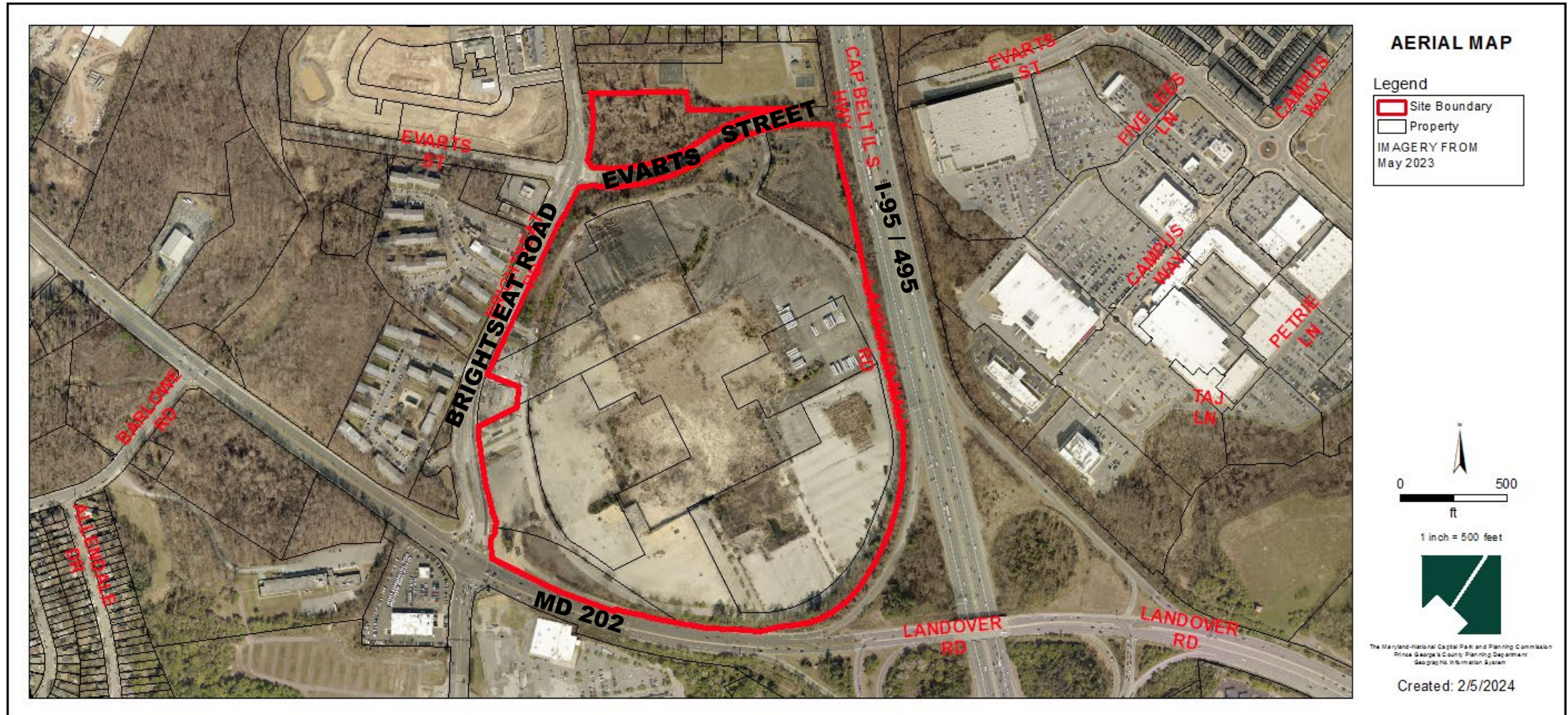


BRIGHTSEAT TECH PARK

Preliminary Plan of Subdivision

TCP1-002-2024

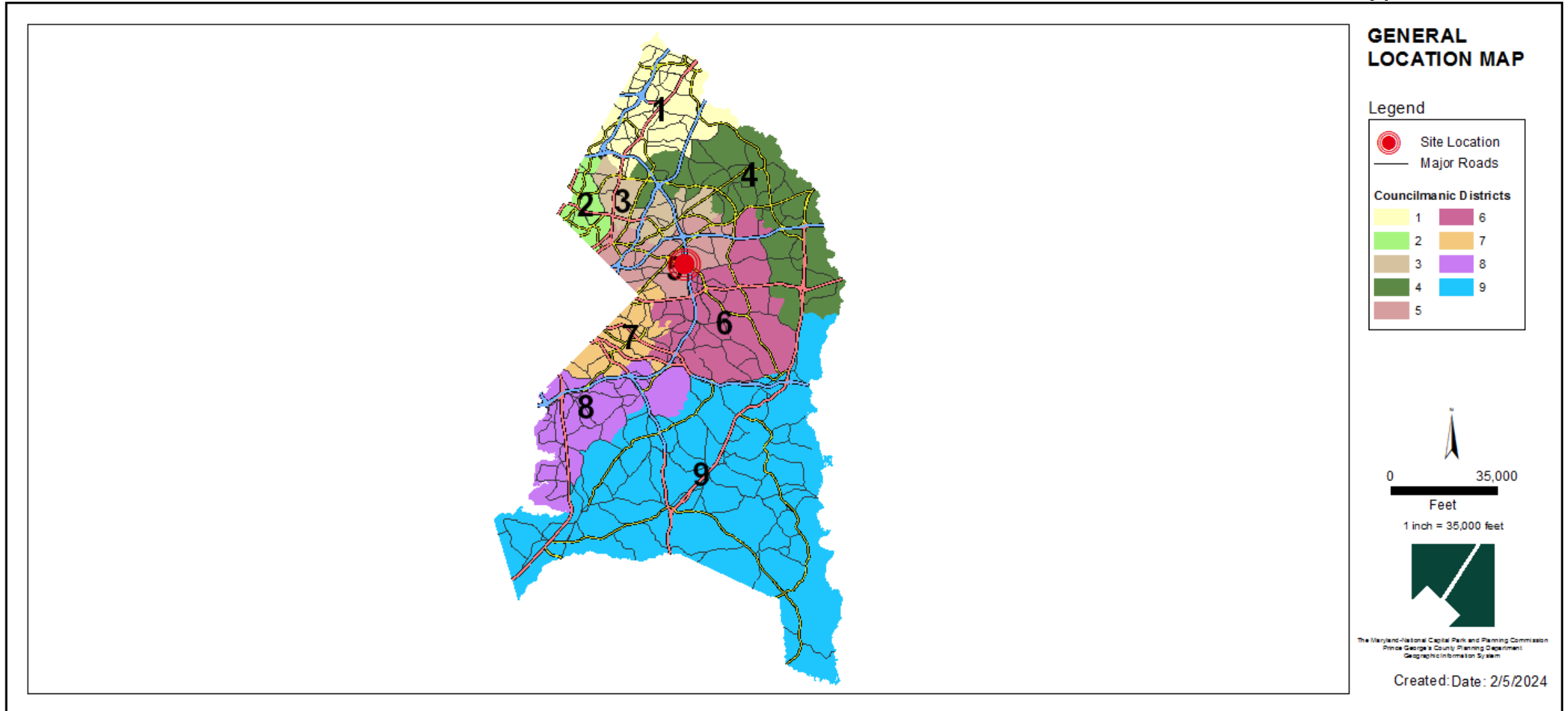
