

BRIGHTSEAT TECH PARK  
PRELIMINARY PLAN OF SUBDIVISION: PPS-4-23024

GENERAL NOTES

- EXISTING PARCEL, PLAT RECORDING REFERENCE, ACREAGE
  - PARCEL A PLAT BOOK WWW 75 PAGE 48 38.91 AC.
  - PARCEL B PLAT BOOK WWW 75 PAGE 48 14.00 AC.
  - PARCEL C-1 PLAT BOOK VJ 161 PAGE 47 8.62 AC.
  - PARCEL D PLAT BOOK WWW 75 PAGE 48 9.09 AC.
  - PARCEL E PLAT BOOK WWW 75 PAGE 48 4.92 AC.
  - PARCEL F PLAT BOOK WWW 75 PAGE 48 4.03 AC.
  - PARCEL G-1 PLAT BOOK WWW 71 PAGE 17 4.26 AC.
  - PARCEL H PLAT BOOK WWW 75 PAGE 48 2.75 AC.
- TAX MAP, GRID: MAP 60 GRIDS B2, B3, C2 & C3
- 200 FOOT MAP REFERENCE (WSSC): 204NE08 & 203NE08
- PURPOSE OF SUBDIVISION: QUALIFIED DATA CENTER
- PRIOR APPROVALS: N/A
- TOTAL ACREAGE:
  - GROSS TRACT AREA: 86.62 ACRES
  - EXISTING 100 YEAR FLOODPLAIN: 0 ACRES
  - NET TRACT AREA: 86.62 ACRES
  - EXISTING PMA: 1.45 ACRES
  - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 1.45 ACRES
  - NET DEVELOPABLE AREA OUTSIDE OF PMA: 85.17 ACRES
- ZONING: TAC-C (TRANSIT-ORIENTED/ACTIVITY CENTER, TOWN ACTIVITY CENTER, CORE)  
PRIOR ZONE: M-X-T (MIXED USE TRANSPORTATION ORIENTED)  
(PLAN IS BEING SUBMITTED WITH THE ZONING ORDINANCE EFFECTIVE PRIOR TO APRIL 1, 2022)
- PROPOSED USE: DATA CENTER
  - LOTS: 0
  - PARCELS: 3
- PUBLIC UTILITY EASEMENT (10' WIDE) PROPOSED ALONG ALL PUBLIC RIGHTS-OF-WAY
- ACREAGE OF ROAD DEDICATION: X
- EXISTING GROSS FLOOR AREA (GFA): 0 SF
- PROPOSED GROSS FLOOR AREA (GFA): 4,132,500 SF
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: LANDOVER GATEWAY
- STORMWATER MANAGEMENT CONCEPT NUMBER: SDCP #22857-2023-0
- WATER/SEWER CATEGORY DESIGNATION:
  - EXISTING: W-3, S-3
  - PROPOSED: W-3, S-3
- AVIATION POLICY AREA (AIRPORT NAME & APA#): N/A
- MANDATORY PARK DEDICATION: N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: TCP1
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
  - THE WETLAND AND STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY MCCARTHY AND ASSOCIATES IN A STUDY DATED FEBRUARY, 2010.
  - THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
- STREAMS: YES, 330 LF
- SOILS BY TYPE: SEE NRI-002-10-02
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: FROM TOPOGRAPHY FLOWN BY AERO-METRIC FEB. 14, 2008.
- SOURCE OF THE PROPERTY BOUNDARY: FROM PLAT BOOK 75, PLAT NO. 48.
- OWNER & APPLICANT:  
BRIGHTSEAT ASSOCIATES, LLC  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MD 20852
- BUILDINGS, ARCHITECTURE AND FACILITIES SHALL BE APPROVED AS PART OF A FUTURE DSP APPLICATION.
- MASTER PLANNED ROADWAYS MC-419 AND MC-420 SHALL BE RESERVED FOR PRINCE GEORGE'S COUNTY, MARYLAND IN ACCORDANCE WITH THE 2009 APPROVED COUNTYWIDE MASTER PLAN OF TRANSPORTATION, BUT NOT DEDICATED FOR PUBLIC USE.



