

LOT / TAX ACCOUNT #

PT. LOT 15 / 06-0590398

PT. LOT 15 / 06-0628784

PT. LOT 16 / 06-0501148 PT. LOT 16 / 06-0501114

PT. LOT 68 / 06-0501098

PT. LOT 67 / 06-0501080

PT. LOT 16 / 06-0501189

PT. LOT 19 / 06-0611046

58 Lots and Parcels A - E

LOT 69 / 06-0501106

80-F4

N/A

12.74

10.09

10.09

0.47

5.75 units per acre

40 Feet 25 Feet

Tier 1

W-3; S-3 W-3; S-3

Satisfied by On-Site Facilities

205 SE 05

GENERAL NOTES

2 Tax Map Grid:

5 Prior Approvals:

Gross Acres:

Net Acres:

4 Purpose of Subdivision

6 Total Acreage, All R-55 Zone

Net Developable Area: 8 Acreage of Environmental

11 Existing Zoning/Use:

14 Density Calculation:

15 Minimum Lot Size: 16 Minimum Lot Width At Front Building Line:

Residential)

Proposed)

At Front Street Line:

17 Sustainable Growth Tier: 18 Military Installation Overlay

21 Stormwater Management

22 Water/Sewer Category

23 Aviation Polciy Area:

Requirement:

the Property:

29 Wetlands: 30 Streams:

Designation (Existing &

24 Mandatory Park Dedication

26 Historic Sites On or In the Vicinity of the Property:

31 Soils by Type & Source:

32 In or Adjacent to an Easement

Held by The MD Environmental Turst, The MD Agricultural Land Preservation Foundation, or Any Land Turst or Organization: No

25 Cemeteries On or Contiguous to

28 Within Chesapeake Bay Critical

27 Type One Conservation Plan: Yes, 4-22048

19 Center or Corridor Location: 20 Existing and Proposed GFA (Non-

Concept Number & Approval

9 Acreage of 100-YR Floodplain: 0.47 10 Acreage of Road Dedication: 2.18

13 Breakdown of Proposed Unit by

Filed under previous Zone: R-55/DDO

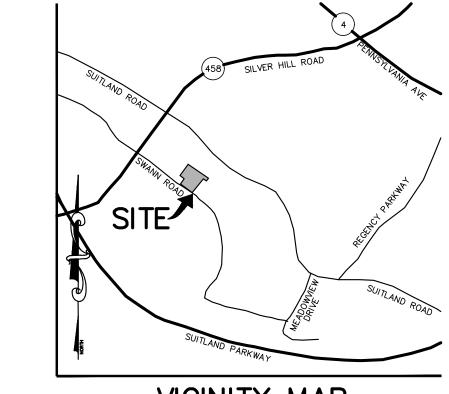
12 Proposed Use of Property: Detached Single-Family

3 WSSC Map:

1 Existing Parcels/Lots:

PRELIMINARY PLAN SWANN CROSSING

4-22048



VICINITY MAP SCALE: 1" = 2000'

	/
SUITLAND ROAD	
BRTASWEL BETY TOLORIA RESUR OF PT LOT 19 ARENS DONALD & MARY E RESUR OF PT LOT 15 ARENS DONALD & MARY E RESUR OF PT LOT 15 ARENS DONALD & MARY E RESUR OF PT LOT 15 STEADMIN EMESTIR ETAL STEADMIN EM	
PARCEL C (HOA) 138,000 SF	
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21 4,000 SF 400 SF 10 Figure 10 Figu	
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SWANN ROAD (RIGHT OF WAY VARIES)	

