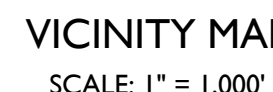


EXISTING PARCEL/LOT INFORMATION:	
PARCEL 47:	TAX MAP 109, GRID F4, 10.08361 ACRES, DEED REF. 32304/0001 I, PLAT REF. N/A, ACCOUNT NO. 15-1726016
PARCEL 53:	TAX MAP 109, GRID F3, 0.51781 ACRES, DEED REF. 09263/00187, PLAT REF. N/A, ACCOUNT NO. 15-1782176
PARCEL 64:	TAX MAP 109, GRID F3, 0.33464 ACRES, DEED REF. 36669/945, PLAT REF. N/A, ACCOUNT NO. 15-1726079
PARCEL 103:	TAX MAP 109, GRID F3, 0.03120 ACRES, DEED REF. N/A, PLAT REF. N/A, ACCOUNT NO. 15-3755766
LOT 1:	TAX MAP 109, GRID F3, 0.92390 ACRES, DEED REF. N/A, PLAT REF. N/A, ACCOUNT NO. 15-5523031
LOT 3:	TAX MAP 109, GRID F3, 1.47337 ACRES, DEED REF. 38026/00299, PLAT REF. 139068
2.	TAX MAP NUMBER AND GRID: MAP 109, GRIDS F3, F4
3.	200 FOOT MAP REFERENCE (WSSC): 210 SE 11
4.	PURPOSE OF SUBDIVISION: RESIDENTIAL AND COMMERCIAL DEVELOPMENT
5.	PRIOR APPROVALS: NRI-182-2017 SE-4549 DDS-564 5-12033
6.	TOTAL GROSS AND NET TRACT AREA BY ZONE: C-S-C ZONE: GROSS TRACT AREA: 124,254.72 SF (2,825.24 Ac.) FLOODPLAIN AREA: 12,502.40 SF (0.2870 Ac.) NET TRACT AREA: 111,752.32 SF (2,565.5 Ac.) R-R ZONE: GROSS TRACT AREA: 545,026.64 SF (12,512.1 Ac.) FLOODPLAIN AREA: 228,279.51 SF (5,2406 Ac.) NET TRACT AREA: 316,747.13 SF (7,2715 Ac.) TOTALS FOR ALL ZONES: GROSS TRACT AREA: 669,281.36 SF (15,3646 Ac.) NET TRACT AREA: 428,499.45 SF (9,8370 Ac.)
7.	NET DEVELOPABLE AREA OUTSIDE OF PMA: 384,804.83 SF (8,8339 Ac.)
8.	ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: PRIMARY MANAGEMENT AREA: 284,476.33 SF (6.5307 Ac.) WETLANDS: 35,387.00 SF (0.8124 Ac.) 100-YEAR FLOODPLAIN: 240,781.91 SF (5.5276 Ac.)
9.	ACREAGE OF ROAD DEDICATION: 6,807.63 SF (0.1563 Ac.)
10.	EXISTING ZONING/USE: ZONE C-S-C, USE COMMERCIAL ZONE R-R, USE RESIDENTIAL AND VACANT LAND
11.	PROPOSED USE OF PROPERTY: RESIDENTIAL COMPONENT NET TRACT AREA: 316,747.13 SF (7,2715 Ac.) COMMERCIAL COMPONENT NET TRACT AREA: 111,752.32 SF (2,565.5 Ac.) ROAD DEDICATIONS: 6,807.63 SF (0.1563 Ac.) TOTAL NET TRACT AREA: 421,691.82 SF (9,6807 Ac.)
12.	PROPOSED DWELLING UNITS BY TYPE: SINGLE FAMILY ATTACHED: 77
13.	RESIDENTIAL DENSITY CALCULATION: 77 UNITS PROPOSED ON 324.30 SF (7.4458 Ac.) DENSITY: 10.3 UNITS PER ACRE
14.	MINIMUM LOT SIZE REQUIRED (Section 27-548(h)): 1,800 SF MINIMUM LOT SIZE PROPOSED: 1,460 SF VARIANCE TO MINIMUM LOT SIZE REQUESTED:
15.	MINIMUM LOT WIDTH AT FRONT PROPERTY LINE: 17.87' (LOT 32)
16.	SUSTAINABLE GROWTH TIER: YES, TIER I
17.	MILITARY INSTALLATION OVERLAY ZONE: NO
18.	CENTER CORRIDOR LOCATION: NO
19.	EXISTING GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 1,050 SF (EXISTING GAS AND GO/OU-HAUL)
20.	PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 10,000 GSF
21.	STORM WATER MANAGEMENT CONCEPT NUMBER: 57752-2017-00, APPROVAL DATE _____
22.	WATER AND SEWER CATEGORIES: EXISTING CATEGORIES 3 AND 4 PROPOSED CATEGORY 3
23.	AVIATION POLICY AREA: NONE
24.	MANDATORY PARK DEDICATION REQUIREMENT: PROFFER RECREATION FACILITIES EQUAL IN VALUE TO FEE IN LIEU CALCULATION
25.	CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
26.	HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
27.	TYPE I FOREST CONSERVATION PLAN: YES
28.	CHESAPEAKE BAY CRITICAL AREA: NO
29.	WETLANDS: YES. THE WETLAND INFORMATION SHOWN ON THIS PLAN IS FROM A WETLAND DELINEATION REPORT BY MASER CONSULTING P.A. DATED 11/17/2017 AND WETLAND DELINEATION PLAN DATED 11/14/2017. CURRENTLY PENDING REVIEW BY MDE AND USFWS.
30.	STREAMS: YES
31.	SOILS: REFER TO NRI-182-2017
32.	THIS PROPERTY IS NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
33.	SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MASER CONSULTING DATED AUGUST 15, 2016.
34.	100 YEAR FLOODPLAIN STUDY: THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON AN APPROVED FLOODPLAIN DELINEATION FFS-2017/14 ISSUED BY PRINCE GEORGE'S COUNTY DREI ON AUGUST 1, 2017.
35.	THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
36.	CROOM ROAD (MD RTE 382) IS LISTED AS A SCENIC AND HISTORIC ROAD
37.	NATURAL RESOURCE INVENTORY NUMBER: NRI-182-2017
38.	ALL EXISTING STRUCTURES ARE TO BE RAZED.

