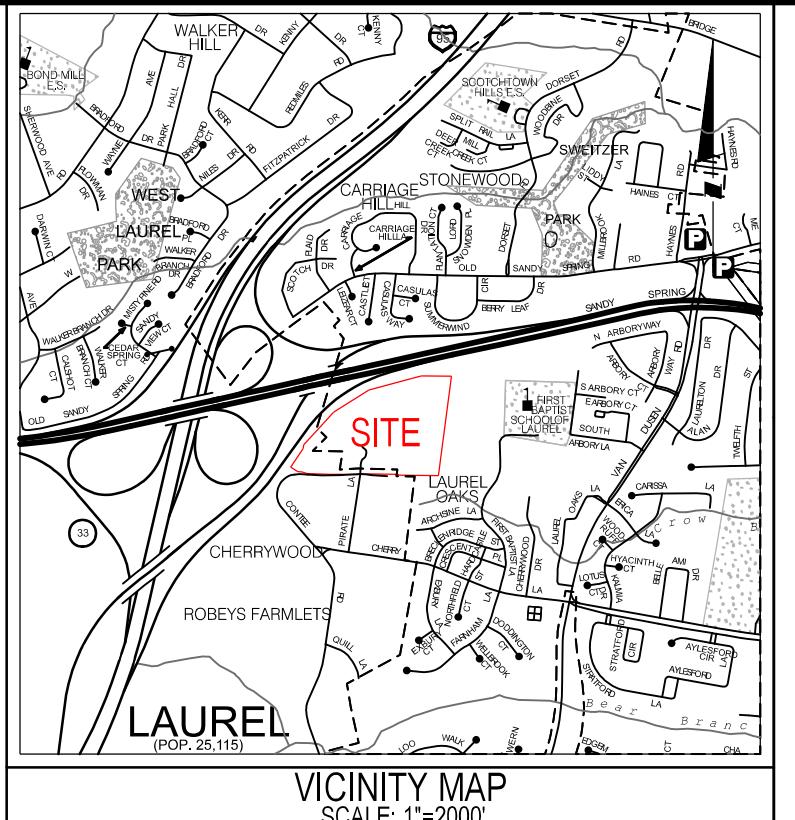


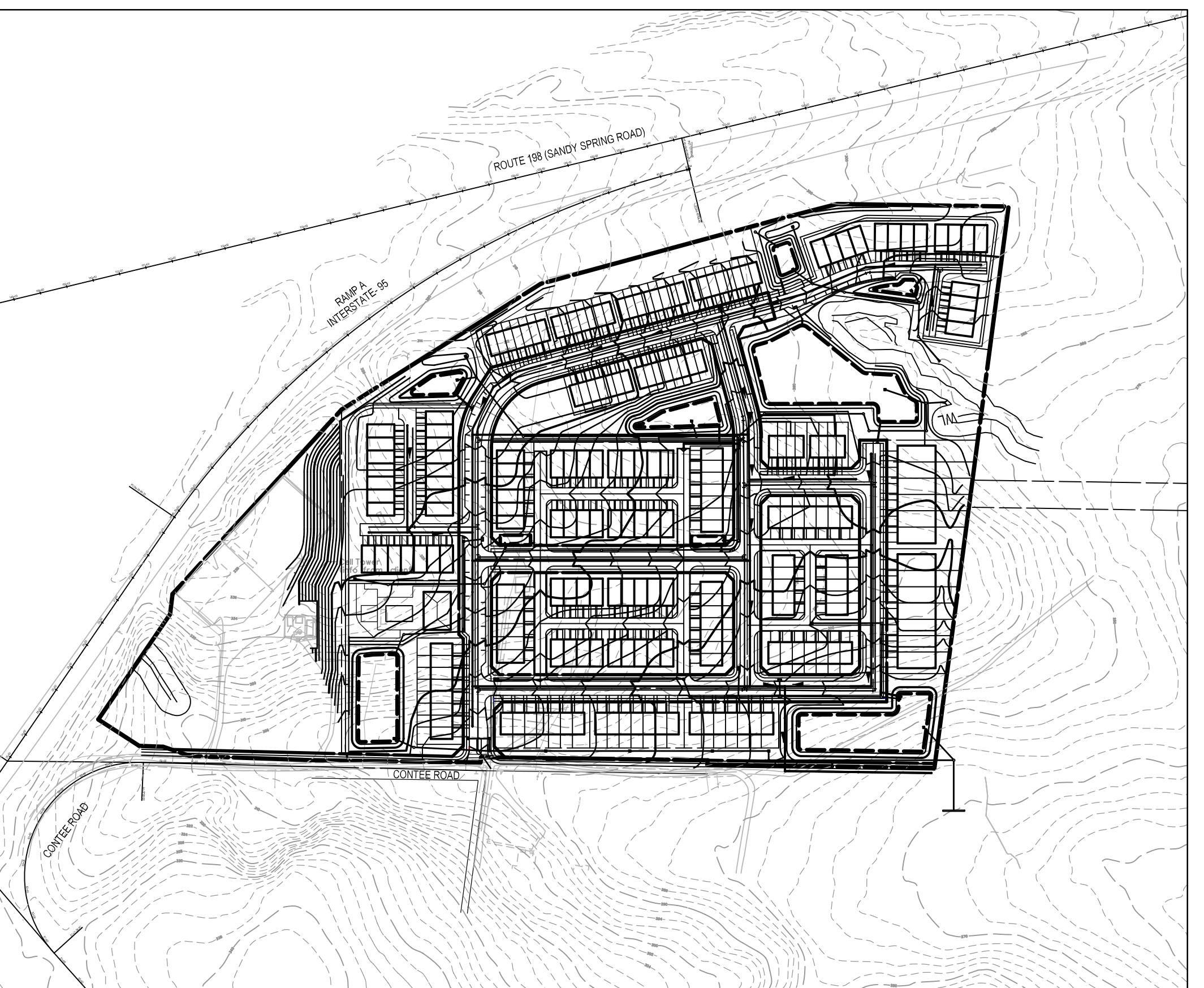
CORRIDOR CENTER PROPERTY

SITE DEVELOPMENT CONCEPT



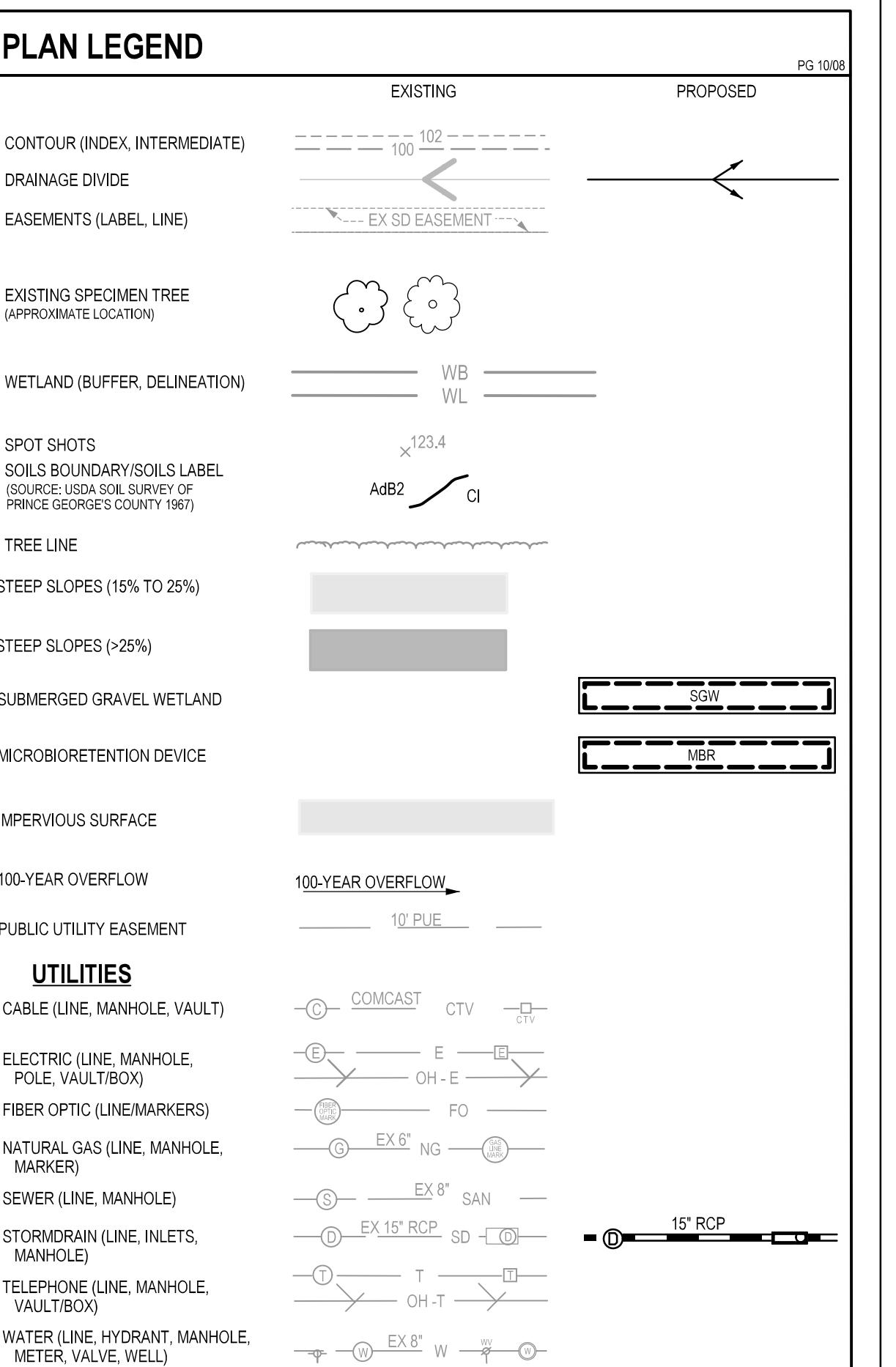
GENERAL NOTES

1. SITE DATA:
 - TAX ID: 0993345
 - ADDRESS: 15203 PIRATE LANE LN, LAUREL, MD 20707
 - PARCEL: PARCEL A, LOT 11, LOT12A, LOT 7, AND LOT 13
 - ACREAGE: 28.28 AC.
 - FLOODPLAIN ACREAGE: N/A
 - DISTURBED AREA: 24.35 AC
 - TOTAL IMPERVIOUS AREA: 13.45 AC.
2. EXISTING ZONING: M-X-T
3. WSSC GRID: 220NE06/07, 219NE06
4. TAX MAP: 005 GRID: E-2
5. PG COUNTY STREET MAP PAGE: 4 ; GRID: B/C/D3, B/C/D4
6. PROPOSED USE: RESIDENTIAL
7. SITE IS/NOT WITHIN AN AVIATION POLICY AREA.
8. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
9. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
10. COUNTY WATERSHED NAME: PATUXENT RIVER UPPER
COUNTY WATERSHED #: 02131104
11. ENVIRONMENTAL INFORMATION:
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 - SITE DOES NOT CONTAIN HIGHLY ERODIBLE SOILS
 - SITE DOES CONTAIN STEEP SLOPES
 - SITE IS WITHIN WATERSHED WITH TMDL FOR SEDIMENT
