

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

UNDEVELOPED PARCEL
(2.94 AC OF 19.80 AC)
WITH TWO BUILDABLE
OUTLOTS FOR FUTURE
COMMERCIAL OR
RESIDENTIAL USE

RIDGE ROAD
DEDICATION
0.24 AC

MD ROUTE 27

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

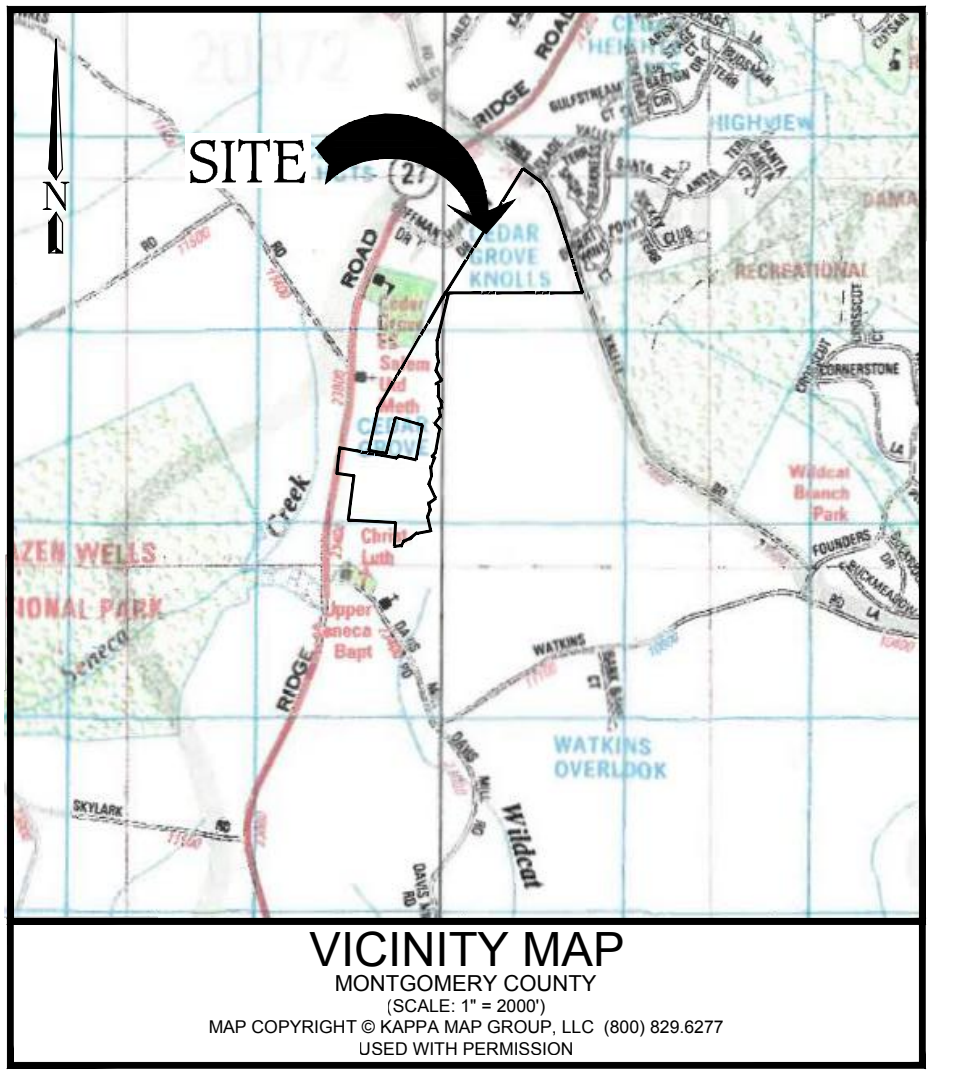
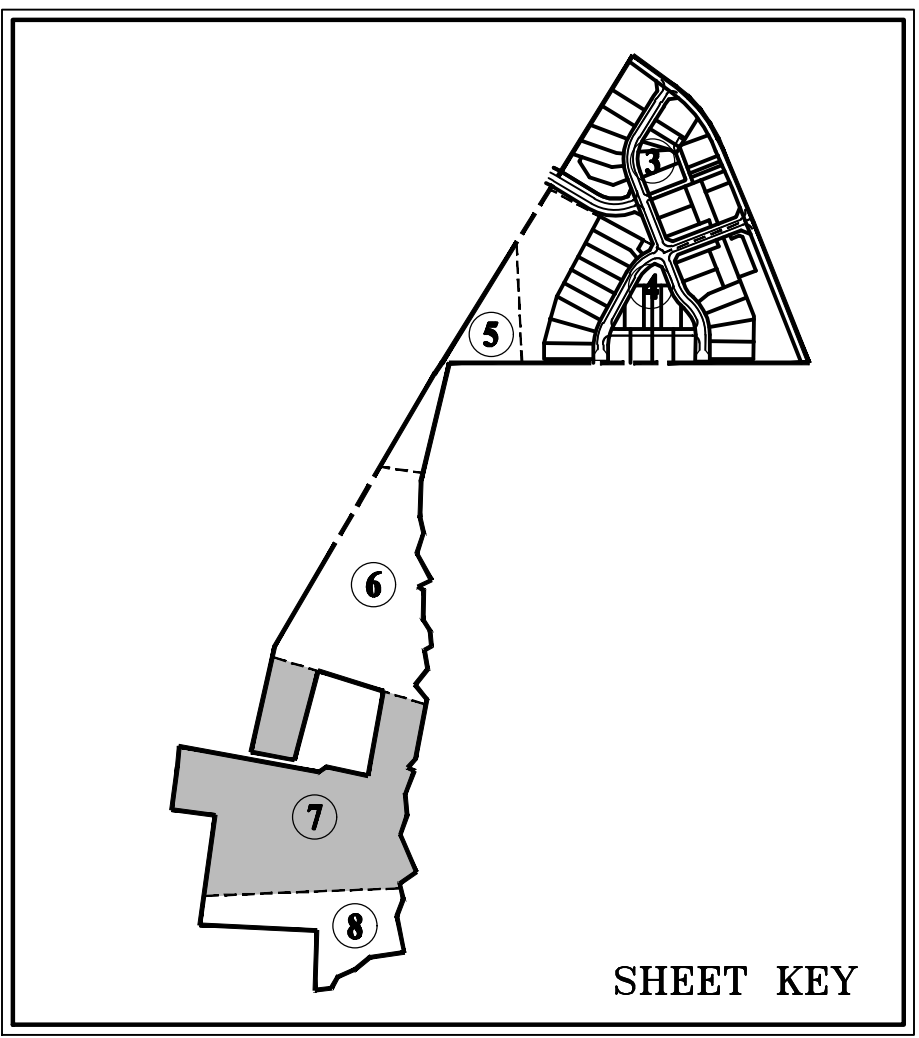
Part of the Property of
John E. Tregoning,
Sole Rem. Trustee
L.34758 F.346
19.80 Ac.
Zone RE-1

UNDEVELOPED PARCEL (7.30 AC OF 19.80 AC)
WITH TWO BUILDABLE OUTLOTS FOR FUTURE
COMMERCIAL OR RESIDENTIAL USE

Parcel 682

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8



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
	PROPOSED FENCE
	STREAM VALLEY BUFFER
	WETLAND BUFFER
	WATERS OF THE U.S.
	NONTIDAL PEM WETLANDS
	NONTIDAL PFO WETLANDS
	PROPOSED FRONT DOOR
	LOT SERVED 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 : 4234
EXPIRATION DATE : 10/20/2023

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 CONTACT PERSON: KATHRYN KUBIT
ADDRESS: 1335 BEVERLY ROAD, SUITE 240, MCGEAN, VA 22101
PHONE: (703) 734-9730
SIGNATURE:

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 1335 BEVERLY RD. SUITE 240, MCGEAN VA 22101 703.734.9730 KKUBIT@ELASTREETDEV.COM	WSSC GRID: 233W11 DESIGN: ATX DRAFT: SSS DATE: AUGUST 2023 SCALE: 1" = 30'	TAX MAP: FW122 SHEET 7 OF 8 FILE NO: 2020-1548-10 D
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