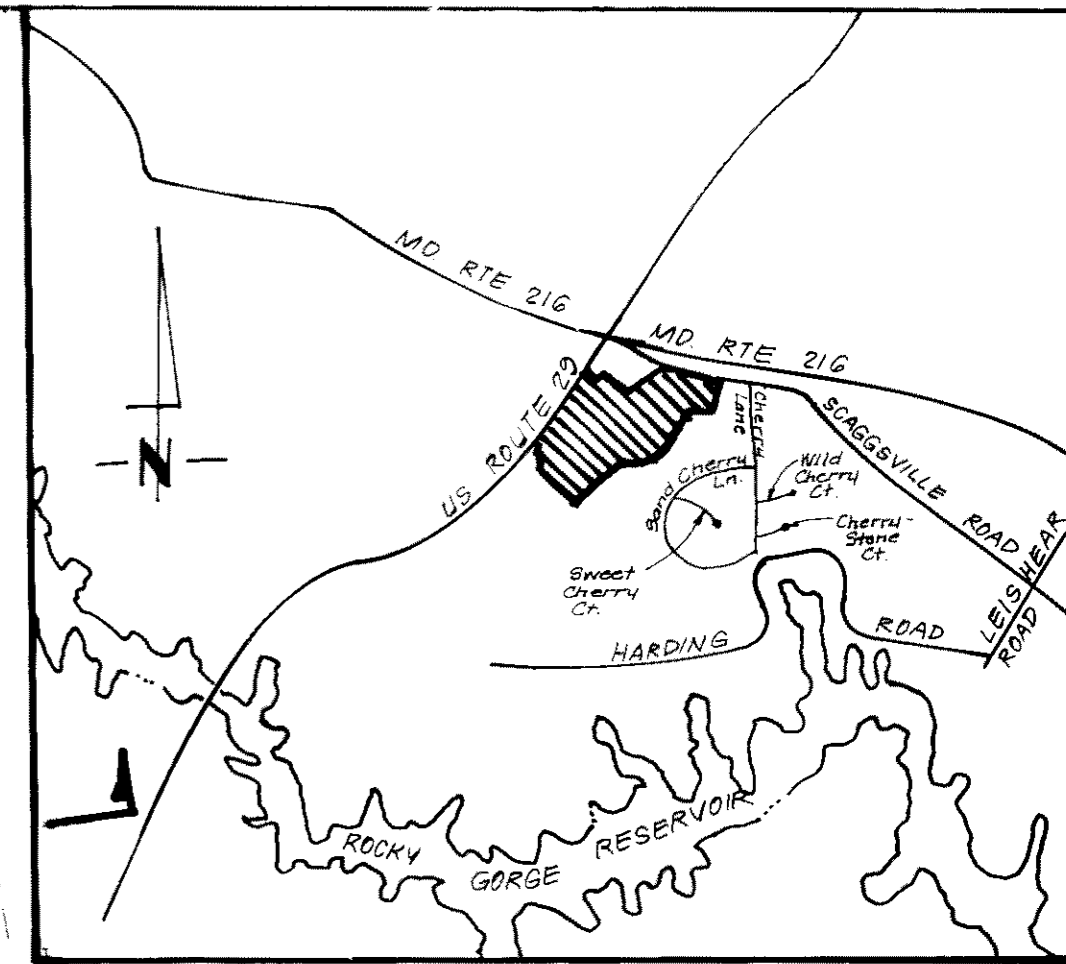


NO.	NORTH	EAST
1	477474.67	828956.34
2	477489.40	829657.54
3	477505.49	829655.55
4	477538.58	829620.80
5	477552.78	829647.79
6	477518.73	828941.43
7	476988.78	828936.82
8	476444.10	828464.53
9	476356.71	828176.93
10	475439.49	827788.95
11	475399.80	827100.16
12	476307.16	827056.01
13	476528.20	827266.32
14	477012.77	827693.36
15	477266.72	827910.27
16	477273.55	827959.82
17	477271.62	827996.26
18	477081.46	828400.46
19	477400.01	828653.63
20	477399.63	828674.48
21	477543.87	828783.08



VICINITY MAP  
SCALE: 1"=2000'

- SPECIAL NOTES**
- Acquisition of the right-of-way required for the off-site roadway improvements for Md. Rte. 216 and U.S. Rte. 29 shall be obtained, or the easement of relocated Md. Rte. 216 including its interchange with U.S. Rte. 29 shall be funded prior to signature approval of the final plan road construction drawings.