Staff Recommendation: APPROVAL with conditions



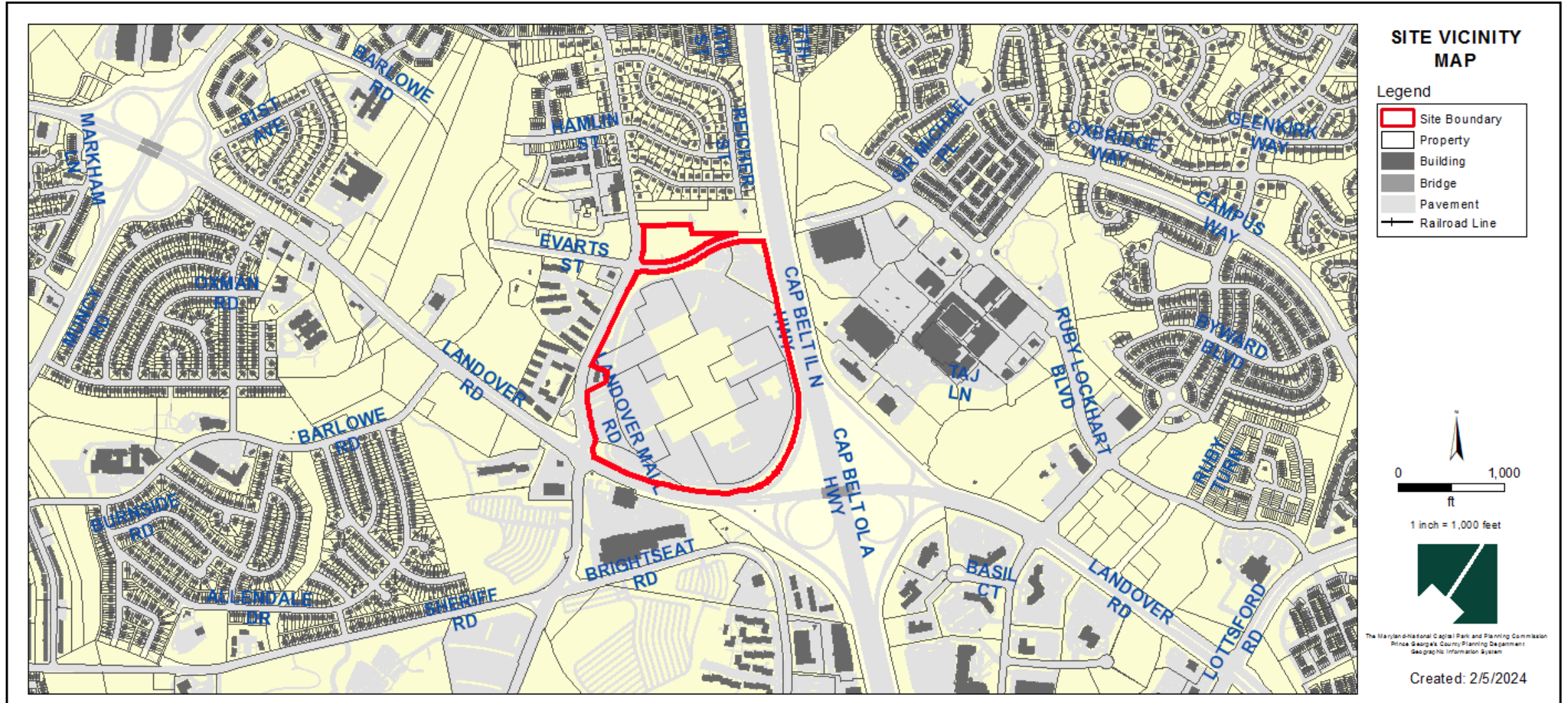
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP

