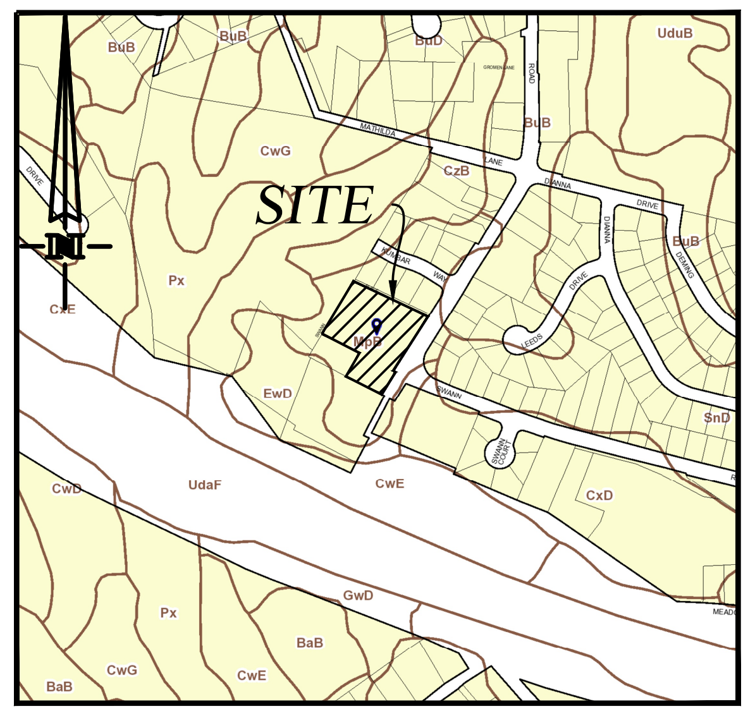
PRELIMINARY PLAN PPS-2023-001

FOR

SWANN SUBDIVISION

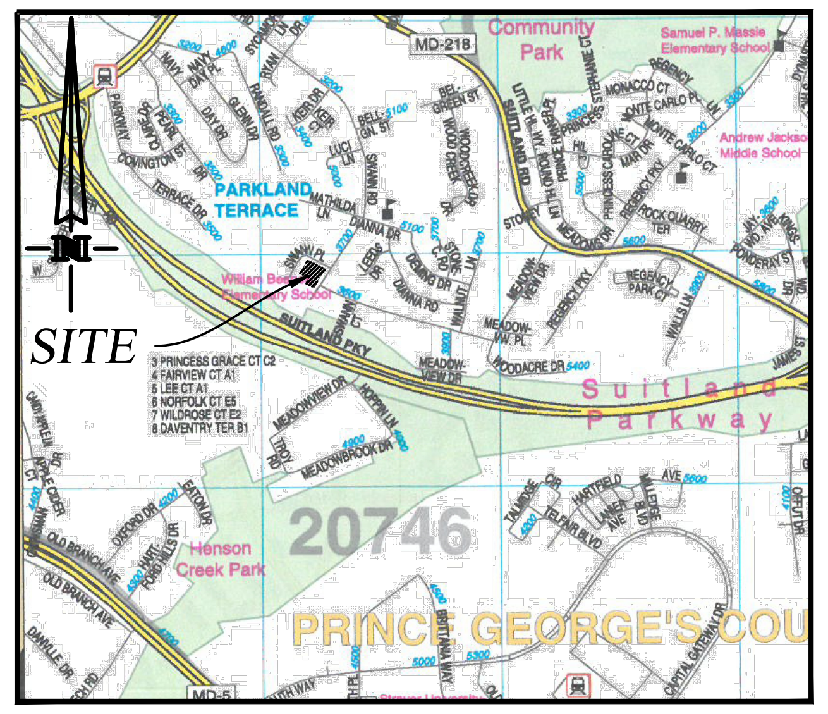
LOCATION OF SITE

SUITLAND, PRINCE GEORGES COUNTY, MD
TAX MAP 88, GRID E1-E2,F1-F2, PARCEL 142
6TH ELECTION DISTRICT



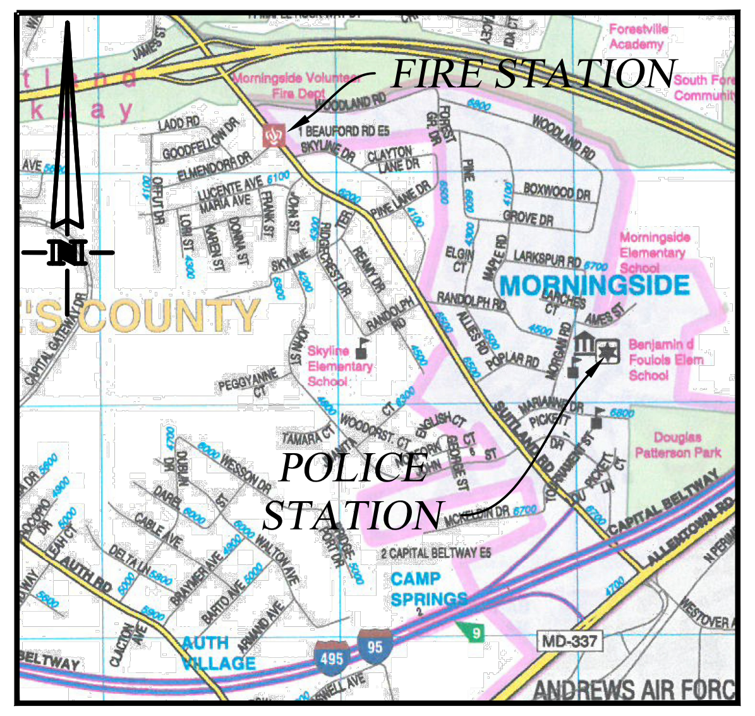
SITE
UduB
BuB
