

SCALE: 1" = 30'



Parcel 464
Charles H. &
P.L. Browning
L.9979 F.305

Parcel 519
Charles H.
Browning Jr
L.38712 F.391

Parcel 562
Salem Methodist Church
L.6 F.306 & L.190 F.252

Parcel 565
Patricia S.
Tregoning
L.33113 F.138

Parcel 628
Jose &
Ana Maria Molina
L.31440 F.427

Part of the Property of
John E. Tregoning,
Sole Rem. Trustee
L.34758 F.346
19.80 Ac.
Zone RE-1

RIDGE ROAD
DEDICATION
0.24 AC

MD ROUTE 27

MATCHLINE SEE SHEET 6

EASEMENT EXTENT TO BE
DETERMINED AT FUTURE DATE

FUTURE 20' SEWER EASEMENT.
LOCATION TO BE DETERMINED
AT FUTURE DATE.

S44°

S57°33'42"

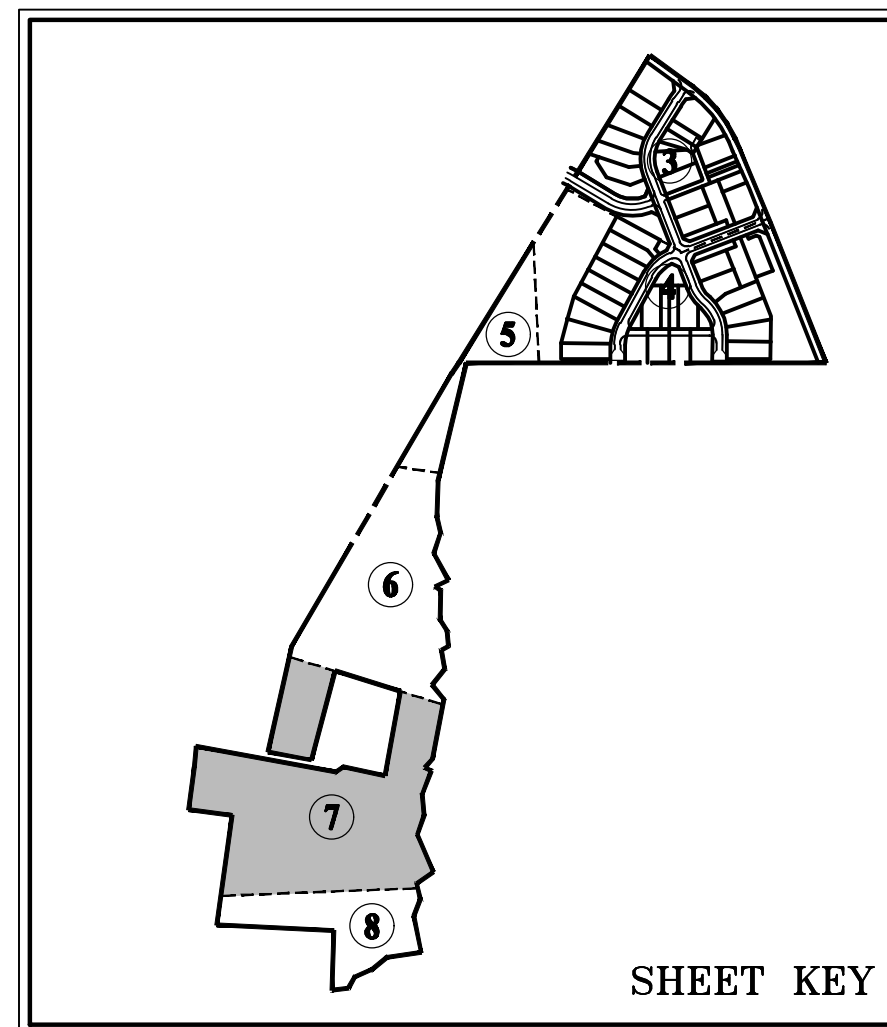
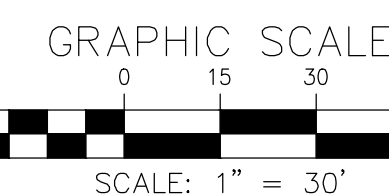
S24°00'47" 84.52'

S01°15'20" 76.40'

