

1. PARCEL A PLAT NLP-121-71 B. 10215 P.167 11.46AC.
- PT LT 7, PT LT 13, LID A PLAT 119 B. 10162 P. 044 10.14AC.
- LOT 12A, PLAT BD 8, PLAT 53 B. 26130 P. 611 2.68AC.
- PT LT 11 LID A PLAT 19 B. 14259 P. 456 3.01AC.
- PT LT 11 LID A PLAT 119 B. 42107 P. 404 1.05AC.
2. TOTAL ACREAGE: 28.24AC +/- OR 1,230,134 SF +/-
3. EXISTING ZONING: M-X-T
4. PROPOSED USE OF PROPERTY: MIXED USE: STACKED TOWNHOUSE CONDOMINIUM, SINGLE FAMILY ATTACHED, LIVE/WORK
5. EXISTING LOTS: 0 PARCELS: 4 OUTPARCELS: 0
6. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 302 UNITS
 - STACKED TOWNHOUSE CONDOMINIUM: 144 UNITS
 - SINGLE FAMILY ATTACHED: 144 UNITS (LIVE/WORK-12 UNITS)
 - ACTIVE ADULT VILLA 14 UNITS
7. GROSS FLOOR AREA: 729,240SF
 - RESIDENTIAL: 686,040SF
 - LIVE /WORK: 28,800SF/14,400SF
 - F.A.R. 729,240/1,230,134= 0.60
8. 200 FOOT MAP REFERENCE(WSSC): 220N06 & 07, 219NE06 & 07
9. TAX MAP NUMBER AND GRID: 5-E2
10. WATER/SEWER CATEGORY: W-3 & W-4, & S-4
11. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
12. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
13. WETLANDS ARE PRESENT ON SITE.
14. 100 YEAR FLOODPLAIN IS NOT PRESENT ON SITE.
15. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
16. TOPOGRAPHY SHOWN ON THIS PLAN IS PROVIDED BY SOLTESZ

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Engineering
 Surveying
 Planning
 Environmental Sciences

NO.	REVISIONS	BY	DATE

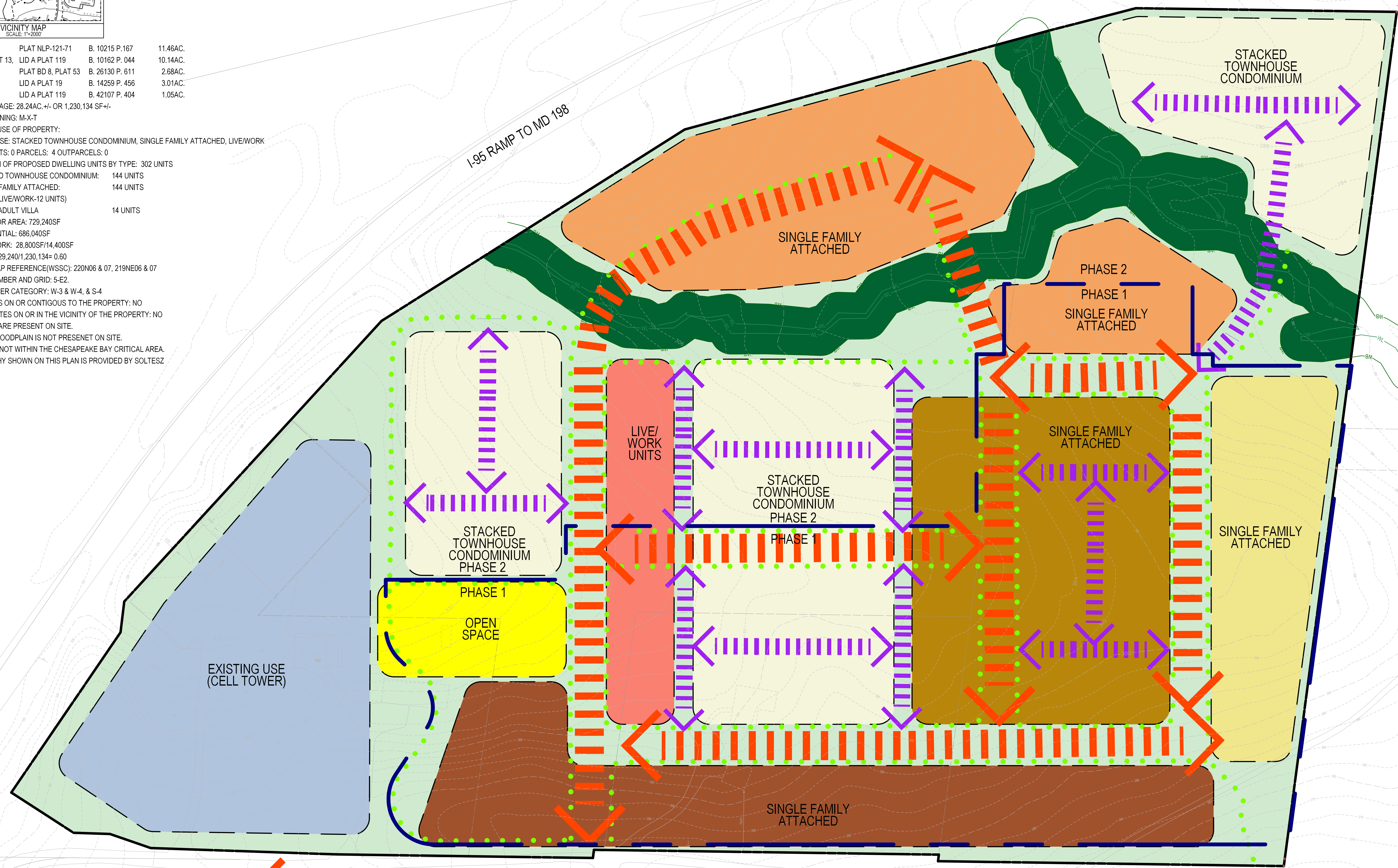
MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 703.772.1840
 DAVID DAMARCO



