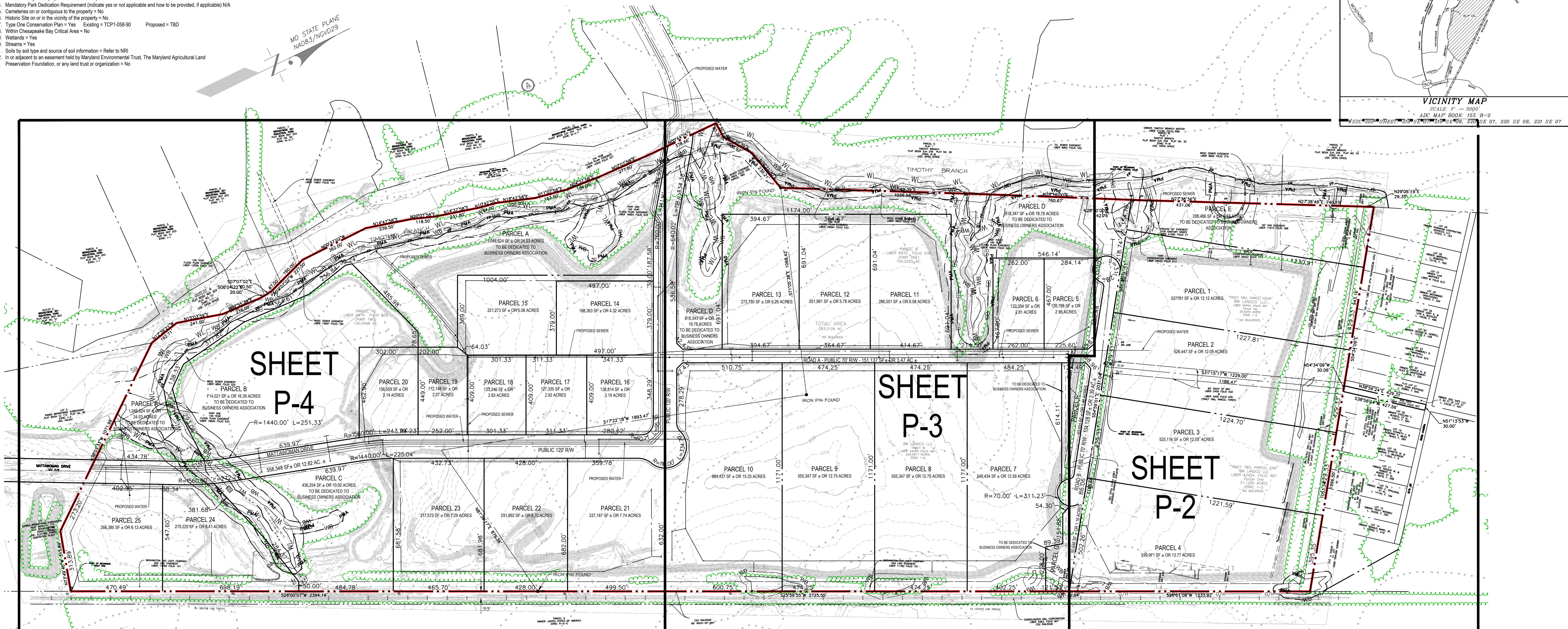


1. Existing parcel lot, deed description/Liber Folio and plat number

Existing Parcels	Tax ID No.	Liber/Folio	Plat Number
Parcel 6	11-1161348	L.23230 F.407	
Parcel 7	11-3245925	L.42454 F.487	
Parcel 8	11-3648268	L.42454 F.487	