 - SITE IS WITHIN TIER II WATERSHED
 - WETLANDS ARE PRESENT ON SITE
 - 100-YEAR FLOODPLAIN IS NOT PRESENT ON SITE
12. SOURCE OF TOPOGRAPHY:
AERIAL 2005
13. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM
USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE
FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE
AND GENERATED 11/29/2023.
14. THE SITE IS/NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE
ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION
FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION



LOCATION MAP

SCALE: 1' = 200'



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Engineering Surveying Planning Environmental Sciences			
NO.	REVISIONS	BY	DATE
<u>MISS UTILITY NOTE</u>			
<p>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 1-800-257-7777, 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.</p>			
<u>OWNER / DEVELOPER / APPLICANT</u>			
<p>PULTE GROUP 9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 703-272-1840 DAVID DeMARCO</p>			
<u>PROFESSIONAL CERTIFICATION</u>			
<p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40806, EXPIRATION DATE: 06/20/2025</p>			
COVER SHEET		SITE DEVELOPMENT CONCEPT PLAN CORRIDOR CENTER PROPERTY LAUREL, MD	
TAX MAP 5-E2		ZONING CATEGORY: M-X-T	
WSSC 200' SHEET 219NE06, 220NE06 220NE07			
HORIZONTAL DATUM: NAD 83			
VERTICAL: NGVD 29			
		DATE: 9/14/2024 DESIGNED: HP TECHNICIAN: KJG CHECKED: KJW CAD STD'S: V8 / NCS VERSION: 0.8	
SHEET 1 OF 8			
PROJECT NO. 0008-82-01			

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. IF AN EXISTING UTILITY IS LOCATED IN THE EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7774 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR ARE THERE OTHERS WHICH EVER IS LESS THAN THE EXCAVATION DEPTH (12 INCHES), THE CONTRACTOR MUST CALL THE EXISTING 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
 703-272-1640
 DAVID DEMARCO

PROFESSIONAL CERTIFICATION

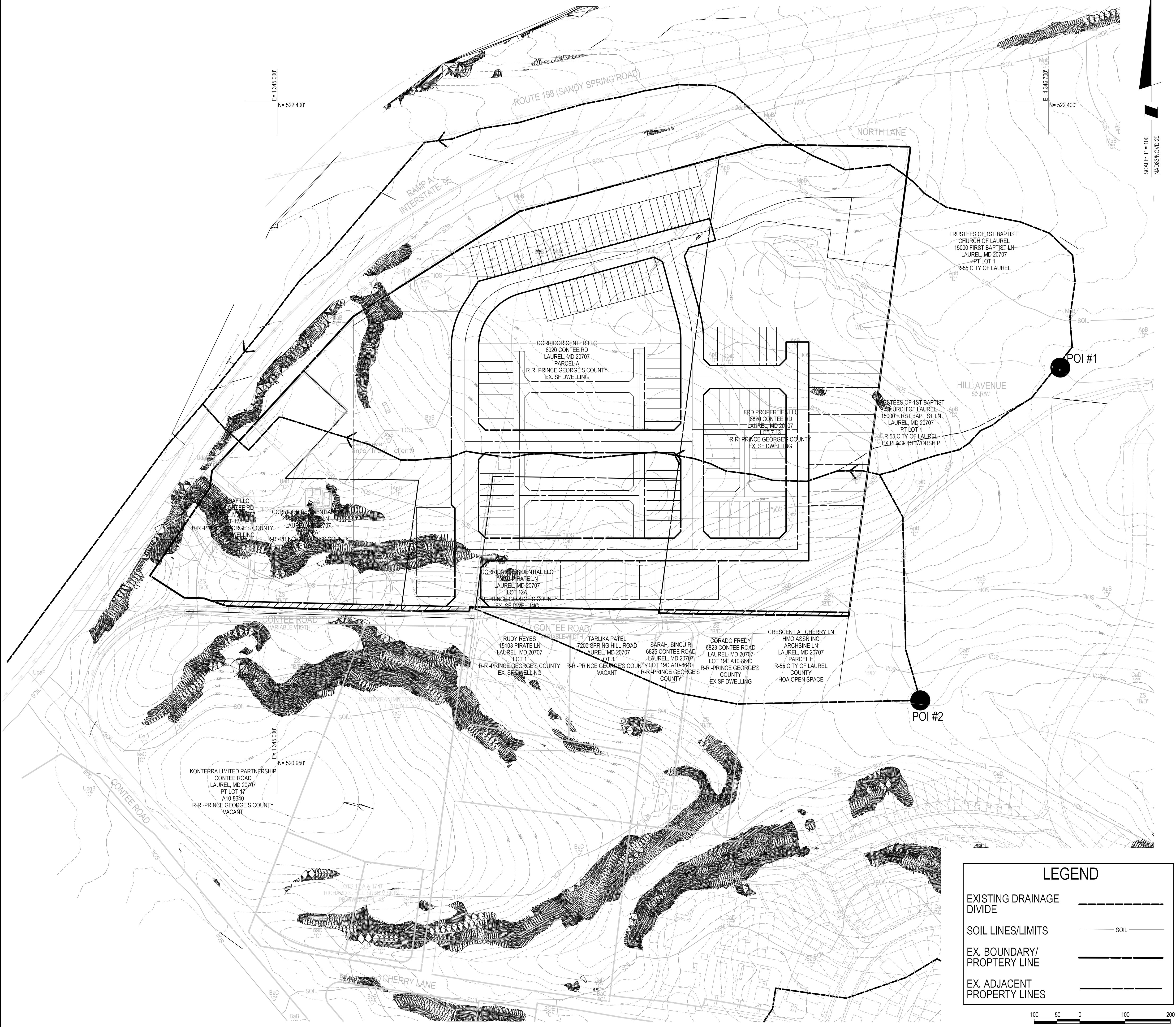
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 LICENSE NO. 49808 EXPIRATION DATE: 06/20/2025