LOCATION PLAN  
PLAN VIEW

SCALE 1" = 200'

SHEET INDEX

- COVER SHEET
- LEGEND SHEET
- EXISTING CONDITIONS
- PLAN SHEETS

SITE STATISTICS

GROSS TRACT AREA	86.62 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	86.62 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	4.47 AC
EXISTING PMA	1.45 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	330 LF

GENERAL INFORMATION

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	M-X-T
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	60-C2, 60-C3
ADMINISTRATIVE	WSSC GRID	203NE08, 204NE08
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	72
ADMINISTRATIVE	ELECTION DISTRICT (ED)	4
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	2
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	GENERAL PLAN GROWTH POLICY 2035	ESTABLISHED COMMUNITIES
ADMINISTRATIVE	POLICE DISTRICT	3

PARCEL AREA SUMMARY

PARCEL	S.F.	ACRES	DESCRIPTION	DEDICATION
PARCEL 1	1,340,738	30.77	DATA CENTER	PRIVATE
PARCEL 2	2,246,938	51.58	DATA CENTER	PRIVATE
PARCEL A	185,902	4.27	OPEN SPACE	BUSINESS OWNERS ASSOCIATION
TOTAL (9)	3,773,578	86.63		

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	756.46'	5.13'	N 01°41'21" E	5.13'	0°23'19"	2.57'
C2	756.46'	58.00'	N 22°22'49" E	53.99'	4°05'24"	27.01'
C3	2804.79'	112.59'	N 70°51'38" W	112.58'	2°18'00"	56.30'
C4	2794.79'	292.67'	N 65°00'38" W	292.54'	6°00'00"	146.47'
C5	865.00'	88.41'	N 59°18'18" W	88.37'	5°51'22"	44.24'
C6	664.00'	342.75'	N 24°59'27" W	338.96'	29°34'33"	175.29'
C7	664.00'	159.94'	N 03°18'08" W	159.55'	13°48'03"	80.36'
C8	720.00'	89.24'	N 04°32'50" E	89.18'	7°06'05"	44.68'
C9	338.00'	177.89'	N 61°13'11" E	175.84'	30°09'15"	91.05'
C10	578.00'	256.57'	S 33°34'50" W	254.47'	25°26'00"	130.43'
C11	234.00'	159.03'	S 04°56'19" W	155.99'	38°56'23"	82.73'
C12	860.00'	504.48'	S 72°09'47" W	497.28'	33°36'36"	259.73'
C13	780.00'	553.66'	S 75°41'34" W	542.11'	40°40'11"	289.02'
C14	2794.79'	330.81'	N 84°37'11" W	330.62'	6°46'55"	169.60'
C15	425.00'	139.78'	S 80°11'03" W	139.15'	18°50'39"	70.53'
C16	831.00'	433.88'	N 71°20'04" W	428.97'	29°54'55"	222.01'
C17	518.00'	452.04'	S 71°17'50" W	437.83'	49°59'59"	241.55'
C18	578.00'	342.99'	S 03°51'50" W	337.98'	33°59'59"	176.71'
C19	860.00'	610.46'	N 75°41'34" E	597.72'	40°40'11"	318.72'
C20	780.00'	457.70'	S 72°10'06" W	451.17'	33°37'16"	235.65'
C21	11609.20'	438.56'	S 12°03'16" E	438.53'	2°09'52"	219.30'
C22	1036.14'	635.66'	S 11°55'37" W	625.74'	35°09'01"	328.19'
C23	708.62'	287.71'	N 03°15'50" E	285.74'	23°15'47"	145.87'

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT: THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS.  
FOR: DEWBERRY ENGINEERS, INC.

