

BRIGHTSEAT TECHNOLOGY PARK

EXISTING PARCELS: A, B, C-1, D, E, F, G-1, & H

SITE DEVELOPMENT CONCEPT PLAN APPLICATION 22857-2023

GENERAL NOTES:

- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, & PLAT NUMBER:
 - PARCEL A L.11656 F.342 38.91 AC.
 - PARCEL B L.33992 F.057 14.00 AC.
 - PARCEL C-1 L.19824 F.629 8.62 AC.
 - PARCEL D L.17905 F.270 9.09 AC.
 - PARCEL E L.17258 F.471 4.92 AC.
 - PARCEL F L.03859 F.065 4.03 AC.
 - PARCEL G-1 L.03851 F.736 4.26 AC.
 - PARCEL H L.38895 F.428 2.75 AC.
- TAX MAP, GRID:
 - PARCEL A, B, D: MAP 60 GRID C-3
 - PARCEL C, E, F, G: MAP 60 GRID: C2
- 200 FOOT MAP REFERENCE (WSSC): 204NE08 & 203NE08
- 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: 0 ACRES
 - NET DEVELOPABLE AREA OUTSIDE OF PMA: 85.23 ACRES
- EXISTING ZONING/USE: M-X-T (MIXED USE) / USE: COMMERCIAL & VACANT (PLAN IS BEING SUBMITTED WITH THE PRIOR TO APRIL 1, 2022 ZONING ORDINANCE)
- PROPOSED USE: DATA CENTER
 - LOTS: 0
 - PARCELS: 3
- BREAKDOWN OF PROPOSED USE BY TYPE:
 - 5 DATA CENTERS BUILDINGS
- PUBLIC UTILITY EASEMENT (10'WIDE) ARE EXISTING ALONG ALL PUBLIC RIGHTS-OF-WAY
- ACREAGE OF ROAD DEDICATION:
 - EVARTS STREET: 0.509 AC
 - LANDOVER ROAD: 0.38 AC
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- STORMWATER MANAGEMENT CONCEPT NUMBER: SDCP APPLICATION #22857-2023
- WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: W-3, S-3
 - PROPOSED: W-3, S-3
- AVIATION POLICY AREA (AIRPORT NAME & APAA): 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: NO. THIS SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
 - WETLANDS ARE SHOWN ON NRI-002-10-02, PREPARED BY DEWBERRY ENGINEERS INC. IN A STUDY DATED AUGUST 3, 2023.
 - 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 L.F.
- 100-YEAR FLOODPLAIN: NO
- 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:
 - OWNER: BRIGHTSEAT ASSOCIATES, LLC C/O LERNER ENTERPRISES, LLC
2000 TOWER OAKS BOULEVARD, 8TH FLOOR
ROCKVILLE, MD 20852
 - APPLICANT: BRIGHTSEAT ASSOCIATES, LLC C/O LERNER ENTERPRISES, LLC
2000 TOWER OAKS BOULEVARD, 8TH FLOOR
ROCKVILLE, MD 20852
- EXISTING EASEMENTS ARE SHOWN ON SITE.
- ALL EXISTING PAVEMENT AND RIGHT-OF-WAY IS SHOWN.
- ALL PIPES WILL BE DESIGNED TO CONVEY THE 10-YEAR STORM.

- #### NOTES:
- THERE IS RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS PROJECT.
 - NO PHASING IS PROPOSED AS EACH PARCEL WILL BE PERMITTED THROUGH SEPARATE, STAND-ALONE SITE DEVELOPMENT FINE GRADING PERMITS.
 - SEE SHEET #2 FOR SOIL INFORMATION

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OR LOG ON TO
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http://www.missouri.gov.net
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ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION

DRAWN BY JRG
APPROVED BY SKF
CHECKED BY JMD
DATE SEPTEMBER 2023

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301.284.6000
FAX: 301.692.2631

CONTACT
KEVIN MACK
EMAIL: KMACK@DEWBERRY.COM
PHONE: 301.337.2861

13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD
TAX MAP/GRID: 60-C2, 60-C3
WSSC GRID: 203NE08, 204NE08

SCALE(S)

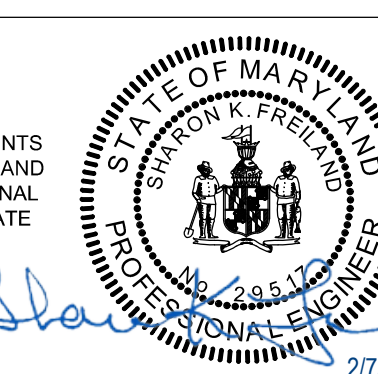
AS SHOWN

Unless otherwise noted

| NO. | DESCRIPTION | DATE | BY |
|-----------|-------------|------|----|
| REVISIONS | | | |

SEAL

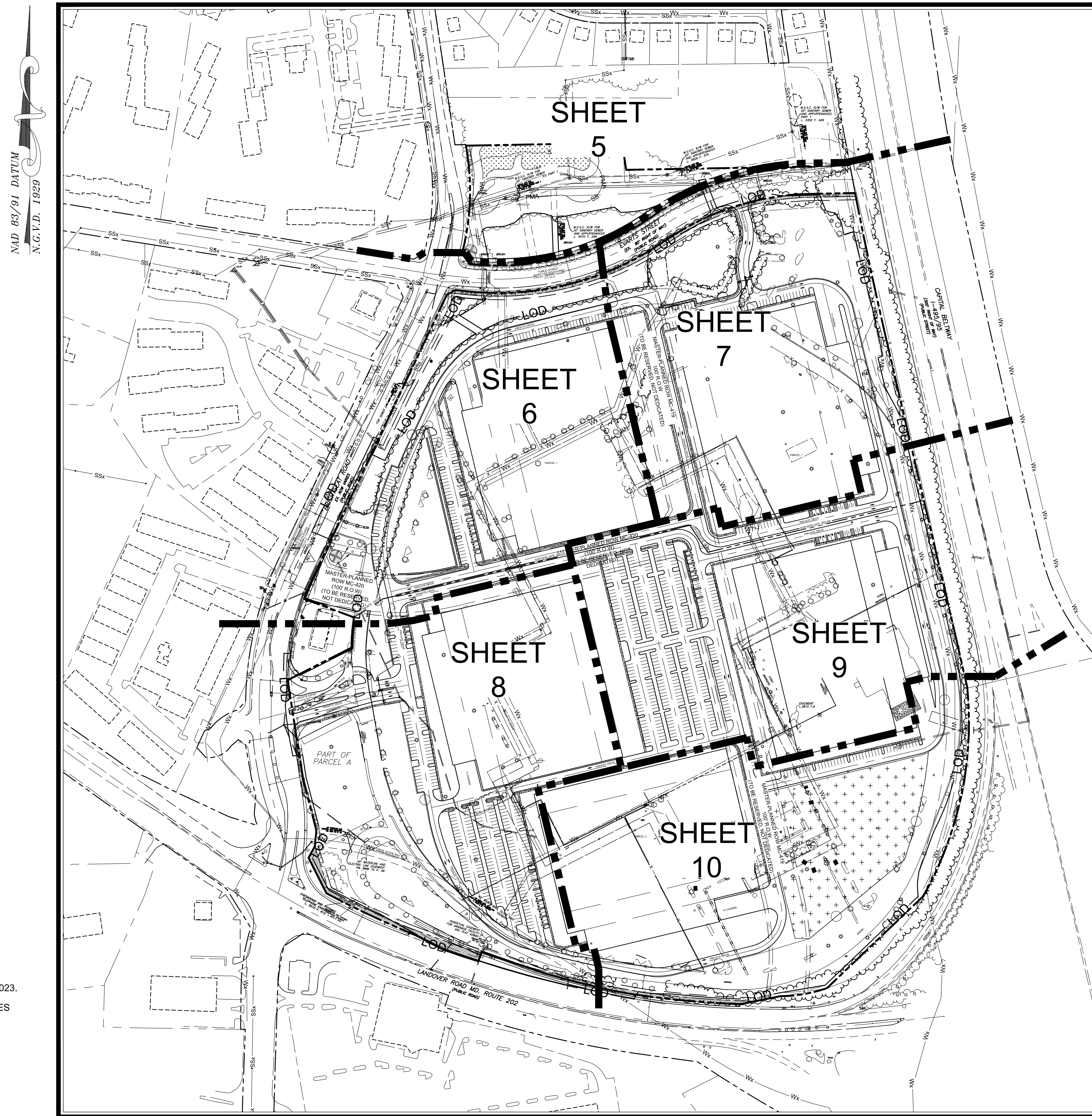
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OF MARYLAND, LICENSE NO. 29517,
EXPIRATION DATE: DECEMBER 31, 2025