 EXISTING OVERALL DRAINAGE AREA MAP
 SITE DEVELOPMENT CONCEPT PLAN
CORRIDOR CENTER PROPERTY

LAUREL, MD

LAUREL (10TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

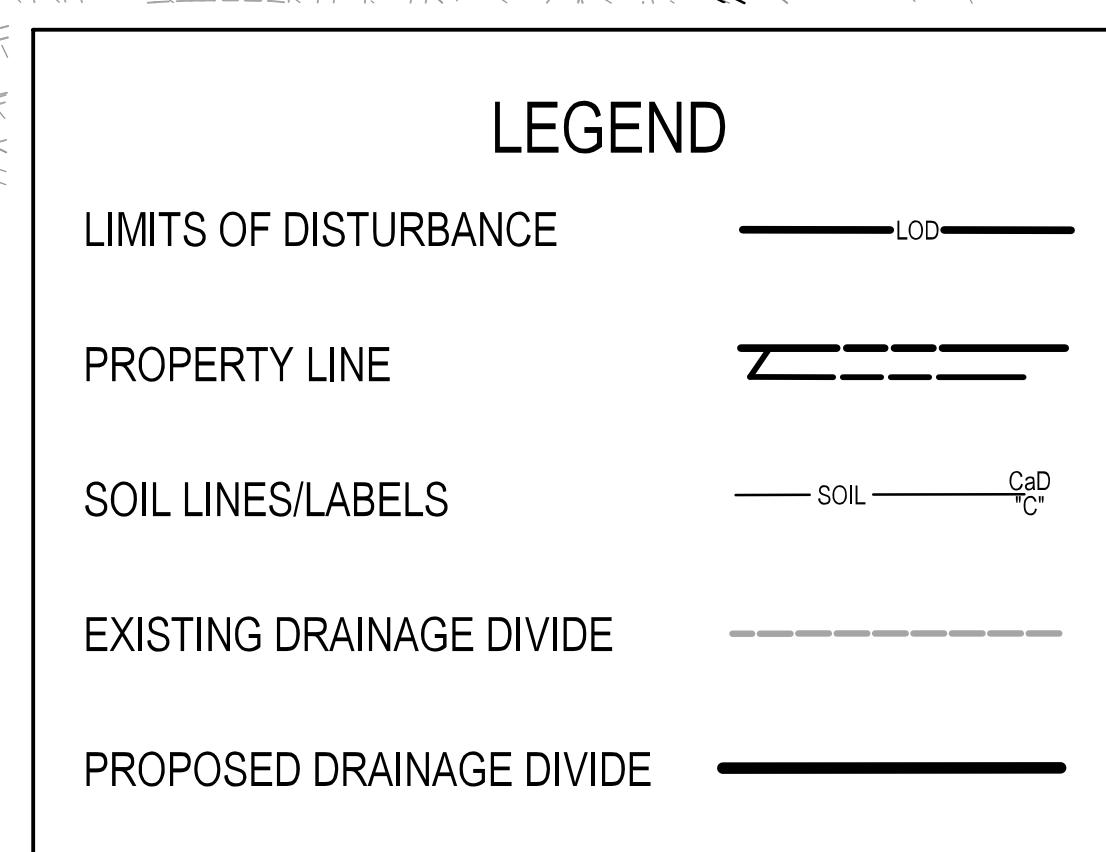
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TAX MAP	ZONING CATEGORY:
5-E2	M-X-T
WSSC 200' SHEET 219NE02-220NE06 220NE07	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NGVD 29	
DATE: 8/14/2024 DESIGNED: HP TECHNICIAN: KJG CHECKED: KJW CAD STD.: V8 / NCS VERSION: V8 / NCS	
2 OF 8	
PROJECT NO. 0008-82-01	



ESD FACILITY#	TOTAL DRAINAGE AREA (SF)	TOTAL IMP. AREA (SF)
SGW-01	335,369	201,328
SGW-02	108,738	67,545
SGW-03	136,280	77,503
SGW-04	117,768	49,876
SGW-05	51,518	23,954
SGW-06	54,212	33,829
SGW-07	51,938	30,239
MBR-08	20,000	14,765
MBR-09	20,000	12,025



