PRELIMINARY PLAN 4-18016

FOR

CRAIN COMMONS

PROPOSED LOTS/PARCELS: LOTS 1 - 76, PARCELS A - H, J - L AND PARCEL 01

CURRENT PROPERTY: TAX MAP 109, GRIDS F3 & F4, LOTS 1, 3, PARCELS 47, 53, & 64

15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY MARYLAND

DEVELOPER: PETROLEUM MARKETING GROUP
2359 RESEARCH COURT, WOODBRIDGE VA. 22192
PHONE: (703) 494-5800

GENERAL NOTES

1. EXISTING PARCEL/LOT INFORMATION:
   PARCEL 47: TAX MAP 109, GRID F4, 10.11481 ACRES, DEED REF. 32304/00011, PLAT REF. N/A, ACCOUNT NO. 15-1724061
   PARCEL 53: TAX M AP 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, 2.33469 ACRES, DEED REF. 36669/565, PLAT REF. N/A, ACCOUNT NO. 15-1724079
   LOT 1: TAX MAP 109, GRID F3, 0.92390 ACRES, DEED REF. N/A, PLAT REF. 236/007, 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-182-2017-01
   SE-4549
   DDS-564
   5-12033
   4-87171 (FLOWERS PROPERTY LOTS 2 AND 3)
   4-17039 (WITHDRAWN)
6. TOTAL GROSS AND NET TRACT AREA BY ZONE:
   C-S-C ZONE:
   GROSS TRACT AREA: 124,254.72 SF (2.8525 Ac.)
   FLOODPLAIN AREA: 12,502.40 SF (0.2870 Ac)
   NET TRACT AREA: 111,752.32 SF (2.5655 Ac.)
   R-R ZONE:
   GROSS TRACT AREA: 545,026.64 SF (12.5121 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: 284,476.53 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: 6,808 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 (2.5655 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: 76
13. RESIDENTIAL DENSITY CALCULATION: 76 UNITS PROPOSED ON 324,340 SF (7.4458 Ac.)
    DENSITY: 10.2 UNITS PER ACRE
14. MINIMUM LOT WIDTH AT FRONT PROPERTY LINE: 17.16' (LOT 27)

    **LOT DESIGN REQUIREMENTS PER 27-441(B) TABLE OF USES FOR TOWNHOUSE FOOTNOTE 120 (CB-75-2018):
    MINIMUM LOT WIDTH FOR EXTERIOR UNITS: 20'
    MINIMUM LOT WIDTH FOR INTERIOR UNITS: 16'
15. SUSTAINABLE GROWTH TIER: YES, TIER I
16. MILITARY INSTALLATION OVERLAY ZONE: NO
17. CENTER CORRIDOR LOCATION: NO
18. EXISTING GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 1,050 SF (EXISTING GAS AND GO/U-HAUL)
19. PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 10,250 GSF
20. STORM WATER MANAGEMENT CONCEPT NUMBER: 57752-2017-00, APPROVAL DATE JUNE 21, 2018
    EXPIRATION DATE JUNE 21, 2021
21. WATER AND SEWER CATEGORIES: EXISTING CATEGORIES 3 AND 4
    PROPOSED CATEGORY 3
22. AVIATION POLICY AREA: NONE
23. MANDATORY PARK DEDICATION REQUIREMENT:
    PROFFER RECREATION FACILITIES EQUAL IN VALUE TO FEE IN LIEU CALCULATION
24. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
25. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
26. TYPE I FOREST CONSERVATION PLAN: TCP1-003-2018
27. CHESAPEAKE BAY CRITICAL AREA: NO
28. 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 USCOE.
29. STREAMS: YES
30. SOILS: REFER TO NRI-182-2017-01
31. 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.
32. 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.
33. 100 YEAR FLOODPLAIN STUDY: THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON AN APPROVED FLOODPLAIN DELINEATION FPS-201714 ISSUED BY PRINCE GEORGE'S COUNTY DPIE ON AUGUST 1, 2017.
34. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
35. CROOM ROAD (MD RTE 382) IS LISTED AS A SCENIC AND HISTORIC ROAD
36. NATURAL RESOURCE INVENTORY NUMBER: NRI-182-2017-01
37. ALL EXISTING STRUCTURES ARE TO BE RAZED.