Dewberry
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50164529

1
SHEET NO. 1 OF 11



LOCATION PLAN
PLAN VIEW

SHEET INDEX

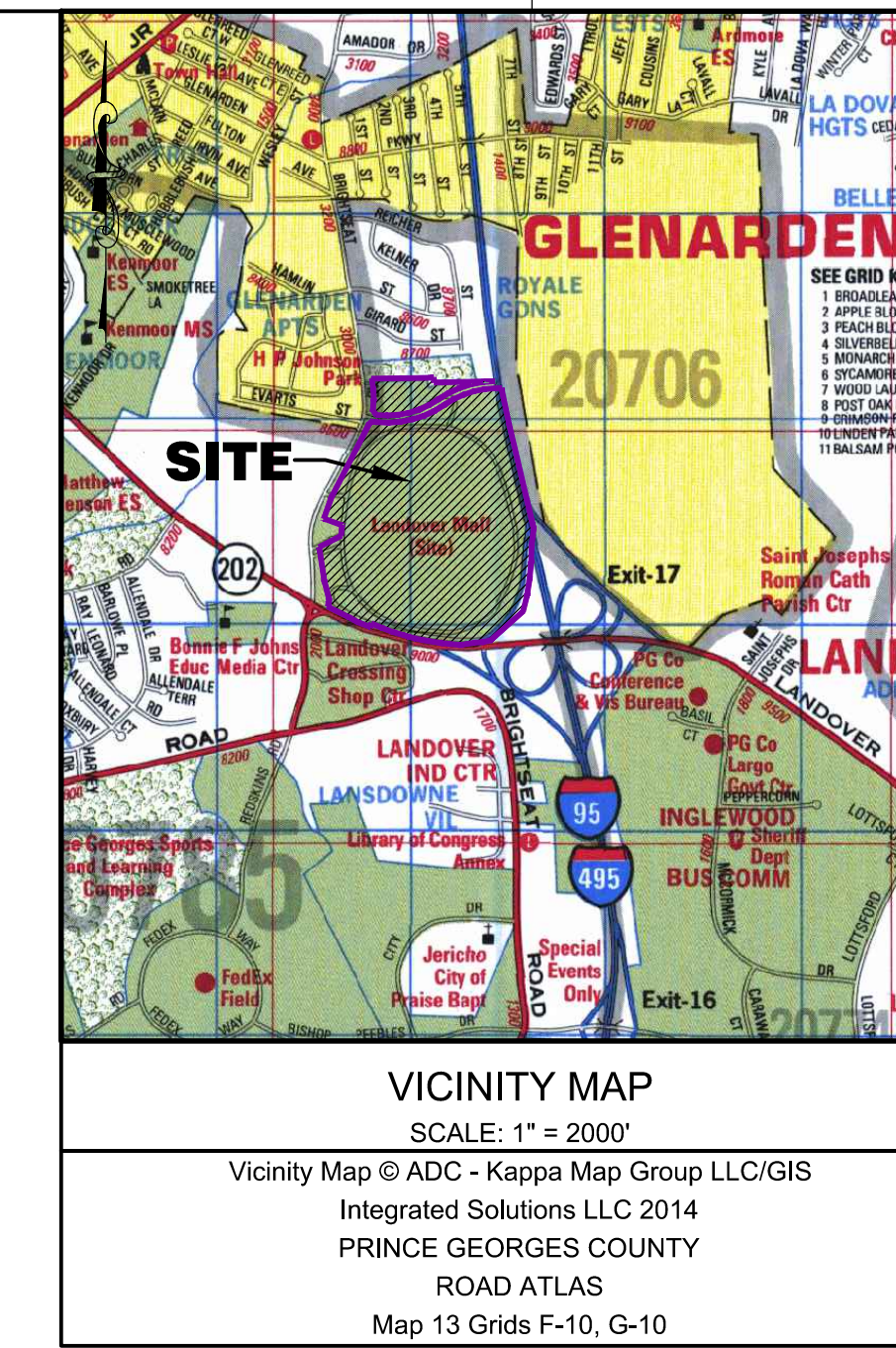
- COVER SHEET
- SOIL INFORMATION
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- PLAN SHEETS
- TYPICAL SWM DETAILS

ABBREVIATIONS

- POI - POINT OF INTEREST
- HP - HIGH POINT
- LP - LOW POINT
- PAV - PAVING
- ESD - ENVIRONMENTAL SITE DESIGN
- SWM - STORMWATER MANAGEMENT
- UGS - UNDERGROUND STORAGE

PLAN REFERENCES

- NRI-002-10-02
- PPS-4-423024

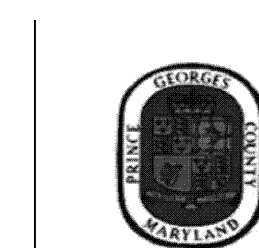


PARCEL AREA SUMMARY

| 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 | | |

ESD SITE SUMMARY

| | |
|--------------------------|------------|
| TOTAL SITE AREA | 77.73 AC |
| EXISTING IMPERVIOUS AREA | 74.05 AC |
| PROPOSED IMPERVIOUS AREA | 46.29 AC |
| ESD REQUIRED | 159,623 CF |
| ESD PROVIDED | 187,093 CF |



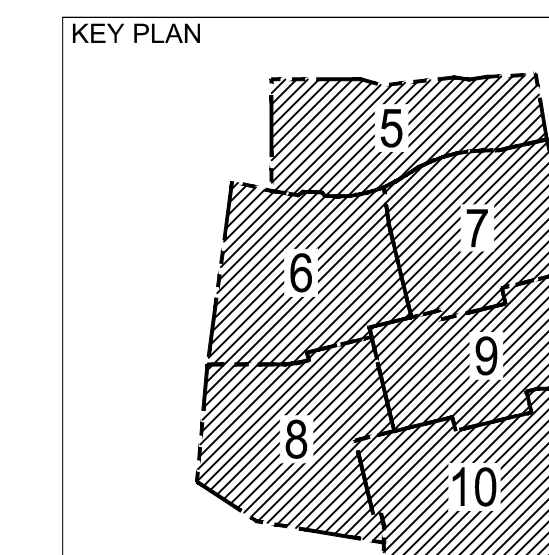
Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774



