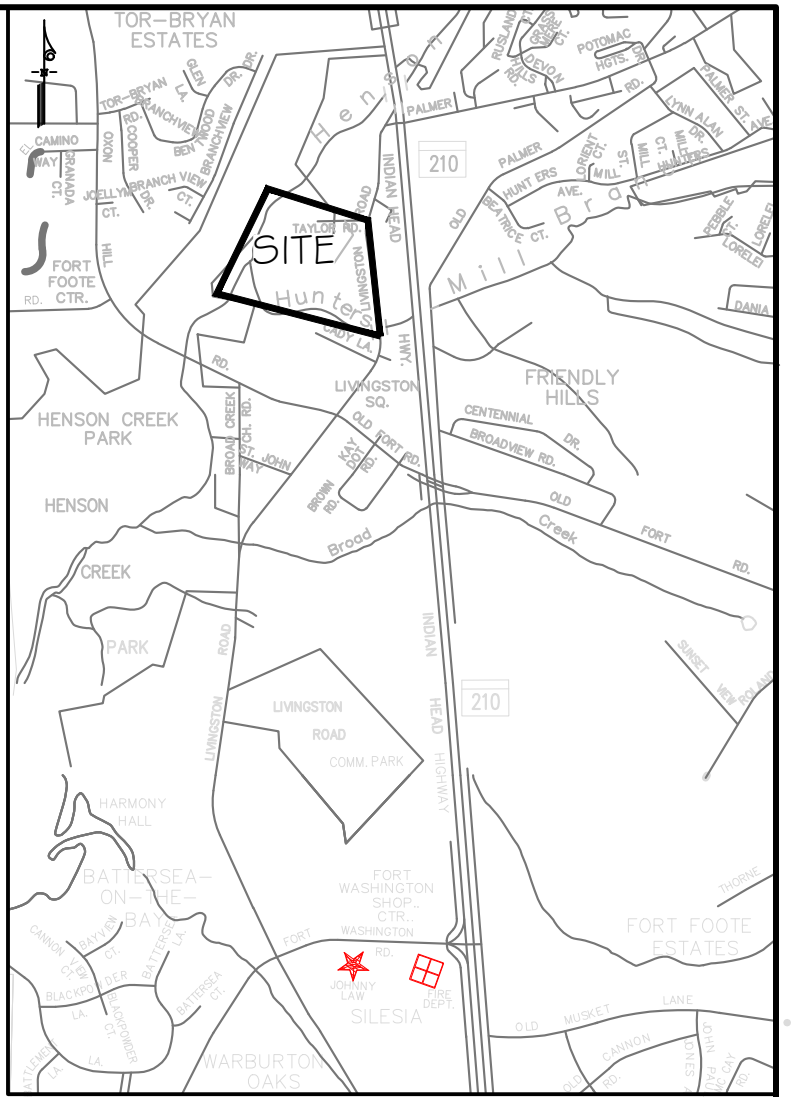


PRELIMINARY PLAN OF SUBDIVISION 4-23008

CAPITAL BELTWAY II - 9405 LIVINGSTON

FORT WASHINGTON, MD 20744
PRINCE GEORGE'S COUNTY



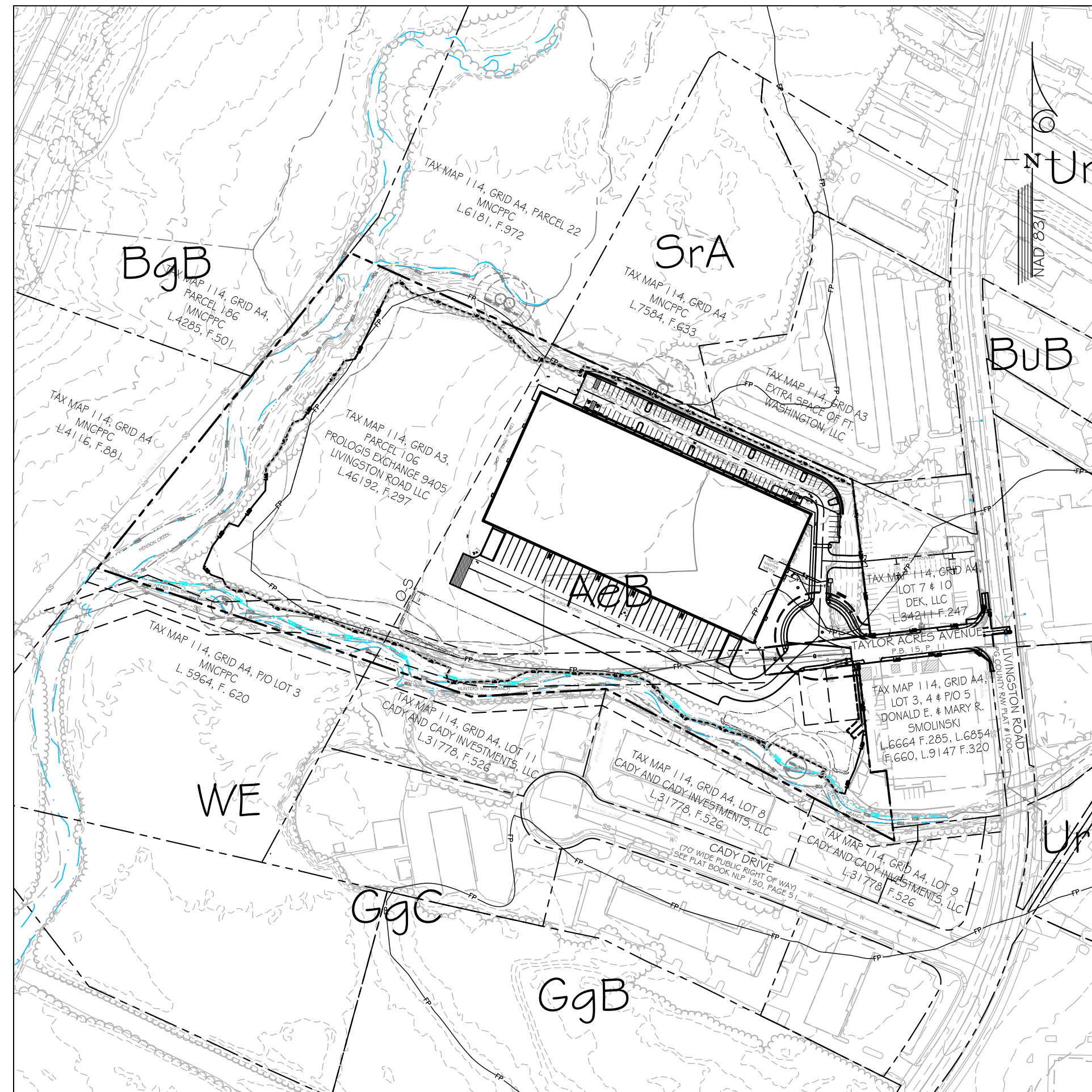
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- PARCEL INFORMATION:
EXISTING LOTS
TAX MAP 114, GRID A3
PLAT A-1347
L.46192 F.297
1347806 - LOT 6 * P/O LOT 5 (709 TAYLOR ACRES AVE)
1347814 - LOT 8 (715 TAYLOR ACRES AVE)
1347822 (LOT 9)
1347830 (OUTLOT B)
1347848 - PARCEL 106 (609 TAYLOR ACRES AVE)
PROPOSED LOTS
OUTLOT A
(TO BE CONVEYED TO M-NCPPC AFTER RECORDATION OF FINAL PLAT PER DONATION AGREEMENT TO BE NEGOTIATED WITH THE DEPT. OF PARKS & RECREATION)
TAX MAP 114, GRID A3
L.46192 F.297
322,527 SF OR 7.404 AC
ZONE O-5
USE: OPEN SPACE
LOT 1
PROLOGIS EXCHANGE 9405 LIVINGSTON ROAD LLC
TAX MAP 114, GRID A3
L.46192 F.297
444,986 SF OR 10.215 AC
ZONE I-1
USE: INDUSTRIAL
- TAX MAP / GRID: 114/00A3
- WSSC 200FT. SHEET: 2125E01
- THE PURPOSE OF THIS PLAN IS THE CONSOLIDATION OF PARCEL 106, OUTLOT B, LOT 9, LOT 8, LOT 6, AND P/O LOT 5 IN ACCORDANCE WITH SECTION 24-111 FOR INDUSTRIAL DEVELOPMENT.
- PRIOR APPROVALS: NONE
- TOTAL SITE ACREAGE: 17.802 AC (7.404 AC ZONED O-5, 10.398 AC ZONED I-1)
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 10.702 AC
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 7.10 AC