100 50 0 100 200

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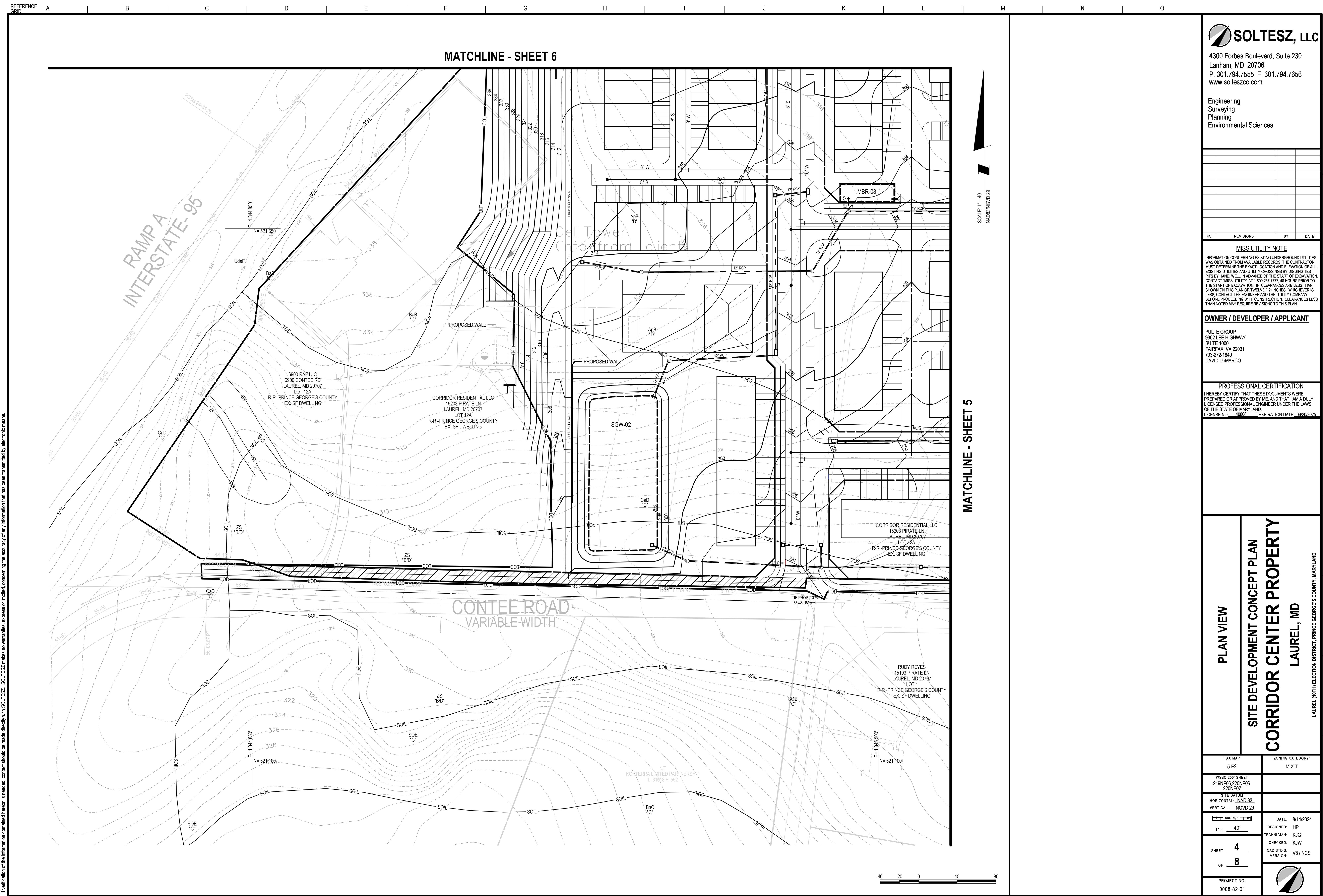
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OWNER / DEVELOPER / APPLICANT
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9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
703-272-1640
DAVID DEMARCO