Publ			acroc						
	ic Road Dedications Net Tract Area [1]		acres acres						
	Net Hatt Alea [1]	10.09	acres						
	Proposed Use	Dwelling, one-fa 441(b)(7)	mily detached (in	general), Peri	mitted Und	er Sectio	on 27-		
DEVELOP	MENT STANDARDS FO	R THE R-55 ZONE [2	7						
Section	Standard	Unit	Required/ Allowed	Proposed					
27-442(b)	Net Lot Area	Min SF	4,000	4,000					
27-442(c)	Lot Coverage	Max % of Lot	50	50					
27-442(d)	Lot Width at Front Building Line Lot Width at Front Street Line	Min Feet	Ain Feet 40 40						
27-442(e)		Min Feet	20						
	Sum of Side Yards	Min Feet	9	9					
	Side Yard	Min Feet	4	4					
	Side Street Yard	Min Feet	25	25					
	Rear yard	Min Feet	20						
27 442(4)									
	Height	Max Feet	35	35					
27-442(h)	Density	Max Units/Acre	6.7						
		Max Total Units	67	58					
	AND DEVELOPMENT								
	Gross tract area minus all land within a 100-Year Floodplain per DPIE approval, 06/23/2022, and area dedicated to public roads (per Section 27-107.01(a)(163)(A)) Per Zoning Bill CB-55-2021, approved 11/16/21 and effective 1/3/22. No development standards are modified by the D-D-O.								
	ND WALLS (SEC 27-42)	->							
(a)	No fences or walls m		t high are allowed	d in any yard se	etback. Fer	nces in fr	ont and		
	side street yards man Not applicable. Fences and walls ove			mit.					
(d)	Not applicable. Fences and walls ove	er four (4) feet requ		mit.					
(d)	Not applicable. Fences and walls ove OT OBSTRUCTIONS (S	er four (4) feet requ EC 27-421)	ire a building per						
(d)	Not applicable. Fences and walls ove OT OBSTRUCTIONS (S	er four (4) feet requ EC 27-421) n more than three (ire a building per	o level is allow		the trian	gle fror		
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(d) CORNER L FRONTAG EXTENSIO (a) (b) (c) (d) (e) (f) OFF-STREI 27-558(a)	Not applicable. Fences and walls over OT OBSTRUCTIONS (S No visual obstruction the intersection to 2 E (SEC 27-421.01) Each lot has frontage NS AND PROJECTION: Bay windows, oriels, front or rear building building. Cornices and eaves minimum of two (2) Steps and porches, no nine (9) feet. On a coopen proches, no modern proches, no	EC 27-421) In more than three (5 feet along the from and direct vehiculars) Is (SEC 27-422) In entrances, vestibuted in the projection of the projection of the projection of the feet from any lot line of the feet from any lot line of the feet from one (1) store than one (1) store than one (1) store than six (6) for the feet from any lot line. It more than six (6) for the feet from the fe	ar access to a publication on is not more that and one-half (2 ne. I story, may extend be a yard along a street, may extend be ornamental featured. Seet wide along the access to a publication of the access to a publ	b level is allow property lines are feet lored by he had by he had by he had been at least 25 fees may project the buildign, materiallel parking services.	o to three (3 ag measure ond the building ut tup to six (3) feet by d along t ilding up lding line steps, te p to nine (6) inches	yond the he to a e up to rraces, e (9) fees beyond the s		
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(d) CORNER L FRONTAG EXTENSIO (a) (b) (c) (d) (e) (f) OFF-STREI 27-558(a)	Not applicable. Fences and walls over OT OBSTRUCTIONS (S No visual obstruction the intersection to 2 E (SEC 27-421.01) Each lot has frontage NS AND PROJECTION: Bay windows, oriels, front or rear building building. Cornices and eaves minimum of two (2) Steps and porches, no nine (9) feet. On a coopen proches, no modern proches, no	EC 27-421) In more than three (5 feet along the from and direct vehiculars) Is (SEC 27-422) In entrances, vestibuted in the projection of the projection of the projection of the feet from any lot line of the feet from any lot line of the feet from one (1) store than one (1) store than one (1) store than six (6) for the feet from any lot line. It more than six (6) for the feet from the fe	ar access to a publication on is not more that and one-half (2 ne. I story, may extend be a yard along a street, may extend be ornamental featured. Seet wide along the access to a publication of the access to a publ	b level is allow property lines are property lines are feet lored and by the side are smay project are buildign, materiallel parking are proposed 2.0	o to three (3 ag measure ond the building ut tup to six (3) feet by d along t ilding up lding line steps, te p to nine (6) inches	yond the he to a e up to rraces, e (9) fees beyond the s		
(d) CORNER L FRONTAG EXTENSIO (a) (b) (c) (d) (e) (f) OFF-STREI 27-558(a) 27-568(a)	Not applicable. Fences and walls over OT OBSTRUCTIONS (S No visual obstruction the intersection to 2 E (SEC 27-421.01) Each lot has frontage NS AND PROJECTION: Bay windows, oriels, front or rear building building. Cornices and eaves minimum of two (2) Steps and porches, no nine (9) feet. On a coopen proches, no modern proches, no	EC 27-421) In more than three (5 feet along the from and direct vehicular and direct vehicular and project up to two feet from any lot line or more than one (1) store than one (1) store than one (1) store than one (1) store than six (6) for the feet from any lot line. Example 1 is a similar of the feet from any lot line. Example 2 is a similar of the feet from any lot line. Example 3 is a similar of the feet from any lot line. Example 4 is a similar of the feet from any lot line. Example 5 is a similar of the feet from any lot line. Example 6 is a similar of the feet from any lot line. Example 6 is a similar of the feet from any lot line. Example 7 is a similar of the feet from any lot line. Example 8 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line. Example 9 is a similar of the feet from any lot line.	ar access to a publication on is not more that one and one-half (2 ne. a) story, may extend be a yard along a street ry, may extend be ornamental feature. Eet wide along the calculation of the calculat	b level is allow property lines are property lines are feet lored and by the side are smay project are buildign, materiallel parking are proposed 2.0	o to three (3 ag measure ond the building ut tup to six (3) feet by d along t ilding up lding line steps, te p to nine (6) inches	yond the he to a e up to rraces, e (9) fees beyond the s		

SITE DATA

Zone R-55

Gross Tract Area

100-Year Floodplain Area

Overlay Zone Southern Green Line Station Sector Plan D-D-O 12.74 acres

0.47 acres

GENERAL NOTES

1. PARCELS SHALL BE CONVEYED TO A HOMEOWNERS ASSOCIATION TO ENSURE THEIR FUTURE LONG TERM USE AND MAINTENANCE.

SHEET INDEX

PP-001 COVER SHEET PP-002 PRELIMINARY PLAN PP-003 STREET SECTIONS



See Section 27-592 - Illumination for lighting restrictions.