- ACREAGE OF 100YR FLOODPLAIN: THE PROJECT SITE DOES LIE WITHIN A 100-YEAR FLOOD PLAIN PER FEMA PANEL 24033C0330E EFFECTIVE 09-16-2016. TOTAL ACREAGE: 5.95 AC
- ACREAGE OF ROAD DEDICATION: 0.237 AC (10,310 SF)
- EXISTING USE: AUTOMOBILE REPAIR/SALVAGE YARD (ZONE I-1)
- PROPOSED USE: DISTRIBUTION WAREHOUSE (ZONE I-1)
- MINIMUM LOT SIZE REQUIRED: N/A
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE: N/A
- SUSTAINABLE GROWTH TIER: YES, I
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER "OR" CORRIDOR LOCATION: NO
- EXISTING FLOOR AREA: 30,069 SF (MULT. STRUCTURES)
PROPOSED FLOOR AREA: 140,896 SF
- SWM CONCEPT NUMBER: # 03278-2023-SDC, APPROVED:
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
EXISTING/PROPOSED WATER DESIGNATION: W-3
EXISTING/PROPOSED SEWER DESIGNATION: S-3
- AVIATION POLICY AREA: NO
- MANDATORY PARK DEDICATION: NO
- THERE ARE NO CEMETERIES ON SITE OR ADJOINING THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON SITE OR ADJOINING THE PROPERTY.
- TYPE ONE TREE CONSERVATION PLAN: YES.
- TCP-I No.:
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE WETLAND AREAS, STREAMS, AND BUFFERS ONSITE.
- HUNTERS MILL BRANCH STREAM & HENSON CREEK ARE LOCATED ON SITE (2,305 LF).
- FOR SOILS, SEE SOIL TABLE ON THIS SHEET.
- THE PROPERTY IS NOT PART OF ANY LAND TRUST OR ORGANIZATION.