CwG
CzB
Px
EwD
CwD
UdaF
CwE
CxD
GwD
BaB
SnD

SOILS MAP
SCALE: 1" = 1000'



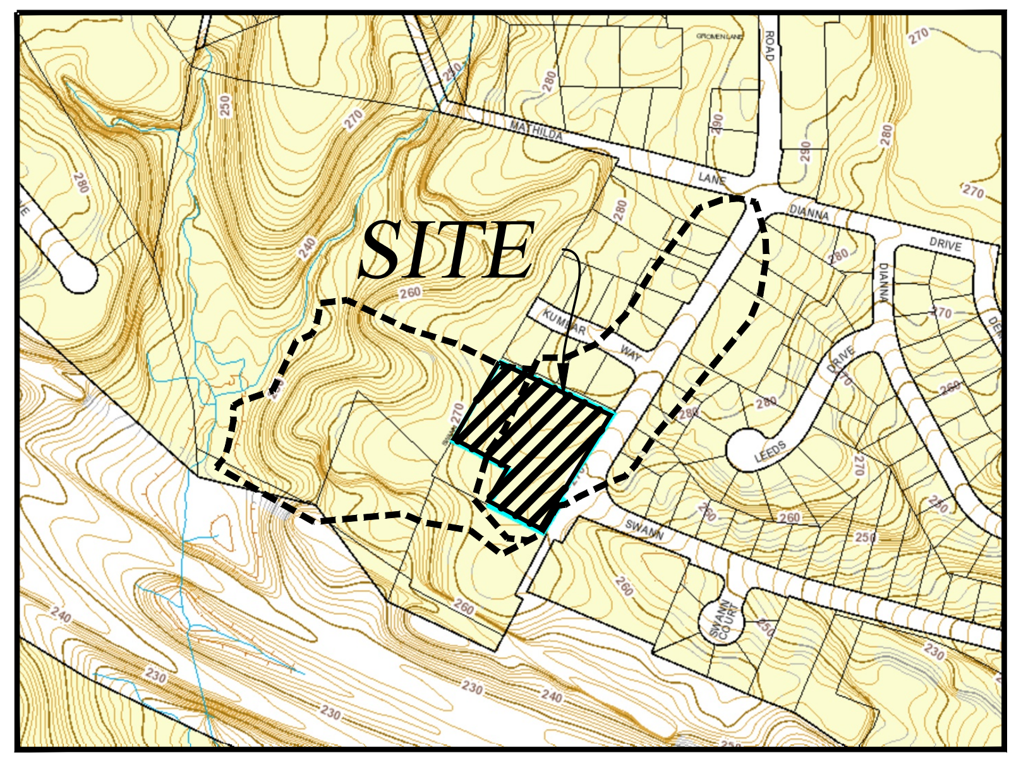
SITE
Community Park
PARKLAND TERRACE
20746
PRINCE GEORGE'S COU
Suitland Parkway
Henson Creek Park
MD-218

VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 5767, GRID B-3
SCALE: 1" = 2000'



