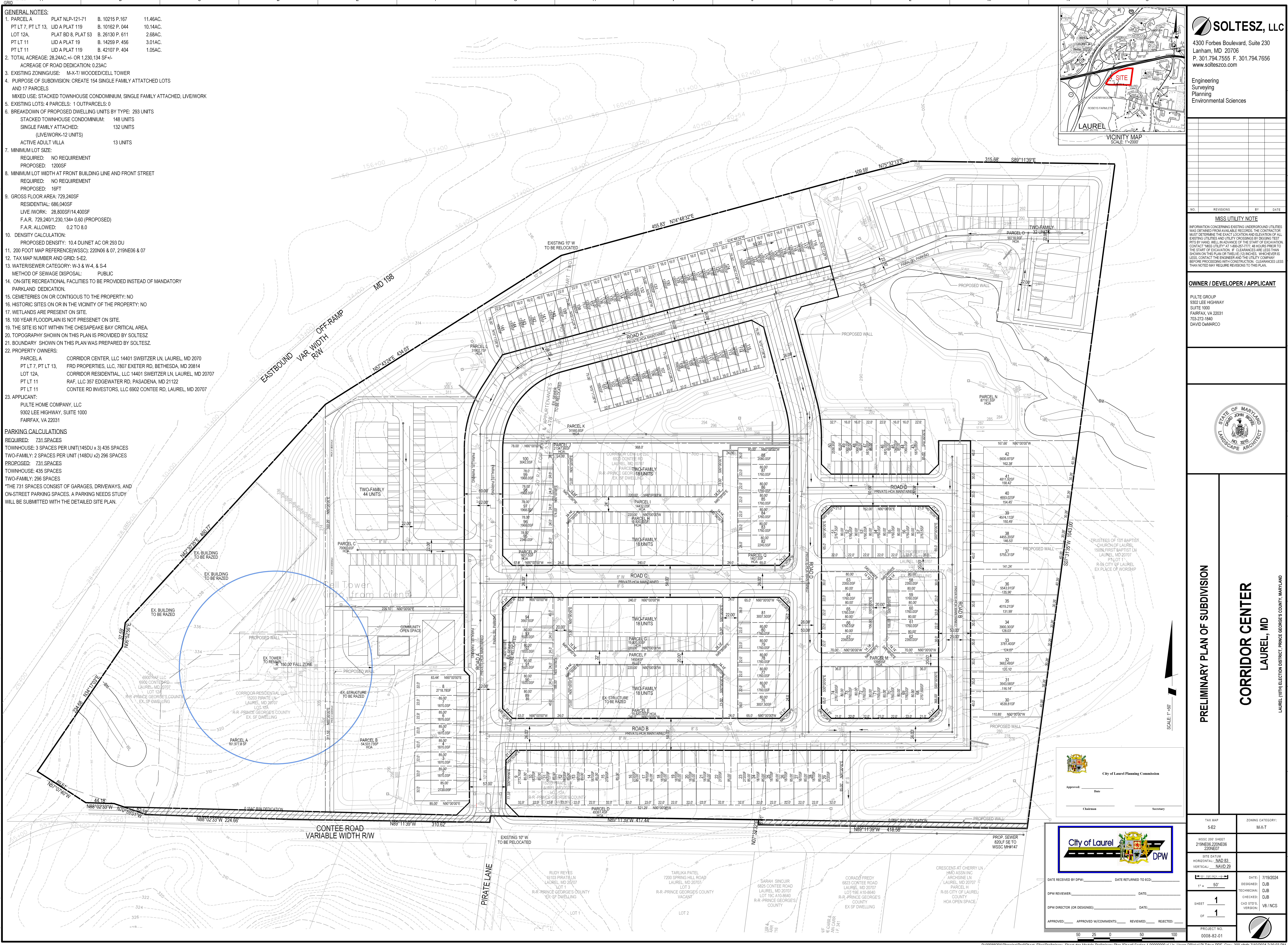


GENERAL NOTES:
1. PARCEL A PLAT NLP-121-71 B. 10215 P.167 11.46AC.
PT LT 7, PT LT 13, UD A PLAT 119 B. 10162 P. 044 10.14AC.
LOT 12A, PLAT BD 8, PLAT 53 B. 26130 P. 611 2.88AC.
PT LT 11 UD A PLAT 19 B. 14259 P. 466 3.01AC.
PT LT 11 UD A PLAT 119 B. 21222 P. 404 1.05AC.
2. TOTAL ACREAGE: 28.24AC +/- OR 1,230,134 SF +/-
ACREAGE OF ROAD DEDICATION: 0.23AC
3. EXISTING ZONING/USE: M-X-T/ WOODCELL TOWER
4. PURPOSE OF SUBDIVISION: CREATE 154 SINGLE FAMILY ATTACHED LOTS
AND 17 PARCELS
MIXED USE: STACKED TOWNHOUSE CONDOMINIUM, SINGLE FAMILY ATTACHED, LIVE/WORK
5. EXISTING LOTS: 4 PARCELS: 1 OUTPARCELS: 0
6. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 293 UNITS
STACKED TOWNHOUSE CONDOMINIUM: 148 UNITS
SINGLE FAMILY ATTACHED: 132 UNITS
(LIVE/WORK-12 UNITS)
ACTIVE ADULT VILLA 13 UNITS
7. MINIMUM LOT SIZE:
REQUIRED: NO REQUIREMENT
PROPOSED: 1200SF
8. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET
REQUIRED: NO REQUIREMENT
PROPOSED: 16FT
9. GROSS FLOOR AREA: 729,240SF
RESIDENTIAL: 686,040SF
LIVE /WORK: 28,800SF/14,400SF
F.A.R. 729,240/1,230,134= 0.60 (PROPOSED)
F.A.R. ALLOWED: 0.2 TO 8.0
10. DENSITY CALCULATION:
PROPOSED DENSITY: 10.4 DU/NET AC OR 293 DU
11. 200 FOOT MAP REFERENCE(WSSC): 220N06 & 07, 219N06 & 07
12. TAX MAP NUMBER AND GRID: 5-E2
13. WATER/SEWER CATEGORY: W-3 & W-4, & S-4
METHOD OF SEWAGE DISPOSAL: PUBLIC
14. ON-SITE RECREATIONAL FACILITIES TO BE PROVIDED INSTEAD OF MANDATORY
PARKLAND DEDICATION
15. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
16. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
17. WETLANDS ARE PRESENT ON SITE
18. 100 YEAR FLOODPLAIN IS NOT PRESENT ON SITE
19. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
20. TOPOGRAPHY SHOWN ON THIS PLAN IS PROVIDED BY SOLTESZ