PRIVATE ON-SITE REC. FACILITIES	QTY	UNIT	UNIT VALUE	TOTAL VALUE	TRIGGER FOR CONSTRUCTION
TOT LOT	1	EA	\$36,500	\$36,500	
BENCHES	2	EA	\$1,350	\$2,700	RECREATIONAL FACILITIES WILL
CONCRETE PATH	1,386	SF	\$12	\$16,632	BE PROVIDED AT THE TIME OF
LANDSCAPE AND TURF	1	LS	\$7,500	\$7,500	
TOTAL VALUE OF RECREATIONAL FA	OVIDED		\$63,332	MINIMUM	

(5) Landscaping must be provided at the base of the sign for year-round attraction.

(4) Materials must be low maintenance, durable, and in keeping with the character of the community.

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL PROJECT NAME: ROJECT NUMBER: X-XXXXX Conditions of Approval see Preliminary Plan Cover Sheet or Approva Revision numbers must be included in the Project Number

DRAWN BY: DESIGNED BY: DATE ISSUED: PROJECT VM50476 SHEET NO. PP-001

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.

JASON A. EVANS LICENSE No. 39885

EXPIRATION DATE JANUARY 16, 2025

SWANN

CROSSING

6TH ELECTION DISTRICTS PRINCE GEORGE'S COUNTY,

MARYLAND WSSC GRID: 204SEP4, 204SE05,

205SE04, 205SE05

TAX MAP: 80-E4

COVER SHEET

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities

located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

AYOUT: PP-001 PRELIM COVER, Plotted By: bartell

PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR: CRG DEVELOPMENT 7910 WOODMONT AVE **SUITE 1130** BETHESDA, MD 20814 CRAIG COHEN CCOHEN@CRGDEVELOPMENT.COM DESIGN CONSULTANTS

LANDSCAPE ARCHITECTS SURVEYORS

20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
7850 WALKER DRIVE, SUITE 310 GREENBELT, MD 20770 WILLIAM M. SHIPP ATTORNEY AT LAW, LEED AP 301-572-3248 wshipp@omng.com

TRAFFIC ENGINEER **LENHART TRAFFIC** CONSULTING, INC 645 BALTIMORE ANNAPOLIS BLVD. SUITE 214 SEVERNA PARK, MD 21146 410-216-3333

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, GERMANTOWN, MD 20874 301-916-4100

LANDSCAPE ARCHITECT VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, GERMANTOWN, MD 20874 301-916-4100

REVISIONS

PLAN LEGEND E-FILE STAMP PROPERTY LINES PROPOSED WATER LINE EXISTING GUY POLE BOL EXISTING BOLLARD BUILDING HEIGHT MEASURING POINT STEEP SLOPES 15% EXISTING CABLE TELEVISION CONDUIT TO 25% EXISTING GAS VALVE **EXISTING SIGN POST** PROPOSED BIKE RACKS . PROPOSED SANITARY SEWER E E E E E E E E E EXISTING ELECTRICAL CONDUIT EXISTING WOOD POST EXISTING LIGHT POLE PROPOSED LIGHTS WITH STRUCTURE EXISTING EDGE OF PAVEMENT EXISTING PHONE PEDESTAL EXISTING INLETS STEEP SLOPES 25% PEDESTRIAN LIGHTS PROPOSED STORM DRAIN — X — X — X — X — EXISTING FENCE LINE & STEEPER EXISTING CURB INLET EXISTING PHONE MANHOLE PROPOSED PARKING LABELS EXISTING NATURAL GAS CONDUIT PROPOSED LIMITS OF DISTURBANCE EXISTING UTILITY POLE EXISTING CONCRETE EXISTING OVERHEAD WIRES PROPOSED HARDSCAPE — — PROPOSED STORM WATER EASEMENT EXISTING CURB AND GUTTER EXISTING SANITARY MANHOLE EXISTING TELEPHONE CONDUIT EXISTING BUILDING EXISTING PARKING LABEL EXISTING TRAFFIC CONTROL BOX PROPOSED FIRE HYDRANT EXISTING PUBLIC UTILITIES EASEMENTS **EXISTING STORY EXISTING SANITARY CLEANOUT** EXISTING TRAFFIC SIGNAL POLE EXISTING SANITARY SEWER CONDUIT EXISTING ELECTRICAL TRANSFORMER DOOR LOCATION EXISTING STORM DRAIN MANHOLE EXISTING TREE SD SD SD EXISTING STORM DRAIN CONDUIT EXISTING ASPHALT EXISTING ELECTRICAL JUNCTION BOX EXISTING CABLE TELEVISION PEDESTAL EXISTING EASEMENT PROPOSED SWM FACILITY — · — W — · — W — EXISTING WATER CONDUIT EXISTING ELECTRICAL MANHOLE EXISTING 100 YR FEMA FLOODPLAIN EXISTING UNKNOWN UTILITY MANHOLE RCP EXISTING REINFORCED CONCRETE PIPE EXISTING ZONE LIMITS EXISTING FIRE DEPARTMENT CONNECTION EXISTING WATER METER EXISTING CORRUGATED METAL PIPE PROPOSED SWM PROPOSED 10' CONTOUR FACILITY WITH CHEEK EXISTING FIRE HYDRANT EXISTING WATER MANHOLE EXISTING BUILDING RESTRICTION LINE PROPOSED 2' CONTOUR WALL AND CURB CUT EXISTING RIGHT-OF-WAY EXISTING GAS MANHOLE EXISTING WATER VALVE R/W LIVING RESUB OF PT LOT 15 -(1959-3774)EX.8"S (C) ACT 10.0 PARCEL C (HOA)

