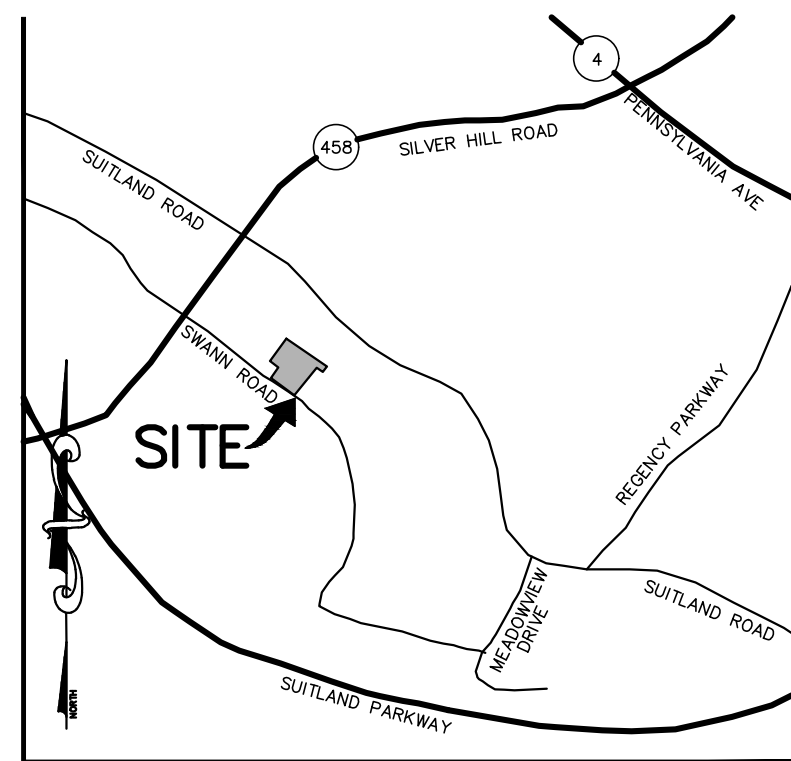


PRELIMINARY PLAN

SWANN CROSSING

4-22048



VICINITY MAP
SCALE: 1" = 2000'



PREPARED FOR:
CRG DEVELOPMENT
SUITE 1130
BETHESDA, MD 20814
CRAIG COHEN
CCOHEN@CRGDEVELOPMENT.COM

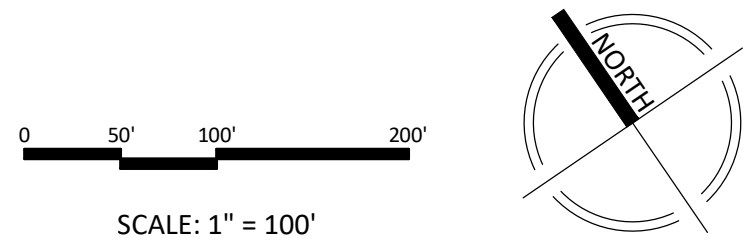
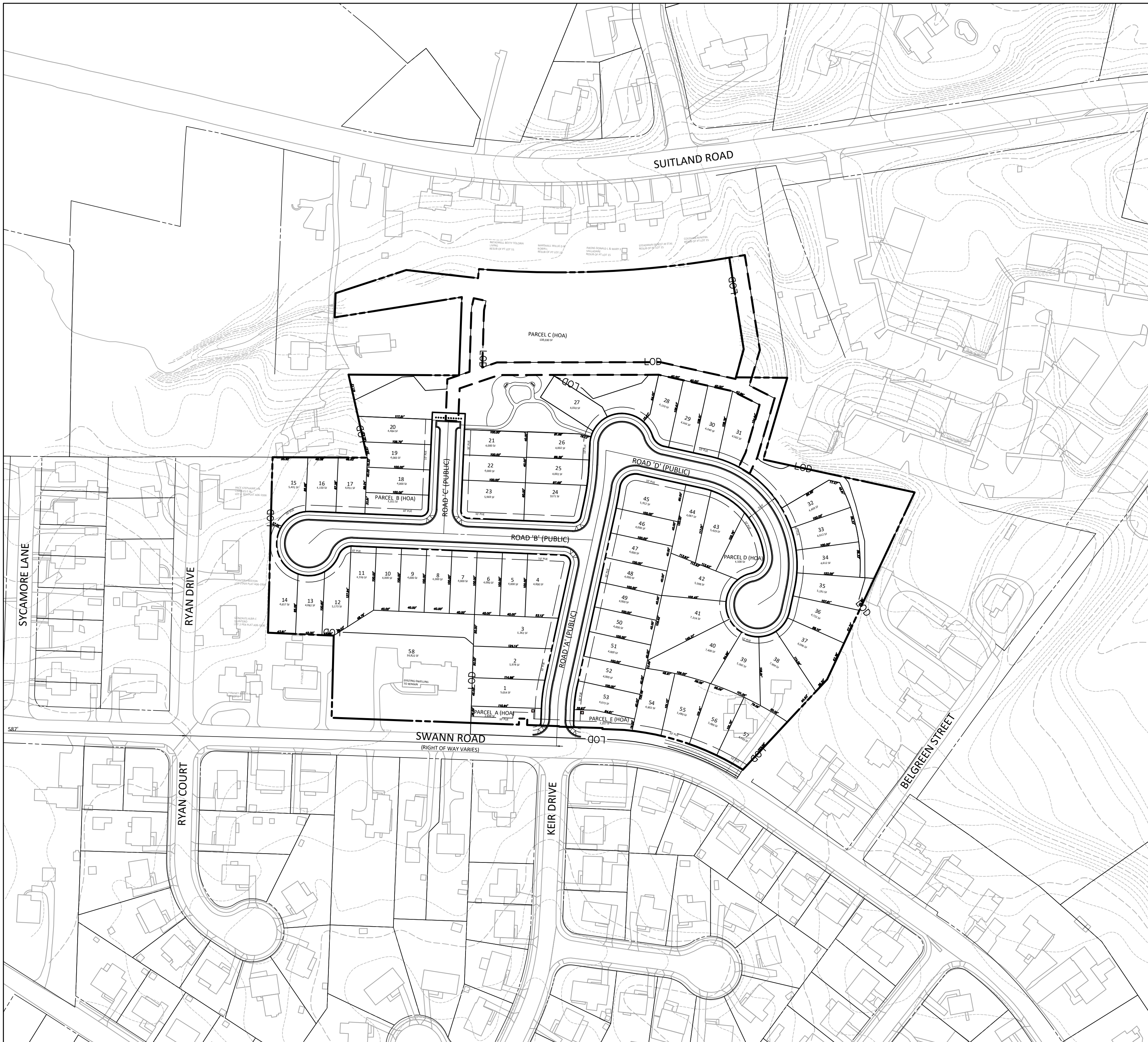
DESIGN CONSULTANTS
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WILLIAM M. SHIPP
ATTORNEY AT LAW, LEED AP
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wship@omng.com