MICHAEL B. DAVIS  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 11033  
EXPIRATION DATE: 09/10/2024

NOT FOR CONSTRUCTION

**Dewberry**  
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2101 GANTHER ROAD  
SUITE 400  
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EMAIL: KMACK@DEWBERRY.COM

OWNER  
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C/O LERNER ENTERPRISES, LLC  
2000 TOWER OAKS BLVD, 8TH FLOOR  
ROCKVILLE, MD 20852

DEVELOPER/APPLICANT  
BRIGHTSEAT ASSOCIATES  
C/O LERNER ENTERPRISES, LLC  
JAMES D. POLICARO  
301.284.6000  
FAX: 301.692.2631

BRIGHTSEAT  
EXISTING PARCELS: A, B, C-1, D, E, F, G-1, H  
PPS-4-23024  
PRINCE GEORGE'S COUNTY, MD  
13TH ELECTION DISTRICT  
TAX MAP GRID: 60-C2, 60-C3  
WSSC GRID: 203NE08, 204NE08

SEAL

KEY PLAN

SCALE

AS-SHOWN

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: RV			
APPROVED BY: KM			
CHECKED BY: ---			
DATE: JULY 2023			
TITLE: PPS-4-23024			
PRELIMINARY PLAN OF SUBDIVISION COVER SHEET			
DEWBERRY JOB NO. 50164529			
1			
SHEET NO. 1 OF 7			



## SHEET NO. 2 OF 7

1/4/24

SHEET NO. 2 OF 7

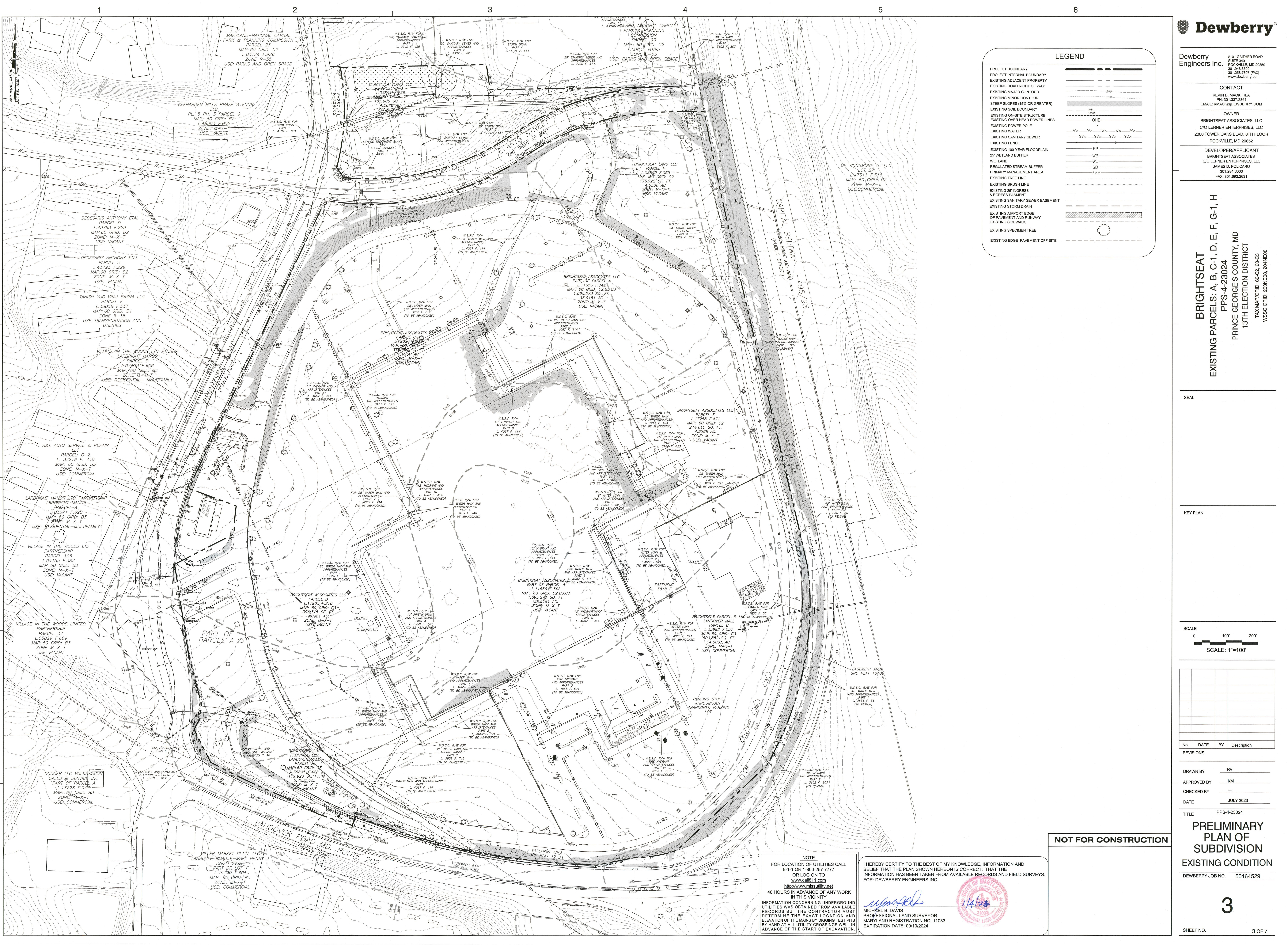
**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://www.call811.com)  
<http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY

