

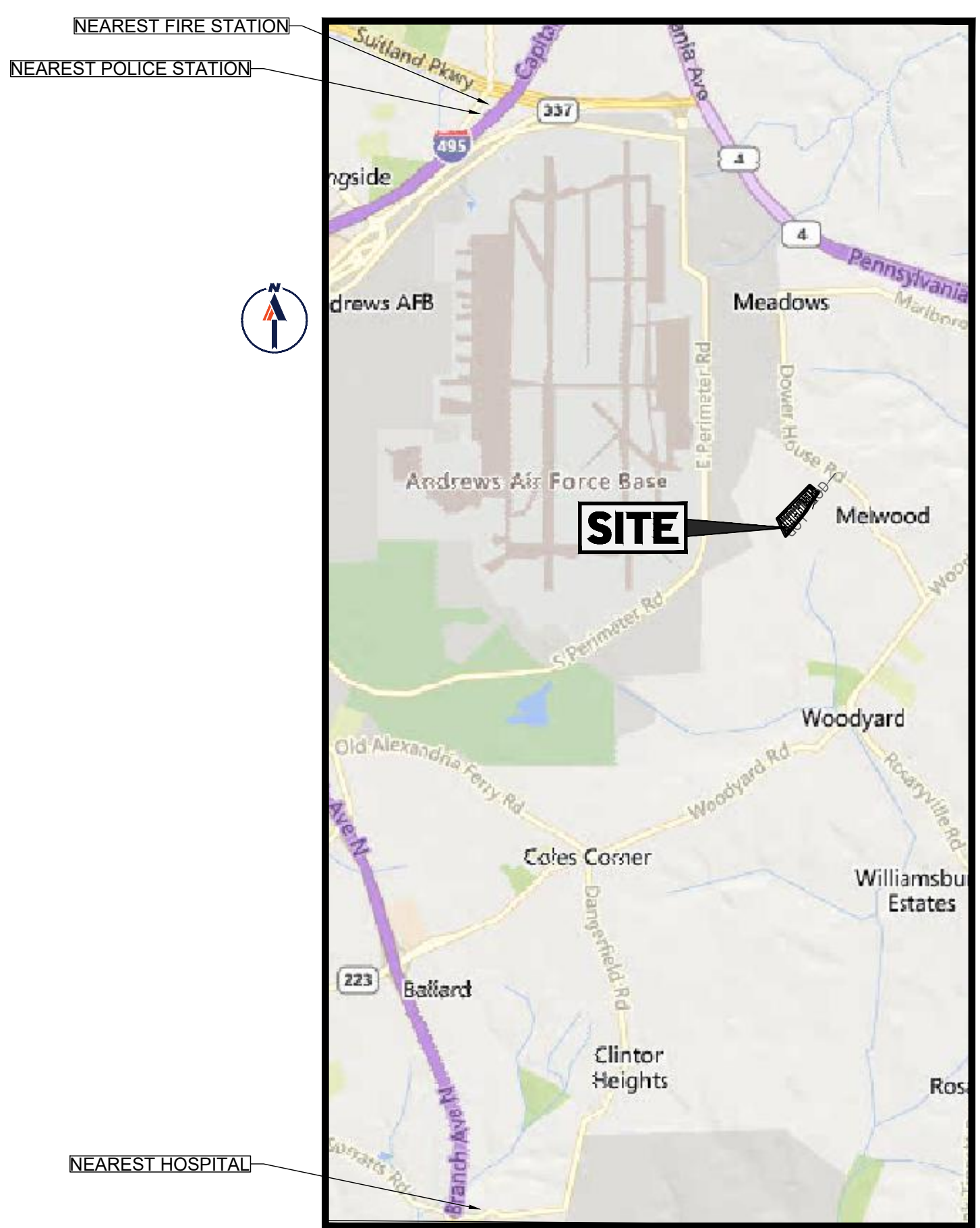
STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET. Includes sections for LIMIT OF WORK, EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE, CURB AND GUTTER, CONCRETE CURB & GUTTER, UTILITY POLE WITH LIGHT, POLE LIGHT, TRAFFIC LIGHT, UTILITY POLE, TYPICAL LIGHT, ACORN LIGHT, TYPICAL SIGN, PARKING COUNTS, CONTOUR LINE, SPOT ELEVATIONS, SANITARY LABEL, STORM LABEL, SANITARY SEWER LATERAL, UNDERGROUND WATER LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND GAS LINE, OVERHEAD WIRE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE, STORM SEWER, SANITARY SEWER MAIN, HYDRANT, SANITARY MANHOLE, STORM MANHOLE, WATER METER, WATER VALVE, GAS VALVE, GAS METER, TYPICAL END SECTION, HEADWALL OR ENDWALL, GRATE INLET, CURB INLET, CLEAN OUT, ELECTRIC MANHOLE, TELEPHONE MANHOLE, ELECTRIC BOX, ELECTRIC PEDESTAL, MONITORING WELL, TEST PIT, BENCHMARK, BORING.