LOT 1:	OWNER:	CROOM ROAD, LLC
	ADDRESS:	7611 CROOM RD UPPER MARLBORO, MD 20772-9729
LOT 3:	OWNER:	FLOWERS, STEVEN K. ETAL AND FLOWERS, REVECCA D
	ADDRESS:	8451 MEADOWVIEW CIR OWINGS MILLS, MD 20736
PARCEL 47:	OWNER:	7700 SE CRAIN LLC
	ADDRESS:	12680 DARBY BROOKE CT WOODBIDGE, VA 22192
PARCEL 53:	OWNER:	BELL, JACKSON R. AND PETER LAURENZAN
	ADDRESS:	8538 GLENLEAGUE WAY NAPLES, FL 34120-1683
PARCEL 64:	OWNER:	7624 SE CRAIN LLC
	ADDRESS:	12680 DARBY BROOKE CT WOODBIDGE, VA 22192
PARCEL 103:	OWNER:	CROOM ROAD LLC
	ADDRESS:	7611 CROOM RD UPPER MARLBORO, MD 20772

COMPOSITE PLAN
1" = 100'



INDEX OF SHEETS		
SHT. NO.	DESCRIPTION	LATEST REVISION
1	TITLE SHEET AND GENERAL NOTES	
2	LOT/PARCEL AREA TABLE, LEGEND AND APPROVALS	
3	PRELIMINARY PLAN (PLAN VIEW)	
4	PRELIMINARY PLAN (PLAN VIEW)	

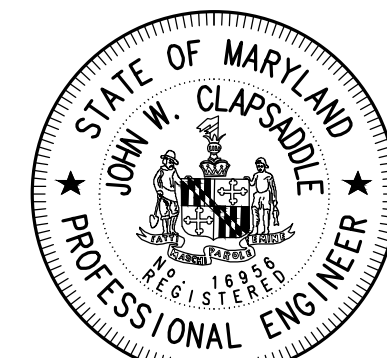
ACREAGE TABULATION		
DESCRIPTION	AREA (SF)	AREA (AC)
PUBLIC R/W DEDICATION (CRAIN HWY)	6,807.63	0.156282
HOA PRIVATE ROADS AND ALLEYS	70,209.21	1.611782
HOA OPEN SPACE PARCELS	367,034.91	8.425962
TOWNHOUSE LOTS	130,988.23	3.007076
COMMERCIAL PARCEL	94,241.38	2.163484
TOTAL	669,281.36	15.364586