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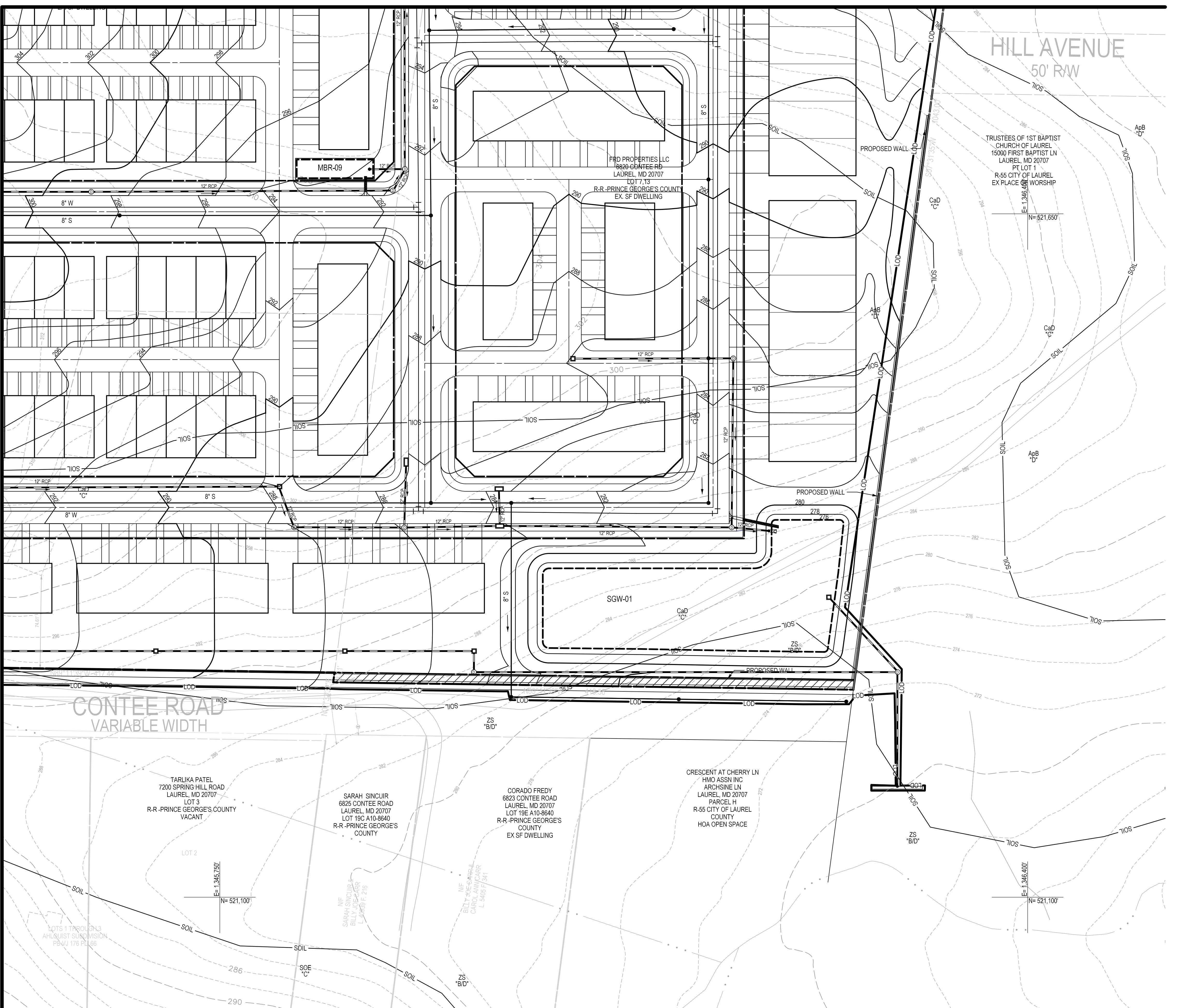
PROPOSED DRAINAGE AREA MAP
SITE DEVELOPMENT CONCEPT PLAN
CORRIDOR CENTER PROPERTY
LAUREL, MD
LAUREL (10TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP ZONING CATEGORY:
5-E2 M-X-T
WSSC 200 SHEET 215NE02 220NE06 220NEW
SITE DATUM HORIZONTAL: NAD 83
VERTICAL: NGVD 29
DATE: 8/14/2024
1" = 100'
DESIGNED: HP
TECHNICIAN: KJG
CHECKED: KJW
CAD STDS. V8 / NCS
VERSION: 0008-82-01
SHEET 3 OF 8
PROJECT NO. 0008-82-01



MATCHLINE - SHEET 4

MATCHLINE - SHEET 7



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The logo for Soltesz, LLC. It features a stylized compass rose icon on the left, consisting of a circle with a diagonal line from the top-left to the bottom-right. To the right of the icon, the word "SOLTESZ, LLC" is written in a bold, black, sans-serif font.

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MISS UTILITY NOTE

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ITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
THIRTY-THREE INCHES, CONTACT THE ENGINEER AND THE UTILITY COMPANY
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

PROFESSIONAL CERTIFICATION
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PLAN VIEW