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET. Includes AC (ACRES), ADA (AMERICANS WITH DISABILITY ACT), ARCH (ARCHITECTURAL), BC (BOTTOM OF CURB), BF (BASEMENT FLOOR), BK (BLOCK), BL (BASELINE), BLDG (BUILDING), BLM (BUILDING BENCHMARK), BRL (BUILDING RESTRICTION LINE), CF (CUBIC FEET), CL (CENTERLINE), CMP (CORRUGATED METAL PIPE), CONN (CONNECTION), CONC (CONCRETE), CPP (CORRUGATED PLASTIC PIPE), CY (CUBIC YARDS), DEC (DECORATIVE), DEP (DEPRESSED), DIP (DUCTILE IRON PIPE), DOM (DOMESTIC), ELEC (ELECTRIC), ELEV (ELEVATION), EP (EDGE OF PAVEMENT), ES (EDGE OF SHOULDER), EW (END WALL), EX (EXISTING), FES (FLARED END SECTION), FF (FINISHED FLOOR), FH (FIRE HYDRANT), FG (FINISHED GRADE), G (GRADE), GF (GARAGE FLOOR (AT DOOR)), GH (GRADE HIGHER SIDE OF WALL), GL (GRADE LOWER SIDE OF WALL), GR (GRATE), GV (GATE VALVE), HDPE (HIGH DENSITY POLYETHYLENE PIPE), HP (HIGH POINT), HOR (HORIZONTAL), HW (HEADWALL), INT (INTERSECTION), INV (INVERT), LF (LINEAR FOOT), LOC (LIMITS OF CLEARING), LOD (LIMITS OF DISTURBANCE), LOS (LINE OF SIGHT), LP (LOW POINT), LS (LANDSCAPE), MAX (MAXIMUM), MIN (MINIMUM), MH (MANHOLE), MJ (MECHANICAL JOINT), OC (ON CENTER), PA (POINT OF ANALYSIS), PC (POINT OF CURVATURE), PCCR (POINT OF COMPOUND CURVATURE, CURB RETURN), PI (POINT OF INTERSECTION), POG (POINT OF GRADE), PROP (PROPOSED), PT (POINT OF TANGENCY), PTCR (POINT OF TANGENCY, CURB RETURN), PVC (POLYVINYL CHLORIDE PIPE), PVI (POINT OF VERTICAL INTERSECTION), PVT (POINT OF VERTICAL TANGENCY), R (RADIUS), RCP (REINFORCED CONCRETE PIPE), RET WALL (RETAINING WALL), RW (RIGHT OF WAY), S (SLOPE), SAN (SANITARY SEWER), SF (SQUARE FEET), STA (STATION), STM (STORM), SW (SIDEWALK), TBA (TO BE ABANDONED), TBR (TO BE REMOVED), TBR/L (TO BE RELOCATED), TBV (TO BE VACATED), TC (TOP OF CURB), TELE (TELEPHONE), TPF (TREE PROTECTION FENCE), TW (TOP OF WALL), TYP (TYPICAL), UG (UNDERGROUND), UP (UTILITY POLE), W (WIDE), WL (WATER LINE), WM (WATER METER), ± (PLUS OR MINUS), ° (DEGREE), Ø (DIAMETER), # (NUMBER).