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
PPS-01	TITLE SHEET
PPS-02	EXISTING CONDITIONS PLAN
PPS-03	PRELIMINARY PLAN OF SUBDIVISION

SOILS TABLE		
SOIL SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP
AeB	ADELPHIA-HOLMDEL-URBAN LAND COMPLEX, 0%-5% SLOPES	C
SrA	SHREWSBURY LOAM, 0%-2% SLOPES	C
UrgB	URBAN LAND-GROSSTOWN COMPLEX, 0%-5% SLOPES	D
WE	WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED	D

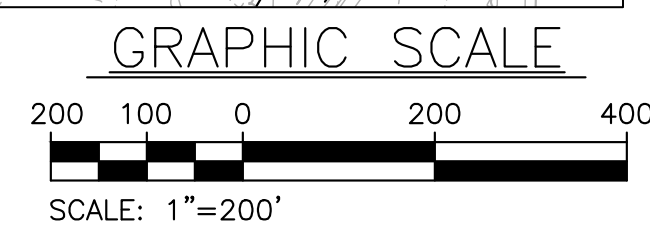


OWNER
PROLOGIS EXCHANGE 9405 LIVINGSTON ROAD, LLC
ATTN: DANIELLE SCHLINE, SIGNATORY
1800 WAZEE ST., SUITE 500
DENVER, CO 80202

APPLICANT/DEVELOPER
PROLOGIS, L.P.
ATTN: JENNIFER GUCKIN
6721 COLUMBIA GATEWAY DRIVE, SUITE 150
COLUMBIA, MD 21046

SURVEYOR
B.P.R.
ATTN: SCOTT LANDIS, PLS
150 AIRPORT DRIVE, SUITE 4
WESTMINSTER, MD 21157
E: SLANDIS@BPRSURVEYING.COM

ENGINEER
KCI TECHNOLOGIES INC.
ATTN: NICK BARRICK, P.E.
11830 WEST MARKET PLACE, SUITE F
FULTON, MD 20759
E: NICHOLAS.BARRICK@KCI.COM