FORMATION CONCERNING UNDERGROUND  
ILITIES WAS OBTAINED FROM AVAILABLE  
CORDS BUT THE CONTRACTOR MUST  
TERMINATE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION

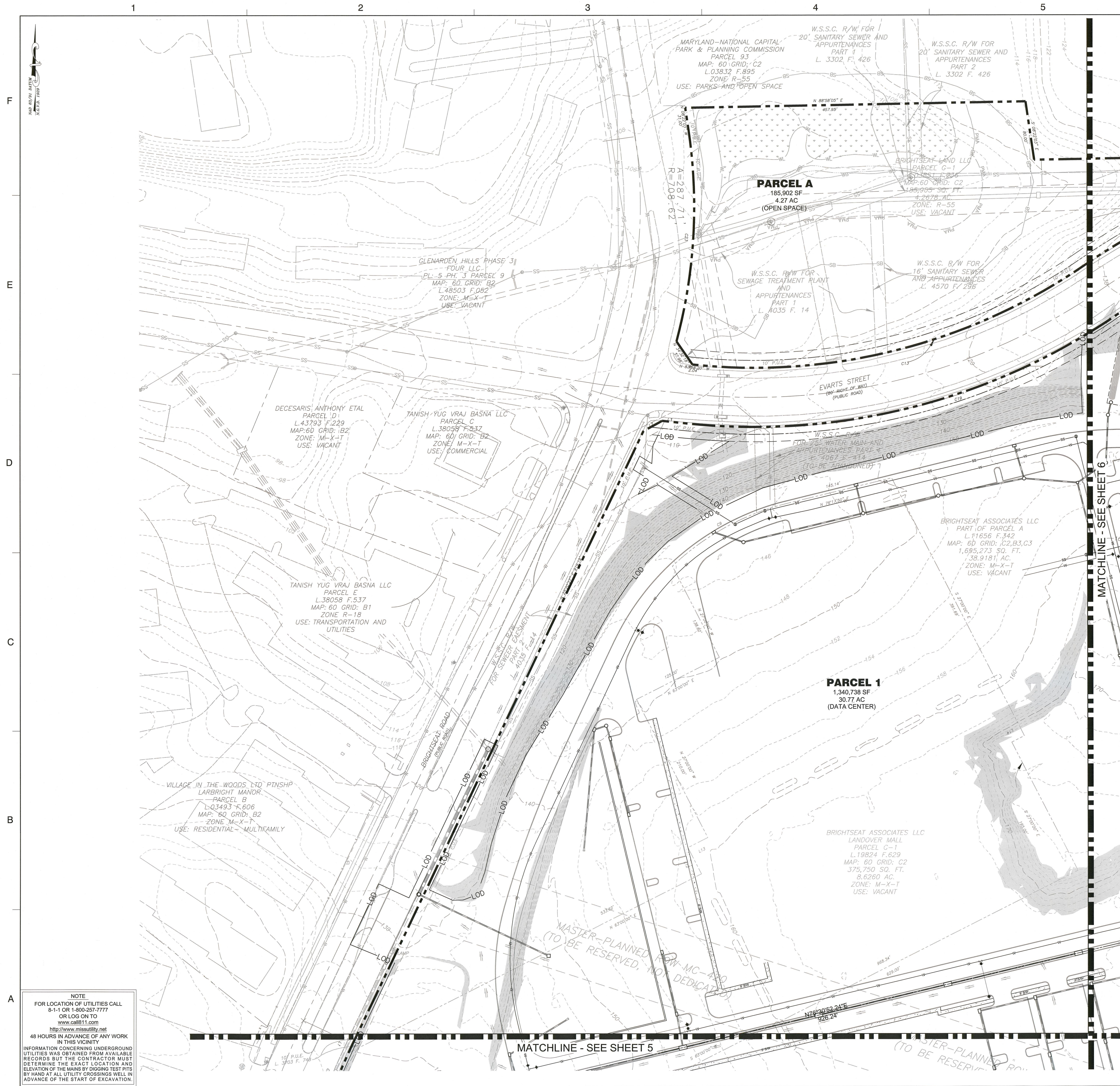
SHEET NO. 2 OF 7




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I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT: THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS FOR: DEWBERRY ENGINEERS INC.

  
