



CERRITO REALTY, LLC

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6301 Foxley Road, Upper Marlboro, MD 20772



FRONT

/

BACK

6301 Foxley Road, Upper Marlboro, MD 20772

Tax ID 17 09 0878041

Zoning: IE

Land Size: 1.310 acres

Year Built: 1989

Building Size: 2 level portion of building – 3680 sf per level

7360 sf combined for both levels

Warehouse section 3159 sf, 2) 12 x 12 bay doors, 15 foot ceiling

Free standing metal building 800 sf.

Rear yard is fully fenced and mostly paved

Front parking area with 27 Parking Spaces

Most of the building is vacant

Remaining Occupant knows he has to go.

ASKING PRICE: ~~\$2,250,000.00~~ **\$1,975,000**

Mike Cerrito: 301-908-1039

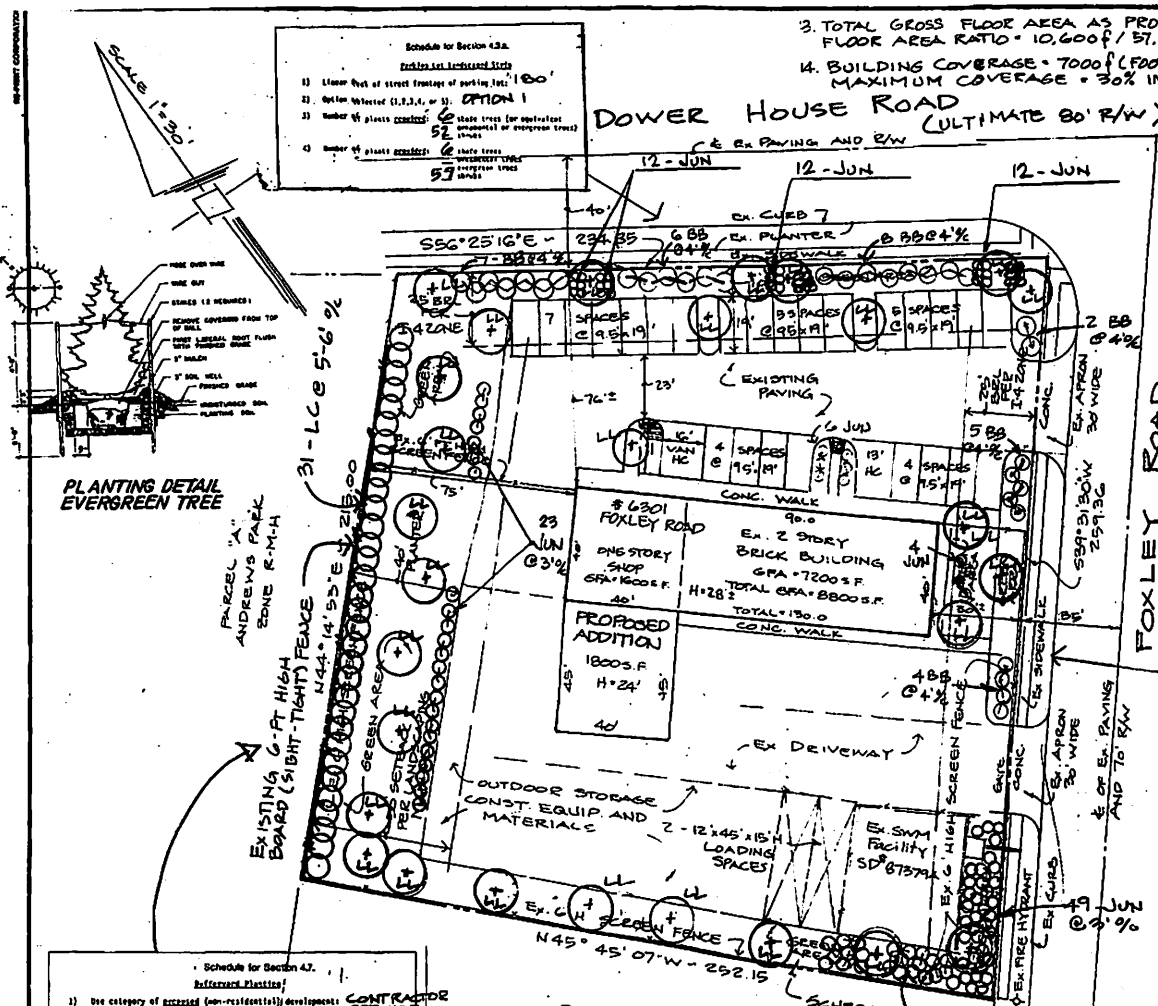
cerritorealty@verizon.net

or

Andrew Cerrito 301-938-1592

andrewcerrito@cerritorealty.com



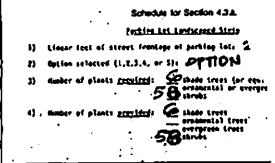
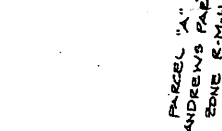


3. TOTAL GROSS FLOOR AREA AS PROPOSED: 10,600⁸
 FLOOR AREA RATIO = 10,600⁸ / 57,397⁸ = 0.19 (MAX 0.30)
 4. BUILDING COVERAGE = 7000⁸ (FOOTPRINT) / 57,397⁸ = 12.2%
 MAXIMUM COVERAGE = 30% IN T-4 ZONE

NOTES

1. ZONE:
2. USE:
3. GROSS F
4. AREA OF
5. PARKING
6. TWO LOA
7. GREEN A
8. GREEN /
9. APPLIC
10. TAX M
11. TAX AC
12. ADDRI
- G?
- UP

PLANTING DETAIL EVERGREEN TREE



PLANTING DETAIL - SHRUB

- Schedule for Section 4.3a**
Perimeter Area
- 1) Linear feet of street frontage of parking lot: 180'
 - 2) Option selected (1, 2, 3, 4, or 5): **OPTION 1**
 - 3) Number of plants provided: **52**
 - 4) Number of plants provided: **52**
- CONTRACTOR SERVICE WITH OUTDOOR STORAGE**
- 1) Use category of existing (non-residential) development: **H**
 - 2) Impact of proposed development (R, M, or L): **H**
 - 3) Use category of adjoining (non-residential) development: **H**
 - 4) Impact of adjoining development (R, M, L, or D): **D**