SWANN ROAD

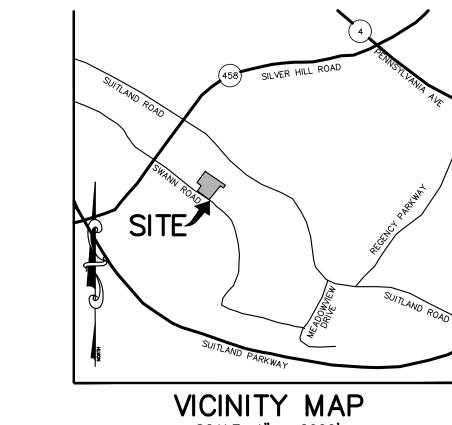
(RIGHT OF WAY VARIES)

8" WATER (CONTRACT BX2118R98)

EX.8"S (U) (O) (1961–4946) — MONUMENT SIGN

RSF 65

RSF-65



VICINITY MAP SCALE: 1" = 2000'

LANDSCAPE ARCHITECTS SURVEYORS VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 PHONE: (301) 916-4100 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA. PREPARED FOR: CRG DEVELOPMENT 7910 WOODMONT AVE **SUITE 1130** BETHESDA, MD 20814 CRAIG COHEN CCOHEN@CRGDEVELOPMENT.COM

> DESIGN CONSULTANTS O'MALLEY, MILES, NYLEN & GILMORE, P.A. 7850 WALKER DRIVE, SUITE 310 GREENBELT, MD 20770 WILLIAM M. SHIPP ATTORNEY AT LAW, LEED AP 301-572-3248 wshipp@omng.com

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LANDSCAPE ARCHITECT VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD, GERMANTOWN, MD 20874 301-916-4100

REVISIONS



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JASON A. EVANS LICENSE No. 39885
EXPIRATION DATE JANUARY 16, 2025

SWANN CROSSING

6TH ELECTION DISTRICTS PRINCE GEORGE'S COUNTY, WSSC GRID: 204SEP4, 204SE05 205SE04, 205SE05 TAX MAP: 80-E4

PRELIMINARY PLAN

DRAWN BY: **DESIGNED BY:**

DATE ISSUED: MAY 2022 PROJECT VM50476

SHEET NO. PP-002

MNCPPC NO.

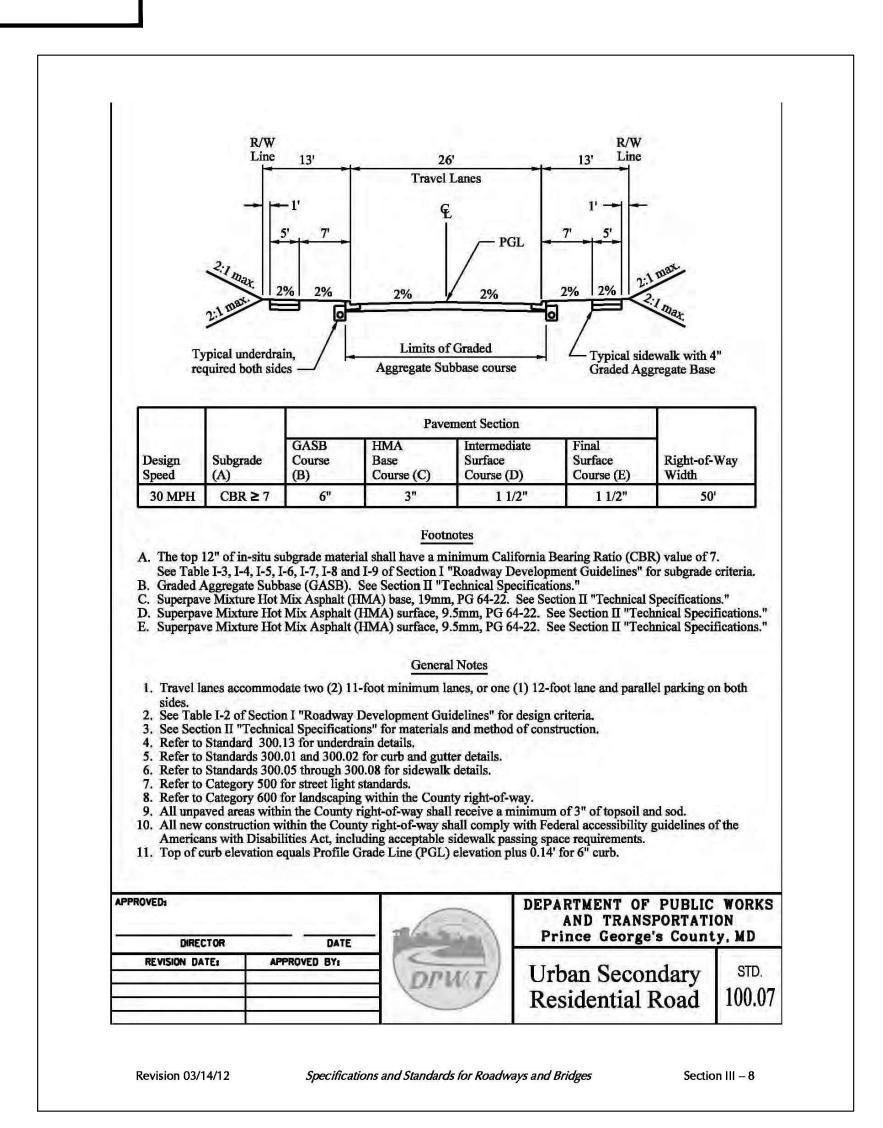
SCALE: 1" = 50'