- | | |
|----|--|
| 2 | Parcel ID: 1515986 |
| 3 | Map Sheet: TMS 155 / G: B2, TMS 155 / G: B3 and TMS 155 / G: C1 |
| 4 | 200 foot map reference (WSSC): 219 SE 7 / 219 SE 8 2200' / 220 SE 8 2215' |
| 5 | Purpose of subdivision: Warehouse |
| 6 | Prior approvals: |
| 7 | 1. Zone: 4-90027, NRI-039-12-01, TCP1-058-90, TCP1-140-90 |
| 8 | 2. Zone: CSP-12002, DSP-12033, TCP1-011-13 |
| 9 | Total Acreage: Gross = 285.2088 acres Net = 126.5661 acres, (3 Zone 55.6469 acres) |
| 10 | Net developable area outside PPA: 126.59 acres |
| 11 | Acreage of Environmental Regulatory Features = 20.32 acres |
| 12 | Acreage of 100-year floodplain = 9.03 acres |
| 13 | Acreage in road dedication = 18.55 acres |
| 14 | Existing zoning = I-2 and I-3 Existing use = Vacant Land Previously used for soil remediation |
| 15 | Proposed use of property = Warehouse |
| 16 | Breakdown of proposed development by type (residential only) N/A |
| 17 | Density calculation (residential only) N/A |
| 18 | Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130) = I-2 Zone: N/A; I-3 Zone: 87,200 sq ft |
| 19 | Metes and bounds of Acreage: I-2 Zone: N/A; I-3 Zone: 75' on all other streets, 150' all other streets, and Front Street = I-2 Zone: N/A; I-3 Zone: 75' on cu-de-sal, 150' all other streets |
| 20 | 1. Sustainable Growth Tier = Yes, Tier 1 |
| 21 | 2. Andrews Interim Land Use Control = No |
| 22 | 3. Center or Corridor location = No |
| 23 | 4. Existing Gross Floor Area = 0 sf, Proposed Gross Floor Area = 3,240,000 sq. ft. (non-residential only) |
| 24 | 5. Stormwater Management Concept number and approval date = 24467-2010 North and 12726-2003 South |
| 25 | 6. Water/Sewer Category Designation: Proposed: W-3, S-3 Proposed: W-3, S-3 |
| 26 | 7. Airway Policy Areas (airport name and APAN) N/A |
| 27 | 8. Mandatory Park Dedication Requirement (indicated if yes or not applicable and how to be provided, if applicable) = No |
| 28 | 9. Corneries on or contiguous to the property = No |
| 29 | 10. Historic Site on or in the vicinity of the property = No |
| 30 | 11. Type One Conservation Plan = Yes Existing = TCP1-058-90 Preserved = TBD |
| 31 | 12. Wetlands = Yes |
| 32 | 13. Streams = Yes |
| 33 | 14. Sols by Soil type and source of soil information = Refer to NRI |
| 34 | 15. In or adjacent to an easement owned by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization = No |

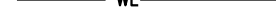


SHEET
P-4

SHEET
P-3

SHEET
P-2

LEGEND

EXISTING PROPERTY BOUNDARY	
PROPOSED PROPERTY BOUNDARY	
EXISTING 10 FT. CONTOUR	
EXISTING 2 FT. CONTOUR	
EXISTING TREELINE	
CENTERLINE OF EXISTING ROAD	
IRON PIPE FOUND	
EXISTING SEWER	
PROPOSED SEWER	
EXISTING WATER	
PROPOSED WATER	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
FLOODPLAIN: EXISTING/PROPOSED WETLAND	
WETLAND BUFFER	
EXISTING SLOPE ELEVATION	
PRIMARY MANAGEMENT AREA	
STEEP SLOPE EASEMENT (PUE)	
STEEP SLOPES (15% OR GREATER)	

4-20011
PRELIMINARY PLAN
PROPOSED LOTS 1-25
PROPOSED PARCELS A-H
(RESUBDIVISION OF PARCEL 6-8 AND 10)

ELP DC

BRANDYWINE ELECTION DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE

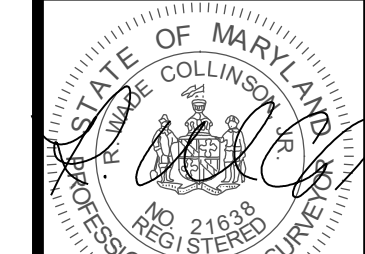
GRAPHIC SCALE 1"=200'