**GENERAL NOTES:**

- Topography was compiled from Aerial Survey.
- This site is located on Tax Map #46; Parcels 49 & 50.
- Public Water & Sewer to be Utilized.
- See Soils Map # 33.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
- Sediment & Erosion Control Devices shall be provided with the submission of the road construction and site development plans.
- All utilities shown as existing were compiled from available plans and records.
- Recording Reference: L.518 F.116 and L.488 F.673.
- All existing structures to be removed.
- See OPZ Files: Zoning Board Case #832-M; PB 237, 5-08-96; WP-85-157.
- Sidewalks & Street Trees shall be provided as required by Sections 16.129, 16.131, 16.113 and C.13 and will be shown with SDPE Road Constr. Plans.
- WP-85-157 refers to lengthening the cul-de-sac to exceed 1200' and exceed the 1000' trip per day limit on a cul-de-sac.

**SITE ANALYSIS:**

1. Existing Zoning:	R-20		
2. TOTAL AREAS	42.40 Acres		
A. Gross Area of Tract:	42.40 Acres		
B. Area of Proposed Lots/Parcels:	32.87 Acres		
C. Area of Public Roads:	2.87 Acres		
D. Open Space to be dedicated to:	6.66 Acres		
3. Parking Tabulation:			
Parcel A	38,000 SF	149	4.0
Parcel B	72,000 SF	286	4.0
Parcel C	30,000 SF	120	4.0
Parcel D	26,750 SF	103	4.0
TOTALS	448,750 SF	1824	(4.7/1000' GFA)

**PLANT SCHEDULE**

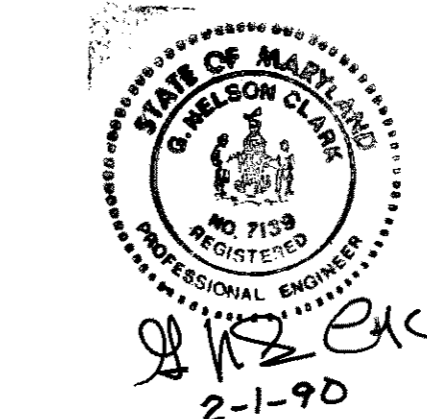
SYM	PLANT TYPE	QTY
⊕	MAJOR TREE	44
⊙	EVERGREEN	211
⊕	MINOR TREE	6

PARCEL	TOTAL AREA OF PARCEL	PRIVATE DRIVE & PARKING % OF PARCEL	LOT COVERAGE % OF PARCEL	TOTAL GREENSPACE % OF PARCEL	OPEN SPACE DEDICATED TO HOUSING
A	305 AC	1.55 AC (12.8%)	1.035 AC (12.8%)	11.1 AC (36.4%)	—
B	260 AC	1.18 (15.0%)	1.08 AC (15.0%)	12.83 AC (49.3%)	—
C	508 AC	2.26 (15.0%)	1.046 AC (15.0%)	12.83 AC (49.3%)	—
D	1699 AC	7.25 (15.0%)	1.046 AC (15.0%)	12.83 AC (49.3%)	—
TOTALS	3287 AC	13.68 AC (11.2%)	13.68 AC (11.2%)	10.66 AC (32.2%)	—

CHERRYTREE FARM SECTION I AREA 2  
PLAT 7841  
ZONED R-20  
OPEN SPACE LOT 25

HOWARD M. ROBINSON  
135,1294

TENTATIVELY APPROVED  
ON \_\_\_\_\_  
BY \_\_\_\_\_  
PLANNING DIRECTOR  
DATE 2.23.90



Owner: Cherrytree R.E.D. Ltd Partnership  
7979 Old Georgetown Rd.  
Bethesda, Md. 20814

**CLARK • FINEROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 • BALTO • (301) 621-8100 • WASH

DESIGNED MJP	<b>PRELIMINARY PLAN PARCELS A,B,C,D,E; OPEN SPACE LOT 1 CHERRYTREE OFFICE PARK</b>	SCALE 1"=100'
DRAWN KIW		DRAWING 10F/1
CHECKED WHI		JOB NO. 87-065
DATE 6-1-89		FILE NO. 87-065-P

FOR: ASSOCIATED COMPANIES  
7979 Old Georgetown Rd.  
Bethesda, Md. 20814