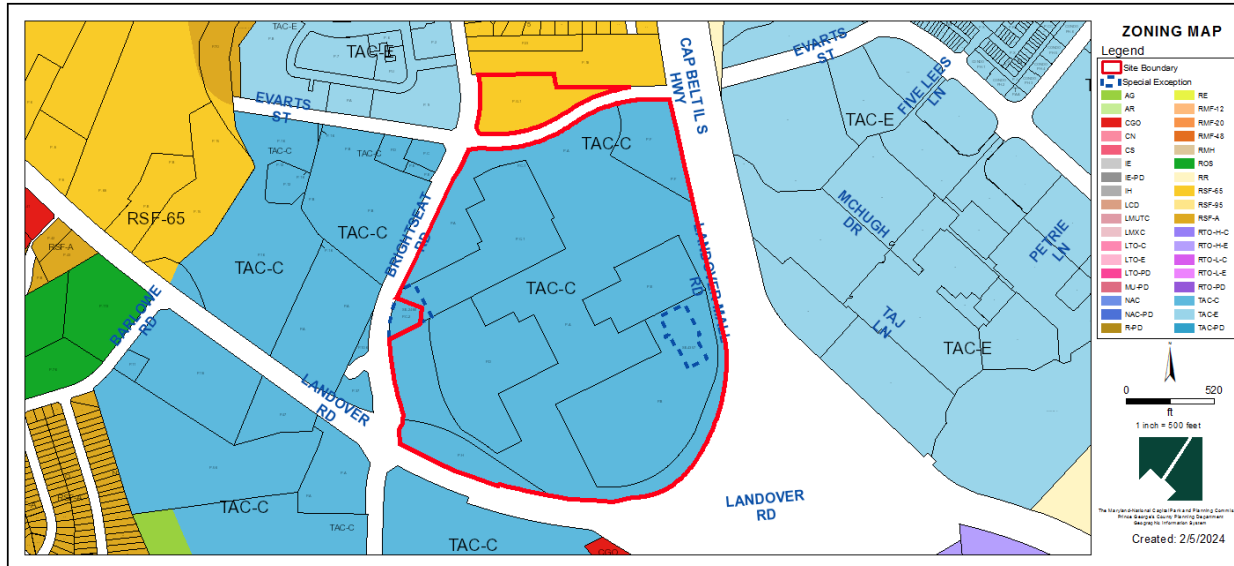


ZONING MAP (CURRENT & PRIOR)