FIRE STATION
POLICE STATION
MORNINGSIDE
'S COUNTY
CAMP SPRINGS
MD-337
ANDREWS AIR FORC

EMERGENCY SERVICE MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 5767, GRID F-4
SCALE: 1" = 2000'

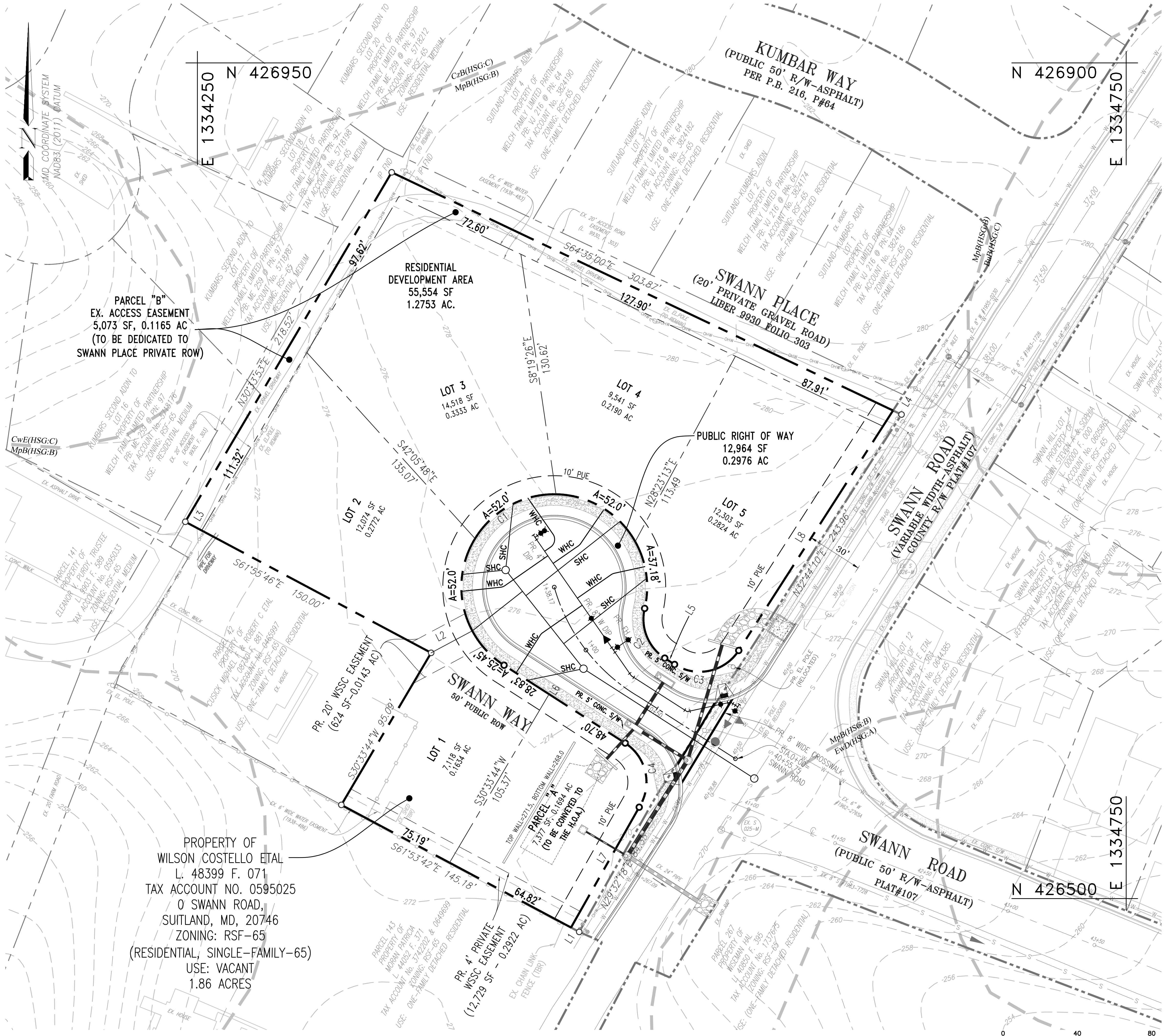


SITE
MATHILDA
LANE
DIANNA
DRIVE
KUMBAR WAY
LEEDS
SWANN
SWANN COURT

DRAINAGE AREA MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER / DEED REFERENCE
   WILSON COSTELLO ETAL
   3805 BERRY DR.
   TEMPLE HILLS,MD 20748
   LIBER 48399, FOLIO 071
2. TAX MAP 88, GRID E1-E2,F1-F2
3. WSSC 200 SHEET NO. 205SE05
4. PURPOSE: CONVENTIONAL MINOR SUBDIVISION FOR 5 RESIDENTIAL LOTS, PARCEL "A" (SWM) AND PARCEL "B" (ACCESS EASEMENT) WHICH PROVIDE MAXIMUM FLEXIBILITY IN SUBDIVISION DESIGN.
5. PRIOR APPROVALS: N/A
6. SITE GROSS AREA: 1.86 ACRES/NET AREA: 1.86 ACRES; RSF-65
7. NET DEVELOPABLE AREA OUTSIDE PMA: 1.86 ACRES
8. 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
9. 0.00 ACRES OF 100-YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016. ALSO, ACCORDING TO A LETTER FROM DPIE DATED 8/26/21, THERE IS NO 100-YR FLOODPLAIN ON THE SITE.
10. ACREAGE OF ROAD DEDICATION: 0.298 AC. SWANN WAY
11. ZONING:
    CURRENT ZONING: RSF-65
    PRIOR ZONING:R-55/D-D-O
    THE APPLICATION IS BEING FILED PURSUANT TO THE CURRENT SUBDIVISION REGULATIONS AND ZONING ORDINANCE AND ACCORDING TO THE CURRENT ZONING.
