



2425 Reedie Drive
 Wheaton, Maryland 20902

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PRELIMINARY PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

File Number	1 12023012
Date Application Filed	_____
NRI/FSD File No., if applicable	4 42022045

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Preliminary Plan Name (Subdivision): Tregoning Property Acres 37.61 (sf / 43,560)

Property Tax Account Number(s) associated with the plan (8 digits)

A. 3859025 B. _____ C. _____ D. _____ E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On Kings Valley Road, 0 feet West of Preakness Drive
Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. North quadrant, intersection of _____ and _____
(N,S,E,W etc.) Street Name Street Name

Subdivision Information: (Complete either C, if located within a recorded subdivision, or D)

C. Lot _____ Block _____ Subdivision _____

D. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Applicant Team (Enter all that apply and submit separate supporting documentation as necessary)

Primary Contact (Person who will be the primary contact and point person for future electronic review process.)

Charles P. Johnson and Associates	Michael Loe
<i>Company Name</i>	<i>Contact Person</i>
1751 Elton Road, Suite 300	
<i>Street Address</i>	
Silver Spring	MD
<i>City</i>	<i>State</i>
(301) 434-7000	20903
<i>Telephone Number</i>	<i>Zip Code</i>
<i>Fax Number</i>	<i>E-mail</i>
	mloe@cpja.com

NOTE: This email will be used to create the ePlans project account.

Owner

Would you like to receive ePlans notifications? * Yes No

John and Patricia Tregoning	
<i>Company Name</i>	<i>Contact Person</i>
23715 Ridge Road	
<i>Street Address</i>	
Germantown	MD
<i>City</i>	<i>State</i>
(301) 972-3796	20876
<i>Telephone Number</i>	<i>Zip Code</i>
<i>Fax Number</i>	<i>E-mail</i>
	*required if checked yes

Owner's Representative or Contract Purchaser (Authorization is required from the owner)

Would you like to receive ePlans notifications? * Yes No

Elm Street Development	Kate Kubit
<i>Company Name</i>	<i>Contact Person</i>
1355 Beverly Road, Suite 240	
<i>Street Address</i>	
McLean	VA
<i>City</i>	<i>State</i>
(703) 734-9730	22101
<i>Telephone Number</i>	<i>Zip Code</i>
<i>Fax Number</i>	<i>E-mail</i>
	*required if checked yes

Engineer or Surveyor

Would you like to receive ePlans notifications? * Yes No

Charles P. Johnson and Associates, Inc		Phil Hughes	
<i>Company Name</i>		<i>Contact Person</i>	
1751 Elton Road, Suite 300			
<i>Street Address</i>			
Silver Spring		MD	20903
<i>City</i>		<i>State</i>	<i>Zip Code</i>
		phughes@cpja.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i> *required if checked yes	

FCP Plan Preparer, if applicable

Would you like to receive ePlans notifications? * Yes No

<i>Company Name</i>		<i>Contact Person</i>	
<i>Street Address</i>			
Select one of the following:			
<i>City</i>		<i>State</i>	<i>Zip Code</i>
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i> *required if checked yes	

Attorney

Would you like to receive ePlans notifications? * Yes No

Lerch, Early and Brewer		Robert Harris	
<i>Company Name</i>		<i>Contact Person</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3826			
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i> *required if checked yes	

Other: _____

Would you like to receive ePlans notifications? * Yes No

<i>Company Name</i>		<i>Contact Person</i>	
<i>Street Address</i>			
Select one of the following:			
<i>City</i>		<i>State</i>	<i>Zip Code</i>
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i> *required if checked yes	

Development Information: (See Submission Requirements)

Method of Development: Standard Optional Cluster MPDU TDR BLT

No. of TDRs _____ BLT square footage _____

Zoning	Overlay Zone	Acres	Development Type Code	On the Ground Built Resid'l du / Comm'l sf	Previously Approved Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDUs	Other Affordable Housing Du	Age Rest. Housing du	Senior Housing du
RE-1	NON	38	SF-Single Family, Deta	0.00	0.00	0.00	46.00	46				
	NON		TW-Single Family, Atta						6			
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
Total plan acres		38	Total Resid'l	0.00	0.00	0.00	46.00		6			
			Total Comm'l									

* Maximum number of dwelling units allowed by zoning ↑ (make only one entry per zone)

Total Number of Proposed Development Lots/Parcels ⁴⁴ _____

Total Number of Proposed Outlots ⁰ _____ Total Number of Proposed Non-Development Parcels ² _____

Total Square footage of Areas Dedicated to Public Use: ^{77,580} _____

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case	Case No. _____
Development Plan/Schematic DP	Case No. _____
Conditional Use/Special Exception	Case No. _____
Variance	Case No. _____
NRI/FSD (if applicable)	File Number 4- ²⁰²²⁰⁴⁵⁰ _____
Pre-Application Submission	File Number 7- ²⁰²²⁰⁰²⁰ _____
Concept Plan	File Number 5- _____
Project Plan	File Number 9- _____
Sketch Plan	File Number 3- _____
Preliminary Plan	File Number 1- ²⁰²³⁰¹²⁰ _____
Site Plan	File Number 8- _____

If property contains recorded lots, enter M-NCPPC record plat number(s) _____, _____, _____

Is this preliminary plan being reviewed concurrently? Sketch/Project Plan _____ or Site Plan _____

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No

Name of Staff: ^{Patrick Butler, Sandra} _____ Date of meeting(s): ^{05/02/2022} _____

Is the property in the Locational Atlas and Index of Historic Sites? Yes No

Is the property in the Master Plan for Historic Preservation? Yes No

Is the property within a school cluster in moratorium under the current Annual Growth Policy? Yes No

Does this project use deed transfers from other properties, if yes, list the property ID Nos. Yes No

1: _____ 2: _____ 3: _____ 4: _____ 5: _____
6: _____ 7: _____ 8: _____ 9: _____ 10: _____

Waiver(s) requested, if any Yes No (Identify code section and address in a separately provided Statement of Justification)

Are there any legal restrictions on property not shown on plan*? Yes No

(If any, address in your Statement of Justification.)

*NOTE: MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application.

Existing Sewer and Water Categories:

Existing Service Category: Sewer ⁵ _____ Water ⁵ _____

Pending Service Category: Sewer ¹ _____ Water ¹ _____

Proposed Sanitary Systems: Public Water Public Sewer Well Septic

Forest Conservation Plan Supplemental Information

Does the FCP involve impacts to trees that require a variance per the Forest Conservation Law? Yes No

Is amendment in response to violation? Yes No

Signature of Applicant (Owner, Owner's Representative or Contract Purchaser)

Applicant hereby certifies that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Kate Kubit

Signature

Kate Kubit

Name (Type or Print)

5.25.23

Date