# PRELIMINARY PLAN 4-22043 & ADQ-2022-030

## FOR PENZANCE FOXLEY ROAD PROPOSED INDUSTRIAL SITE

LOCATION OF SITE  
6401 FOXLEY ROAD  
PRINCE GEORGE'S COUNTY, MARYLAND  
MAP 99, GRID D4 PARCEL 25



LOCATION MAP  
SCALE: NTS

OWNER  
FOXLEY ROAD, LLC  
STE 300  
1680 WISCONSIN AVE NW  
WASHINGTON DC 20007  
MICHAEL LEFKOWITZ

PREPARED BY



CONTACT: NICHOLAS SPEACH, P.E.

- GENERAL NOTES:  
EXISTING PARCEL/LOT: PARCEL 025  
DEED DESCRIPTION/LIBER FOLIO: 14560/650  
PLAT NUMBER: N/A
- TAX MAP: 099 GRID: D4
  - 200-FOOT MAP REFERENCE (WSSC): 2095E08
  - PURPOSE OF SUBDIVISION: ONE PARCEL FOR 162,500 SQUARE FEET OF INDUSTRIAL USE.
  - PRIOR APPROVALS:  
NATURAL RESOURCE INVENTORY: NRI-122-2022
  - TOTAL GROSS ACREAGE: 11.49 AC. (ZONE IE)  
TOTAL NET ACREAGE: 10.89 AC. (ZONE IE)
  - NET DEVELOPEABLE AREA OUTSIDE OF PMA: 9.95 AC
  - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.03 AC
  - ACREAGE OF 100-YEAR FLOODPLAIN: 0.80 AC
  - ACREAGE OF ROAD DEDICATION: "0".
  - EXISTING ZONING/USE:  
PRIOR ZONING: I-1 (LIGHT INDUSTRIAL, MIO ZONE)  
EXISTING USE: INDUSTRIAL  
CURRENT ZONING: IE (INDUSTRIAL EMPLOYMENT, MIO ZONE)  
PROPOSED USE: INDUSTRIAL
  - PROPOSED USE OF PROPERTY: INDUSTRIAL SITE
  - MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NONE
  - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: NONE
  - SUSTAINABLE GROWTH TIER: YES, TIER 1
  - MILITARY INSTALLATION OVERLAY ZONE: YES, HIGH NOISE INTENSITY ZONE, 75+ db
  - MINIMUM
  - MANHOLE
  - MECHANICAL JOINT
  - ON CENTER
  - POINT OF ANALYSIS
  - POINT OF CURVATURE
  - POINT OF COMPOUND CURVATURE, CURB RETURN
  - POINT OF INTERSECTION
  - POINT OF GRADE
  - PROPOSED
  - POINT OF TANGENCY
  - POINT OF TANGENCY, CURB RETURN
  - POLYVINYL CHLORIDE PIPE
  - POINT OF VERTICAL INTERSECTION
  - POINT OF VERTICAL TANGENCY
  - RADIUS
  - REINFORCED CONCRETE PIPE
  - RETAINING WALL
  - RIGHT OF WAY
  - SLOPE
  - SANITARY SEWER
  - SQUARE FEET
  - STATION
  - STORM
  - SIDEWALK
  - TO BE ABANDONED
  - TO BE REMOVED
  - TO BE RELOCATED
  - TO BE VACATED
  - TOP OF CURB
  - TELEPHONE
  - TREE PROTECTION FENCE
  - TOP OF WALL
  - TYPICAL
  - UNDERGROUND
  - UTILITY POLE
  - WIDE
  - WATER LINE
  - WATER METER
  - PLUS OR MINUS
  - DEGREE
  - DIAMETER
  - NUMBER

SOIL TYPES

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP
UdgD	UDORTHENTS, RECLAIMED GRAVEL PITS, 5 TO 15 PERCENT SLOPES	C/D
UdgB	UDORTHENTS, RECLAIMED GRAVEL PITS, 0 TO 5 PERCENT SLOPES	C/D
UduB	UDORTHENTS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	C/D