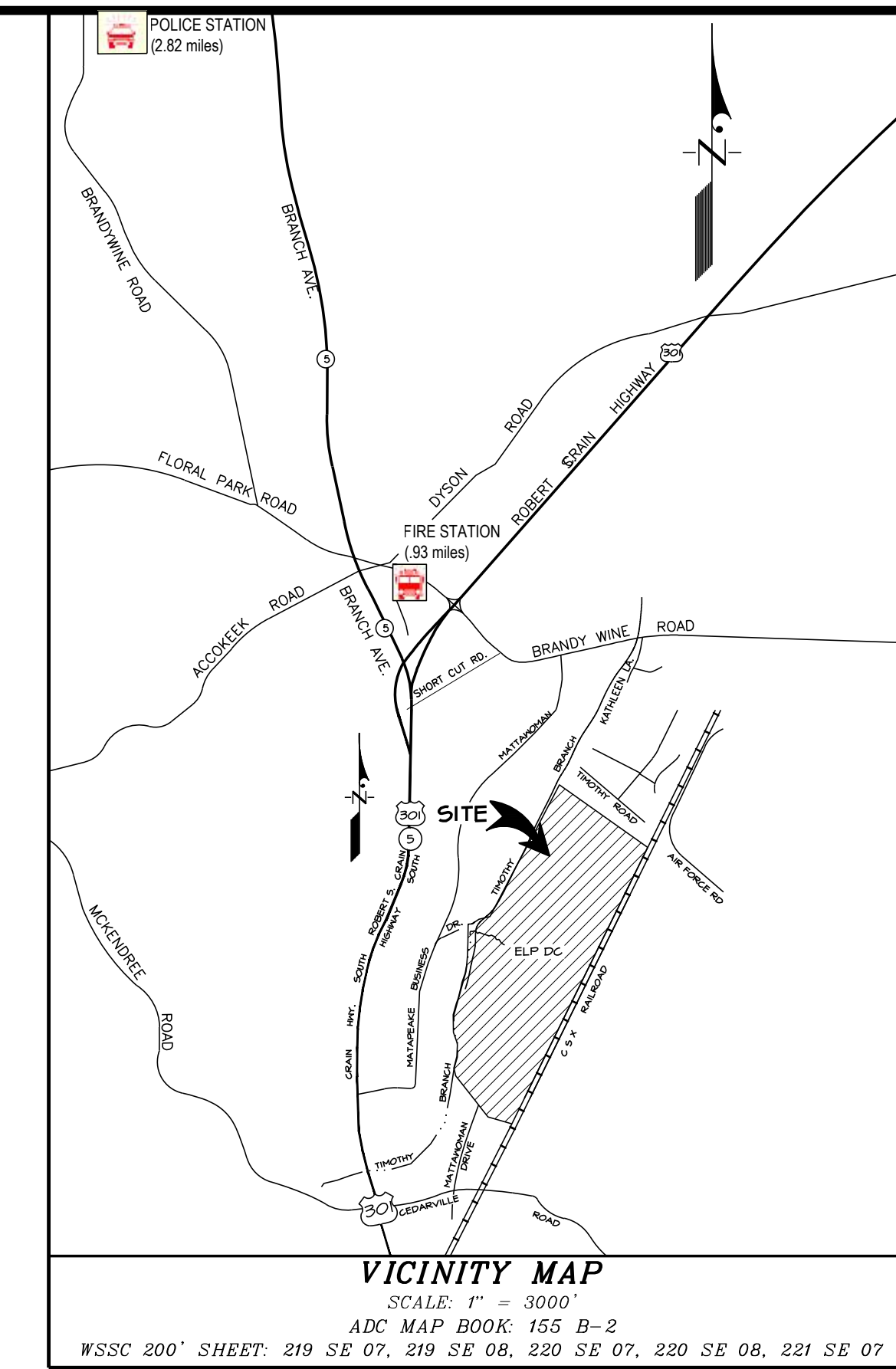
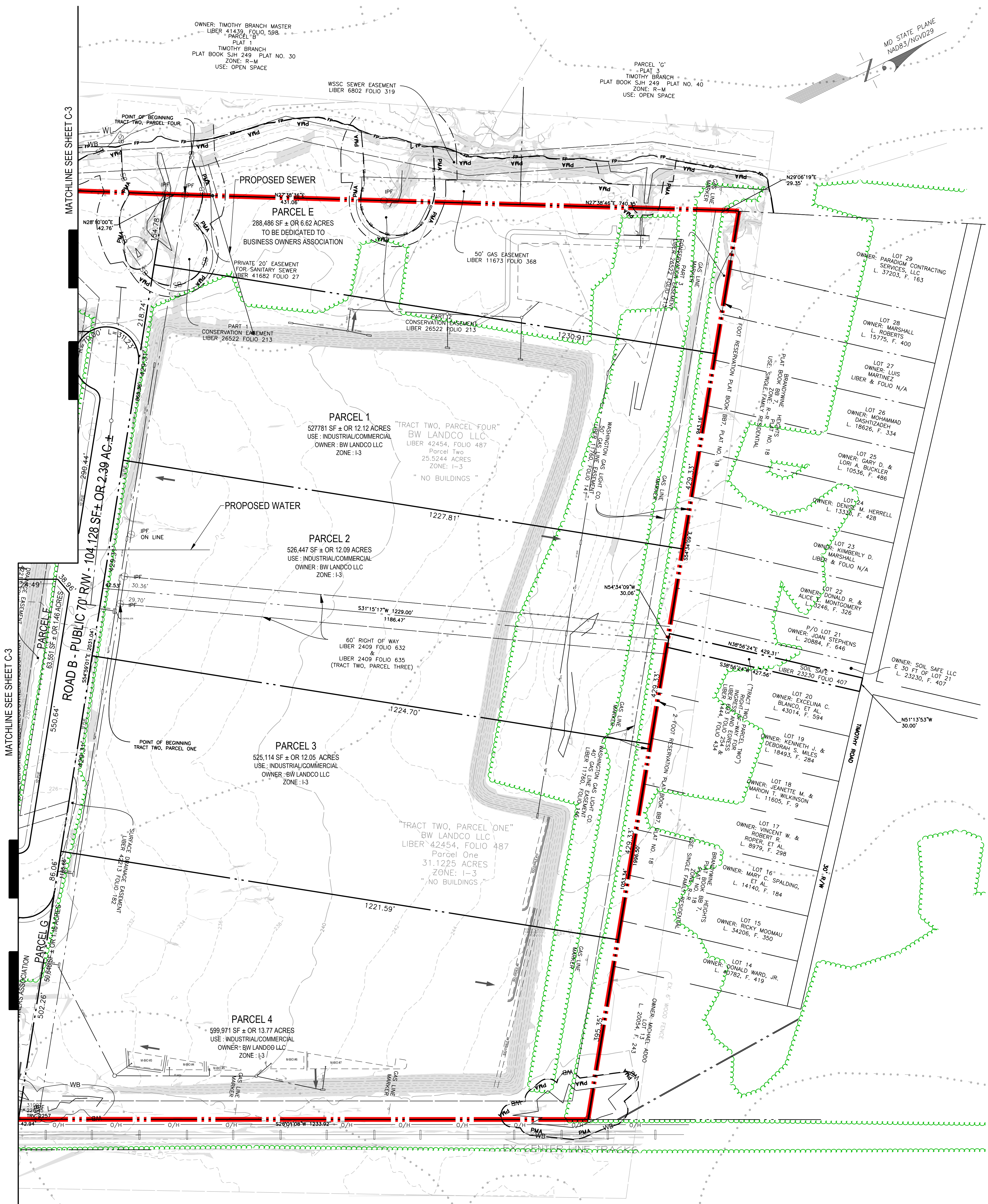
A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '200'', '400'', and '600'' at regular intervals. The text 'GRAPHIC SCALE' is centered above the bar, and '1"=200'' is at the right end.