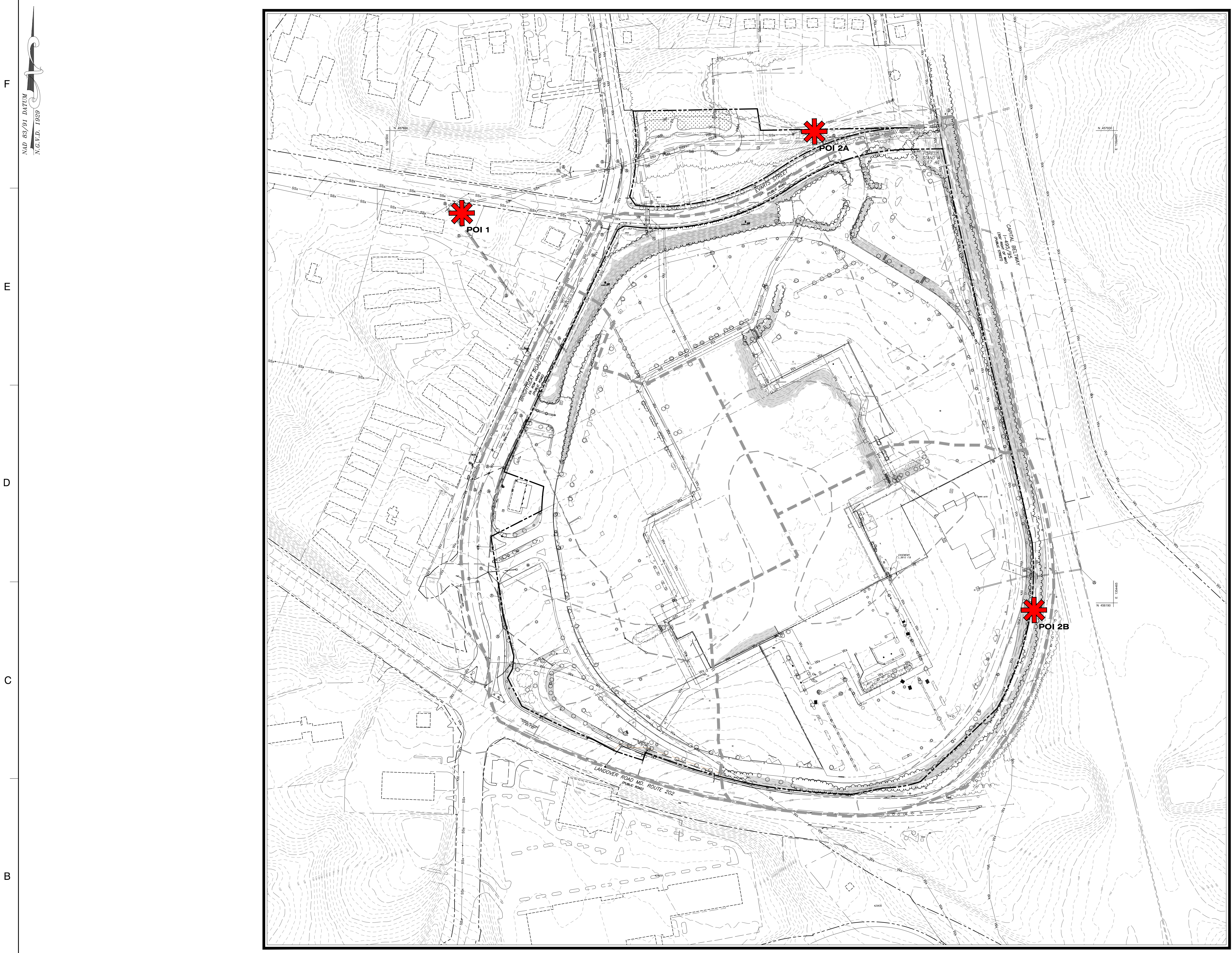
SWM CONCEPT BMP SUMMARY TABLE

Revision Date: January 5, 2019

| POI | BMP LABEL | BMP NAME/TYPE | MD NORTH | MD EAST | LAND USE | CONSTRUCTION PURPOSE | DRAINAGE AREA (AC) | TOTAL IMPERVIOUS AREA (AC) | NEW IMPERVIOUS AREA (AC) | EXISTING IMPERVIOUS AREA (AC) | % Imp. | Rv | TARGET P _t (IN) | DESIGN P _t (IN) | TARGET VOL (FT ³) | DESIGN VOL (FT ³) USING ESD PRACTICES | DESIGN VOL (FT ³) USING STRUCTURAL PRACTICES | MAX ESD VOL (FT ³) (ESD max) | RCN | ONSITE / OFFSITE |
|-------------|-----------|--|------------|------------|------------|----------------------|--------------------|----------------------------|--------------------------|-------------------------------|--------|------|----------------------------|----------------------------|-------------------------------|---|--|--|-----|------------------|
| 1 | Pond #1 | Wet Pond | 456846.568 | 1352568.96 | Commercial | REDE | 20.74 | 15.02 | 15.02 | 0.00 | 100% | 0.95 | 1.0 | 1.0 | 52721 | | 77,093 | 139,804 | | On Site |
| | REMOVAL | Impervious Surface Elimination (to Pervious) | 456982.121 | 1352486.25 | Commercial | REDE | - | - | 0.00 | 17.86 | 100% | 0.95 | 1.0 | 1.0 | - | | - | - | | On Site |
| | | Untreated | | | | | 13.29 | 0.29 | 0.29 | 5.07 | 100% | 0.95 | | | | | | | | On Site |
| 2 | UGS #1 | Bay Saver | 457615.045 | 1353272.16 | Commercial | REDE | 19.07 | 12.75 | 12.75 | 0.00 | 100% | 0.95 | 1.0 | 1.0 | 48474 | | 50,000 | 118,670 | | On Site |
| | UGS #2 | Bay Saver | 457774.304 | 1353592.58 | Commercial | REDE | 22.95 | 17.82 | 17.82 | 0.00 | 100% | 0.95 | 1.0 | 1.0 | 58436 | | 60,000 | 165,937 | | On Site |
| | REMOVAL | Impervious Surface Elimination (to Pervious) | 456850.789 | 1353714.44 | Commercial | REDE | - | - | 0.00 | 46.39 | 100% | 0.95 | 1.0 | 1.0 | - | | - | - | | On Site |
| | | Untreated POI2A | | | | | 10.84 | 0.42 | 0.42 | 3.75 | 100% | 0.95 | | | | | | | | On Site |
| | | Untreated POI2B | | | | | 9.47 | 0.00 | 0.00 | 0.98 | 100% | 0.95 | | | | | | | | On Site |
| POI Totals: | | | | | | | 96.34 | 46.29 | 46.29 | 74.05 | 100% | 0.95 | 1.0 | | 159,632 | | 187,093 | 424,411 | | |



BRIGHTSEAT
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D, E, F, G-1, H
PRINCE GEORGE'S COUNTY
MARYLAND
SITE DEVELOPMENT
CONCEPT PLAN
COVER SHEET



LEGEND

- 210 --- EXISTING MAJOR CONTOUR
- 212 --- EXISTING MINOR CONTOUR
- PMA --- EXISTING BOUNDARY
- --- EXISTING STREAM
- WL --- EXISTING WETLAND
- WB --- EXISTING WETLAND BUFFER
- Wx --- EXISTING WATER
- Sx --- EXISTING SANITARY SEWER
- Sx --- EXISTING SANITARY SEWER EASEMENT
- --- EXISTING WATER EASEMENT
- R/B --- EXISTING SOIL BOUNDARY
- C/E --- EXISTING TREE LINE
- --- EXISTING DRAINAGE DIVIDE
- ★ POI POINT OF INTEREST
- 210 EXISTING UTILITY/LIGHTING POLES
- 212 PROPOSED MAJOR CONTOUR
- --- PROPOSED MINOR CONTOUR
- W --- PROPOSED CURB
- SS --- PROPOSED WATER LINE
- --- PROPOSED SEWER LINE
- --- PROPOSED STORM DRAIN
- LOD --- PROPOSED LIMIT OF DISTURBANCE
- --- PROPOSED FACILITY DIVIDE LINE

EXISTING DRAINAGE AREA

| POI | AC | CN | TC (hr) | 10-YR RUNOFF (CFS) | 100-YR RUNOFF (CFS) |
|-----|-------|----|---------|--------------------|---------------------|
| 1 | 32.65 | 82 | 0.100 | 151.11 | 264.07 |
| 2A | 32.53 | 78 | 0.100 | 133.00 | 244.20 |
| 2B | 31.15 | 80 | 0.100 | 135.85 | 243.04 |

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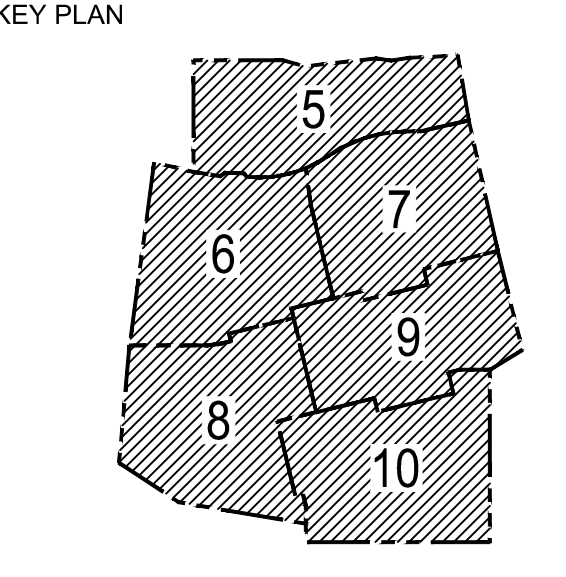
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TAX MAP/GRID: 60-C2, 60-C3
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SCALE(S)
0' 150' 300'
1" = 150'

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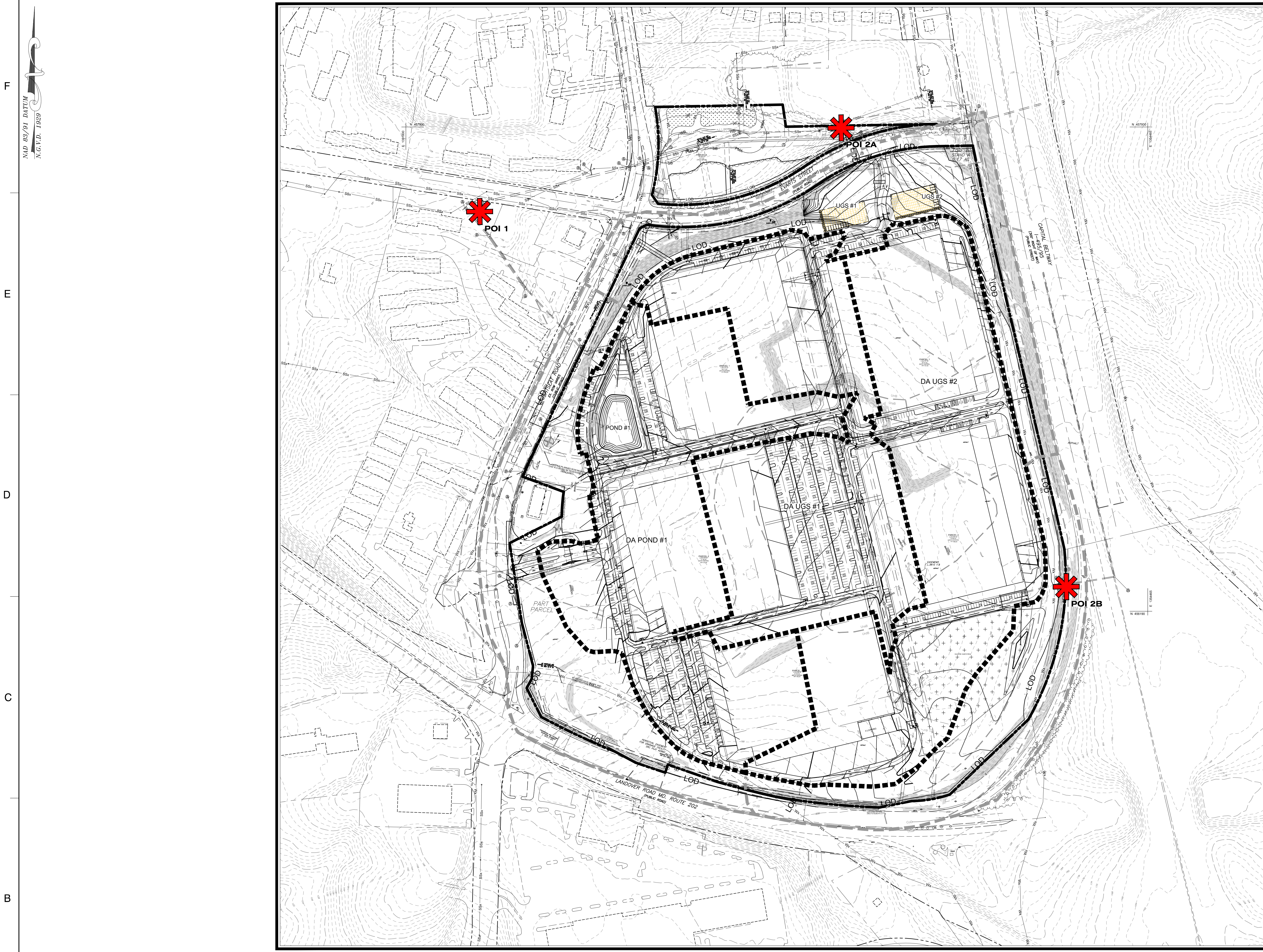
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EXISTING DRAINAGE AREA MAP