### REFERENCES

★ALTAIRSPS LAND TITLE SURVEY:  
BOHLER  
12823 WORLDGATE DRIVE, SUITE 700  
HERNDON, VA 20179  
DATED: 10/01/21 (REV. 4)  
SURVEY JOB NO.: SB212067  
ELEVATIONS: NAVD83

★TREE CONSERVATION PLAN TYPE I:  
BOHLER  
TREE CONSERVATION PLAN TYPE I  
FOR PENZANCE FOXLEY ROAD  
DATED: 08/04/2022  
FILE NO.: TCP1-XXXX-XXXX  
APPROVED: PENDING

★SITE DEVELOPMENT CONCEPT PLAN:  
BOHLER  
SITE DEVELOPMENT CONCEPT PLAN  
DATED: 05/19/2022  
FILE NO.: SDPC 47299-2021-0  
APPROVED: PENDING

★NATURAL RESOURCES INVENTORY & FOREST STAND DELINEATION PLAN:  
GEO. TECHNOLOGY ASSOCIATES, INC  
NATURAL RESOURCES INVENTORY & FOREST STAND DELINEATION PLAN  
DATED: 06/14/2022  
FILE NO.: NRI-122-2022  
APPROVED: 08/02/2022

UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY MARYLAND MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 21685513

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
COMCAST	CLEAR/NO CONFLICT	301-210-0355
PERPCO	CLEAR/NO CONFLICT	301-210-0355
VERIZON	CLEAR/NO CONFLICT	301-210-0355
WASHINGTON GAS	CLEAR/NO CONFLICT	301-210-0355
WSSC	CLEAR/NO CONFLICT	301-868-6803

### SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS PLAN	C-201
PRELIMINARY PLAN OF SUBDIVISION	C-301

- NEAREST HOSPITAL - 5.6 MILES LOCATED AT 7503 SURREATTS ROAD CLINTON, MD 20735
- NEAREST POLICE STATION - 5.1 MILES LOCATED AT 6901 AMES STREET, SUITLAND-SILVER HILL, MD 20746
- NEAREST FIRE STATION - 3.5 MILES LOCATED AT 4200 FORESTVILLE ROAD, DISTRICT HEIGHTS, MD 20747

BOHLER  
SITE CIVIL AND CONSULTING ENGINEERING  
NO. 10000 BOHLER  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/04/22	PPS PRE ACCEPTANCE COMMENTS.	LMT	NS

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PROJECT No.: MB21067  
DRAWN BY: LMT  
CHECKED BY: MG/NS  
DATE: 08/04/2022  
CAD I.D.: PRM

PRELIMINARY PLAN  
4-22043 &  
ADQ-2022-030  
FOR  
PENZANCE FOXLEY ROAD  
INDUSTRIAL DEVELOPMENT  
6401 FOXLEY ROAD  
PRINCE GEORGE'S COUNTY  
UPPER MARLBORO, MD 20772  
PARCEL: 0025

BOHLER  
16701 MELFORD BLVD., SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

NICHOLAS B. SPEACH  
PROFESSIONAL ENGINEER  
LICENSE NO. 20206 EXPIRATION DATE: 6/14/2023

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**C-101**

REVISION 1 - 08/04/22



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/04/22	PPS PRE ACCEPTANCE COMMENTS.	LMT	NS

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PROJECT No.: MB212067  
 DRAWN BY: LMT  
 CHECKED BY: MG/NS  
 DATE: 08/04/2022  
 CAD I.D.: DEMIO

PROJECT:  
**PRELIMINARY PLAN  
 4-22043 &  
 ADQ-2022-030**  
 FOR  
**PENZANCE  
 FOXLEY  
 ROAD**  
 INDUSTRIAL  
 DEVELOPMENT  
 6401 FOXLEY ROAD  
 PRINCE GEORGE'S COUNTY  
 UPPER MARLBORO, MD 20772  
 PARCEL: 0025

