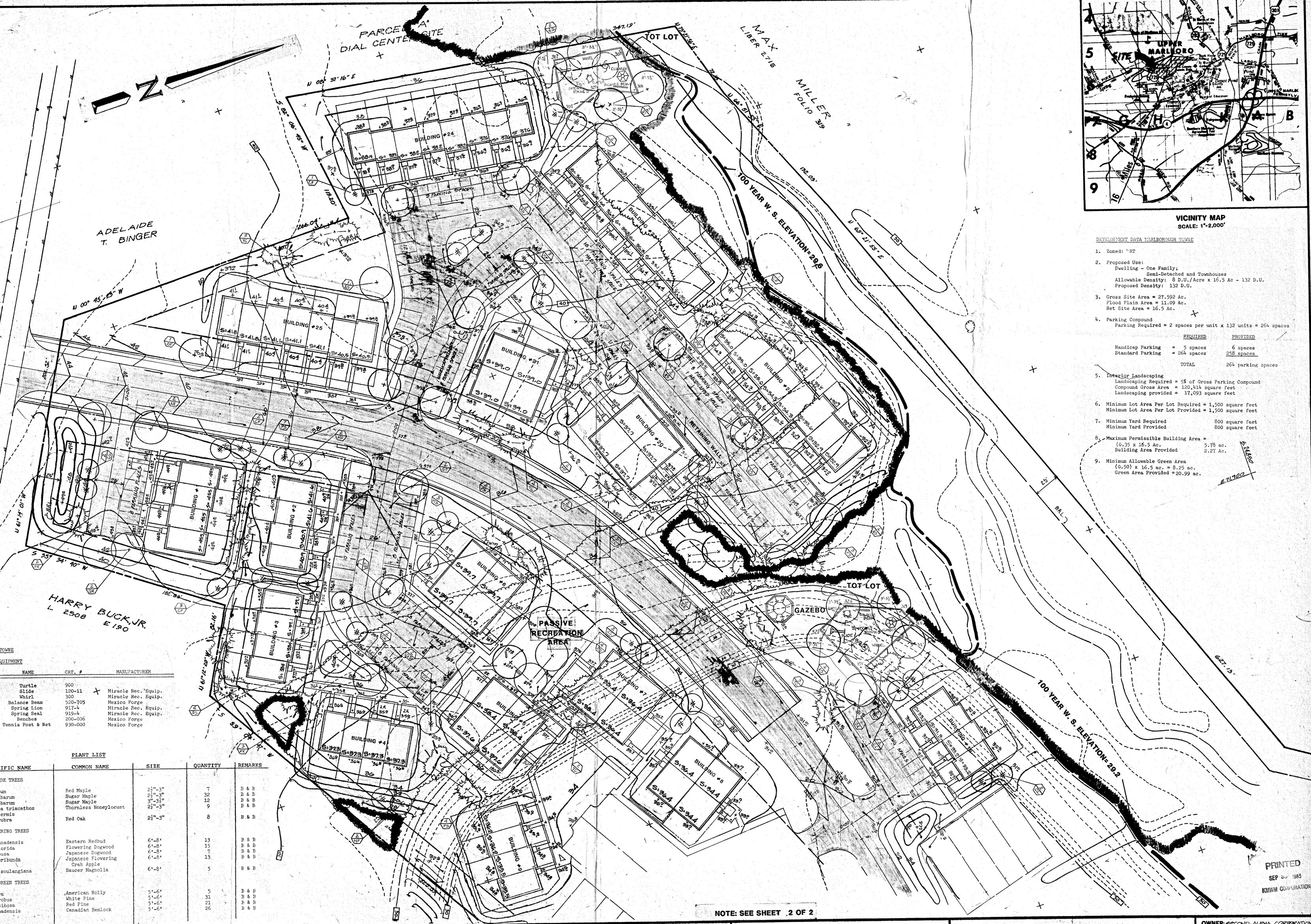

VICINITY MAP
SCALE: 1"=2,000'