12. PROPOSED USE: 5 LOT RESIDENTIAL MINOR SUBDIVISION
13. PROPOSED DWELLING UNIT TYPE: 5 SINGLE FAMILY DETACHED HOMES
14. ZONING DENSITY: 6.70 DWELLINGS/PER NET ACRE OF NET TRACT AREA.
    6.70 X 1.86 = 12.46
    PROPOSED 5 DWELLINGS
15. MINIMUM LOT SIZE PER ZONING ORDINANCE AND SUBDIVISION REGULATIONS:
    6,500 SQ FT (CONVENTIONAL LOTS).
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 65'
    MINIMUM LOT WIDTH AT FRONT STREET LINE: 52'
17. SUSTAINABLE GROWTH TIER: YES - TIER 1
18. MILITARY INSTALLATION OVERLAY: N/A
19. STORMWATER MANAGEMENT CONCEPT
    SDCP# 42789-2021-0 ; APPROVAL DATE 06/30/25
20. SEWER & WATER CATEGORIES:
    EXISTING SEWER - 3 ; WATER - 3
    PROPOSED SEWER - 3 ; WATER - 3
21. PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.
22. MANDATORY PARK DEDICATION REQUIREMENT: FEE-IN-LIEU OF DEDICATION
23. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
24. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
25. TYPE ONE CONSERVATION PLAN: YES, TCP1
26. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
27. THERE ARE NO EXISTING WETLANDS ON THE PROPERTY.
28. THERE ARE NO STREAMS ON THE PROPERTY.
29. SOILS:
    MpB: MATAPEAKE SILT LOAM, 2 TO 5% SLOPES
30. PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.