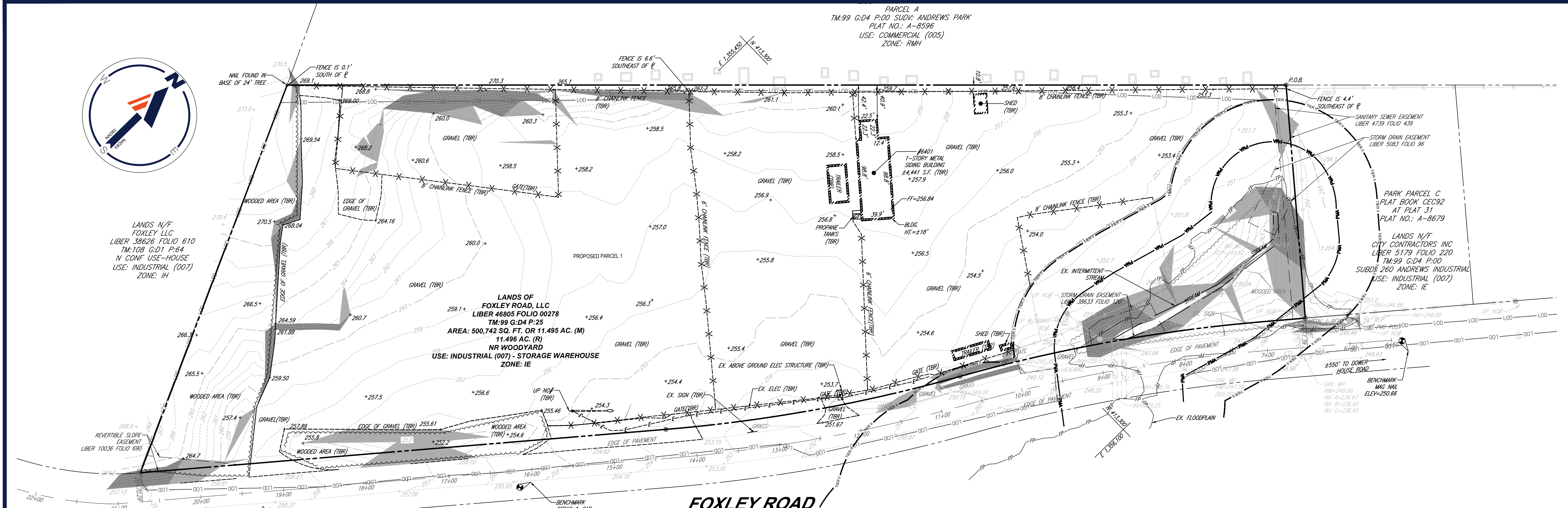
**BOHLER**  
 16701 MELFORD BLVD., SUITE 310  
 BOWIE, MARYLAND 20715  
 Phone: (301) 809-4500  
 Fax: (301) 809-4501  
 MD@BohlerEng.com

**NICHOLAS B. SPEACH**  
 10/14/22  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 10142022  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 10142022 EXPIRATION DATE: 6/14/2025

SHEET TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

SHEET NUMBER:  
**C-201**

REVISION 1 - 08/04/22



LANDS N/F FOXLEY LLC  
 LIBER 38026 FOLIO 610  
 TM:108 G:D1 P:64  
 N CONF USE-HOUSE  
 USE: INDUSTRIAL (007)  
 ZONE: IH

LANDS OF FOXLEY ROAD, LLC  
 LIBER 46805 FOLIO 00278  
 TM:99 G:D4 P:25  
 AREA: 500,742 SQ. FT. OR 11.495 AC. (M)  
 11.495 AC. (R)  
 NR WOODYARD  
 USE: INDUSTRIAL (007) - STORAGE WAREHOUSE  
 ZONE: IE

LANDS N/F POLANCO JOSE METAL & POLANCO NELSY  
 NR WOODYARD PT PAR  
 26 RW1427-5  
 LIBER 36990 FOLIO 615  
 TM:99 G:D4 P:26  
 USE: INDUSTRIAL (007)  
 ZONE: IE