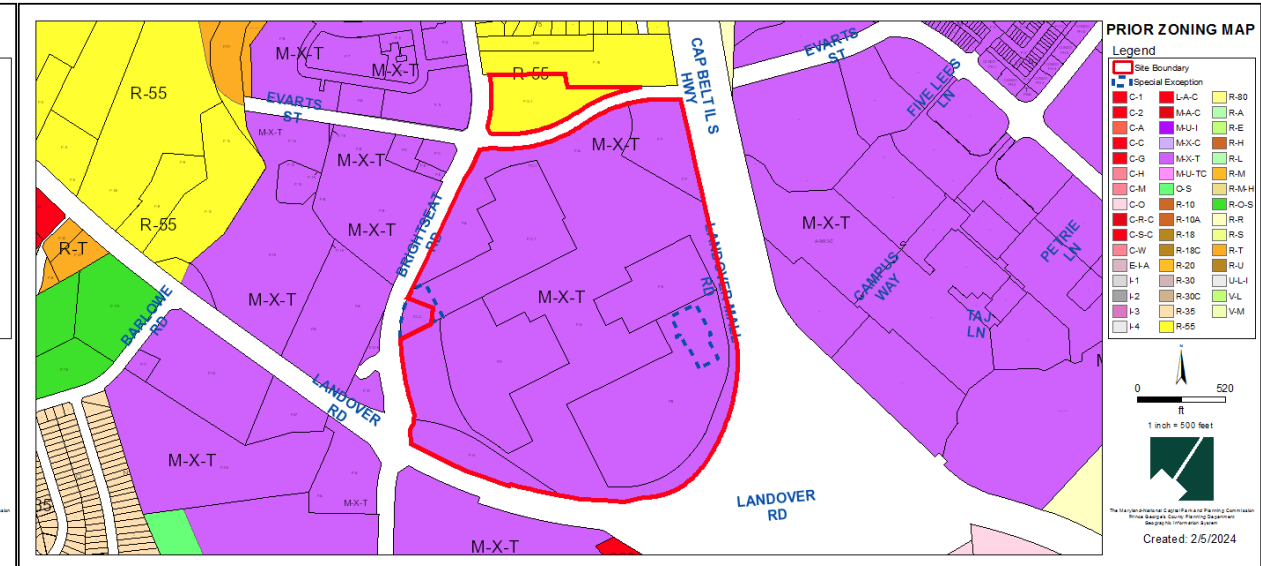
Current Property Zone: TAC-C / RSF-65

Prior Property Zone: M-X-T / R-55

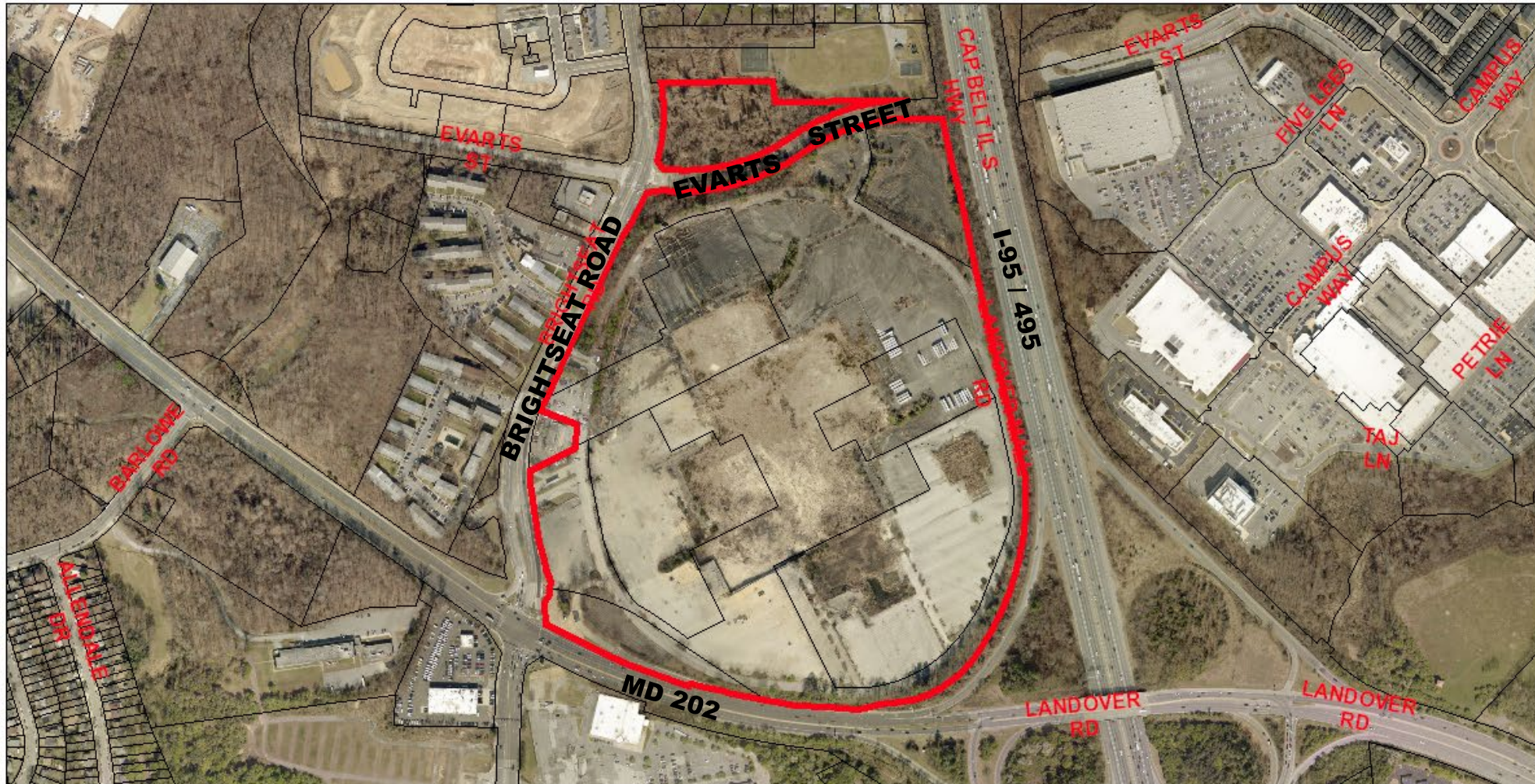
CURRENT ZONING MAP



PRIOR ZONING MAP