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3
SHEET NO. 3 OF 11



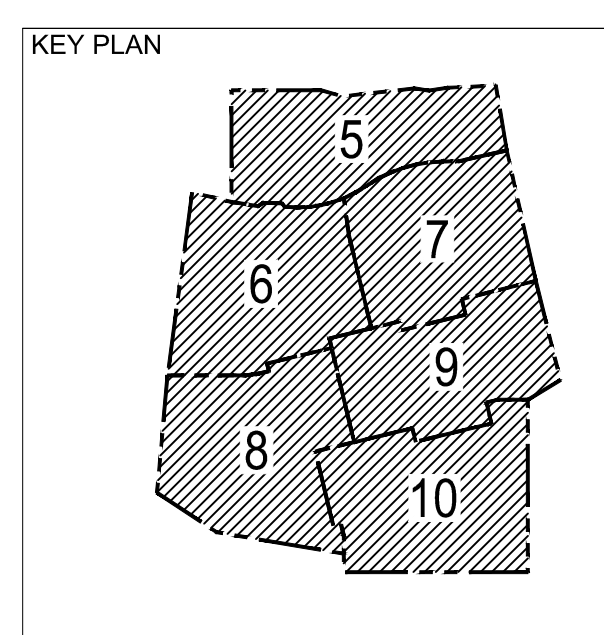
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- PRIMARY MANAGEMENT AREA
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- EXISTING SOIL BOUNDARY
- EXISTING TREE LINE
- POI DRAINAGE DIVIDE
- POINT OF INTEREST
- EXISTING UTILITY/LIGHTING POLES
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED FACILITY DIVIDE LINE

F
E
D
C
B
A

| POI | PROPOSED DRAINAGE AREA | | | | |
|-----|------------------------|----|---------|--------------------|---------------------|
| | AC | CN | TC (hr) | 10-YR RUNOFF (CFS) | 100-YR RUNOFF (CFS) |
| 1 | 34.02 | 96 | 0.100 | 209.13 | 322.60 |
| 2A | 52.85 | 95 | 0.100 | 323.38 | 499.92 |
| 2B | 9.47 | 96 | 0.100 | 58.65 | 90.18 |

| POI | FACILITY | PROPOSED SWM FACILITY DRAINAGE AREA | | | | |
|-----|----------|-------------------------------------|----|---------|--------------------|---------------------|
| | | AC | CN | Tc (hr) | 10-YR RUNOFF (CFS) | 100-YR RUNOFF (CFS) |
| 1 | POND #1 | 20.74 | 95 | 0.100 | 126.92 | 196.20 |
| | BYPASS | 13.28 | 96 | 0.100 | 82.23 | 126.44 |
| 2A | UGS #1 | 19.07 | 95 | 0.100 | 116.70 | 180.40 |
| | UGS #2 | 22.95 | 95 | 0.100 | 140.43 | 217.09 |
| | BYPASS | 10.83 | 95 | 0.100 | 66.26 | 102.43 |
| 2B | POI2B | 9.47 | 96 | 0.100 | 58.65 | 90.18 |

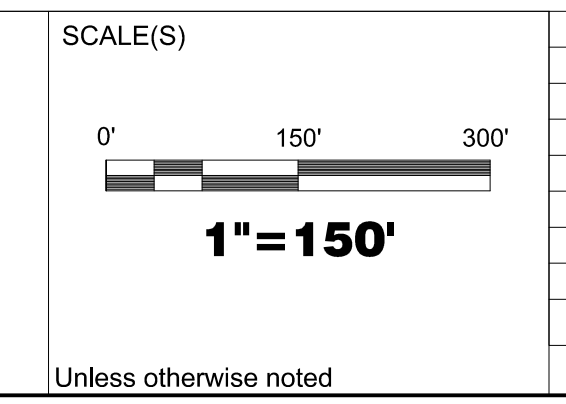


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 PRINCE GEORGE'S COUNTY
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SITE DEVELOPMENT
CONCEPT PLAN
PROPOSED DRAINAGE AREA MAP

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| | | | | | | | |
|------------|----------------|-------|---|-----------|---|---------|--|
| DRAWN BY | JRG | OWNER | BRIGHTSEAT ASSOCIATES, LLC C/O LERNER ENTERPRISES, LLC 2000 TOWER OAKS BLVD, 8TH FLOOR ROCKVILLE, MD 20852 | APPLICANT | BRIGHTSEAT ASSOCIATES, LLC C/O LERNER ENTERPRISES, LLC 2000 TOWER OAKS BLVD, 8TH FLOOR ROCKVILLE, MD 20852 JAMES D. POLICARO 301.284.6000 FAX: 301.692.2631 | CONTACT | KEVIN MACK EMAIL: KMACK@DEWBERRY.COM PHONE: 301.337.2861 |
| CHECKED BY | SKF | | | | | | |
| DATE | SEPTEMBER 2023 | | | | | | |

13TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MD
 TAX MAP/GRID: 60-C2, 60-C3
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4
 SHEET NO. 4 OF 11

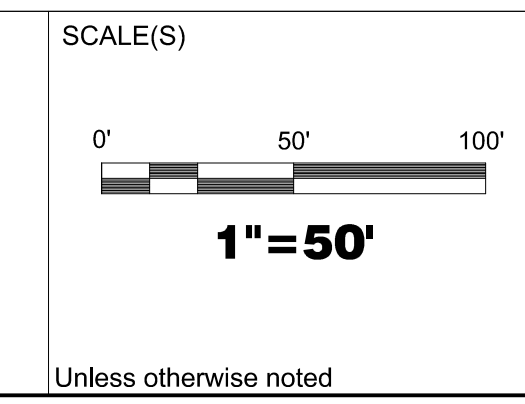


LEGEND

| | |
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| --- | EXISTING TREE LINE |
| --- | PROPOSED MAJOR CONTOUR |
| --- | PROPOSED MINOR CONTOUR |
| --- | PROPOSED PROPERTY LINE |
| --- | PROPOSED CURB |
| --- | PROPOSED MAINTENANCE EASEMENT |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED SEWER LINE |
| --- | PROPOSED STORM DRAIN |
| --- | PROPOSED STORMWATER MANAGEMENT AREA |
| --- | PROPOSED LIMIT OF DISTURBANCE |
| --- | SHEET MATCHLINE |
| --- | PROPOSED FACILITY DIVIDE LINE |

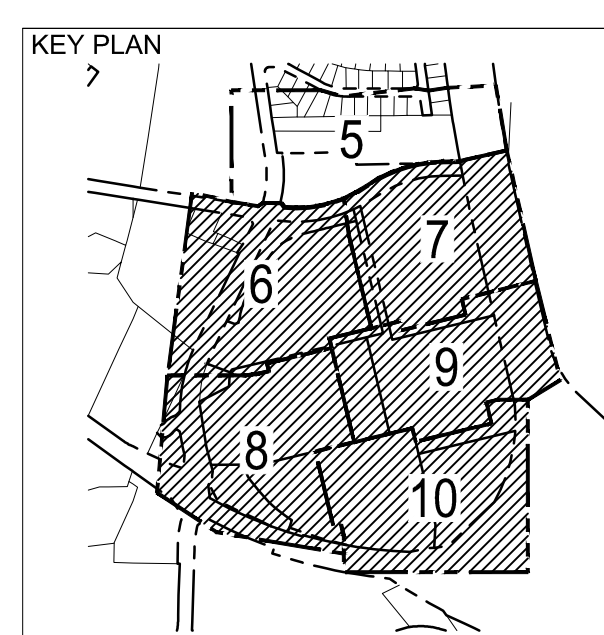
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PLAN SHEET

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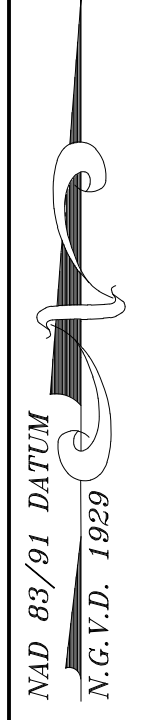
PROJECT NO. 50164529