DEVELOPMENT DATA MARLBOROUGH TOWNE

1. Zoned: RT
2. Proposed Use:
   Dwelling - One Family;
   Semi-Detached and Townhouses
   Allowable Density: 8 D.U./Acre x 16.5 Ac - 132 D.U.
   Proposed Density: 132 D.U.
3. Gross Site Area = 27.592 Ac.
   Flood Plain Area = 11.09 Ac.
   Net Site Area = 16.5 Ac.
4. Parking Compound
   Parking Required = 2 spaces per unit x 132 units = 264 spaces

	REQUIRED	PROVIDED
Handicap Parking	= 5 spaces	6 spaces
Standard Parking	= 264 spaces	258 spaces
	TOTAL	264 parking spaces

5. Interior Landscaping
   Landscaping Required = 5% of Gross Parking Compound
   Compound Gross Area = 120,414 square feet
   Landscaping provided = 17,093 square feet
6. Minimum Lot Area Per Lot Required = 1,500 square feet
   Minimum Lot Area Per Lot Provided = 1,500 square feet
7. Minimum Yard Required 800 square feet
   Minimum Yard Provided 800 square feet
8. Maximum Permissible Building Area =
   (0.35 x 16.5 Ac. 5.78 ac.
   Building Area Provided 2.27 Ac.
9. Minimum Allowable Green Area
   (0.50) x 16.5 ac. = 8.25 ac.
   Green Area Provided = 20.99 ac.

MARLBOROUGH TOWNE

PLAYGROUND EQUIPMENT

QUANTITY	NAME	CAT. #	MANUFACTURER
3	Turtle	900	
3	Slide	120-11	Miracle Rec. Equip.
3	Whirl	300	Miracle Rec. Equip.
3	Balance Beam	520-705	Mexico Forge
3	Spring Lion	917-4	Miracle Rec. Equip.
3	Spring Seal	919-4	Miracle Rec. Equip.
10	Benches	200-006	Mexico Forge
1	Tennis Post & Net	930-000	Mexico Forge

PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
	SHADE TREES				
A.R.	Acer rebrum	Red Maple	2½"-3"	7	B & B
A.S.	Acer saccharum	Sugar Maple	2½"-3"	32	B & B
A.S.	Acer saccharum	Sugar Maple	3"-3½"	12	B & B
G.T.	Gleditisia triacathos var. inermis	Thornless Honeylocust	2½"-3"	9	B & B
Q.R.	Quercus rubra	Red Oak	2½"-3"	8	B & B
	FLOWERING TREES				
C.C.	Cercis canadensis	Eastern Redbud	6'-8'	13	B & B
C.F.	Cornus florida	Flowering Dogwood	6'-8'	15	B & B
C.K.	Cornus kousa	Japanese Dogwood	6'-8'	7	B & B
M.F.	Malus floribunda	Japanese Flowering Crab Apple	6'-8'	13	B & B
M.S.	Magnolia soulangiana	Saucer Magnolia	6'-8'	5	B & B
	EVERGREEN TREES				
L.P.	Ilex opaca	American Holly	5'-6'	5	B & B
P.S.	Pinus strobus	White Pine	5'-6'	31	B & B
P.R.	Pinus resinosa	Red Pine	5'-6'	21	B & B
T.C.	Tsuga canadensis	Canadian Hemlock	5'-6'	26	B & B

NOTE: SEE SHEET 2 OF 2

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NO.	BY	DATE	REVISIONS

KMWM CORPORATION
ENGINEERS • PLANNERS • SURVEYORS
13321 New Hampshire Avenue Suite 300
Silver Spring, Maryland • 20904 • (301) 384-4300

LANDSCAPE PLAN
MARLBOROUGH TOWNE
THIRD ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER: SECOND ALPHA CORPORATION
P.O. BOX 47037
DISTRICT HEIGHTS, MD. 20747

DESIGN BSL/JEB	SHEET 1 OF 3		
DRAFT DBP	DATE: SEPT. 1983	JOB NO. 83-092	
APPROVED JEB	SCALE: 1"=30'	FILE NO. 83-092-132C	