

SCALE: 1" = 30'

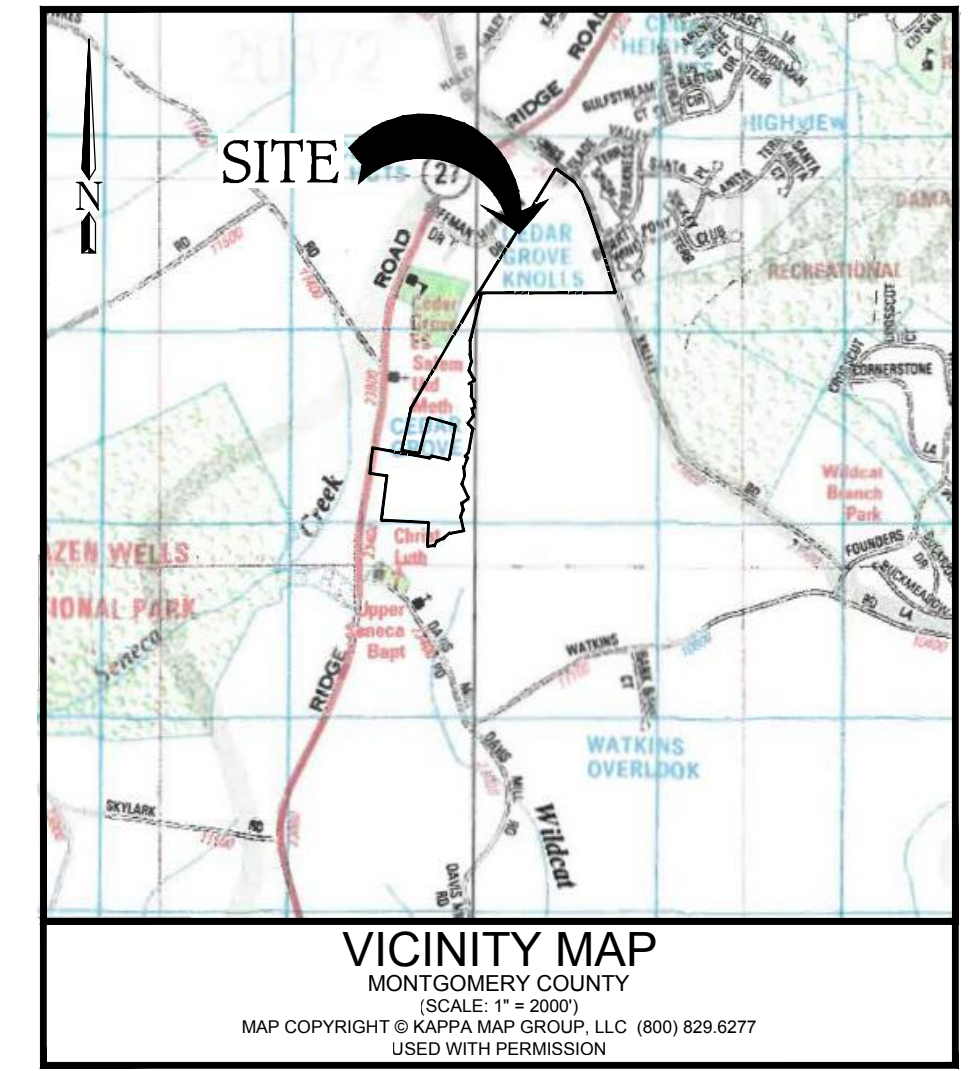
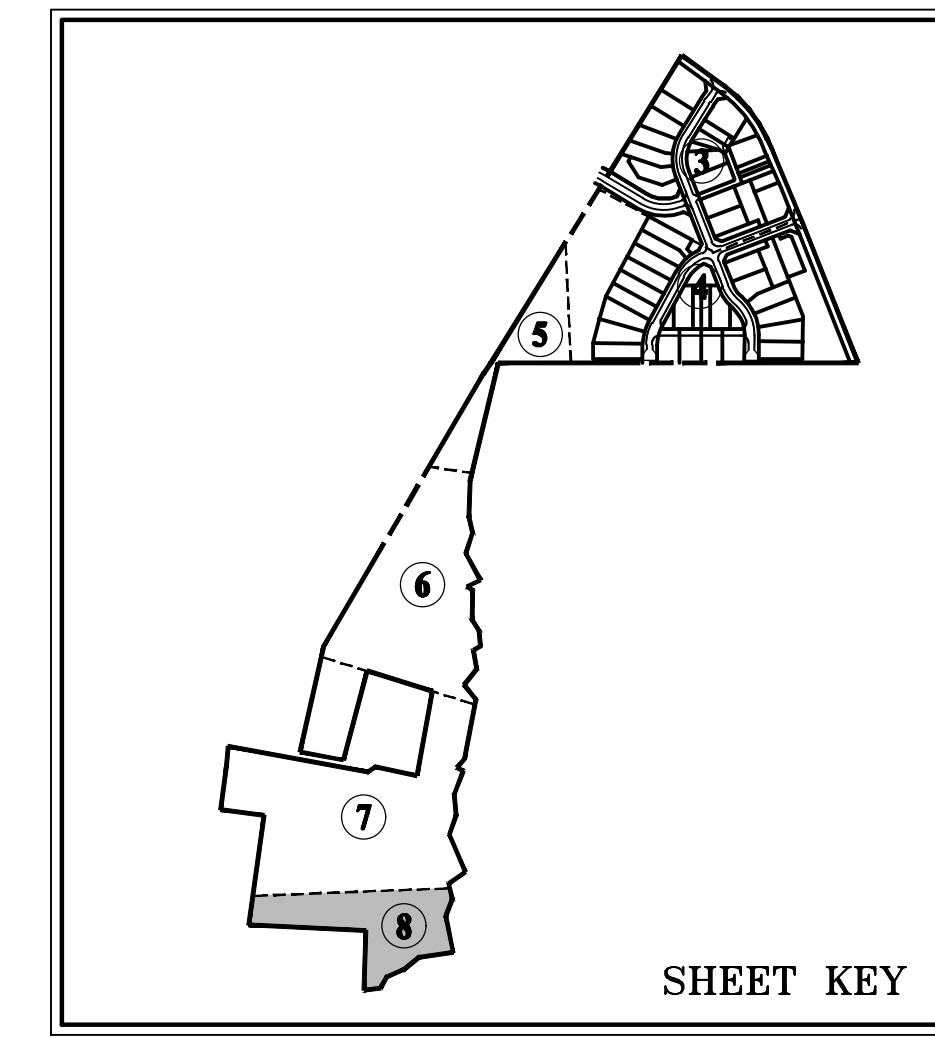
Part of the Property of
John E. Tregoning,
Sole Rem. Trustee
L.34758 F.346
19.80 Ac.
Zone RE-1

Parcel 682
Robert S &
G. H. Rizzo et al.
L.5696 F.546

MATCHLINE SEE SHEET 7

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

Parcel 735
Efrain A. Hernandez
& Ana Maria Alfaro
L.28474 F.264



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 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 : 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, MCLAN 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, MCLAN VA 22101 703-734-9730 KKUBIT@ELASTREETDEV.COM	WSSC GRID: 233W11	TAX MAP: FW122
DESIGN: AKS	SHEET: 8	OF: 8
DRAFT: SSS	DATE: AUGUST 2023	FILE NO:
COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	SCALE: 1" = 30'	2020-1248-10 D