CONCEPTUAL SITE PLAN

CORRIDOR CENTER PROPERTY
 LAUREL, MD
LAUREL (07th) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND



	CONTEE ROAD PRIMARY VEHICULAR ACCESS		24' x 50' STACKED TH CONDOMINIUM	144 UNITS
	SECONDARY VEHICULAR ACCESS		24' x 50' TH REAR GARAGE LIVE/WORK UNIT	12 UNITS
	PEDESTRIAN ACCESS		22' x 40' TH FRONT GARAGE	36 UNITS
	PLANNED OPEN SPACE		22' x 40' TH REAR GARAGE	44 UNITS
	EXISTING USE(CELL TOWER)		30' x 70' VILLA HOMES	14 UNITS
	ENVIRONMENTAL FEATURES		16' x 40' TH FRONT GARAGE	52 UNITS
	PHASE LINE			

1. LOCATIONS FOR PROPOSED MIX OF USES ARE SHOWN ON THE CONCEPTUAL SITE PLAN BASED UPON INTENDED LAYOUTS. THESE LOCATIONS ARE SCHEMATIC AND CONCEPTUAL ONLY AND COULD CHANGE BASED UPON NUMEROUS FACTORS INCLUDING MARKET DEMAND, ACQUISITION PREFERENCE, TOPOGRAPHIC/SOILS CONSTRAINTS, ETC. CHANGES IN LOCATIONS FOR USES CAN BE MADE AT THE TIME OF DETAILED SITE PLAN APPROVAL AND WILL NOT REQUIRE A REVISION TO THE APPROVED CONCEPTUAL SITE PLAN.

2. PHASING SHOWN ON THE CONCEPTUAL SITE PLAN IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO DICTATE OR REQUIRE A MANDATED SEQUENCE OF ACTUAL DEVELOPMENT. CHANGES IN PHASING MAY OCCUR BASED UPON NUMEROUS FACTORS AND WILL NOT REQUIRE A REVISION TO THE APPROVED CONCEPTUAL SITE PLAN.



DATE RECEIVED BY DPW: _____	DATE RETURNED TO ECD: _____
DPW REVIEWER: _____	DATE: _____
DPW DIRECTOR (OR DESIGNEE): _____	DATE: _____
APPROVED: _____	APPROVED W/COMMENTS: _____
REVIEWED: _____	REJECTED: _____

TAX MAP 5-E2	ZONING CATEGORY: M-X-T
WSSC 200 SHEET 219NE06 220N06 & 220E07	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	
DATE: 10/18/2022	DESIGNED: D/B
1" = 50'	CHECKED: D/B
SHEET 1	CAD STG. VERSION: V8 / NCS
OF 2	
PROJECT NO. 0008-82-01	

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