AERIAL MAP



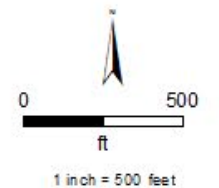
AERIAL MAP

Legend

Site Boundary

Property

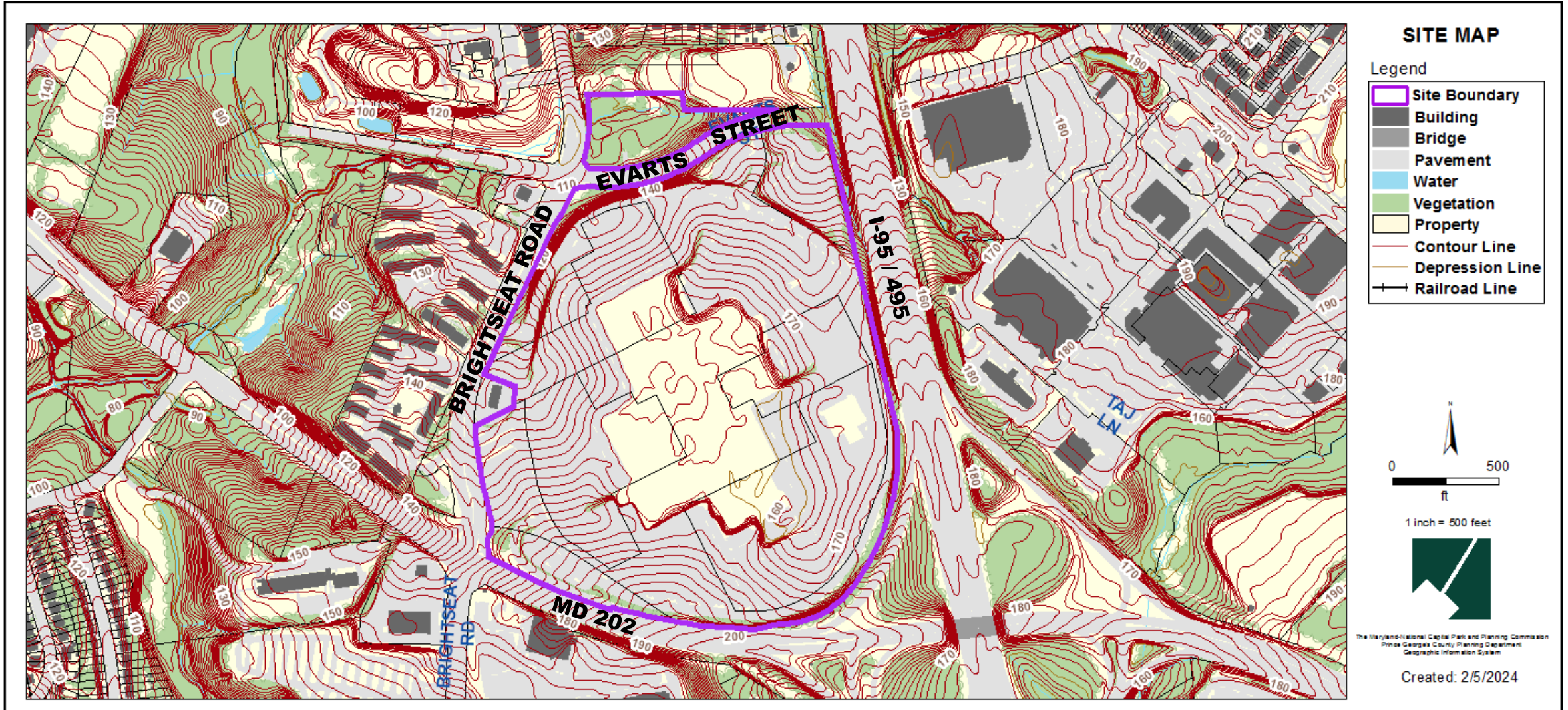
IMAGERY FROM
May 2023