\_\_\_\_\_  
MICHAEL B. DAVIS  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 11033  
EXPIRATION DATE: 09/10/2024





**Dewberry®**

**Dewberry  
Engineers Inc.**

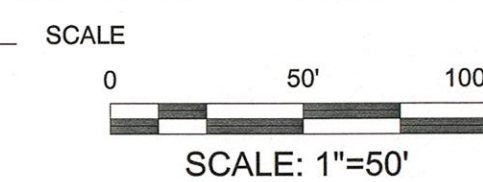
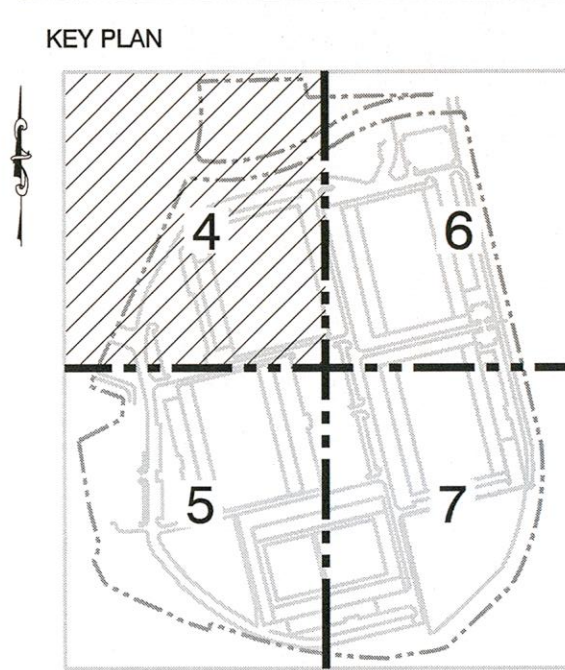
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13TH ELECTION DISTRICT  
TAX MAP/GRID: 60-C2-60-C3

SEAL

[illegible]

