

TREGONING PROPERTY

PRELIMINARY FOREST CONSERVATION PLAN

F20230420

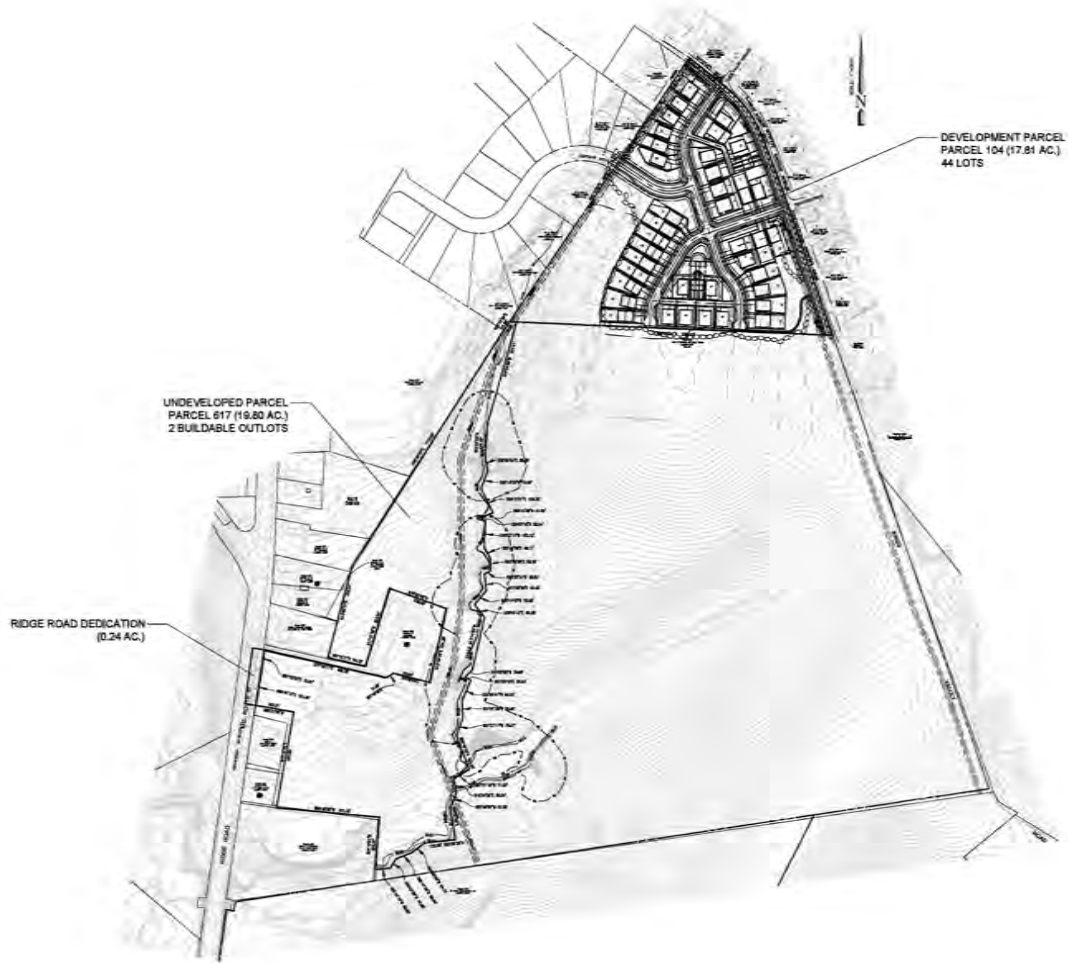
GENERAL NOTES

1. SITE IS LOCATED ON PARCEL 104 (17.81 ACRES, TAX ID 33656025).
2. TOTAL SUBJECT AREA INCLUDES PARCEL 617 (19.80 ACRES, TAX ID 03859014) AND THE RIDGE ROAD DEDICATION (0.24 ACRES, SRC PLAT NO. 12211).
3. TOTAL SUBJECT AREA COVERS 37.85 ACRES.
4. TWO FUTURE DWELLING UNITS TO BE DEVELOPED FOR COMMERCIAL OR RESIDENTIAL USE ON TWO OUTLOTS ON PARCEL 617.
5. SITE IS LOCATED IN ELECTION DISTRICT 12.
6. SITE IS LOCATED ON MDC 202 SHEET 233N011.
7. SITE IS WITHIN THE SENeca CREEK WATERSHED AND 8-CRUIT WATERSHED (0214028, HUC 02070008).
8. WSSIC SERVICE CATEGORIES: SA, WA, R170WC22A.
9. SITE IS TO BE SERVED BY PUBLIC WATERS AND SEWER.
10. ON-SITE STREAMS ARE MARYLAND USE CLASS IV-P: RECREATIONAL TROUT WATERS AND PUBLIC WATER SUPPLY. SUPPERS WERE EXPANDED PER GUIDELINES FOR ENVIRONMENTAL MANAGEMENT OF DEVELOPMENT IN MONTGOMERY COUNTY.
11. THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA.
12. A WETLAND DELINEATION WAS PERFORMED BY ENVIRONMENTAL SYSTEMS ANALYSIS INC. ON APRIL 28, 2021 AND JUNE 15, 2021.
13. THE SITE CONTAINS TWO TYPES OF ERODIBLE SOILS: 14D3 SPRINGLOW/LOCKTOWN CHANNERY SILT LOAMS, 15-25% SLOPES, AND 11B6 BLOCKTOWN CHANNERY SILT LOAM, 25-45% SLOPES, VERY ROCKY.
14. NO TREES ON SITE WERE FOUND TO BE NATIONAL, STATE, OR COUNTY CHAMPION TREES, OR WITHIN 75% OF THE CURRENT STATE CHAMPION. NO PART OF THE PROJECT IS LISTED ON THE LOCATIONAL ATLAS OR INDEX OF HISTORICAL SITES.
15. NO FEDERAL OR MARYLAND RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED OR PREVIOUSLY DOCUMENTED ON-SITE BY MDC-DNR.



LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING OVERHEAD LINES
[Symbol]	EXISTING ASSESS LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WOOD PILE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	STREAM VALLEY BUFFER
[Symbol]	WETLAND BUFFER