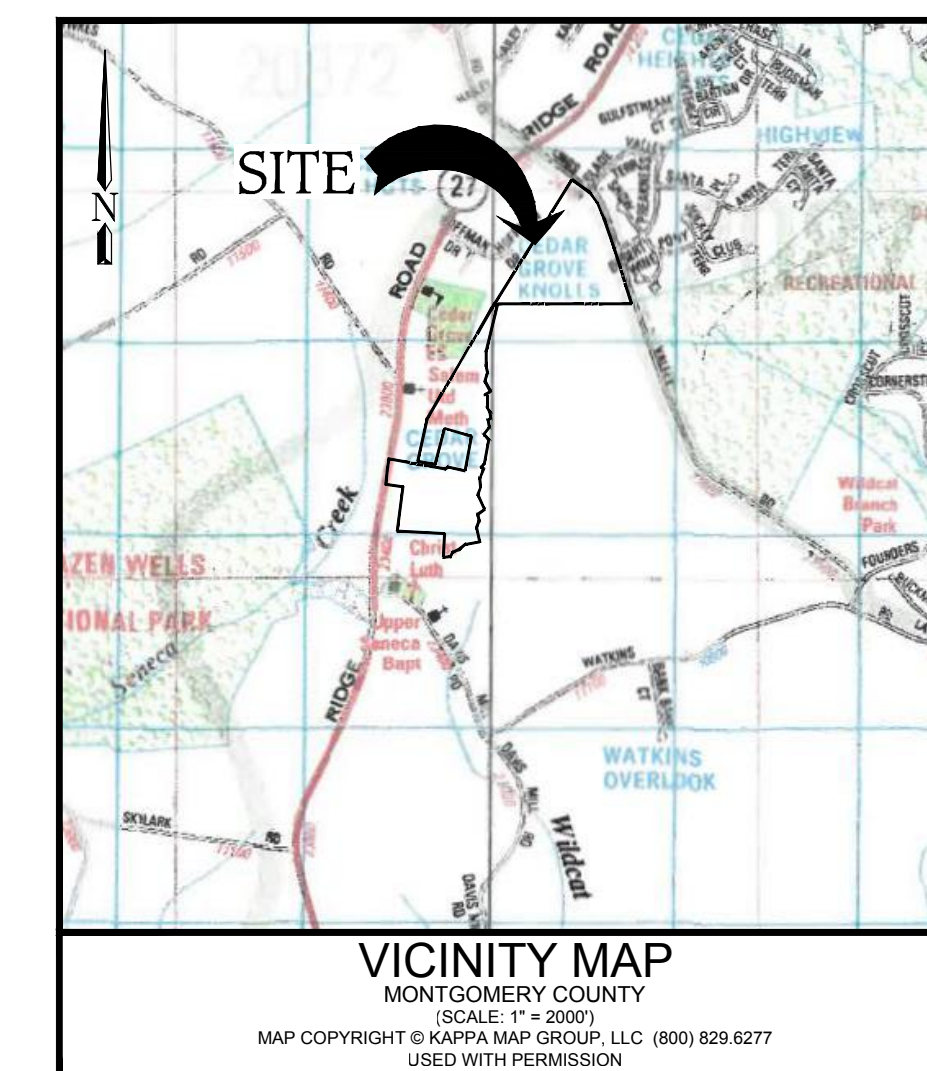
S21°27'17" 70.87'

S20°40'02" 43.05'

S57°31'46" 71.82'



SHEET KEY



LEGEND

	BOUNDARY LINE
	LIMIT OF DISTURBANCE
	EXISTING TREE LINE
	EXISTING OVERHEAD LINES
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING WOOD FENCE
	EXISTING FENCE
	EXISTING FIRE HYDRANT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STREAM VALLEY BUFFER
	WETLAND BUFFER
	WATERS OF THE U.S.
	NONTIDAL PEM WETLANDS
	NONTIDAL PFD WETLANDS
	PROPOSED FRONT DOOR
	LOT SERVICED BY WELL PER MCATLAS. WELL LOCATION TO BE FIELD LOCATED

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER : 3822
EXPIRATION DATE : 03/18/2025

Kathryn Kubit
Not valid without signature

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE PRELIMINARY PLAN APPROVAL NO. 120230120, INCLUDING APPROVAL, CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER'S NAME: ESC KEY WEST, LLC
COMPANY: KATHRYN KUBIT CONTACT PERSON

ADDRESS: 1395 BEVERLY ROAD, SUITE 240, MCLAN, VA 22101
PHONE: (703) 734-9135
SIGNATURE: *Kathryn Kubit*

UPDATES/REVISIONS :

30-SCALE PLAN
PRELIMINARY PLAN 120230120

TREGONING PROPERTY
DAMASCUS (12th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: ESC TREGONING LLC KATHRYN KUBIT 1395 BEVERLY RD, SUITE 240, MCLAN VA 22101 703.734.9135 KKUBIT@ELASTREETDEV.COM	WSSC GRID: 233N/W11 DESIGN: MKL DRAFT: SSS DATE: MAY 2022 SCALE: 1" = 30'	TAX MAP: FW122 SHEET: 7 OF 8 FILE NO.: 2020-1548-10 D
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