21. BOUNDARY SHOWN ON THIS PLAN WAS PREPARED BY SOLTESZ
22. PROPERTY OWNERS:
PARCEL A CORRIDOR CENTER, LLC 14401 SWEITZER LN, LAUREL, MD 2070
PT LT 7, PT LT 13, FRD PROPERTIES, LLC, 7807 EXETER RD, BETHESDA, MD 20814
LOT 12A, CORRIDOR RESIDENTIAL, LLC 14401 SWEITZER LN, LAUREL, MD 20707
PT LT 11, RAF, LLC 357 EDGEWATER RD, PASADENA, MD 21122
PT LT 11, CONTEE RD INVESTORS, LLC 6902 CONTEE RD, LAUREL, MD 20707
23. APPLICANT:
PULTE HOME COMPANY, LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

PARKING CALCULATIONS
REQUIRED: 731 SPACES
TOWNHOUSE: 3 SPACES PER UNIT (145DU x 3) 435 SPACES
TWO-FAMILY: 2 SPACES PER UNIT (148DU x 2) 296 SPACES
PROPOSED: 731 SPACES
TOWNHOUSE: 435 SPACES
TWO-FAMILY: 296 SPACES
*THE 731 SPACES CONSIST OF GARAGES, DRIVEWAYS, AND
ON-STREET PARKING SPACES. A PARKING NEEDS STUDY
WILL BE SUBMITTED WITH THE DETAILED SITE PLAN.



SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO. REVISIONS BY DATE

MISS UTILITY NOTE

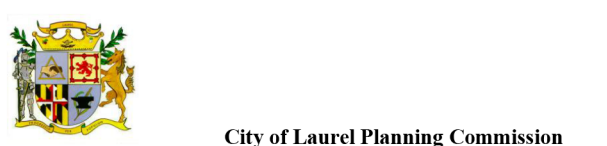
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST
PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT MISS UTILITY AT 1-800-337-7711 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER 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
5302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
703-272-1840
DAVID DeMARCO



PRELIMINARY PLAN OF SUBDIVISION
CORRIDOR CENTER
LAUREL, MD
LAUREL (10TH) ELECTION DISTRICT, PRICE GEORGE'S COUNTY, MARYLAND



Approved: _____ Date: _____
Chairman Secretary



DATE RECEIVED BY DPW: _____ DATE RETURNED TO EDC: _____
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 219N06 & 220N07 200N07	
SITE DATUM: HORIZONTAL: NAD 83 VERTICAL: NAVD 29	DATE: 7/19/2024 DESIGNED: D/B CHECKED: D/B CADD STPS: V8 / NCS
SHEET 1 OF 1	PROJECT NO. 0008-82-01