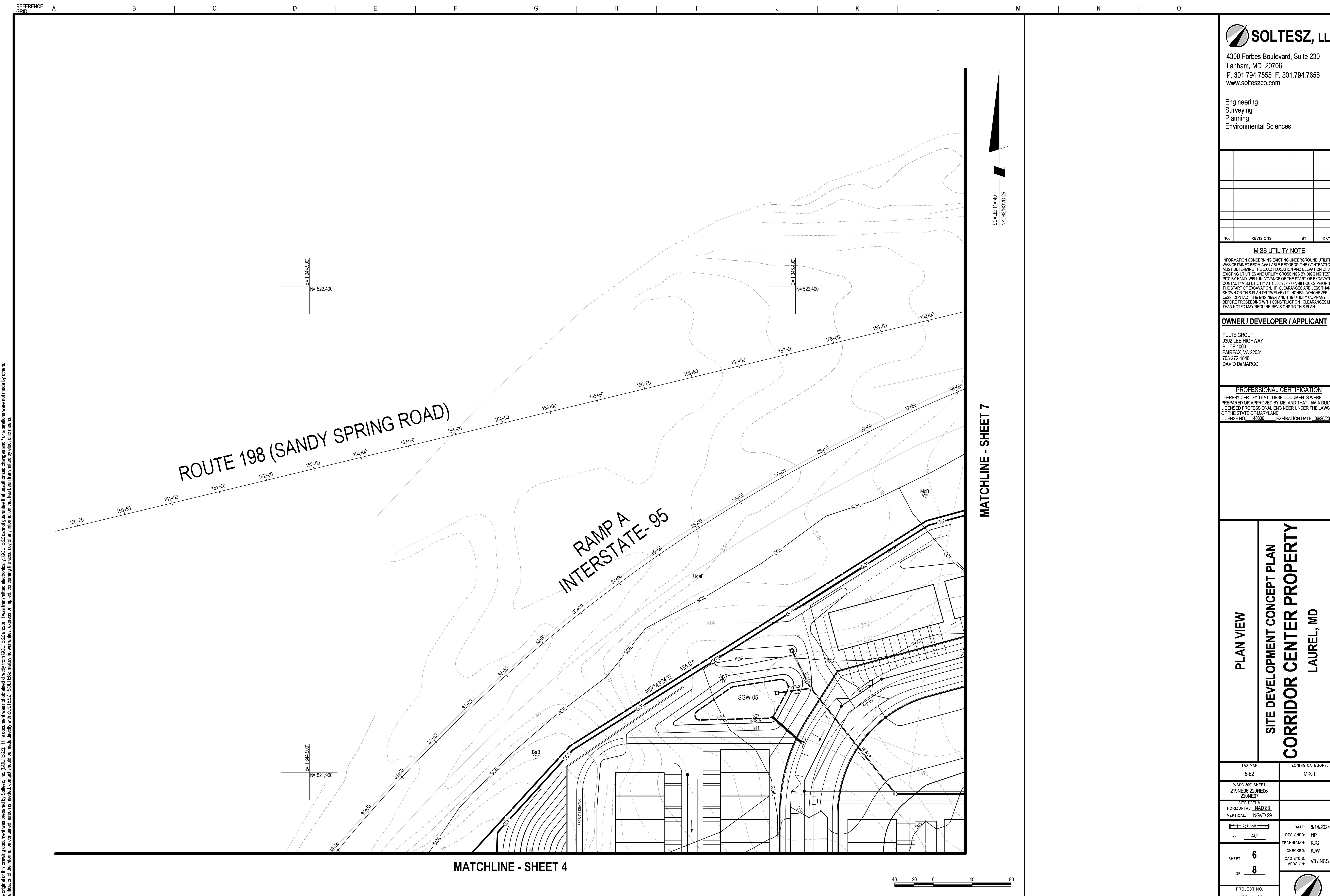
SITE DEVELOPMENT CONCEPT PLAN

CORRIDOR CENTER PROPERTY

LAUREL, MD

LAUREL, MD

TAX MAP		ZONING CATEGORY:
5-E2		M-X-T
WSSC 200' SHEET 219NE06,220NE06 220NE07		
SITE DATUM HORIZONTAL: <u>NAD 83</u> VERTICAL: <u>NGVD 29</u>		
 ONE INCH		DATE: 8/14/2024
1" = <u>40'</u>		DESIGNED: HP
<u>5</u> SHEET <u>5</u> OF <u>8</u>		TECHNICIAN: KJG
		CHECKED: KJW
		CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 0008-82-01		