N
MD COORDINATE SYSTEM NAD83 (2011) DATUM
N 426950
E 1334250
N 426900
E 1334750
N 426500
E 1334750
KUMBAR WAY
(PUBLIC 50' R/W-ASPHALT)
PER P.B. 216, P#64
CzB(HSG:C)
MpB(HSG:B)
CwE(HSG:C)
MpB(HSG:B)
MpB(HSG:B)
BuB(HSG:C)
MpB(HSG:B)
EwD(HSG:A)
RESIDENTIAL DEVELOPMENT AREA
55,554 SF
1.2753 AC.
PARCEL "B"
EX. ACCESS EASEMENT
5,073 SF, 0.1165 AC
(TO BE DEDICATED TO SWANN PLACE PRIVATE ROW)
SWANN PLACE
(20' PRIVATE GRAVEL ROAD)
LIBER 9930 FOLIO 303
72.60'
S64°35'00"E
303.87'
127.90'
87.91'
97.62'
218.52'
N30°33'53"E
111.32'
LOT 3
14,518 SF
0.3333 AC
LOT 4
9,541 SF
0.2190 AC
LOT 2
12,074 SF
0.2772 AC
LOT 5
12,303 SF
0.2824 AC
LOT 1
7,118 SF
0.1634 AC
S8°19'26"E
130.62'
S42°05'48"E
135.07'
N28°23'13"E
113.49
PUBLIC RIGHT OF WAY
12,964 SF
0.2976 AC
10' PUE
A=52.0'
A=52.0'
A=52.0'
A=37.18'
A=25.45'
C1
C2
C3
C4
L1
L2
L3
L4
L5
L6
L7
L8
WHC
SHC
S61°55'46"E
150.00'
PR. 20' WSSC EASEMENT
(624 SF-0.0143 AC)
S30°33'44"W 95.09'
S30°33'44"W
105.37'
SWANN WAY
50' PUBLIC ROW
28.83'
48.70'
75.19'
S61°53'42"E 145.18'
64.82'
PR. 5' CONC. S/W
PARCEL "A"
7,377 SF, 0.1694 AC
(TO BE CONVEYED TO THE H.O.A.)
TOP WALL=271.5, BOTTOM WALL=268.0
PR. 4' PRIVATE WSSC EASEMENT
(12,729 SF - 0.2922 AC)
N29°32'18"E
N32°44'10"E
243.96'
30'
PR. 8' WIDE CROSSWALK
STA.0+00=
40+55.75
SWANN ROAD
SWANN ROAD
(VARIABLE WIDTH-ASPHALT)
COUNTY R/W PLAT#107
SWANN ROAD
(PUBLIC 50' R/W-ASPHALT)
PLAT#107
PROPERTY OF
WILSON COSTELLO ETAL
L. 48399 F. 071
TAX ACCOUNT NO. 0595025
0 SWANN ROAD,
SUITLAND, MD, 20746
ZONING: RSF-65
(RESIDENTIAL, SINGLE-FAMILY-65)
USE: VACANT
1.86 ACRES
0
40
80
SCALE 1" = 40'

SITE STATISTICS TABLE

Site Statistics	Total
Gross tract area	1.86 AC
Existing 100-year floodplain	0.00 AC
Net tract area	1.86 AC
Existing woodland in floodplain	0.00 AC
Existing woodland net tract	1.76 AC
Existing woodland Total	1.76 AC
Existing PMA	0.00 AC
Regulated streams (linear feet of centerline)	0.00 LF
Riparian (wooded) buffer up to 300 feet wide	0.00 AC

Gross Site Area	1.8588 AC
Dedicated To Public ROW	0.2976 AC
Net Site Area	1.5612 AC
Parcel A (SWM)	0.1694 AC
Development Area	1.2753 AC
Parcel B (Access Easement)	0.1165 AC

DEVELOPER/OWNER

WILSON COSTELLO ETAL
3805 BERRY DR.
TEMPLE HILLS, MD 20748
cwilson@teamcpn.com
202-498-0796

ELITE
Engineering

6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
Contact: Asko Miljkovic

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.00'	50.00'	59°58'76"	S 14°02'14" E	58.43'
C2	30.77'	25.00'	56°14'17"	N 18°08'19" E	130.00'
C3	39.27'	25.00'	249°48'15"	S 08°50'23" E	82.01'
C4	37.87'	25.00'	70°20'07"	S 80°53'41" W	28.80'

LINE	BEARING	DISTANCE
L1	S61°53'42"E	5.00'
L2	N61°53'55"E	25.13'
L3	S61°55'46"E	10.00'
L4	S64°35'00"E	5.04'
L5	N57°15'49"W	6.29'
L6	S57°15'49"E	77.35'
L7	N29°32'18"E	75.82'
L8	N32°44'10"E	153.62'

LEGEND

TITLE	SYMBOL
SOILS BOUNDARY	CsE EkA
PROPERTY BOUNDARY	—··—··—
ADJACENT PROPERTY BOUNDARY	- - — - - —
EX. TREE LINE	︵︵︵︵
PR. ROAD CENTERLINE	—·—·—
EX. UTILITY POLE	○
EX. OVERHEAD WIRES	OHW OHW
EX. WATER	W W
EX. SEWER	S S
EX. 2' CONTOUR	122
PR. SEWER	PR. 6" S PVC
PR. WATER	PR. 6" W DIP

PROFESSIONAL CERTIFICATION: 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. 28003, EXPIRATION 10/16/2026

REVISIONS	BY

ELITE
Engineering

ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240)206-8055

28003
08-04-2025

PRELIMINARY PLAN PPS-2023-001
FOR
SWANN SUBDIVISION

0 SWANN ROAD
SUITLAND, PRINCE GEORGE'S COUNTY, MD
TAX MAP 88, GRID E1-E2,F1-F2
6TH ELECTION DISTRICT

DRAWN
LO
CHECKED
AM
DATE

SCALE
AS SHOWN

DRAWING

1 OF 1