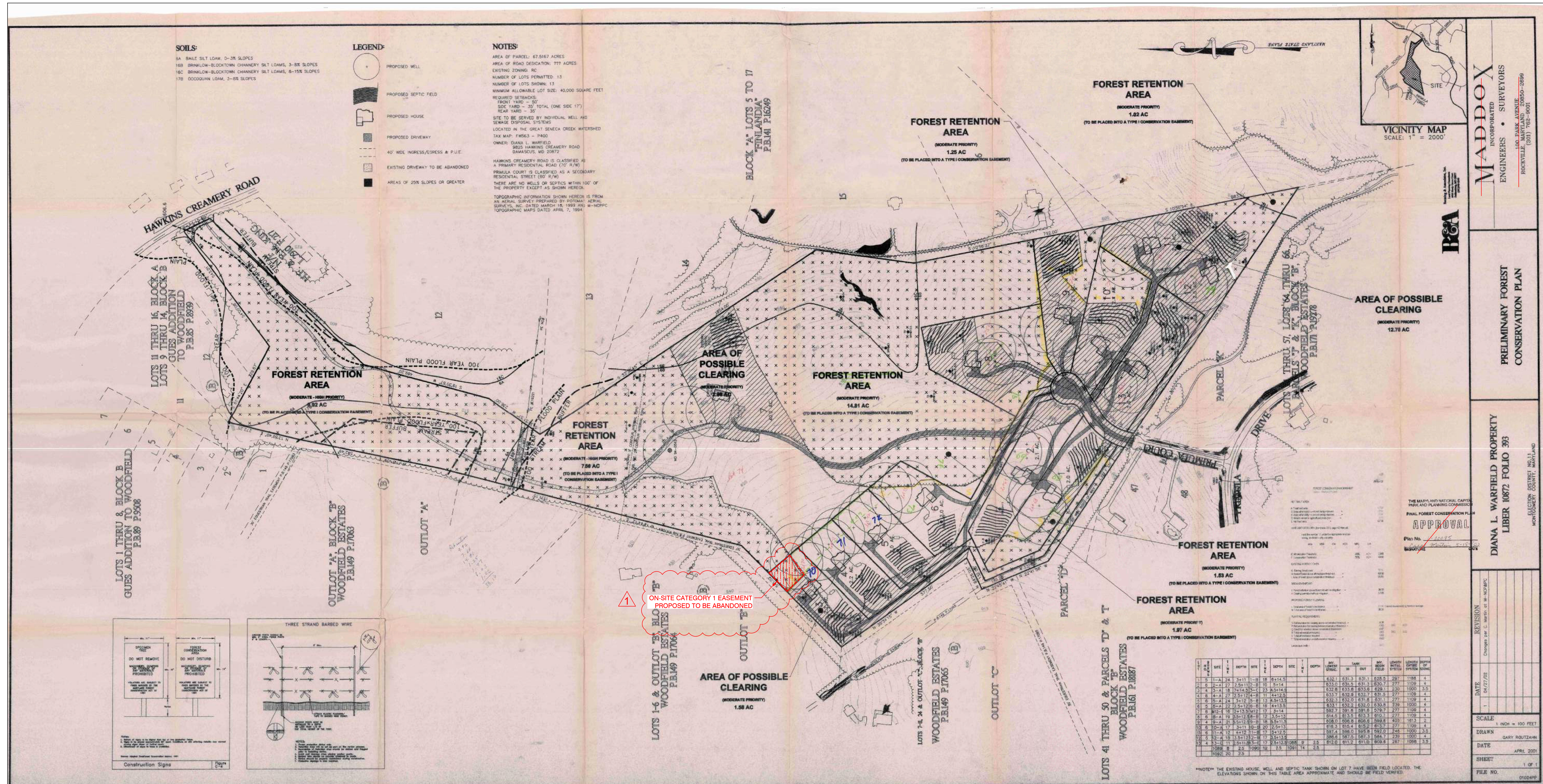
DATE: 2/9/2024  
DRAWN BY: RLK  
DRAWING SCALE: VARIES

REV	DESCRIPTION	DATE

SHEET TITLE:  
APPROVED FCP 120000950 -  
REDLINED

DRAWING NUMBER:

7 OF 7



APPROVED FOREST CONSERVATION PLAN WITH PROPOSED CHANGES IDENTIFIED

LIST OF AMENDMENT ITEMS

1. AMENDMENT PROPOSED TO ABANDON EXISTING ON-SITE CATEGORY 1 EASEMENT. OFF-SITE MITIGATION IS PROPOSED AT A 4:1 RATIO BY ACQUIRING CREDITS FROM A FOREST MITIGATION BANK OR BY PAYING A FEE-IN-LIEU PER FOREST CONSERVATION LAW SECTION 22A-12(e)(1)(A).

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