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SEVERNA PARK, MD 21146
410-216-5353

CIVIL ENGINEER
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SUITE 400
GERMANTOWN, MD 20874
301-916-4100

LANDSCAPE ARCHITECT
Vika Maryland, LLC
20251 CENTURY BOULEVARD,
SUITE 400
GERMANTOWN, MD 20874
301-916-4100

GENERAL NOTES		
1	Existing Parcels/Lots:	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 LOT 69 / 06-0501106 PT. LOT 16 / 06-0501189 PT. LOT 19 / 06-0611046
2	Tax Map Grid:	80-F4
3	WSSC Map:	205 SE 05
4	Purpose of Subdivision:	58 Lots and Parcels A - E
5	Prior Approvals:	N/A
6	Total Acreage, All R-55 Zone	
	Gross Acres:	12.74
	Net Acres:	10.09
7	Net Developable Area:	10.09
8	Acreage of Environmental Regulated Features:	0.47
9	Acreage of 100-YR Floodplain:	0.47
10	Acreage of Road Dedication:	2.18
11	Existing Zoning/Use:	RSF-65
	Filed under previous Zone:	R-55/DDO
12	Proposed Use of Property:	Detached Single-Family
13	Breakdown of Proposed Unit by Type:	58
14	Density Calculation:	5.75 units per acre
15	Minimum Lot Size:	4,000 SF
16	Minimum Lot Width	
	At Front Building Line:	40 Feet
	At Front Street Line:	25 Feet
17	Sustainable Growth Tier:	Tier 1
18	Military Installation Overlay Zone:	No
19	Center or Corridor Location:	N/A
20	Existing and Proposed GFA (Non-Residential)	N/A
21	Stormwater Management Concept Number & Approval Date:	--
22	Water/Sewer Category Designation (Existing & Proposed)	W-3; S-3 W-3; S-3
23	Aviation Policy Area:	N/A
24	Mandatory Park Dedication Requirement:	Satisfied by On-Site Facilities
25	Cemeteries On or Contiguous to the Property:	No
26	Historic Sites On or In the Vicinity of the Property:	No
27	Type One Conservation Plan:	Yes, 4-22048
28	Within Chesapeake Bay Critical Area:	No
29	Wetlands:	Yes
30	Streams:	Yes
31	Soils by Type & Source:	See NRI
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



GENERAL NOTES

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

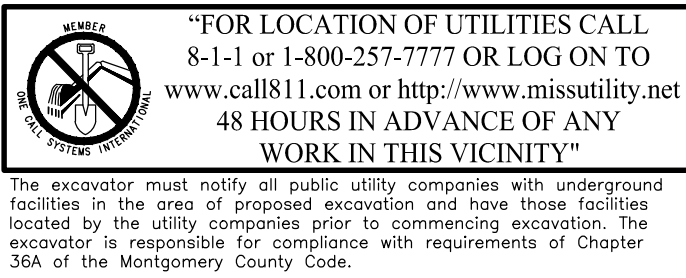
SHEET INDEX

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

RECREATIONAL FACILITIES CALCULATION (PARCEL C)