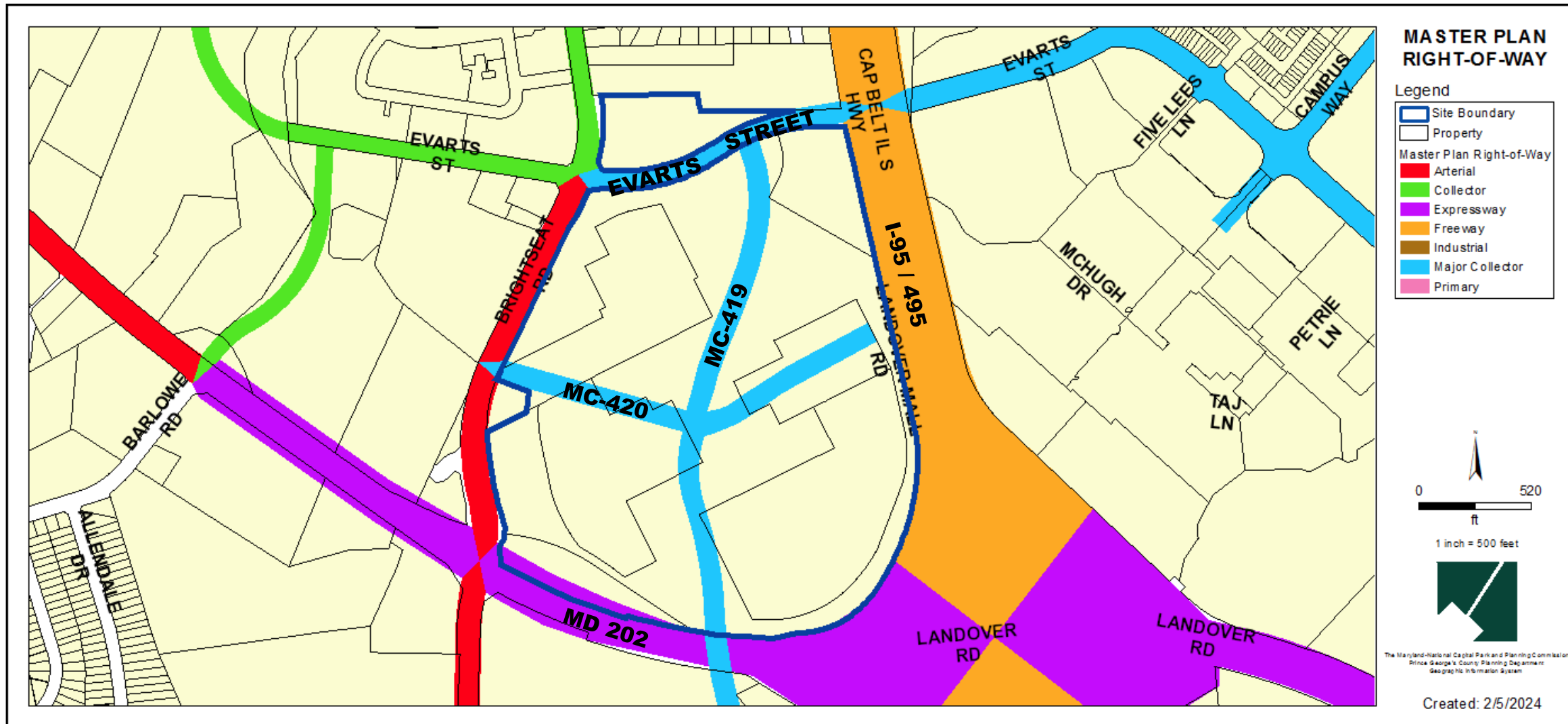
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 2/5/2024

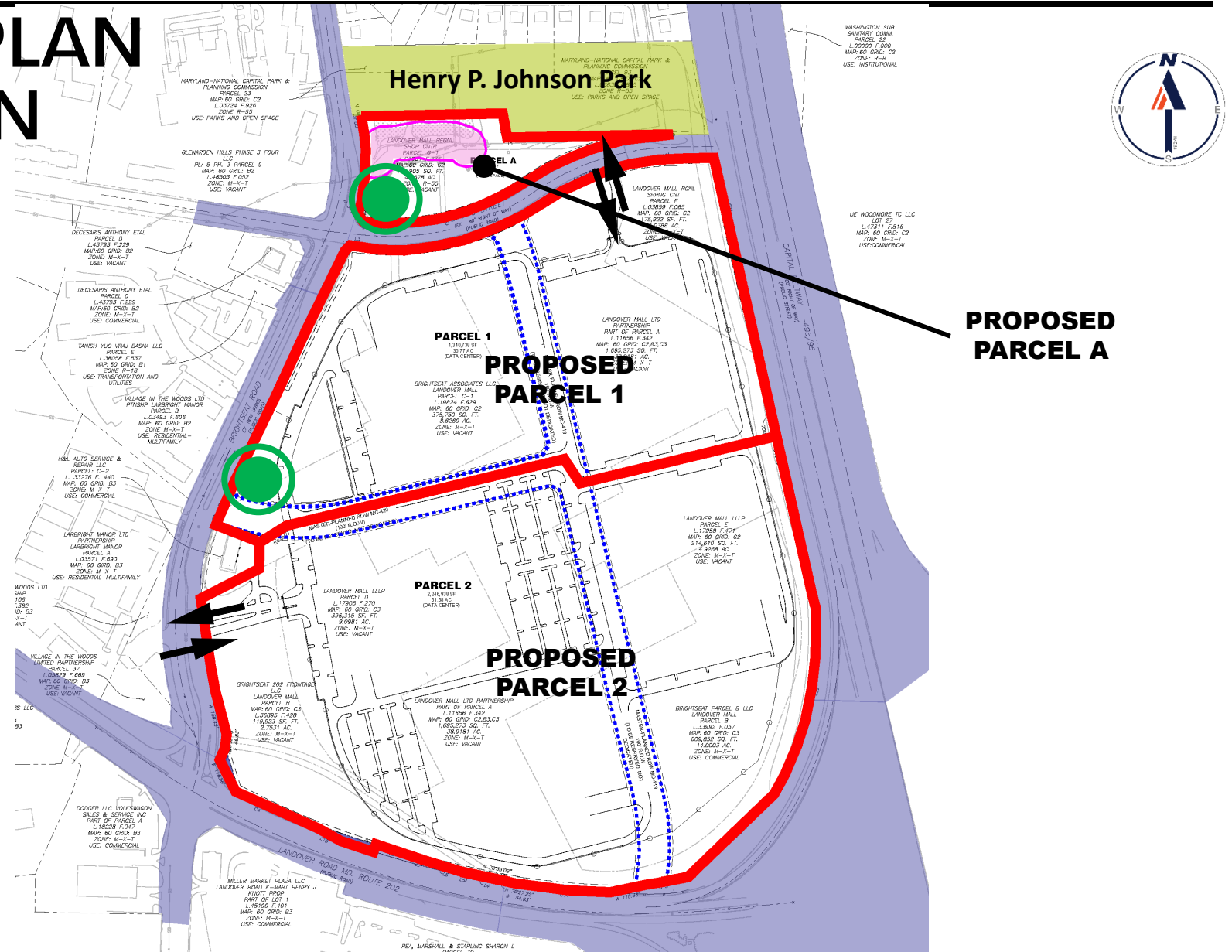
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