No.	DATE	BY	Description
REVISIONS			
DRAWN BY		RV	
APPROVED BY		KM	
CHECKED BY		---	
DATE		JULY 2023	

TITLE	PPS-4-23024
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PRELIMINARY  
PLAN OF  
SUBDIVISION  
PLAN SHEET

DEWBERRY JOB NO. 50164529

4

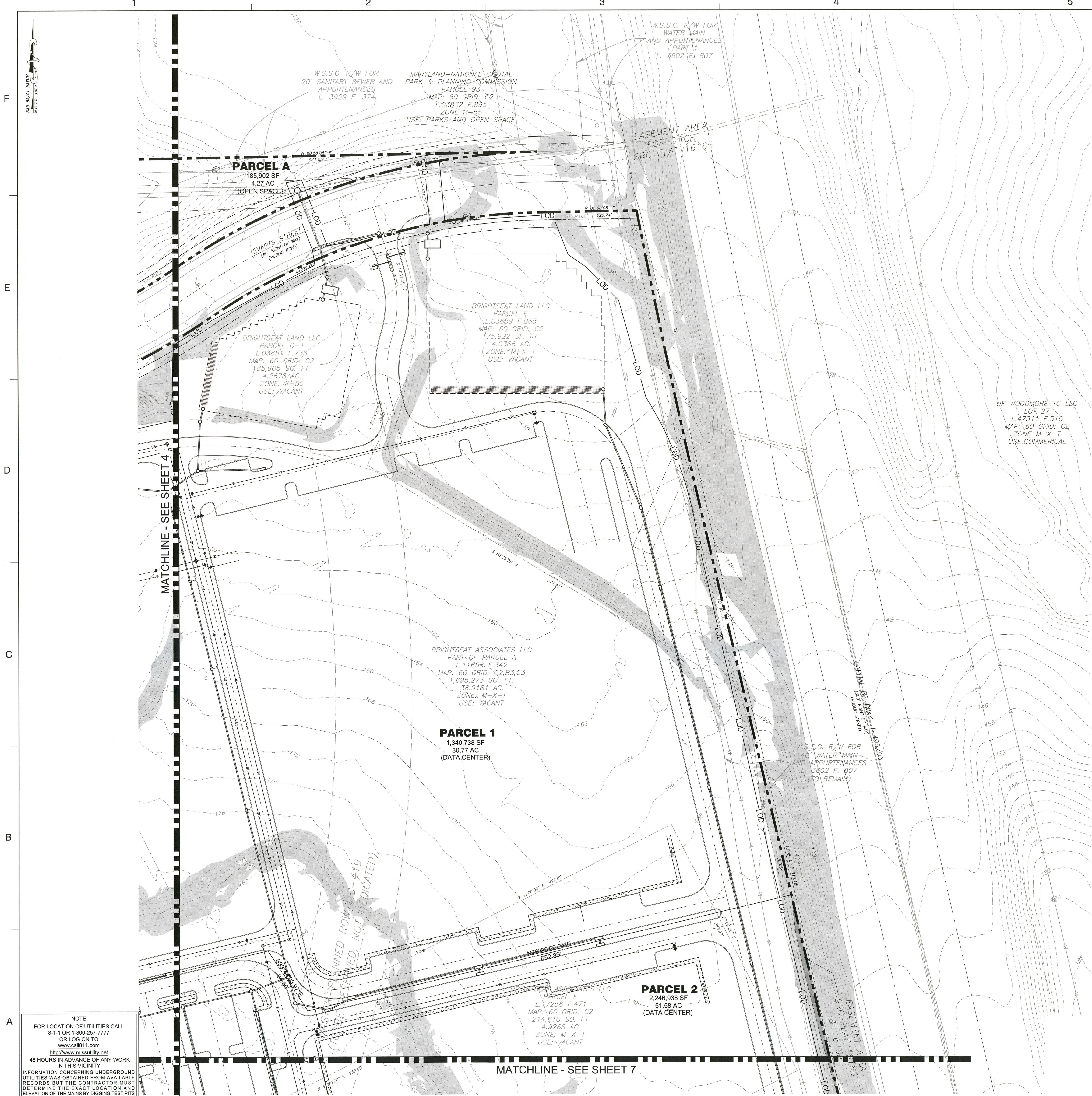
SHEET NO. 4 OF 7







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FOR: DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 11033  
EXPIRATION DATE: 09/10/2024

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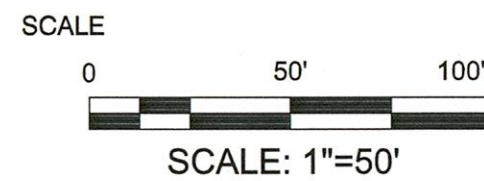
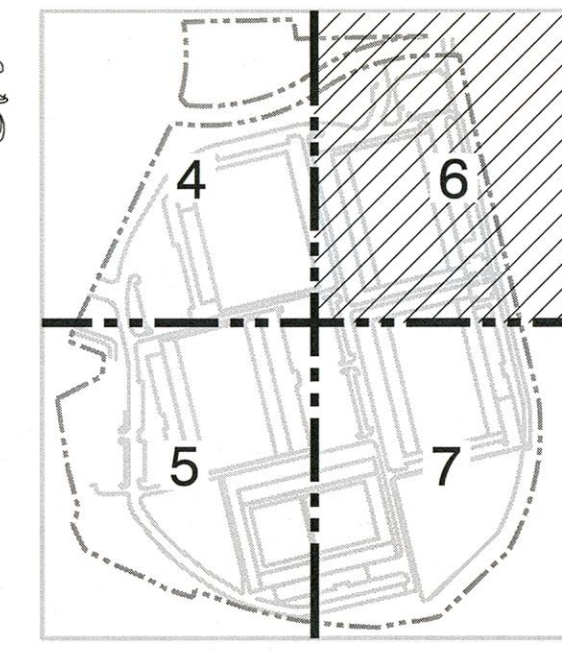
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13TH ELECTION DISTRICT  
TAX MAP/GRID: 60-C2, 60-C3  
WSSC GRID: 203NEB, 204NEB