**SOIL TYPES**

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP
UdgD	UDORTHERTS, RECLAIMED GRAVEL PITS, 5 TO 15 PERCENT SLOPES	C/D
UdgB	UDORTHERTS, RECLAIMED GRAVEL PITS, 0 TO 5 PERCENT SLOPES	C/D
UdiB	UDORTHERTS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	C/D

**LEGEND**

LIMIT OF DISTURBANCE	— 0.00 — 0.00 —
SAWCUT	----
STEEP SLOPES 15 - 25%	▒
STEEP SLOPES > 25%	▒
PRIMARY MANAGEMENT AREA (PMA)	— PMA — PMA —
APPROXIMATE 125-FOOT TIER II BUFFER	— TIER II —

**DEMOLITION / REMOVAL LEGEND**

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
---	UTILITY POLE
---	TYPICAL LIGHT
---	ACORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	SPOT ELEVATIONS
---	SANITARY LABEL
---	STORM LABEL
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER METER
---	WATER VALVE
---	GAS VALVE
---	GAS METER

**SURVEY NOTES:**

- THE SUBJECT PARCEL IS THE LANDS OF D'ARCY ROAD PARTNERSHIP, LLP AS RECORDED IN LIBER 35243 FOLIO 231 AMONG THE LANDS RECORDS OF PRINCE GEORGES COUNTY, MARYLAND AND SHOWN ON TAX MAP 99 AS PARCEL 25 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA = 500,742 SQUARE FEET OR 11.495 ACRES (MEASURED) 11.496 ACRES (RECORD)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON AUGUST 16, 2021 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS WERE DETERMINED BY GPS OBSERVATIONS AND CONVERTED TO NAVD29 DATUM WITH U.S. ARMY CORPS OF ENGINEERING CORPSCON SOFTWARE.
- THE PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGES COUNTY MARYLAND AND INCORPORATED AREAS, PANEL 265 OF 468", MAP NUMBER 2403C0265E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- ZONING: IE (INDUSTRIAL EMPLOYMENT)  
 FROM STREET:  
 IN GENERAL: 25'  
 FROM ADJOINING LAND IN ANY RESIDENTIAL ZONE:  
 SIDE YARD: 20'  
 REAR YARD: 20'  
 FROM ADJOINING LAND IN ANY NONRESIDENTIAL ZONE:  
 SIDE YARD: 30'

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING MEMORANDUM PREPARED BY BOHLER, DATED AUGUST 12, 2021 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACKS AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- THE UNDERSIGNED WAS IN CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.13.06.12.
- THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PROPERTY HAS VEHICULAR ACCESS TO FOXLEY ROAD





LANDS N/F  
FLOWER VILLAGE LTD PTNRSHIP  
LIBER 14560 FOLIO 650  
PARCEL A  
TM:99 G:D4 P:00 SUDV: ANDREWS PARK  
PLAT NO.: A-8596  
USE: COMMERCIAL (005)  
ZONE: RMH

LANDS N/F  
FOXLEY LLC  
LIBER 38626 FOLIO 610  
TM:10B G:D1 P:64  
N CONF USE-HOUSE  
ZONE: IH

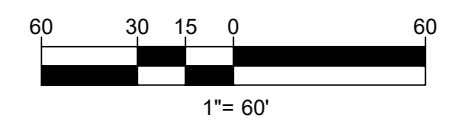
LANDS OF  
FOXLEY ROAD, LLC  
LIBER 46805 FOLIO 00278  
TM:99 G:D4 P:25  
AREA: 500,742 SQ. FT. OR 11.495 AC. (M)  
11.496 AC. (R)  
NR WOODYARD  
USE: INDUSTRIAL (007) - STORAGE WAREHOUSE  
CURRENT ZONE: IE (INDUSTRIAL EMPLOYMENT)  
PREVIOUS ZONE: I-1 (LIGHT INDUSTRIAL)

**PROPOSED PARCEL 1**  
**PROPOSED INDUSTRIAL BUILDING**  
162,500 SF

PARK PARCEL C  
PLAT BOOK CEC92  
AT PLAT 31  
PLAT NO.: A-8679  
LANDS N/F  
CITY CONTRACTORS INC  
LIBER 5179 FOLIO 220  
TM:99 G:D4 P:00  
SUBD: 260 ANDREWS INDUSTRIAL  
USE: INDUSTRIAL (007)  
ZONE: IE