MISS UTILITY
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

Surveyor's Certification
To: Prologis Exchange 9405 Livingston Road, LLC and to each of their successors and/or assigns.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 5(b), 7(a), 8, 9, 13, 16, 17, 18, and 19 (\$1,000,000) of Table A thereof.
The field work for this survey was completed in February 2023.
Digitally signed by Scott M. Landis
DN: cn=SCOTT M. LANDIS, o=SCOTT M. LANDIS, ou=SCOTT M. LANDIS, email=SCOTT.M.LANDIS@BPRSURVEYING.COM, c=US
Reason: I have reviewed this document
Created: 2023.02.27 11:27:02-0500
Scott M. Landis
Professional Land Surveyor Maryland No. 21613
Expires/Renews: 8-18-2025

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 33772 EXP. DATE: 06/16/2025

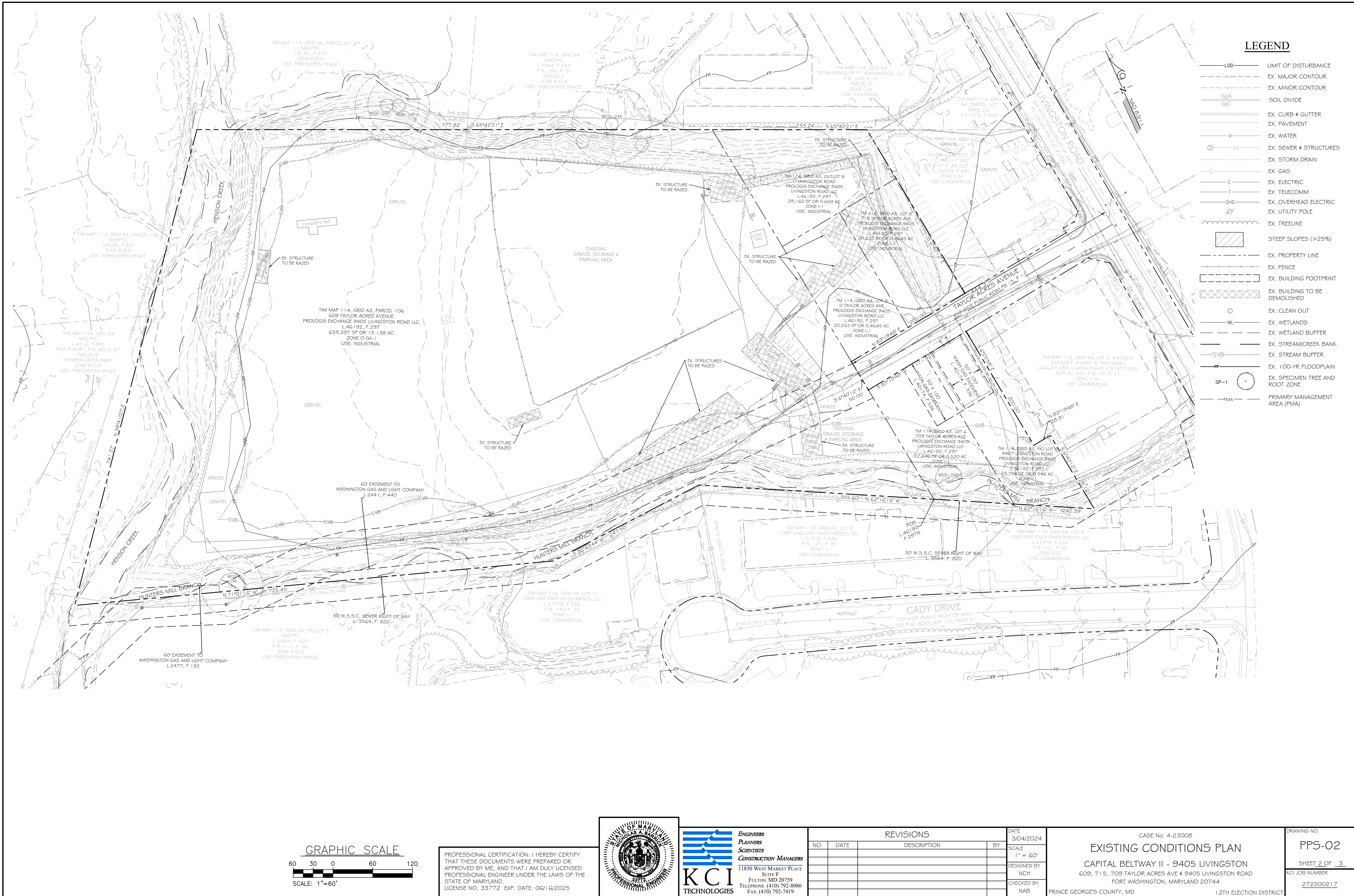


KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
11830 WEST MARKET PLACE
SUITE F
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CASE No. 4-23008