SEAL

KEY PLAN



No.	DATE	BY	Description

REVISIONS


DRAWN BY	RV
APPROVED BY	KM
CHECKED BY	---
DATE	JULY 2023
TITLE	PPS-4-23024

**PRELIMINARY  
PLAN OF  
SUBDIVISION  
PLAN SHEET**

DEWBERRY JOB NO. 50164529



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MARYLAND REGISTRATION NO. 11033  
EXPIRATION DATE: 09/10/2024



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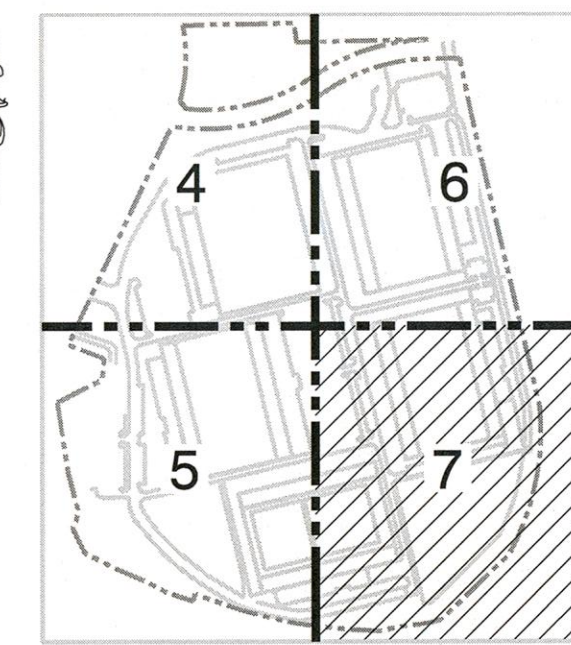
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PPS-4-23024  
PRINCE GEORGES COUNTY, MD  
13TH ELECTION DISTRICT  
TAX MAP/GRID: 66-C2, 66-C3  
WSSC GRID: 2026NR, 204NEB

SEAL

KEY PLAN



SCALE  
0 50' 100'  
SCALE: 1"=50'

No.	DATE	BY	Description

REVISIONS

DRAWN BY: RV  
APPROVED BY: KM  
CHECKED BY: ---  
DATE: JULY 2023  
TITLE: PPS-4-23024

PRELIMINARY  
PLAN OF  
SUBDIVISION  
PLAN SHEET

DEWBERRY JOB NO. 50164529

7

SHEET NO. 7 OF 7

MATCHLINE - SEE SHEET 6

PARCEL 2  
2,246,938 SF  
51.58 AC  
(DATA CENTER)

BRIGHTSEAT PARCEL B LLC  
LANDOVER MALL  
PARCEL B  
L.33982 F.057  
MAP: 60 GRID: C3  
609,852 SQ. FT.  
14.0003 AC.  
ZONE: M-X-T  
USE: COMMERCIAL

BRIGHTSEAT ASSOCIATES LLC  
PART OF PARCEL A  
L.11811 F.057  
MAP: 60 GRID: C3  
1,895,273 SQ. FT.  
43.9121 AC.  
ZONE: M-X-T  
USE: VACANT

BRIGHTSEAT ASSOCIATES LLC  
PARCEL E  
L.17258 F.471  
MAP: 60 GRID: C2  
214,610 SQ. FT.  
4.9258 AC.  
ZONE: M-X-T  
USE: VACANT