P-1

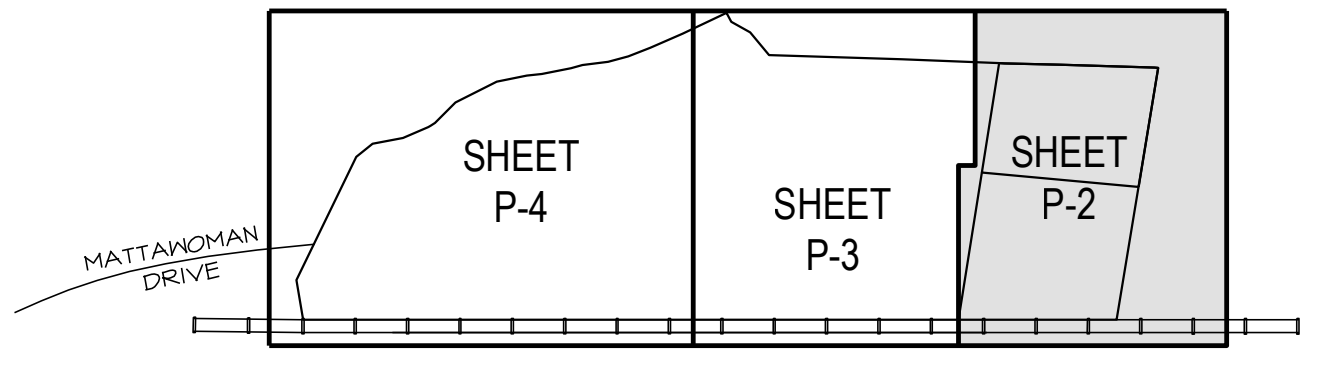
OWNER
BW LANDCO LLC
6700 ALEXANDER BELL DRIVE
SUITE 300
COLUMBIA, MD 21046
PHONE: 410-872-3990
EMAIL: milt.morris@gflenv.com