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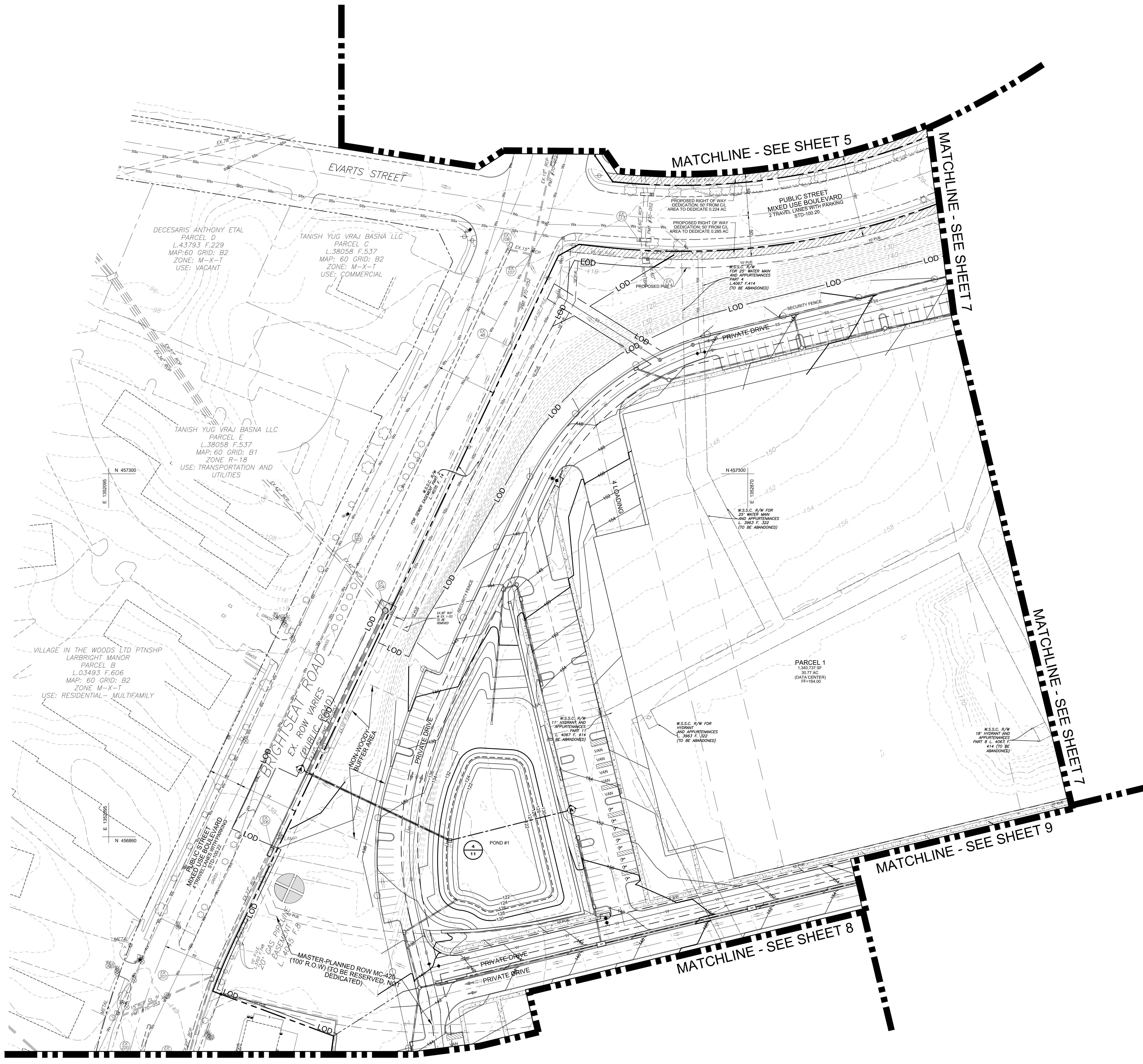
SHEET NO. 5 OF 11

View: d:\projects\2023\Brightseat\CD\DWG\02\SWM_Concept\02-Sheet Files\01\01-PLAN SHEETS.dwg, 2/6/2024 5:43:09 PM, jgmadar

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| LEGEND | |
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| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EXISTING ADJACENT PROPERTY |
| | PRIMARY MANAGEMENT AREA |
| | EXISTING STREAM |
| | EXISTING WATER |
| | EXISTING SANITARY SEWER EASEMENT |
| | EXISTING WATER EASEMENT |
| | EXISTING TREE LINE |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED PROPERTY LINE |
| | PROPOSED CURB |
| | PROPOSED MAINTENANCE EASEMENT |
| | PROPOSED WATER LINE |
| | PROPOSED SEWER LINE |
| | PROPOSED STORM DRAIN |
| | PROPOSED STORMWATER MANAGEMENT AREA |
| | PROPOSED LIMIT OF DISTURBANCE |
| | SHEET MATCHLINE |
| | PROPOSED FACILITY DIVIDE LINE |



NOTE
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8-1-1 OR 1-800-257-7777
OR LOG ON TO
<http://www.misulibv.net>
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UTILITIES WAS OBTAINED FROM AVAILABLE
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ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

| | |
|-------------|----------------|
| DRAWN BY | JRG |
| APPROVED BY | SKF |
| CHECKED BY | JMD |
| DATE | SEPTEMBER 2023 |

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

| | |
|-----------|---|
| APPLICANT | BRIGHTSEAT ASSOCIATES, LLC C/O LERNER ENTERPRISES, LLC 2000 TOWER OAKS BLVD, 8TH FLOOR ROCKVILLE, MD 20852 JAMES D. POLICARO 301.284.6000 FAX: 301.692.2631 |
|-----------|---|

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| CONTACT | KEVIN MACK EMAIL: KMACK@DEWBERRY.COM PHONE: 301.337.2861 |
|---------|--|

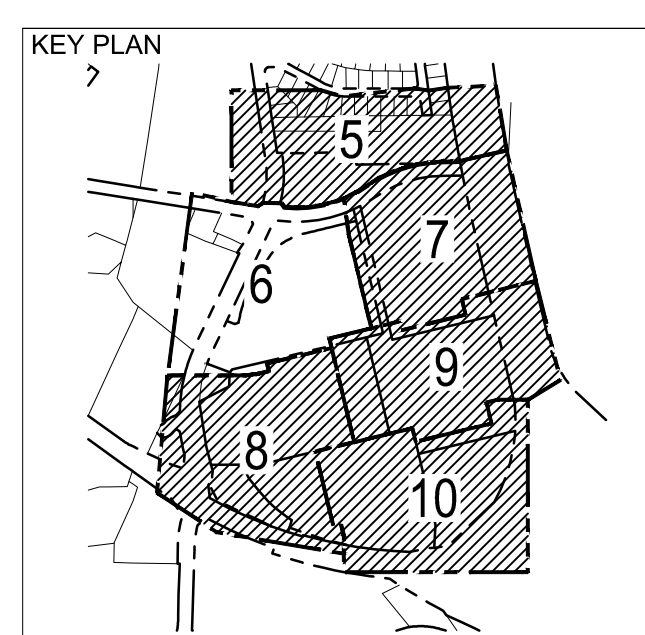
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|---|
| 13TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD TAX MAP/GRID: 60-C2, 60-C3 WSSC GRID: 203NE08, 204NE08 |
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|----------|------------------------------|
| SCALE(S) | 0' 50' 100' 1"=50' |
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| NO. | DESCRIPTION | DATE | BY |
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SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME AND
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ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 29517,
EXPIRATION DATE: DECEMBER 31, 2025.



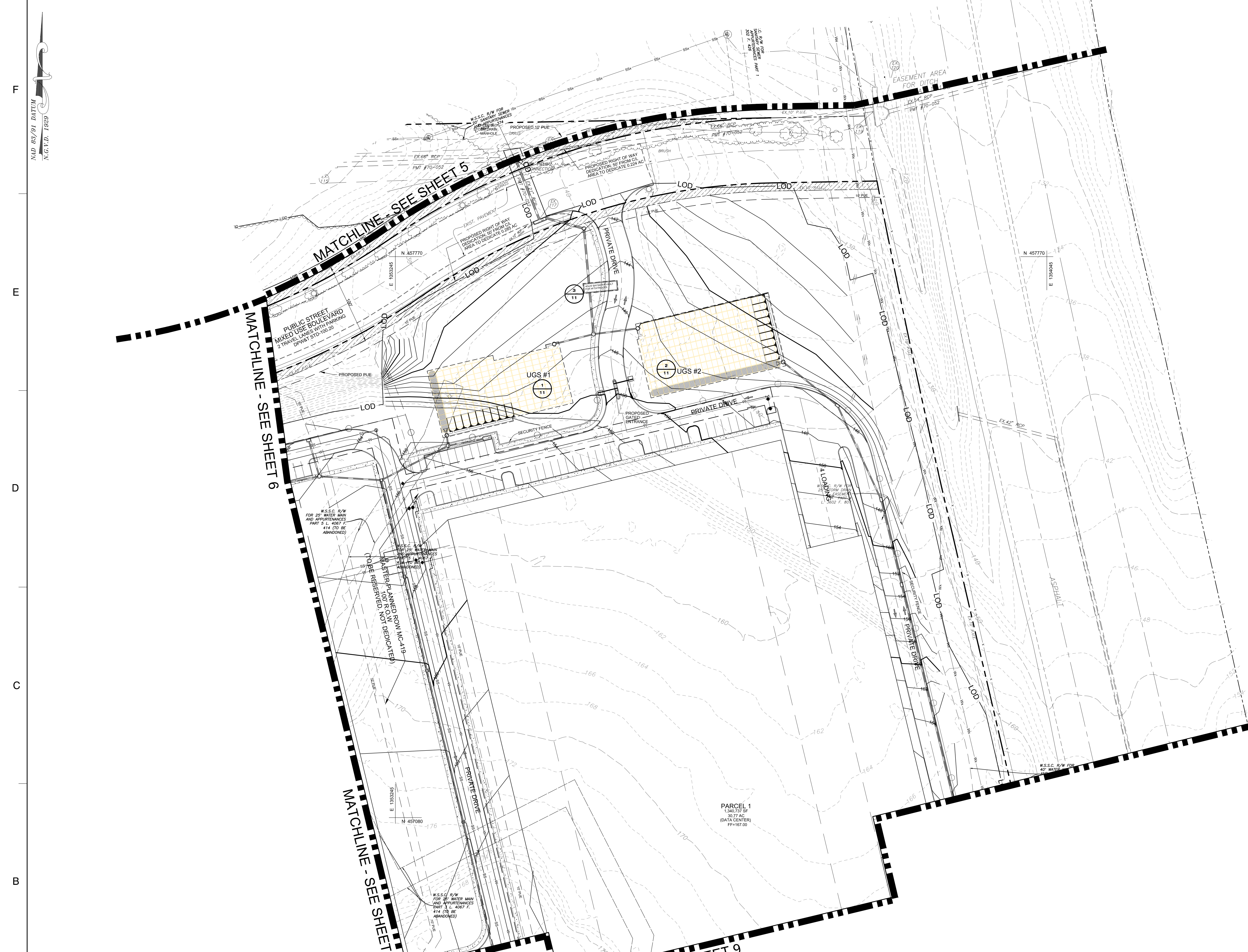
BRIGHTSEAT
EXISTING PARCELS: A, B, C-1,
D, E, F, G-1, H
PRINCE GEORGE'S COUNTY
MARYLAND
SITE DEVELOPMENT
CONCEPT PLAN
PLAN SHEET

Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50164529

6

SHEET NO. 6 OF 11



LEGEND

| | |
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| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EXISTING ADJACENT PROPERTY |
| | PRIMARY MANAGEMENT AREA |
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| | EXISTING WATER |
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| | EXISTING SANITARY SEWER EASEMENT |
| | EXISTING WATER EASEMENT |
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| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED PROPERTY LINE |
| | PROPOSED CURB |
| | PROPOSED MAINTENANCE EASEMENT |
| | PROPOSED WATER LINE |
| | PROPOSED SEWER LINE |
| | PROPOSED STORM DRAIN |
| | PROPOSED STORMWATER MANAGEMENT AREA |
| | PROPOSED LIMIT OF DISTURBANCE |
| | SHEET MATCHLINE |
| | PROPOSED FACILITY DIVIDE LINE |

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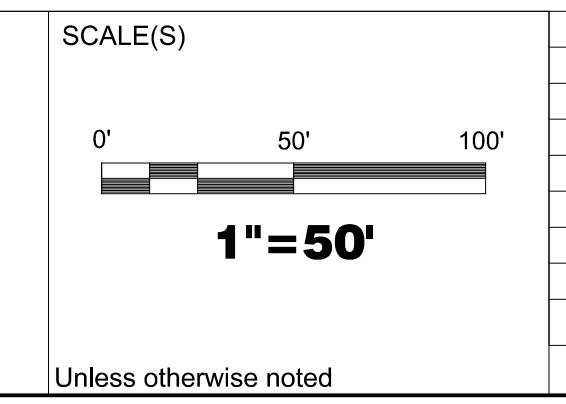
| | |
|-------------|----------------|
| DRAWN BY | JRG |
| APPROVED BY | SKF |
| CHECKED BY | JMD |
| DATE | SEPTEMBER 2023 |

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

APPLICANT
BRIGHTSEAT ASSOCIATES, LLC
C/O LERNER ENTERPRISES, LLC
2000 TOWER OAKS BLVD, 8TH FLOOR
ROCKVILLE, MD 20852
JAMES D. POLICARO
301.284.6000
FAX: 301.692.2631

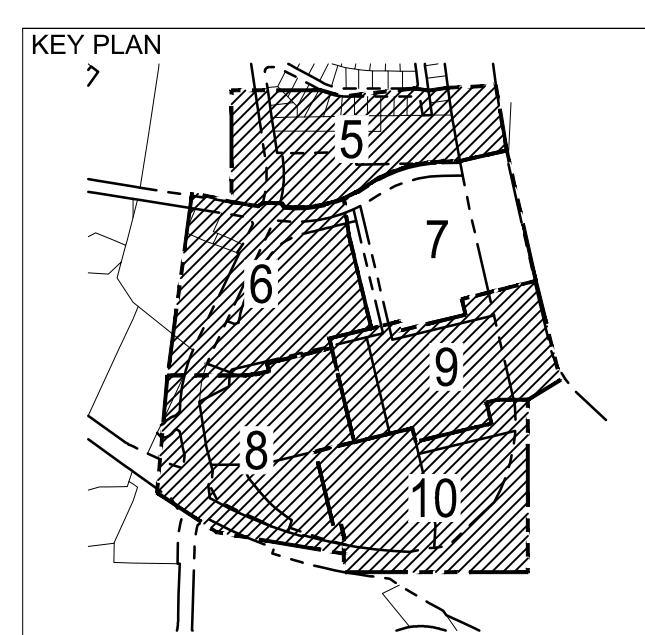
CONTACT
KEVIN MACK
EMAIL: KMACK@DEWBERRY.COM
PHONE: 301.337.2861

13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD
TAX MAP/GRID: 60-C2, 60-C3
WSSC GRID: 203NE08, 204NE08



| NO. | DESCRIPTION | DATE | BY |
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BRIGHTSEAT
EXISTING PARCELS: A, B, C-1,
D, E, F, G-1, H
PRINCE GEORGE'S COUNTY
MARYLAND
SITE DEVELOPMENT
CONCEPT PLAN
PLAN SHEET

Dewberry
Dewberry Engineers Inc.
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301.731.5551
301.731.0188 fax

PROJECT NO. 50164529
7
SHEET NO. 7 OF 11



LEGEND

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| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | EXISTING ADJACENT PROPERTY |
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| --- | EXISTING WATER EASEMENT |
| --- | EXISTING TREE LINE |
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| --- | PROPOSED MINOR CONTOUR |
| --- | PROPOSED PROPERTY LINE |
| --- | PROPOSED CURB |
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| --- | PROPOSED STORMWATER MANAGEMENT AREA |
| --- | PROPOSED LIMIT OF DISTURBANCE |
| --- | SHEET MATCHLINE |
| --- | PROPOSED FACILITY DIVIDE LINE |

VILLAGE IN THE WOODS LIMITED PARTNERSHIP
PARCEL 37
L. 05829 F. 669
MAP: 60 GRID: B3
ZONE: M-X-T
USE: VACANT

H&L AUTO SERVICE & REPAIR LLC
PARCEL: C-2
L. 33276 F. 440
MAP: 60 GRID: B3
ZONE: M-X-T
USE: COMMERCIAL

W.S.S.C. R/W FOR 12" HYDRANT AND APPURTENANCES PART 10 L. 4067 F. 14 (TO BE ABANDONED)

W.S.S.C. R/W FOR 20" WATER MAIN AND APPURTENANCES PART 1 L. 3959 F. 748 (TO BE ABANDONED)

PARCEL 2
2.045.938 SF
0.13 AC.
(DATA CENTER)
FF#147.25

W.S.S.C. R/W FOR 12" FIRE HYDRANT AND APPURTENANCES PART 3 L. 3959 F. 748 (TO BE ABANDONED)

W.S.S.C. R/W FOR 20" WATER MAIN AND APPURTENANCES PART 1 L. 3959 F. 748 (TO BE ABANDONED)

NOTE
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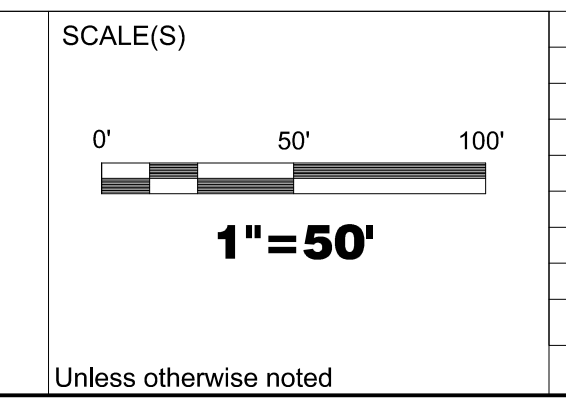
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| DRAWN BY | JRG |
| APPROVED BY | SKF |
| CHECKED BY | JMD |
| DATE | SEPTEMBER 2023 |

OWNER
BRIGHTSEAT ASSOCIATES, LLC
C/O LERNER ENTERPRISES, LLC
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ROCKVILLE, MD 20852

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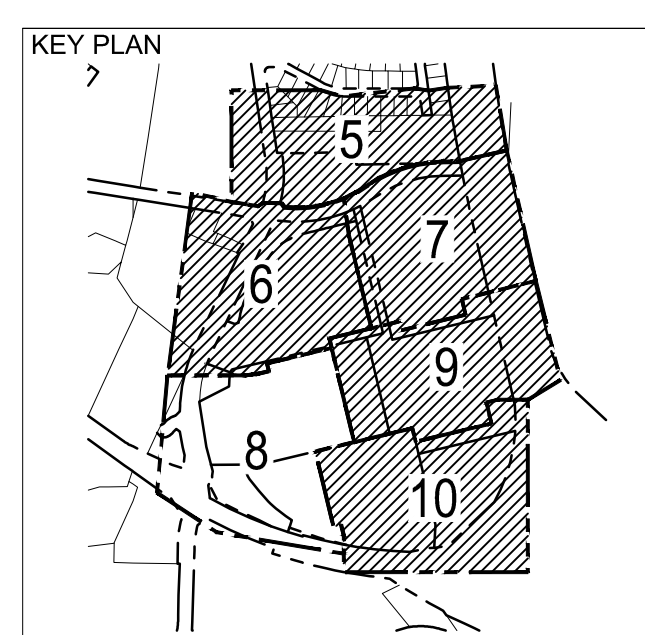
CONTACT
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13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD
TAX MAP/GRID: 60-C2, 60-C3
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| NO. | DESCRIPTION | DATE | BY |
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BRIGHTSEAT
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D, E, F, G-1, H
PRINCE GEORGE'S COUNTY
MARYLAND
SITE DEVELOPMENT
CONCEPT PLAN
PLAN SHEET

Dewberry
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301.731.5551
301.731.0188 fax