RMF-20

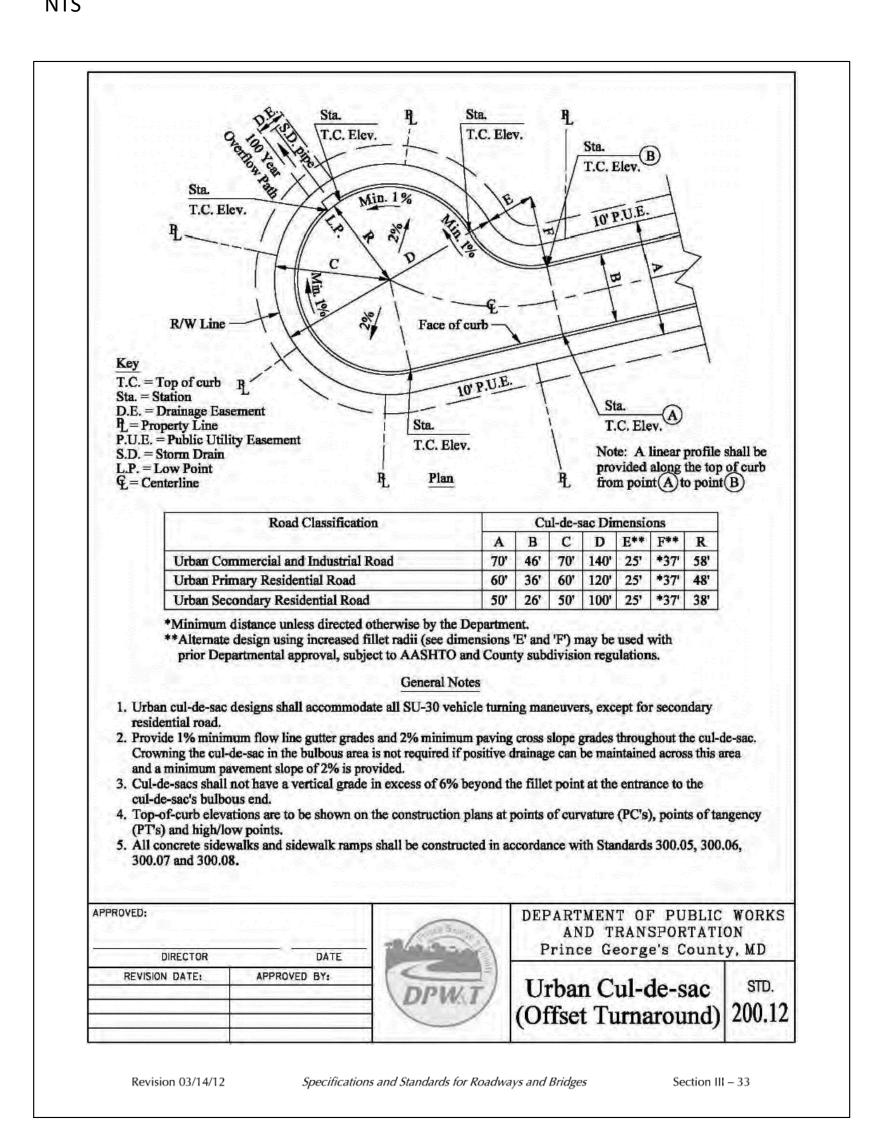
RSF-65

FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL

> PROJECT NAME: PROJECT NUMBER: For Conditions of Approval see Site Plan Cover Sheet or Approval She Revision numbers must be included in the Project Number