		11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712		 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.	
		DRAWN BY: AA SCALE: 1"=200' DATE: MAY 2020	DESIGNED BY: GS CHECKED BY: WC DATE: MAY 2020	REVISION NO: B-02060 DWG NO: 3.006-Z	
DATE	DESCRIPTION	BY			
	REVISIONS				



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING 10 FT. CONTOUR
 - EXISTING 2 FT. CONTOUR
 - EXISTING TREELINE
 - CENTERLINE OF EXISTING ROAD
 - IRON PIPE FOUND
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - FLOODPLAIN: EXISTING/PROPOSED
 - WETLAND
 - WETLAND BUFFER
 - EXISTING SPOT ELEVATION
 - PRIMARY MANAGEMENT AREA
 - PUBLIC UTILITY EASEMENT (PUE)
 - STEEP SLOPES (15% OR GREATER)

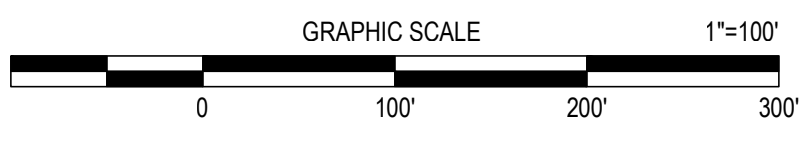


KEY MAP
SCALE: 1" = 1500'

4-20011
PRELIMINARY PLAN
PROPOSED LOTS 1-25
PROPOSED PARCELS A-H
(RESUBDIVISION OF PARCEL 6-8 AND 10)

ELP DC

BRANDYWINE ELECTION DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



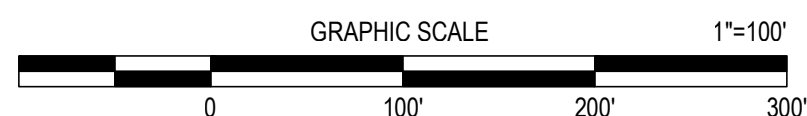
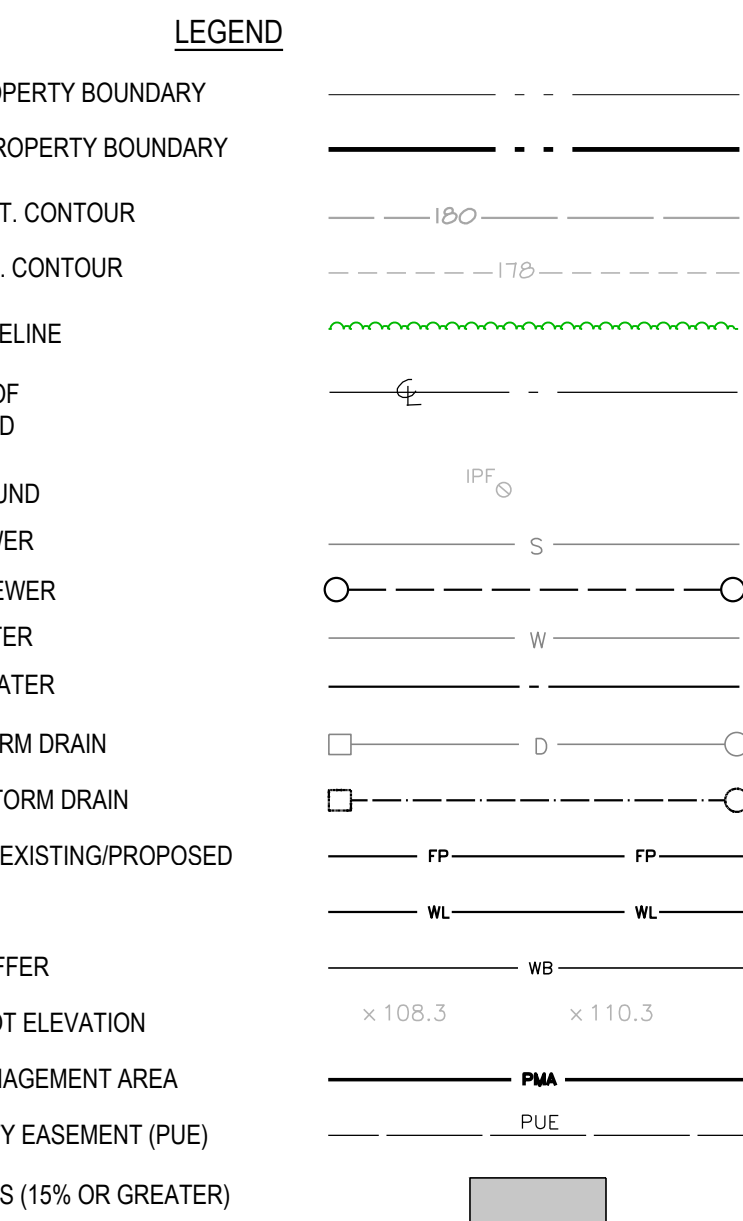
P-2