PROJECT NO. 50164529
8
SHEET NO. 8 OF 11

M.D. 83/91 DATUM
N.G.P.D. 1989

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| LEGEND | |
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| | EXISTING MAJOR CONTOUR |
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| | EXISTING ADJACENT PROPERTY |
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DRAWN BY JRG
 APPROVED BY SKF
 CHECKED BY JMD
 DATE SEPTEMBER 2023

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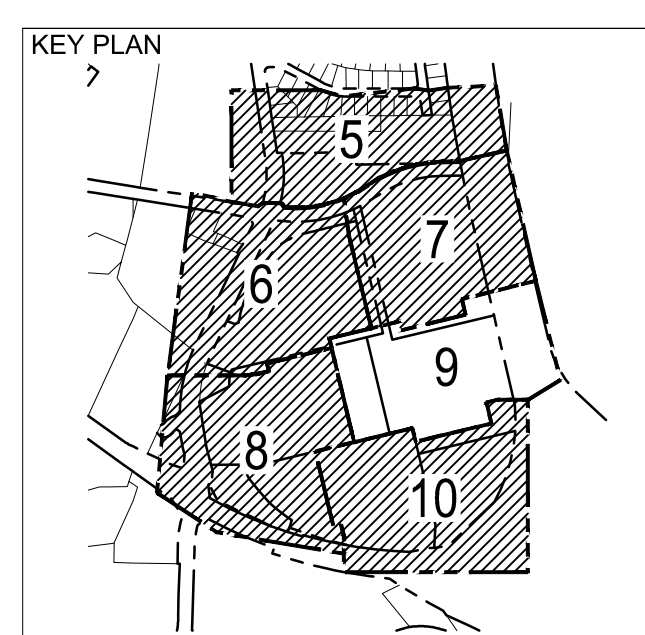
13TH ELECTION DISTRICT
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 TAX MAP/GRID: 60-C2, 60-C3
 WSSC GRID: 203NE08, 204NE08

SCALE(S)