[Symbol]	WETLAND OF LOCAL IMPORTANCE
[Symbol]	TEMPORARY TREE PROTECTION FENCE
[Symbol]	PERMANENT TREE PROTECTION FENCE
[Symbol]	ROAD FRINGING
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	SUPER SET FENCE
[Symbol]	SP
[Symbol]	SIGNIFICANT TREE
[Symbol]	SPECIMEN TREE
[Symbol]	TREE TO BE REMOVED
[Symbol]	MITIGATION TREE
[Symbol]	FOREST CONSERVATION CASHEMIR RISK
[Symbol]	WETLAND PER WETLANDS
[Symbol]	WETLAND PRO WETLANDS
[Symbol]	FOREST PRESERVATION
[Symbol]	FOREST CLEAR
[Symbol]	REFORESTATION/REFORESTATION
[Symbol]	TREE SHADE-NOT CROPPED/CONTAINED CLEAR



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	APPROVAL SHEET
SHEET 3	50-SCALE FCP SHEET
SHEET 4	50-SCALE FCP SHEET
SHEET 5	50-SCALE FCP SHEET
SHEET 6	DETAIL SHEET
SHEET 7	DETAIL SHEET

CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE AND ALL OF THE REQUIRED AND RELATED PAPERWORK ON THE PLANS IS CONFORMANT WITH THE STANDARDS OF THE APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS. I AM NOT PROVIDING ANY INFORMATION, INFORMATION, AND DATA THAT I KNOW TO BE FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION, INFORMATION, AND DATA THAT I KNOW TO BE FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION, INFORMATION, AND DATA THAT I KNOW TO BE FALSE OR MISLEADING.

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: CMA

EXPIRATION DATE:

(Professional Seal)

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO ENSURE ALL FEATURES OF THE PRELIMINARY FOREST CONSERVATION PLAN ARE PROTECTED, MAINTAINED, AND RESTORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

DEVELOPER'S NAME: DATE:

ADDRESS: PHONE:



COVER SHEET
PRELIMINARY FOREST CONSERVATION PLAN

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

CPJ Charles F. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

DATE: 8/22/2023	SCALE: 1" = 50'	SHEET NO: 1	TOTAL SHEETS: 7
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