OWNER:
BW LANDCO LLC
6700 ALEXANDER BELL DRIVE
SUITE 300
COLUMBIA, MD 21046
PHONE: 410-872-3990
EMAIL: mlt.morris@bflm.com



DATE	DESCRIPTION	BY	REVISIONS

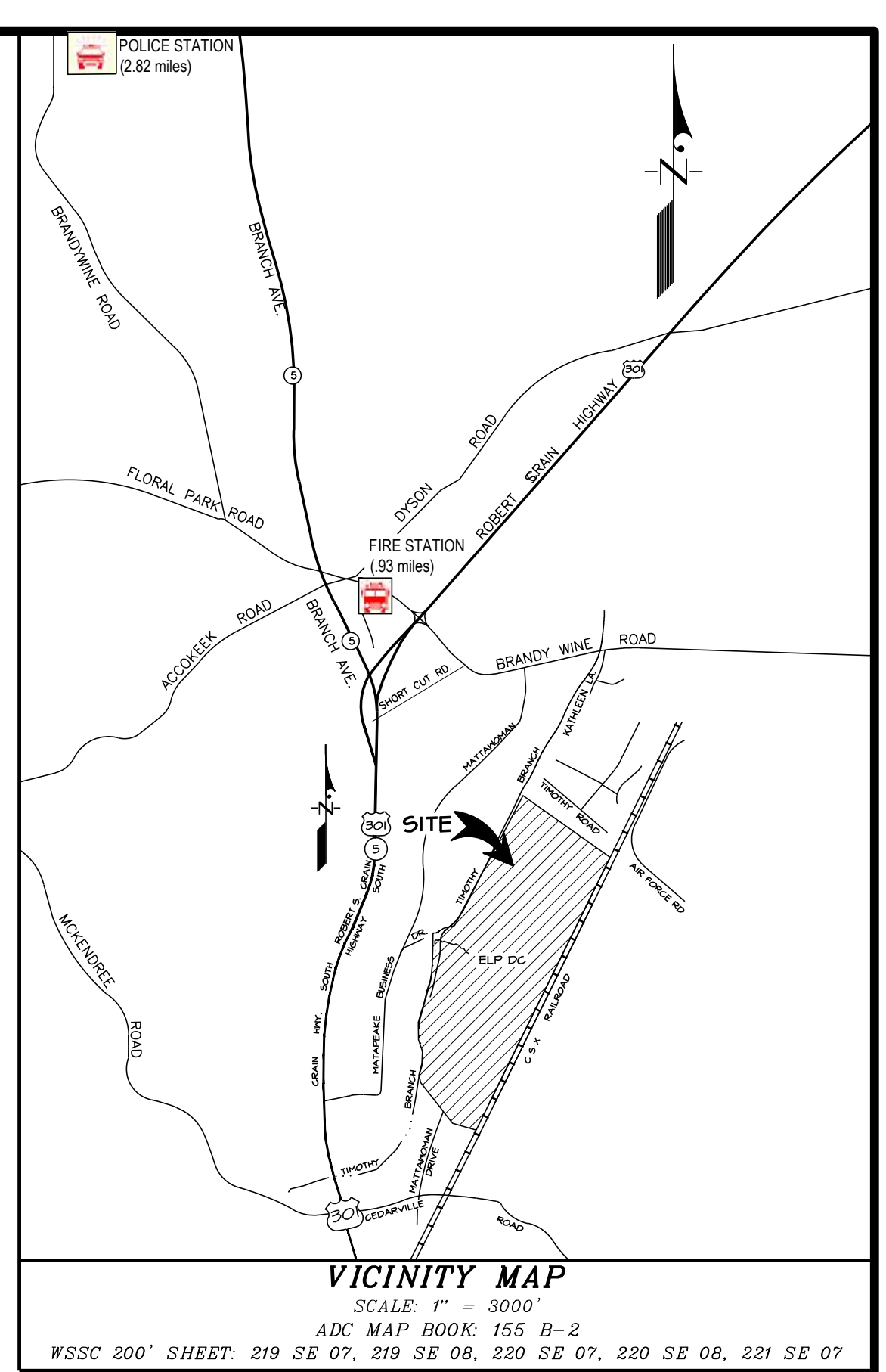