RECORD OWNERS LIST

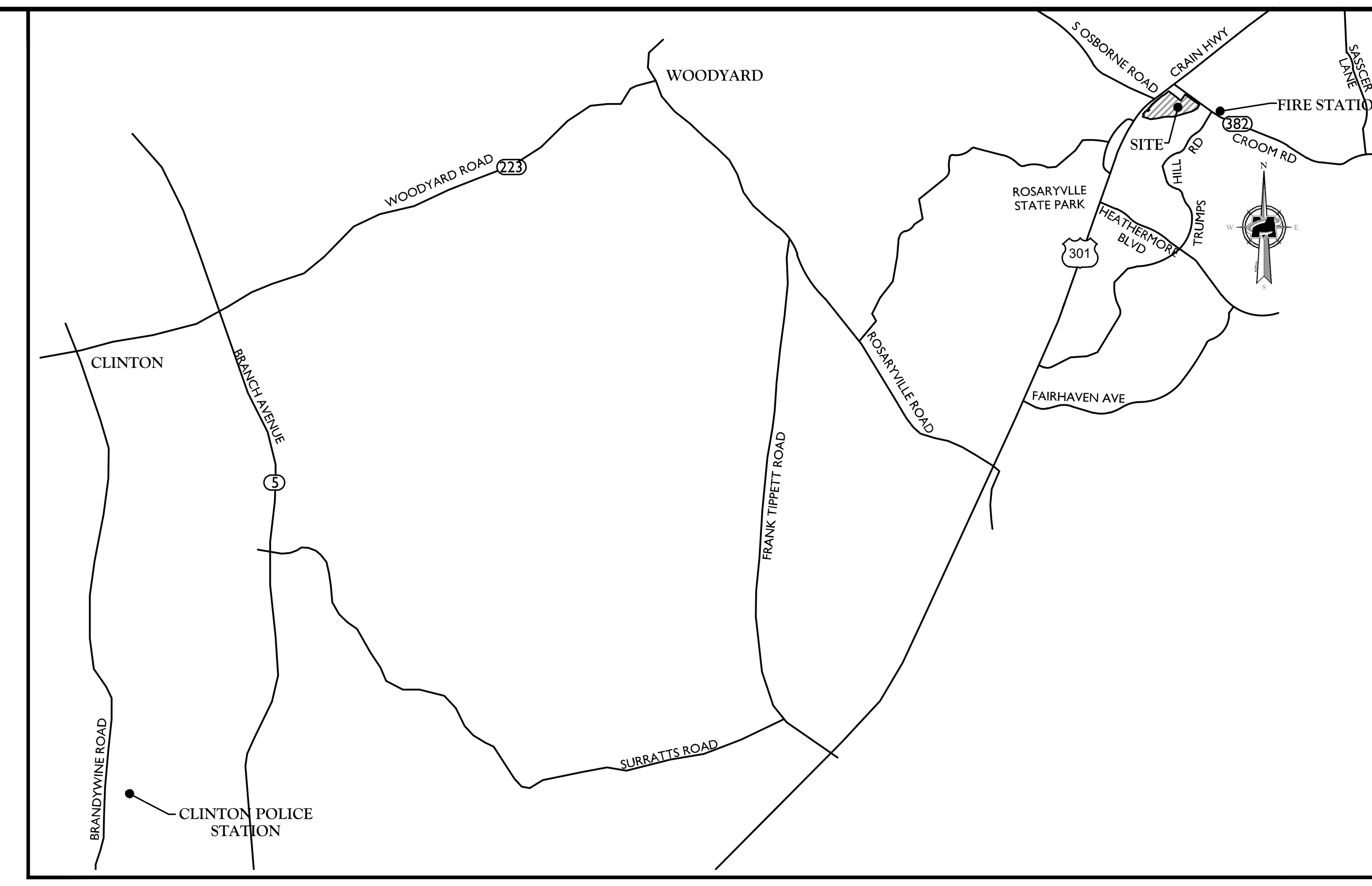
LOT 1: OWNER: CROOM ROAD, LLC
ADDRESS: 7611 CROOM RD
UPPER MARLBORO, MD 20772-9729