 - 5) Minimum required buffer (R, M, L, or D): **50'**
 - 6) Minimum building setbacks: **50'**
 - 7) Minimum width of landscaped yard: **40'**
 - 8) Linear feet of buffer strip required along property line and right-of-way: **218'**
 - 9) Percentage of required buffer strip accepted by existing woodland: **0**
 - 10) Six-foot fence or wall or five foot berm employed in buffer yard: **X**
 - 11) Total number of plant units provided in buffer strip: **215 x 160 = 172**
 - 12) Number of shade trees provided: **10 = 10 p.u. = 100%**
 - Number of evergreen trees: **11 = 11 p.u. = 85%**
 - Number of ornamental trees: **23 = 23 p.u. = 25%**
 - Number of shrubs: **23 = 23 p.u. = 25%**
 - 13) Total number of plant units provided to buffer strip: **278**

- Schedule for Section 4.3b**
Perimeter Area
- 1) Linear feet of parking lot perimeter adjacent to property line: **252'**
 - 2) Number of plants provided between parking lot and property line: **1** shade trees (or equivalent ornamental or evergreen trees) shrubs
 - 3) Number of plants provided between parking lot and property line: **1** shade trees ornamental trees evergreen trees shrubs

Symbol	Botanical name	Common name	Size / Spacing	Quantity
⊕	Tilia Cordata	Little leaf linden	2 1/2" - 3" cal.	28
⊕BB	Berberis Koronae	Korean Barberry	15" - 18" @ 4' o.c.	32
⊕BB	Juniperus	Creeeping Juniper	12" - 15" @ 3' o.c.	136
⊕BB	Leylandii Cypress	Leyland Cypress	5" - 6" @ 6' o.c.	31

322231-2001 CGU

MARLBORO ENGINEERING
 CONSULTANTS, INC.
 Civil Engineers - Land Planners
 P.O. Box 2339
 Upper Marlboro, MD 20773-2339
 Phone 301-249-8022

LANDSCAPING PLAN
 PROPERTY LOCATED AT
6301 FOXLEY ROAD
 UPPER MARLBORO, MD 20772
 9TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 21, 2001
 SCALE: 1"=30'
 SHEET 1 OF 1
 FOR BUILDING ADDITION