TOTAL VALUE OF RECREATIONAL FACILITIES REQUIRED: \$62,725.26 MINIMUM

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 FACILITIES PROVIDED				\$63,332 MINIMUM	



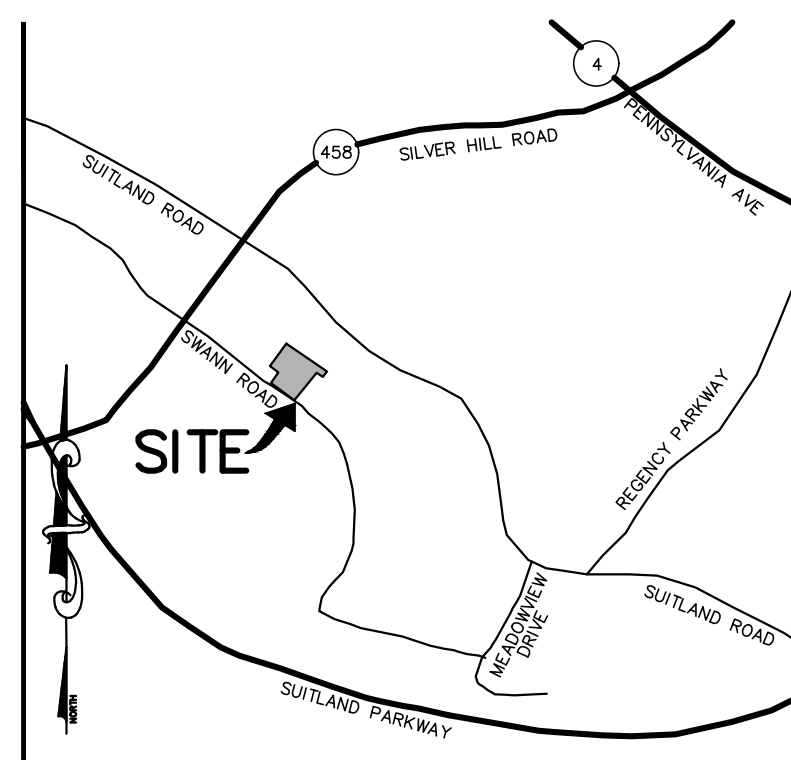
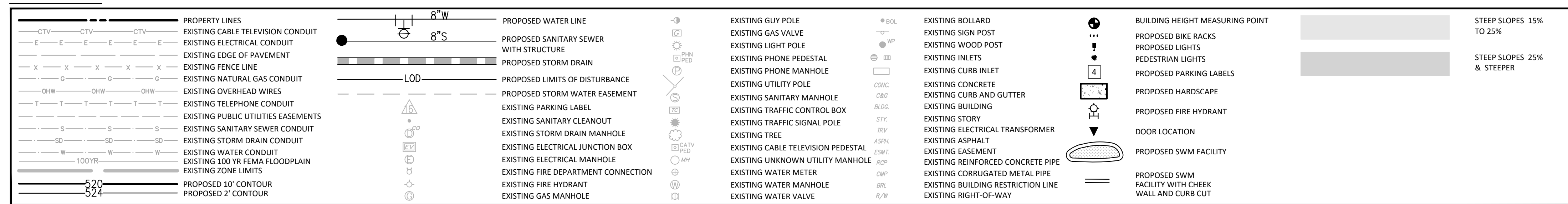
LAYOUT: PP-001 PRELIM COVER, Plotted By: bartel

FOR OFFICIAL USE ONLY OR 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: X-XXXXX For Conditions of Approval and Preliminary Plan Cover Sheet or Approval Sheet Permit numbers must be included in the Project Number.	DRAWN BY: _____ DESIGNED BY: _____ DATE ISSUED: _____ Vika PROJECT VMS0476 MNCPPC NO.
---	---

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____
Vika
PROJECT VMS0476
MNCPPC
NO.

SHEET NO. PP-001

PLAN LEGEND



VICINITY MAP
SCALE: 1" = 2000'



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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GERMANTOWN, MARYLAND 20874
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FAX: (301) 916-2262
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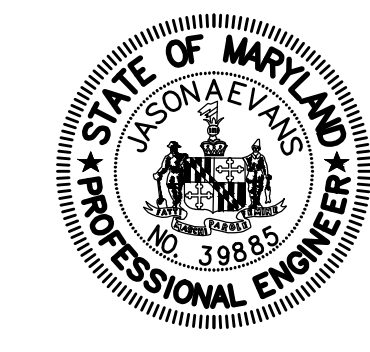
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[illegible]

PROFESSIONAL SEAL



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. 30885
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

PRELIMINARY PLAN

<p>FOR OFFICIAL USE ONLY</p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p>M-NCPPP</p> <p>APPROVAL</p>	
PROJECT NAME: _____	
PROJECT NUMBER: _____	
<p><i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i></p> <p><i>Revision numbers must be included in the Project Number</i></p>	

DRAWN BY: NP
DESIGNED BY: LA
DATE ISSUED: MAY 2022

VIKA
PROJECT VM50476

MNCPPC
NO.

DD 002

SHEET NO. PP-002

**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
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.

LAYOUT: PP-003. Plotted By: bartel