BRIGHTSEAT ROAD
PUBLIC STREET
MIXED USE BOULEVARD
4 TRAVEL LANES WITH PARKING
STD-100-22

STREET CENTERLINE

73'

STREET BUFFER, TYP.

ONE-WAY SEPARATED BIKE LANE, TYP.

SIDEWALK, TYP.

10' PUE

10' PUE

10' PUE

BENCHES

PERGOLA/ FOCAL POINT

PERENNIAL PLANTING BED

DECORATIVE PAVING

SIDEWALK CONNECTION

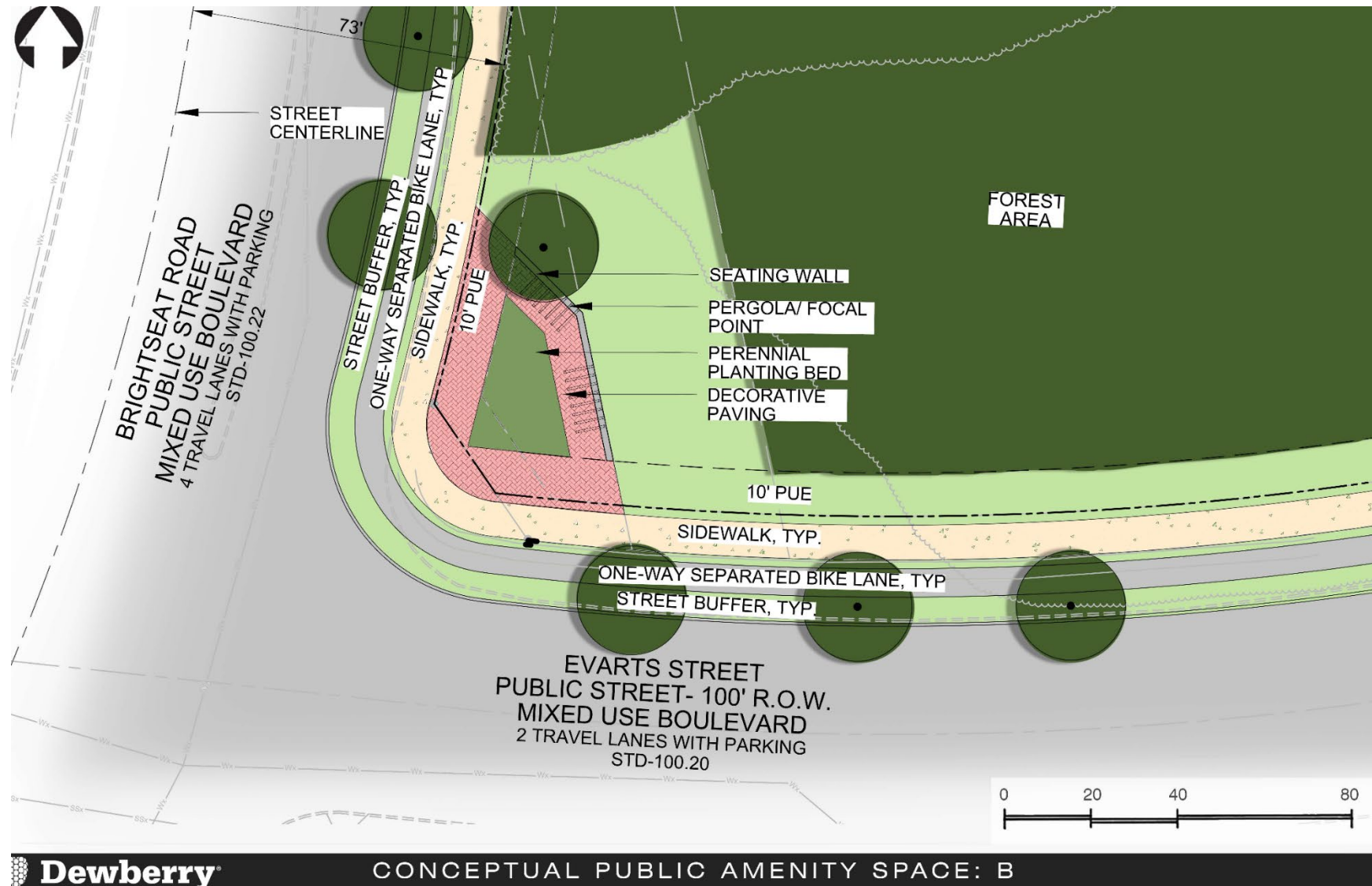
PERENNIAL PLANTING BED

SECURITY FENCE