LANDS N/F  
POLANCO JOSE METAL & POLANCO NELSY  
NR WOODYARD PT PAR  
26 RW1427-5  
LIBER 36990 FOLIO 615  
TM:99 G:D4 P:26  
USE: INDUSTRIAL (007)  
ZONE: IE

**FOXLEY ROAD**  
70' WIDE RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
LIBER 2776 FOLIO 063  
LIBER 10036 FOLIO 690  
LIBER 12483 FOLIO 41



**LEGEND**

LIMIT OF DISTURBANCE	— L00 — L00 —
SAWCUT	- - - - -
PROPERTY BOUNDARY	— · — · — · — · —
EXISTING TREE LINE	~~~~~
EXISTING CONTOUR	- - - - -
SOIL BOUNDARY AND TYPE	Un Mw
WATERS OF THE U.S. LIMITS (PERENNIAL STREAM)	~~~~~
PRIMARY MANAGEMENT AREA (PMA)	— PMA — PMA —
APPROXIMATE 125-FOOT TIER II BUFFER	— TIER II —
STEEP SLOPES > 15	▒
WOODLAND ASSUMED CLEARED	▨
CLEARED FLOODPLAIN AREA	▩
WOODLAND REFORESTATION / AFFORESTATION AREA	▧
PROPOSED STORMWATER MANAGEMENT / NATURAL REGENERATION AREA	○ ○ ○ ○ ○

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/04/22	PPS PRE ACCEPTANCE COMMENTS.	LMT	NS

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MB212067  
DRAWN BY: LMT  
CHECKED BY: MG/NS  
DATE: 08/04/2022  
CAD I.D.: SITE

**PRELIMINARY PLAN 4-22043 & ADQ-2022-030**  
FOR  
**PENZANCE FOXLEY ROAD**  
INDUSTRIAL DEVELOPMENT  
6401 FOXLEY ROAD  
PRINCE GEORGE'S COUNTY  
UPPER MARLBORO, MD 20772  
PARCEL: 0025

**BOHLER**  
16701 MELFORD BLVD., SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

**NICHOLAS B. SPEACH**  
PROFESSIONAL ENGINEER  
LICENSE NO. 20268 EXPIRATION DATE: 6/14/2023

SHEET TITLE:  
**PRELIMINARY PLAN OF SUBDIVISION**

SHEET NUMBER:  
**C-301**

REVISION 1 - 08/04/22





**McNamee Hosea**  
Attorneys & Advisors

McNamee Hosea  
6411 Ivy Lane, Suite 200    ☎ 301.441.2420  
Greenbelt, Maryland 20770    ✉ 301.982.9450

[mhlawyers.com](http://mhlawyers.com)

Daniel F. Lynch, Esquire  
Admitted in Maryland

Email: [DLynch@mhlawyers.com](mailto:DLynch@mhlawyers.com)  
Direct Dial: Extension 250

July 8, 2022

**VIA ELECTRONIC MAIL**  
Development Review Division  
Maryland-National Capital Park  
& Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

*Re. 6401 Foxley Road  
4-22043  
24-1904 Justification*

Dear Sir/Madame

Pursuant to Section 24-1904 of the Zoning Ordinance, the applicant is proposing to develop the subject property with 162,500 square foot warehouse/distribution facility. The property is located in the IE Zone and Military Installation Overlay Zone (Inner Horizontal Surface and Noise Zone). A warehouse/distribution facility is only allowed in the IE Zone subject to the approval of a special exception whereas a warehouse/distribution facility is a permitted use in the I-1 Zone and MIO Zone. Therefore, the applicant is processing this preliminary plan under the old Subdivision Regulations since a distribution facility is a permitted use in the I-1 Zone.

Please do not hesitate to contact me should you have any questions.

Sincerely,

**MCNAMEE HOSEA**

By:   
Daniel F. Lynch