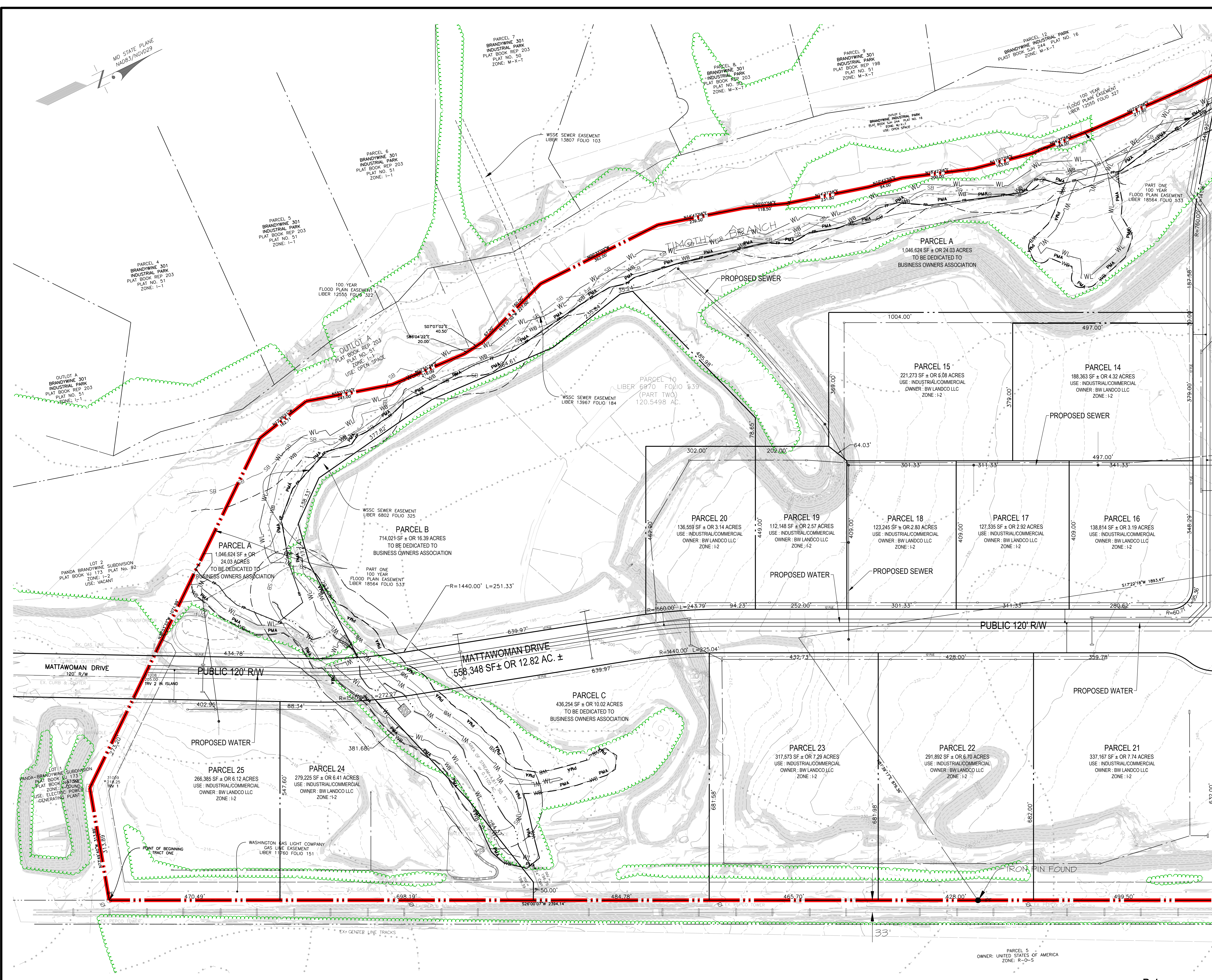
11721 WOODMORE ROAD, SUITE 200
MYCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.
AA GS WC B-02060
DATE: MAY 2020 DRAWING NO.: 3.007-2