TITLE SHEET
CAPITAL BELTWAY II - 9405 LIVINGSTON
609, 715, 709 TAYLOR ACRES AVE & 9405 LIVINGSTON ROAD
FORT WASHINGTON, MARYLAND 20744
PRINCE GEORGE'S COUNTY, MD 12TH ELECTION DISTRICT

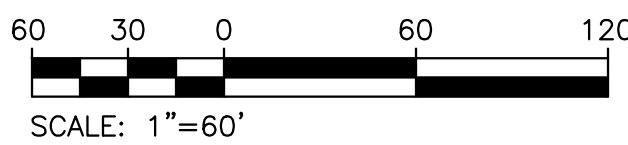
DRAWING NO.
PPS-01
SHEET 1 OF 3
KCI JOB NUMBER:
272300217



LEGEND

- L00 — LIMIT OF DISTURBANCE
- - - - - EX. MAJOR CONTOUR
- - - - - EX. MINOR CONTOUR
- GgA
GgC — SOIL DIVIDE
- EX. CURB & GUTTER
- EX. PAVEMENT
- W — EX. WATER
- SS — EX. SEWER & STRUCTURES
- - - - - EX. STORM DRAIN
- - - - - EX. GAS
- - - - - EX. ELECTRIC
- - - - - EX. TELECOMM
- - - - - EX. OVERHEAD ELECTRIC
- - - - - EX. UTILITY POLE
- EX. TREELINE
- EX. PROPERTY LINE
- EX. FENCE
- EX. BUILDING FOOTPRINT
- EX. BUILDING TO BE DEMOLISHED
- EX. CLEAN OUT
- WL — EX. WETLANDS
- - - - - EX. WETLAND BUFFER
- SVB — EX. STREAM/CREEK BANK
- EX. STREAM BUFFER
- EX. 100-YR FLOODPLAIN
- EX. SPECIMEN TREE AND ROOT ZONE
- PMA — PRIMARY MANAGEMENT AREA (PMA)