SITE DATA TABLE	
SUBDIVISION NAME	GRAIN COMMONS
ZONING	C-S-C and R-R
PROPOSED USE OF PROPERTY	RESIDENTIAL AND COMMERCIAL/RETAIL
TAX MAP NUMBER	0109
200 FOOT MAP REFERENCE (WSSC)	210 SE 11
METHOD OF SEWAGE DISPOSAL	PUBLIC SYSTEM
SYSTEM AREA DESIGNATION FOR SEWER	S-3
SYSTEM AREA DESIGNATION FOR WATER	W-3
TOPOGRAPHY	NASSER CONSULTING ALTA/ACSM LAND TITLE SURVEY (8/15/16)
WETLANDS	NASSER CONSULTING, P.A. REPORT (11/17/17)
100 YEAR FLOODPLAIN STUDY	FPS-2017/14 (DPIE ISSUED 8/17/17)

811
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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[illegible][illegible]

JOHN W. CLAPSADDLE
MARYLAND PROFESSIONAL
ENGINEER - LICENSE NUMBER: 16956

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. 169356 EXPIRATION DATE: 6-09-18.

APPLICANT
PETROLEUM
MARKETING GROUP

15th ELECTION DISTRICT
PRINCE GEORGE'S
COUNTY, MARYLAND



STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4330

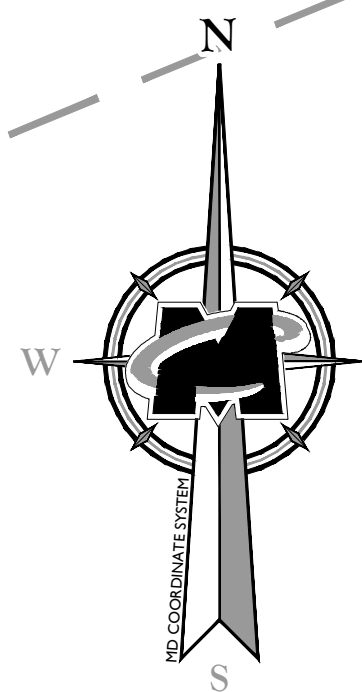
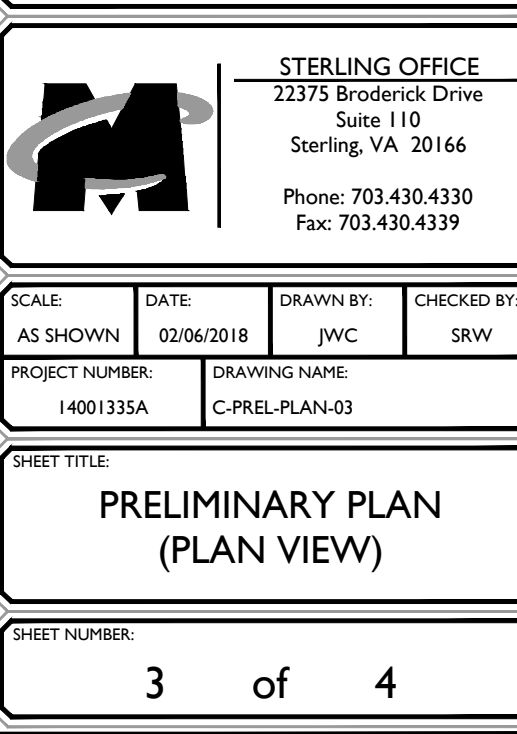
SCALE: AS SHOWN	DATE: 02/06/2018	DRAWN BY: JWC	CHECKED BY: SRW
PROJECT NUMBER: 14001335A		DRAWING NAME: C-PREL-PLAN-01	

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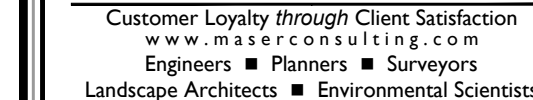
TITLE SHEET
AND GENERAL NOTES

SHEET NUMBER:
1 of 4

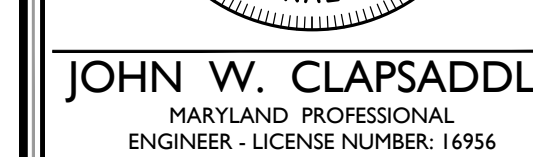
<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p>M-NCPPC APPROVAL</p>	
<p>PROJECT NAME: CRAIN COMMONS</p>	
<p>PROJECT NUMBER: 4-17039</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	



For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



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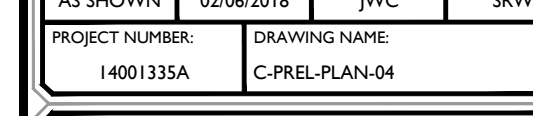
Page 10 of 10

APPLICANT
PETROLEUM
MARKETING GROU

TAX MAP 109, GRIDS F3, F4
LOTS 1 and 3
PARCELS 47, 53, 64 and 103



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SHEET NUMBER: 1 of 1