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MATCHLINE - SHEET 6



MATCHLINE - SHEET 5

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PLAN VIEW

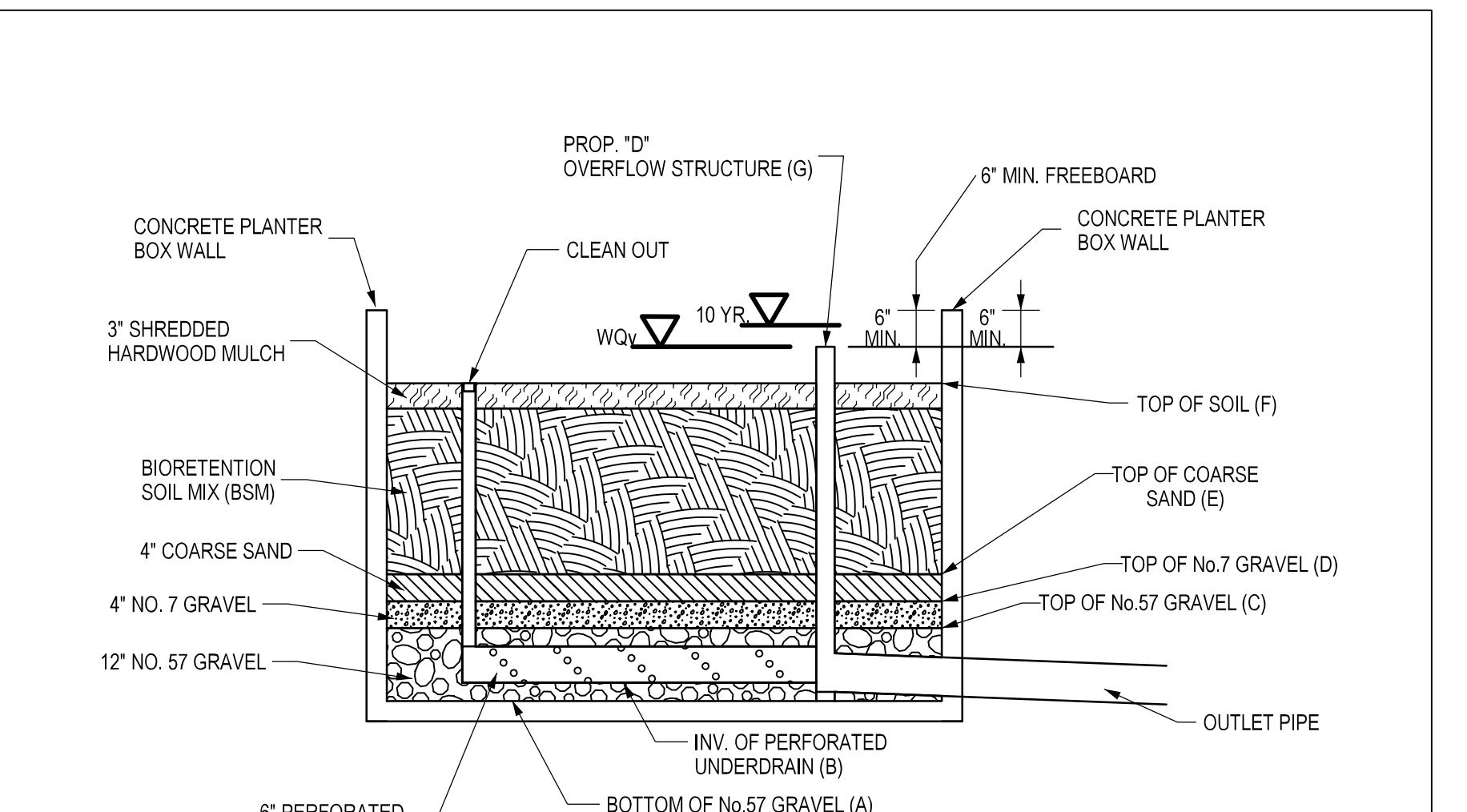
SITE DEVELOPMENT CONCEPT PLAN

CORRIDOR CENTER PROPERTY

LAUREL, MD

LAUREL (10TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP		ZONING CATEGORY:
5-E2		M-X-T
WSSC 200' SHEET 219NE06,220NE06 220NE07		
SITE DATUM		
HORIZONTAL: <u>NAD 83</u>		
VERTICAL: <u>NGVD 29</u>		
 ONE INCH		DATE: 8/14/2024
1" = <u>40'</u>		DESIGNED: HP
SHEET <u>7</u>		TECHNICIAN: KJG
OF <u>8</u>		CHECKED: KJW
PROJECT NO.		CAD STD'S. VERSION: V8 / NCS
		
0008-82-01		



PLANTER BOX MICRO-BIORETENTION CROSS SECTION

NOT TO SCALE

NO.	REVISIONS	BY	DATE
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OWNER / DEVELOPER / APPLICANT

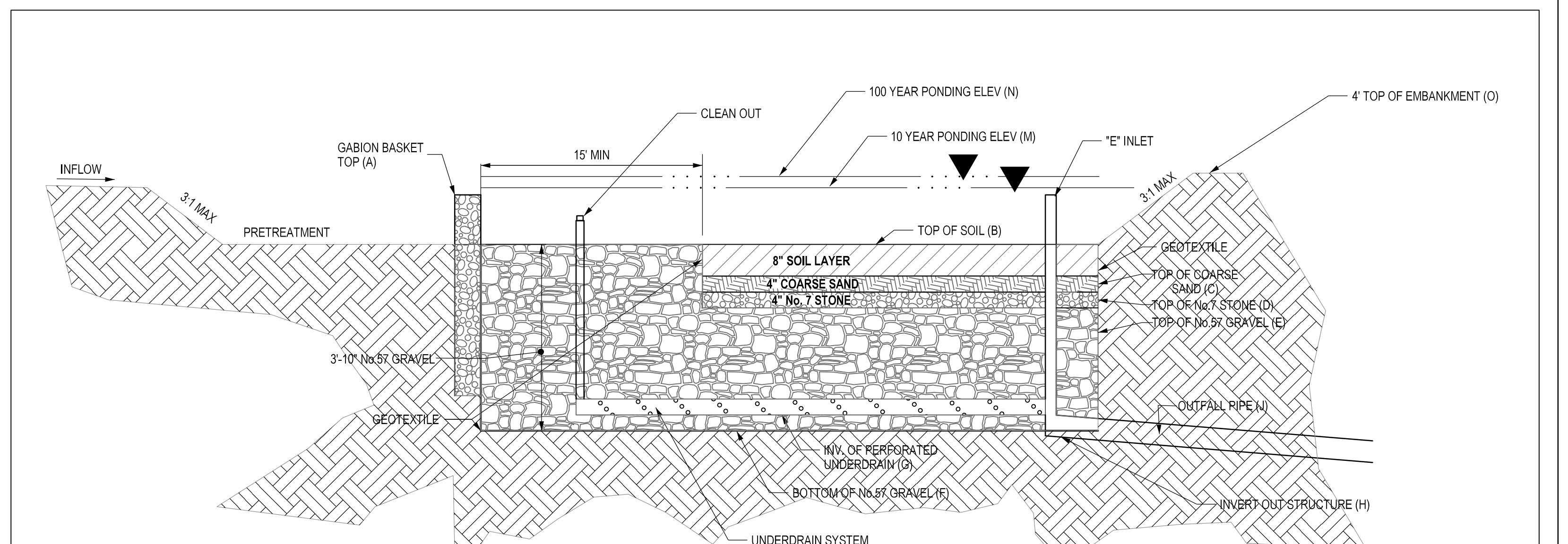
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ORRIDOR CENTER PROPERTY

SITE DEVELOPMENT CONCEPT PLAN

DETAILS

LAUREL, MD



TYPICAL SUBMERGED GRAVEL WETLAND CROSS SECTION

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