GRAPHIC SCALE



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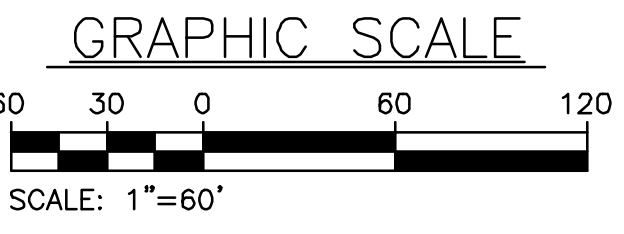
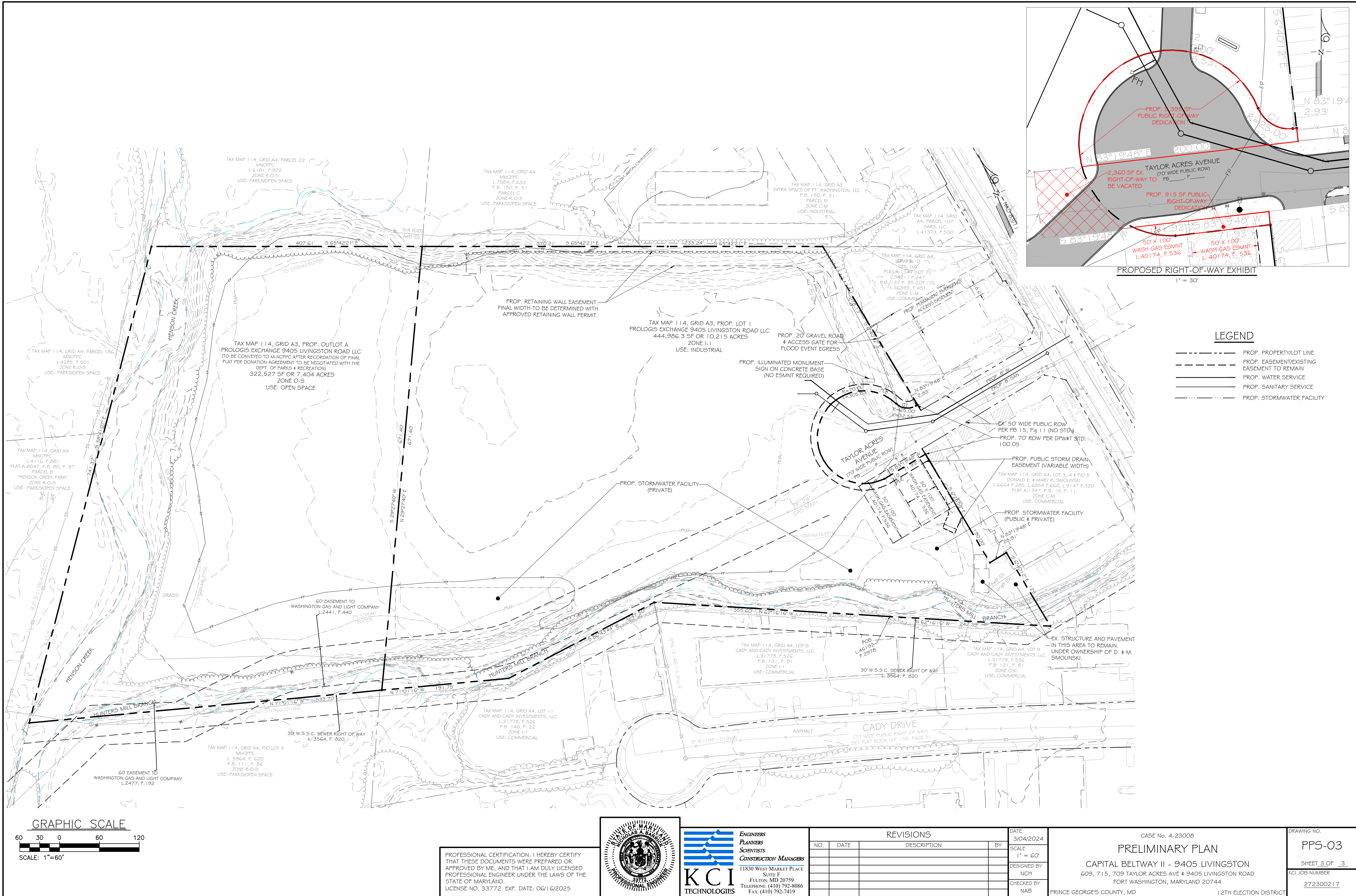
REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE
3/04/2024
SCALE
1" = 60'
DESIGNED BY
NCH
CHECKED BY
NAB

CASE No. 4-23008
EXISTING CONDITIONS PLAN
CAPITAL BELTWAY II - 9405 LIVINGSTON
609, 715, 709 TAYLOR ACRES AVE & 9405 LIVINGSTON ROAD
FORT WASHINGTON, MARYLAND 20744
PRINCE GEORGES COUNTY, MD 12TH ELECTION DISTRICT

DRAWING NO.
PP5-02
SHEET 2 OF 3
KCI JOB NUMBER
272300217



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LICENSE NO. 33772 EXP. DATE: 06/16/2025



KCI TECHNOLOGIES

ENGINEERS
PLANNERS
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11830 WEST MARKET PLACE
SUITE F
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE
3/04/2024

SCALE
1" = 60'

DESIGNED BY
NCH

CHECKED BY
NAB

CASE No. 4-23008

PRELIMINARY PLAN

CAPITAL BELTWAY II - 9405 LIVINGSTON
609, 715, 709 TAYLOR ACRES AVE & 9405 LIVINGSTON ROAD
FORT WASHINGTON, MARYLAND 20744

PRINCE GEORGE'S COUNTY, MD 12TH ELECTION DISTRICT

DRAWING NO.
PP5-03

SHEET 3 OF 3

KCI JOB NUMBER
272300217