W.S.C. R/W FOR  
40' WATER MAIN  
AND APPURTENANCES  
PART 1  
L.3856 F.56  
(TO REMAIN)

EASEMENT AREA  
SRC PLAT 16168

W.S.C. R/W FOR  
40' WATER MAIN  
AND APPURTENANCES  
PART 1  
L.3856 F.56  
(TO REMAIN)

W.S.C. R/W FOR  
40' WATER MAIN  
AND APPURTENANCES  
PART 2  
L.3602 F.807  
(TO REMAIN)

EASEMENT AREA  
SRC PLAT 17733

LANDOVER ROAD  
MD. ROUTE 202  
(PUBLIC ROAD)

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
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ADVANCE OF THE START OF EXCAVATION.



## **PPS 4-23024: Brightseat Tech Park**

### **Sec. 24-1904: Development Pursuant to Prior Regulations Procedures**

Brightseat Associates, LLC (the “**Applicant**”) by and through its counsel, CLHatcher LLC, submits this Statement of Justification to demonstrate that Preliminary Plan of Subdivision (“**PPS**”) 4-23024 conforms with the procedures for development pursuant to the Prince George’s County Subdivision Regulations in effect prior to April 1, 2022 (the “**Prior Subdivision Regulations**”), as reflected in Sec. 24-1904 of the current Prince George’s County Subdivision Regulations. Accordingly, the Applicant elects to utilize the Prior Subdivision Regulations for the subject Preliminary Plan of Subdivision application. The analysis provided below demonstrates that PPS 4-23024 is submitted in accordance with each of the applicable procedures of Sec. 24-1904 and is eligible for review pursuant to the Prior Subdivision Regulations.

#### **I. Sec 24-1904**

*In order to proceed with development under the prior subdivision regulations, the following procedures shall apply:*

*(a) The applicant shall schedule and participate in a pre-application conference, notwithstanding the requirements of Section 24-3302(b), Applicability.*

**Analysis:** The Applicant scheduled and participated in a Pre-Application Conference with Maryland-National Capital Park & Planning Commission (“**M-NCPPC**”) Staff for PPS 4-23024 & Certificate of Adequacy ADQ-2023-045 on August 11, 2023. During the Pre-Application Conference, the Applicant provided an overview of the proposed PPS and received comments from Subdivision, Zoning, Urban Design, Community Planning, Transportation, and Environmental Planning Staff.

*(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of the Subdivision Regulations.*



**Analysis:** This Statement of Justification is submitted, in part, as an explanation for why the Applicant has elected not to develop the subject property pursuant to the provisions of the Subdivision Regulations. The Applicant's development proposal was largely prepared and premised on the Zoning Ordinance in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"). To this end, the Prior Zoning Ordinance provides for the intended use and applicable site plan regulations for the proposed development of Qualified Data Centers at the subject property. Additionally, the Applicant has obtained an approved Site Development Concept (Case #41122-2008-00) and an approved Final Grading, Erosion and Sediment Control Plan (SC #196-10), in accordance with the prior regulations. Accordingly, it is appropriate and consistent to utilize the Prior Subdivision Regulations for the subject PPS application.

*(c) Notwithstanding the provisions of Sections 24-1703 and 24-1704, above, or the procedures of the prior Subdivision Regulations, subdivision applications submitted under the provisions of this Section 24-1900 shall be subject to the Certificate of Adequacy process of Section 24-2503 of these Regulations.*

**Analysis:** The Applicant is subject to the Certificate of Adequacy process of Section 24-2503 and is preparing associated Certificate of Adequacy ADQ-2023-045 in accordance with the applicable requirements.

*(d) The Planning Director shall submit quarterly reports to the District Council as to the development applications proceeding under the prior regulations.*

**Analysis:** The Applicant acknowledges Sec. 24-1904(d).

## **II. Conclusion**

The Applicant submits PPS 4-23024 in accordance with Sec. 24-1904 and the applicable procedures for development pursuant to the Prior Subdivision Regulations. Accordingly, the Applicant elects for review of PPS 4-23024 pursuant to the Prior Subdivision Regulations.