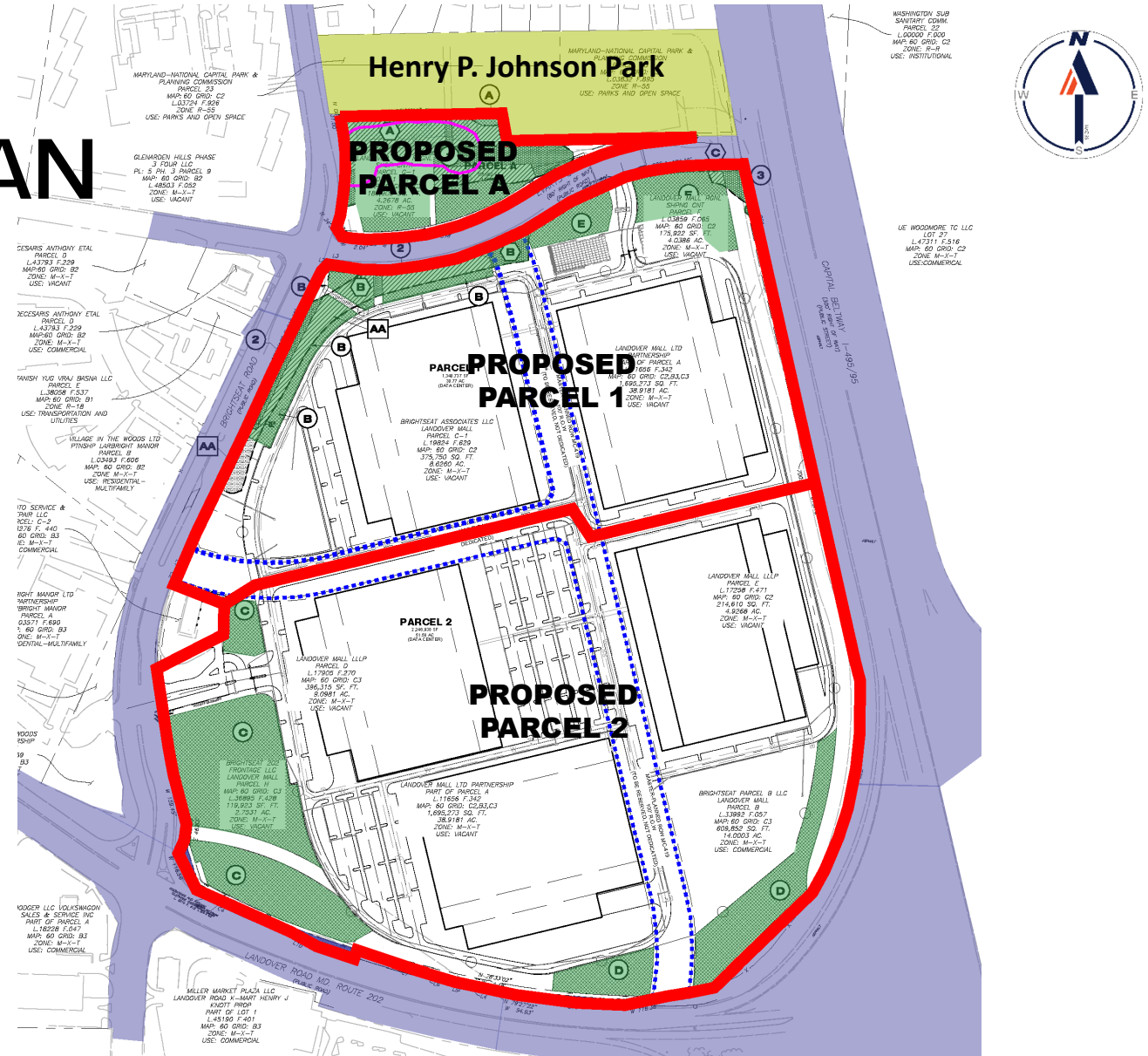
MASTER PLANNED R.O.W MC-420
PUBLIC STREET- 100' R.O.W.
MIXED USE BOULEVARD
2 TRAVEL LANES WITH PARKING
STD-100.20

0 20 40 80

PUBLIC AMENITY SPACE B



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23024
- Type 1 Tree Conservation Plan TCP1-002-2024
- Variation from Section 24-121(a)(3)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/23/2023
- Acceptance Mailing: 01/02/2024