1" = 50'
 Unless otherwise noted

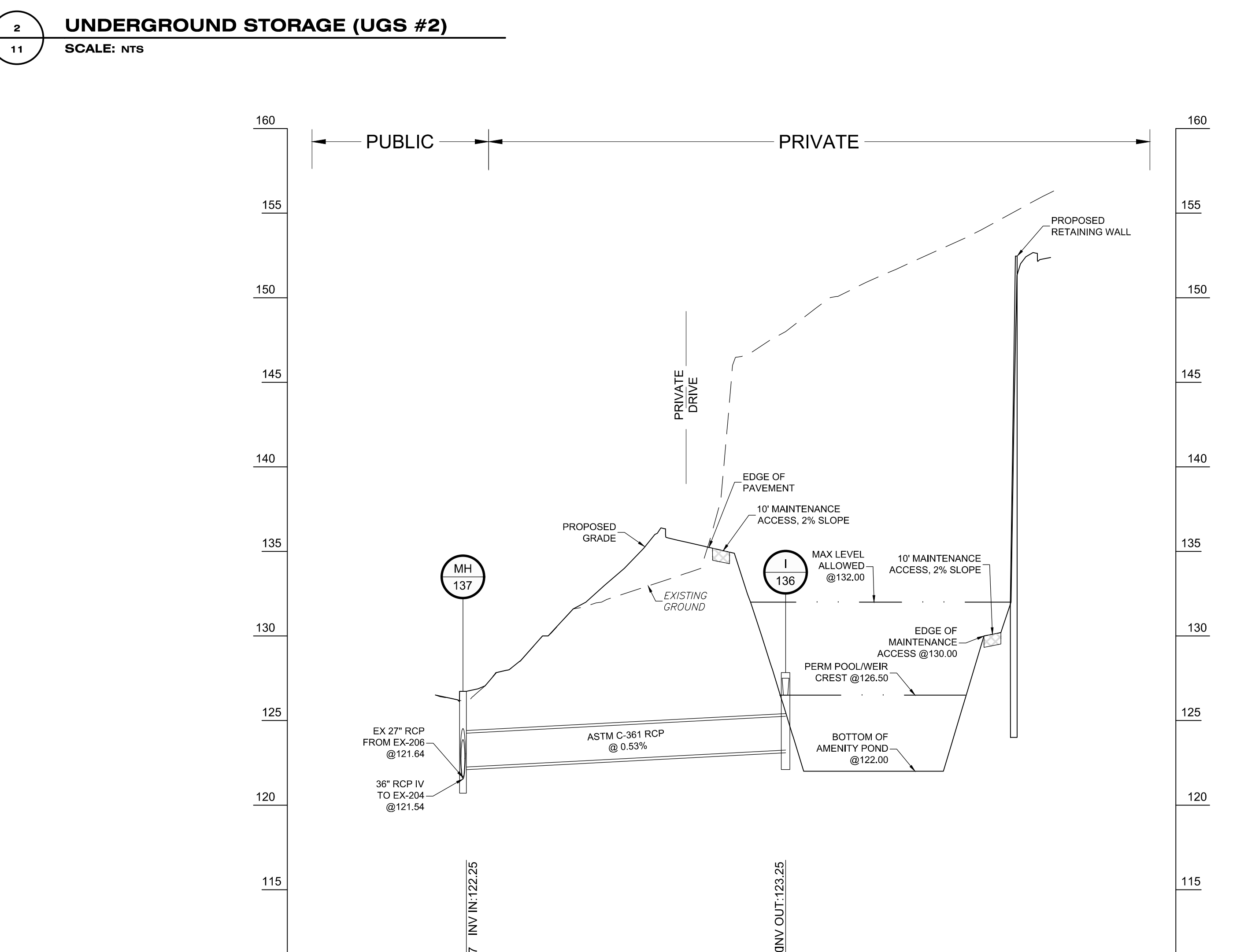
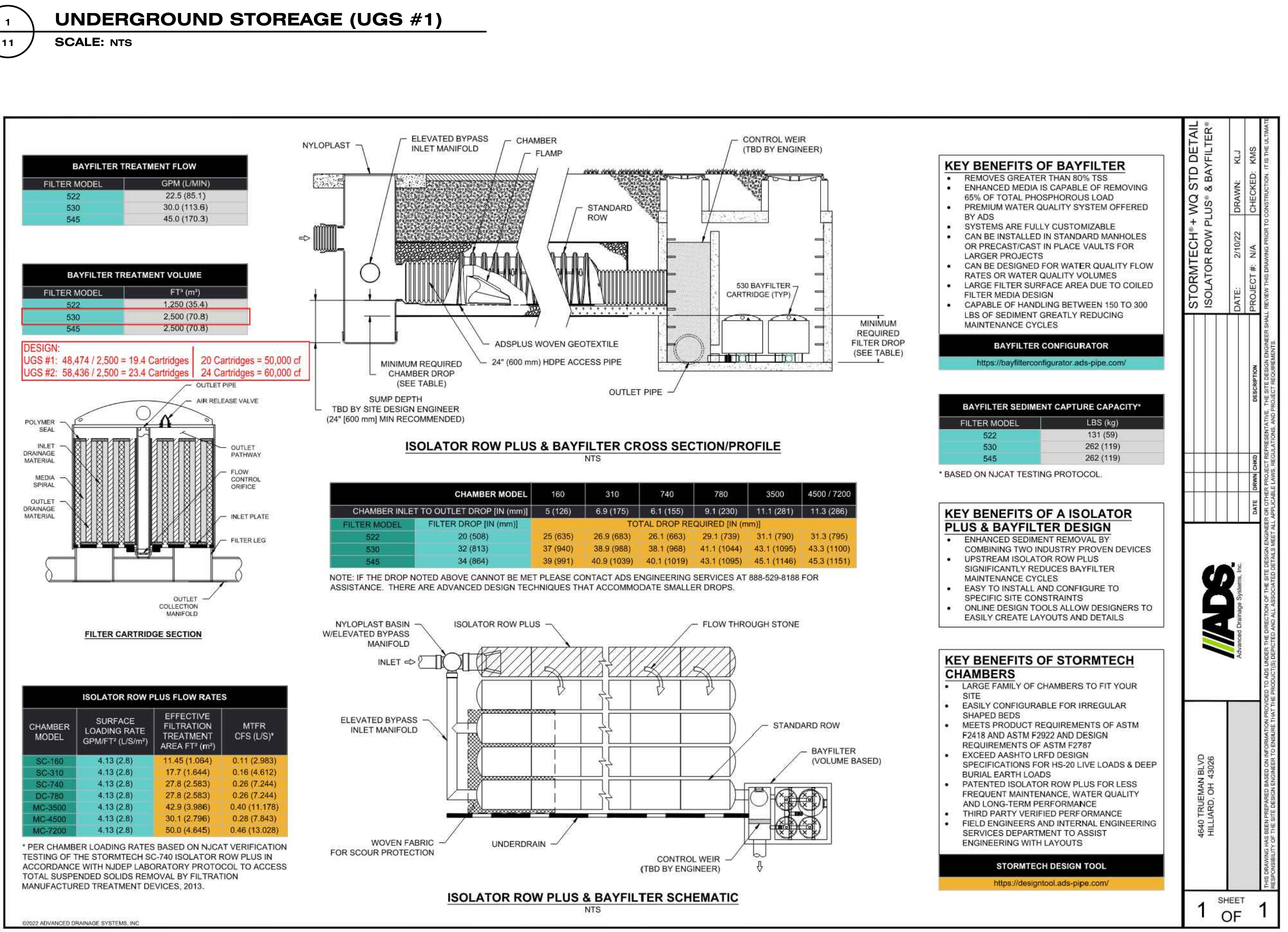
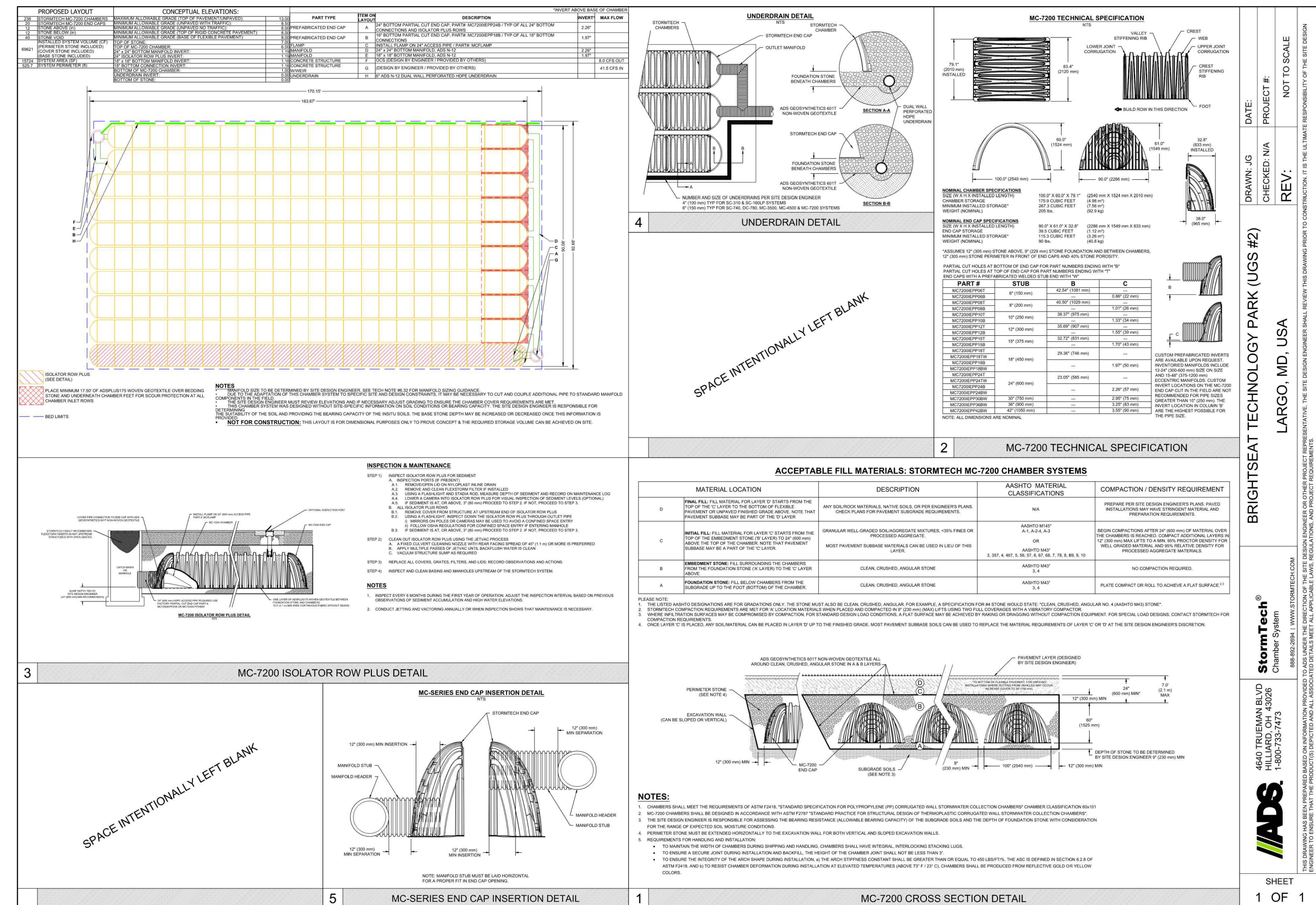
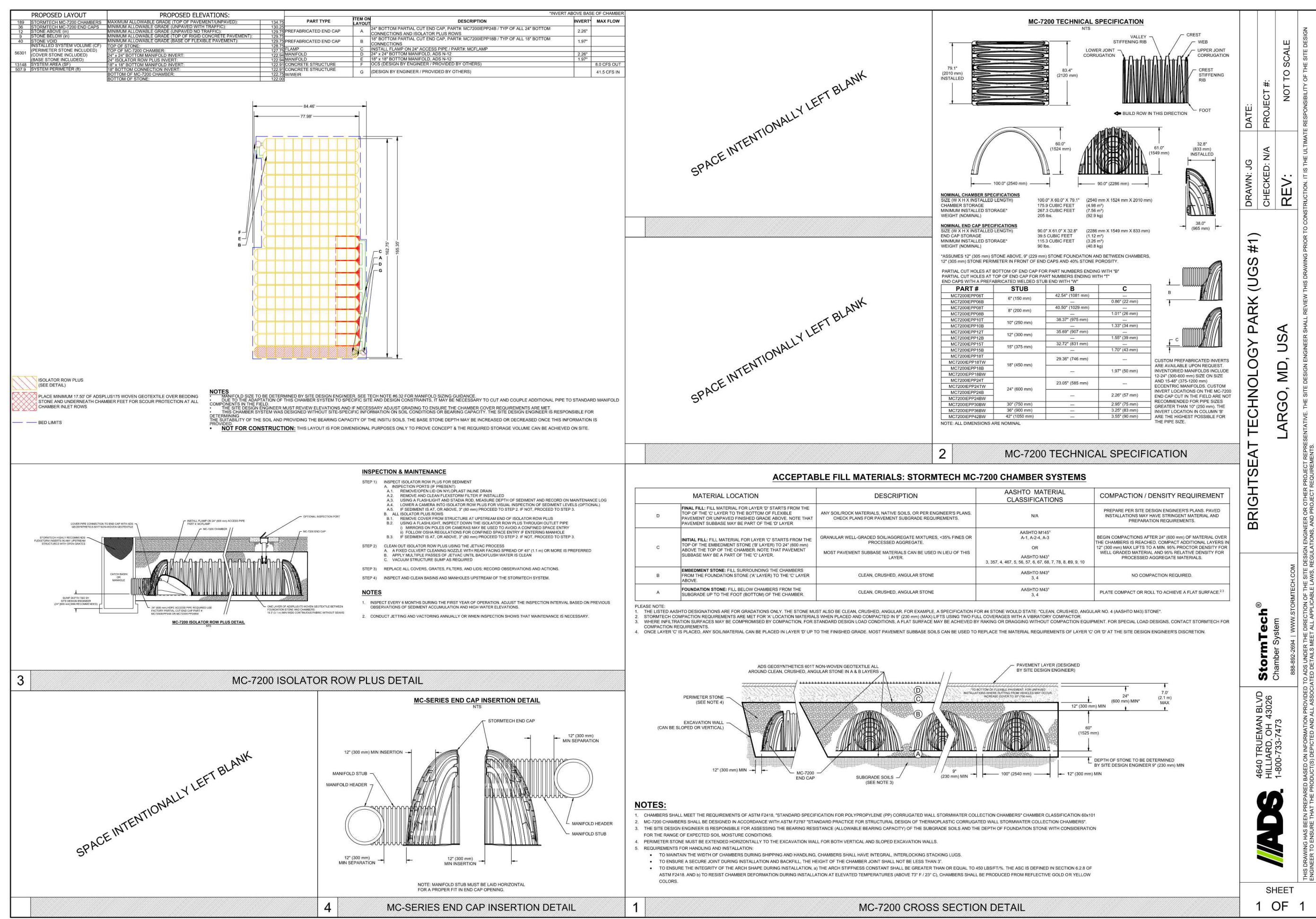
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BRIGHTSEAT
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 D, E, F, G-1, H
 PRINCE GEORGE'S COUNTY
 MARYLAND
 SITE DEVELOPMENT
 CONCEPT PLAN
 PLAN SHEET

PROJECT NO. 50164529
 Dewberry Engineers Inc.
 4601 Forbes Boulevard, Suite 300
 Lanham, MD 20706
 301.731.5551
 301.731.0188 fax
9
 SHEET NO. 9 OF 11



WQv - BAYFILTER

ISOLATOR ROW PLUS & BAYFILTER
SCALE: NTS

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|-------------|----------------|-------|----------------------------|-----------|---|---------|--|
| DRAWN BY | JRG | OWNER | BRIGHTSEAT ASSOCIATES, LLC | APPLICANT | BRIGHTSEAT ASSOCIATES, LLC C/O LERNER ENTERPRISES, LLC 2000 TOWER OAKS BLVD, 8TH FLOOR ROCKVILLE, MD 20852 JAMES D. POLICARO 301.284.6000 FAX: 301.692.2631 | CONTACT | KEVIN MACK EMAIL: KMACK@DEWBERRY.COM PHONE: 301.337.2861 |
| APPROVED BY | SKF | | | | | | |
| CHECKED BY | JMD | | | | | | |
| DATE | SEPTEMBER 2023 | | | | | | |

AMENITY POND CROSS SECTION A-A
SCALE: HOR: 1"=50' VER: 1"=5'

SCALE(S)

SEAL

AS SHOWN

NO. DESCRIPTION DATE BY

REVISIONS

Unless otherwise noted

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11

SHEET NO. 11 OF 11

BRIGHTSEAT
EXISTING PARCELS: A, B, C-1,
D, E, F, G-1, H
PRINCE GEORGE'S COUNTY
MARYLAND

**SITE DEVELOPMENT
CONCEPT PLAN
TYPICAL SWM DETAILS**