BRANDYWINE ELECTION DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

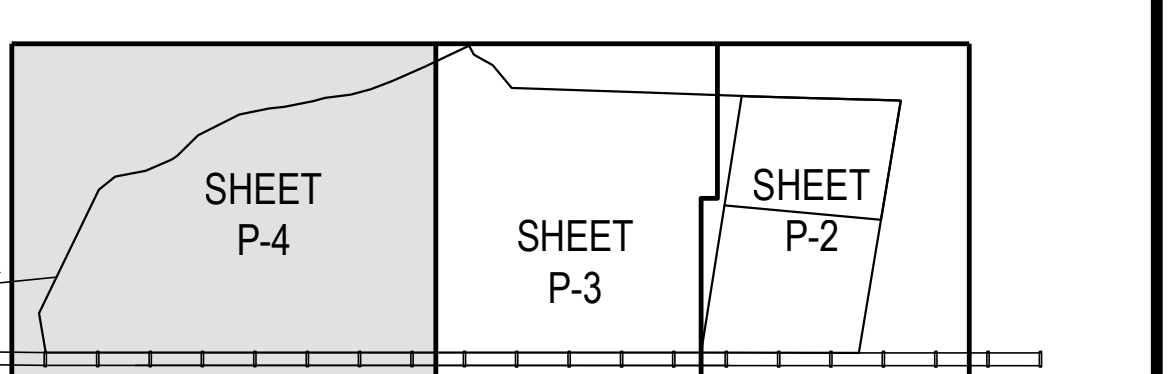


						MITCHELLVILLE, MARYLAND 20721			
						 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000			
						COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.			
						DRAWN BY: AA DESIGNED BY: GS CHECKED BY: WC RECORD NO.: B-02060 SCALE: 1"=100'			
DATE		DESCRIPTION		BY		DATE: MAY 2020		DRWG. NO.: 3.008-Z	
		REVISIONS							



LEGEND

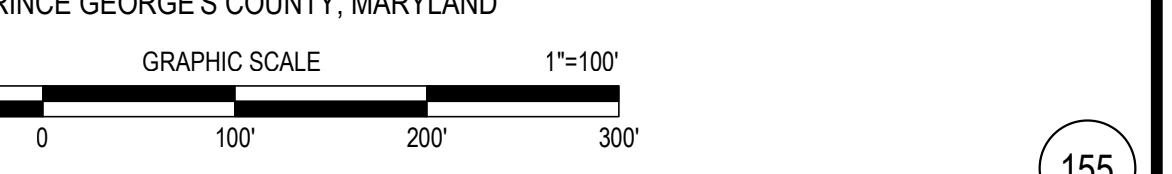
EXISTING PROPERTY BOUNDARY	---
PROPOSED PROPERTY BOUNDARY	---
EXISTING 10 FT. CONTOUR	---
EXISTING 2 FT. CONTOUR	---
EXISTING TREELINE	---
CENTERLINE OF EXISTING ROAD	---
IRON PIPE FOUND	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING WATER	---
PROPOSED WATER	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
FLOODPLAIN: EXISTING/PROPOSED	---
WETLAND	---
WETLAND BUFFER	---
EXISTING SPOT ELEVATION	---
PRIMARY MANAGEMENT AREA	---
PUBLIC UTILITY EASEMENT (PUE)	---
STEEP SLOPES (15% OR GREATER)	---



KEY MAP
SCALE: 1" = 1500'

4-20011
PRELIMINARY PLAN
PROPOSED LOTS 1-25
PROPOSED PARCELS A-H
(RESUBDIVISION OF PARCEL 6-8 AND 10)

ELP DC
BRANDYWINE ELECTION DISTRICT NO. 11
PRINCE GEORGE'S COUNTY, MARYLAND



P-4

OWNER BW LANDCO LLC 6700 ALEXANDER BELL DRIVE SUITE 300 COLUMBIA, MD 21046 PHONE: 410-872-3990 EMAIL: mlt.morris@blmvm.com	11721 WOODMOORE ROAD, SUITE 200 MYRTLEVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC. BY: AA GS WC DATE: MAY 2020 REVISIONS B-02060 3.009-2
--	---