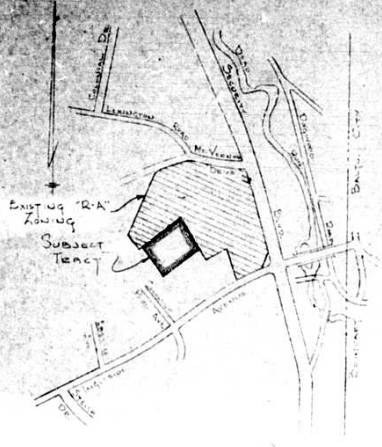
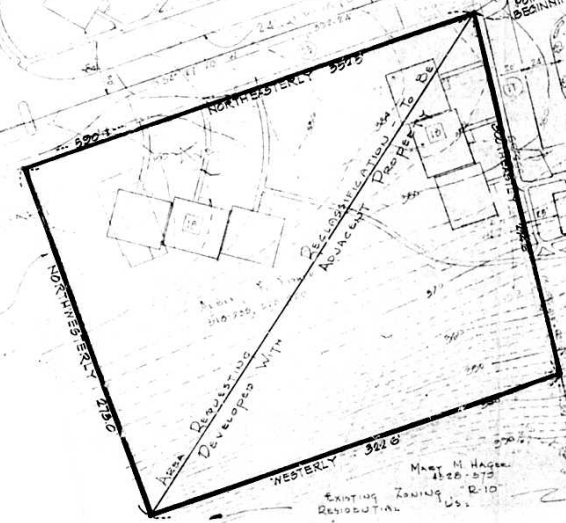




LOCATION OF TRACT

#67-52R
MAP
2-B
WESTERN
AREA
RA

265-67A



GENERAL NOTES

1. Acreage of Subject Tract, including Proposed Tract, is 11.11 Acres.
2. Existing Zoning is R-1.
3. Existing Use is Single-Family Detached Dwellings.
4. Proposed Zoning is R-1.
5. Proposed Use is Single-Family Detached Dwellings.
6. Density Calculations:
 - a. Gross Acreage: 11.11 Acres
 - b. Net Acreage: 10.00 Acres
 - c. Number of Single-Family Detached Dwellings: 20
 - d. Number of Apartment Units: 20
 - e. Gross Density: 2.00 Units/Acre
 - f. Net Density: 2.00 Units/Acre
7. Required Off-Street Parking (80% of Units): 16 Spaces
8. Proposed Off-Street Parking (50% of Units): 10 Spaces
9. Trenchard Ave. Shall Be Closed As A "Private Road" By The Developer And Maintained As A "Private Road".

PLAT TO ACCOMPANY PETITION
FOR
DECLASSIFICATION OF PROPERTY
VICINITY
COLONIAL PARK DR. & TRENCHARD AVE.
Election District 1
SCALES 1"=50'



DEVELOPERS AMERICAN TRADING & PROPERTIES CORP. CHESAPEAKE, VIRGINIA	ARCHITECTS COLLINS & KROENSTADT 1104 SPRING STREET SILVER SPRING, MARYLAND	LAND PLANNERS S.E. SANDERS & ASSOCIATES 1308 K STREET, N.W. WASHINGTON, D.C.	ENGINEERS MATE, CHURCH & ASSOCIATES 1020 CUMMINS DRIVE, NO. FARMERS, MARYLAND 2104
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#67-52R
MAP
2-B
WESTERN
AREA
NW-1-E