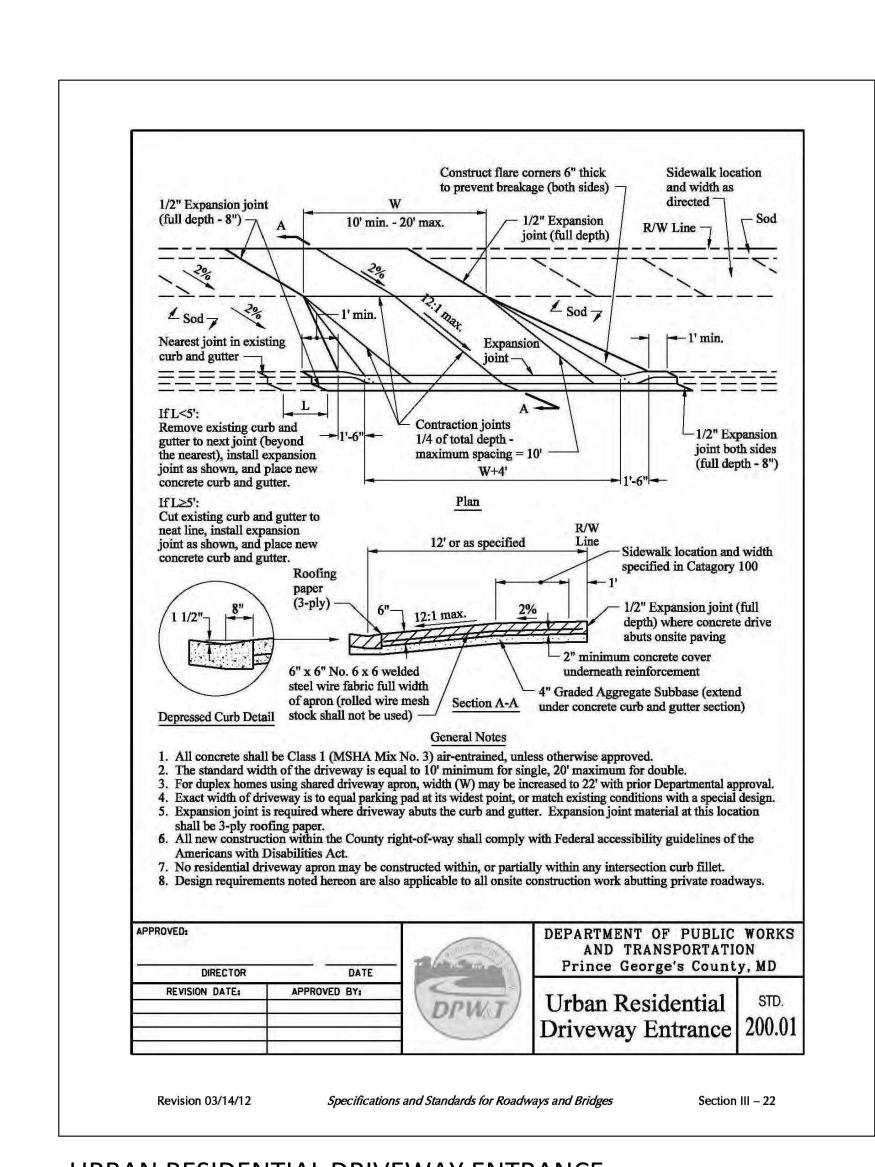
URBAN SECONDARY RESIDENTIAL ROAD



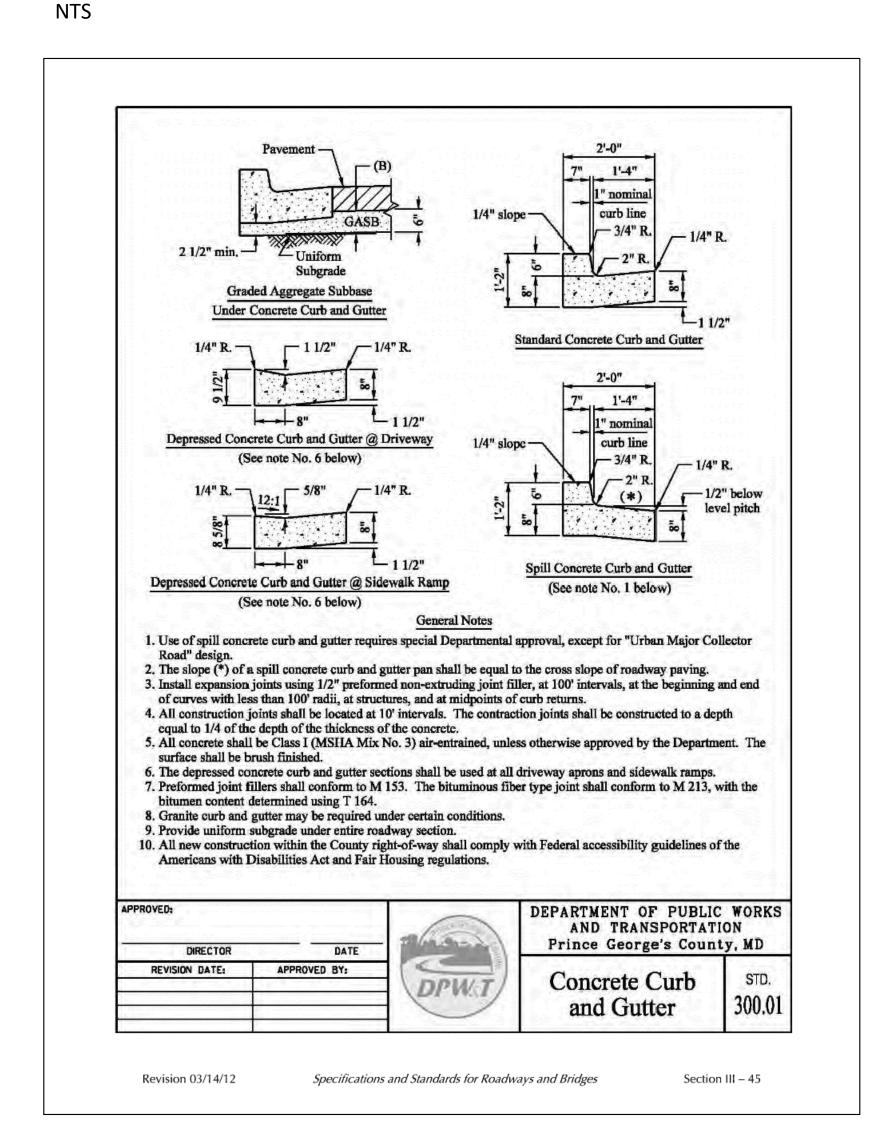
URBAN SECONDARY RESIDENTIAL ROAD



AYOUT: PP-004 STREET SECTIONS, Plotted By: bartell

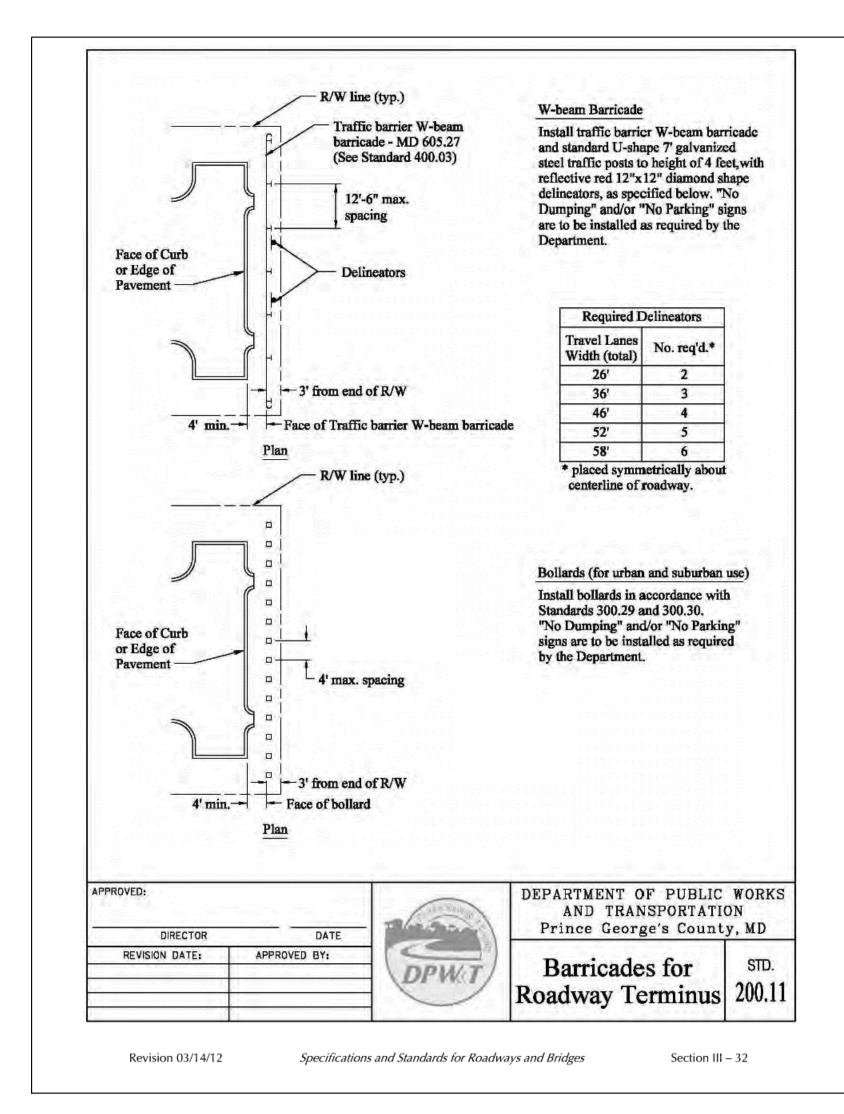


URBAN RESIDENTIAL DRIVEWAY ENTRANCE



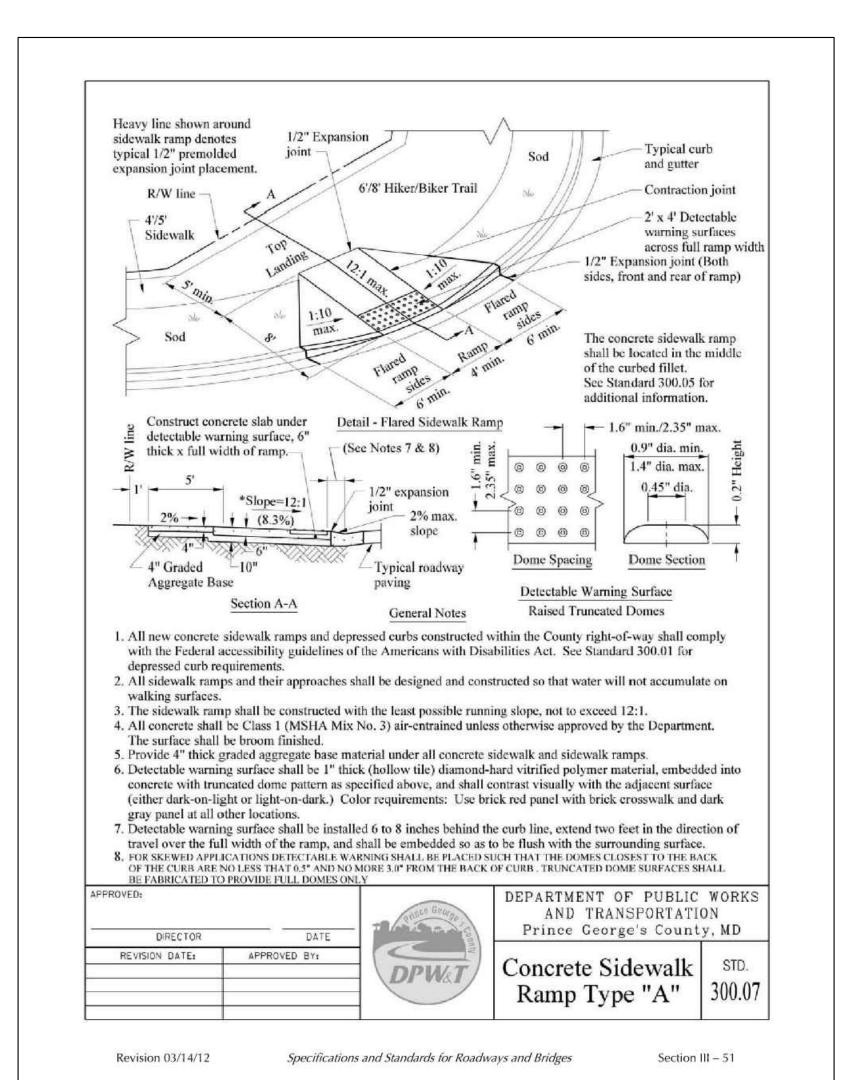
URBAN RESIDENTIAL DRIVEWAY ENTRANCE

NTS



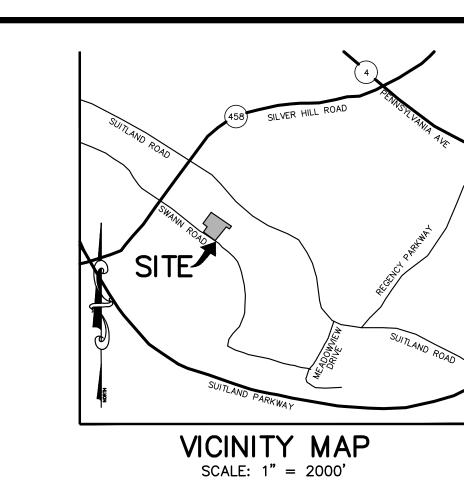
URBAN RESIDENTIAL DRIVEWAY ENTRANCE

NTS



URBAN RESIDENTIAL DRIVEWAY ENTRANCE

NTS



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SUITE 1130

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REVISIONS



MERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. JASON A. EVANS LICENSE NO. 39885 EXPIRATION DATE JANUARY 16, 2023

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,

SWANN CROSSING

6TH ELECTION DISTRICTS PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 204SEP4, 204SE05, 205SE04, 205SE05 TAX MAP: 80-E4

> **STREET SECTIONS**

DRAWN BY: **DESIGNED BY:** DATE ISSUED: MNCPPC

QR label certifies that this plan

meets conditions of final approval

by the Planning Board, its designee

PROJECT NUMBER: X-XXXXX

onditions of Approval see Preliminary Plan Cover Sheet or Approv Revision numbers must be included in the Project Number

or the District Council.

PROJECT NAME:

M-NCPPC

APPROVAL

PROJECT VM50476

SHEET NO. PP-003