LOT 3: OWNER: FLOWERS, STEVEN K. ETAL AND FLOWERS, REVECCA D.
ADDRESS: 8451 MEADOVIEW CIR
OWINGS MILLS, MD 20736

PARCEL 47: OWNER: 7700 SE CRAIN LLC
ADDRESS: 12680 DARBY BROOKE CT
WOODBRIDGE, VA 22192

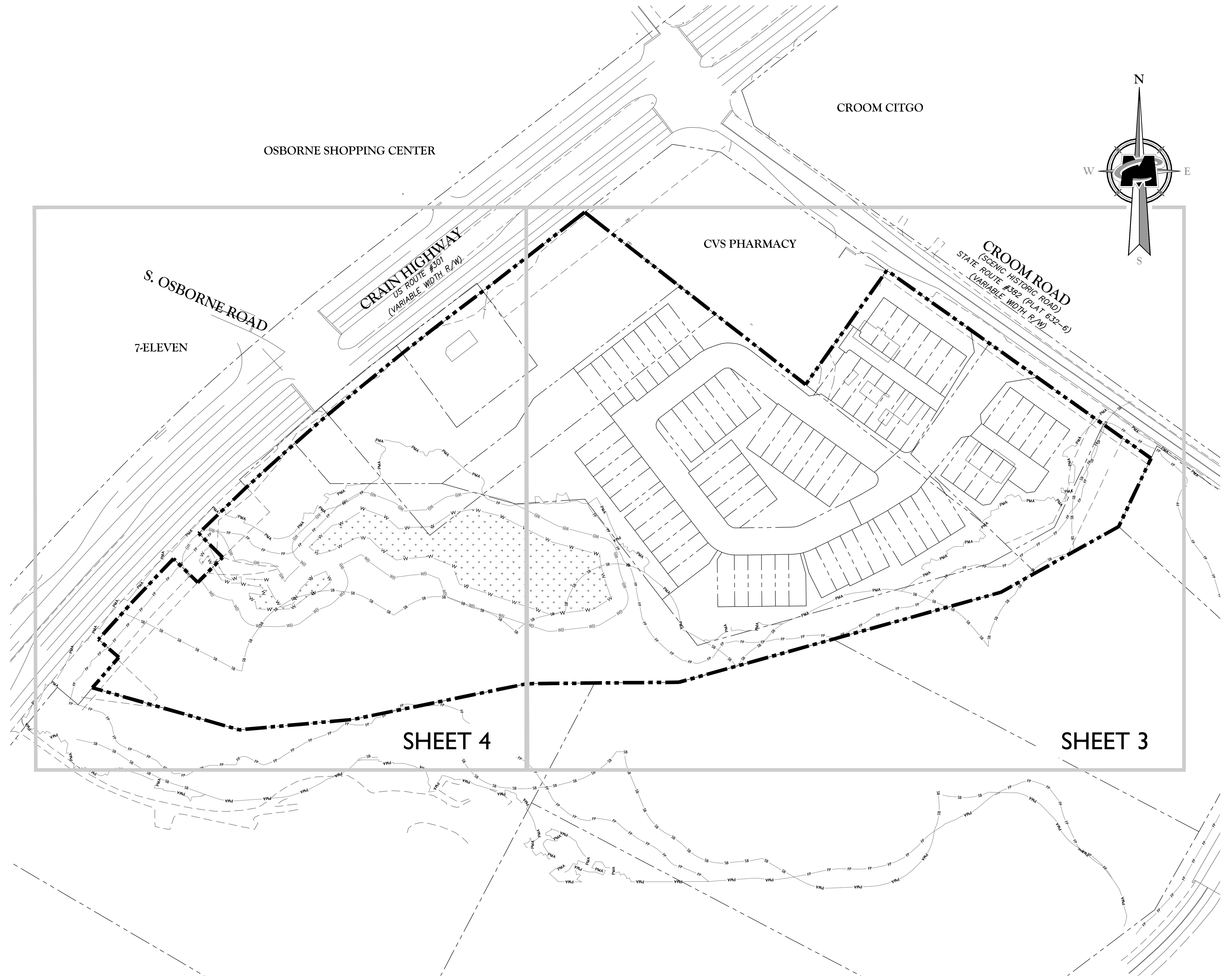
PARCEL 53: OWNER: BELL, JACKSON R. AND PETER LAURENZAN
ADDRESS: 8538 GLENEAGLE WAY
NAPLES, FL 34120-1683

PARCEL 64: OWNER: 7624 SE CRAIN LLC
ADDRESS: 12680 DARBY BROOKE CT
WOODBRIDGE, VA 22192



VICINITY MAP
SCALE: 1" = 3,000'

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



COMPOSITE PLAN
1" = 100'

ACREAGE TABULATION		
DESCRIPTION	AREA (SF)	AREA (AC)
PUBLIC R/W DEDICATION (CRAIN HWY)	6,808	0.156282
HOA PRIVATE ROADS AND ALLEYS	63,130	1.449270
HOA OPEN SPACE PARCELS	106,517	2.445295
MNCPPC PARK DEDICATION	273,293	6.273944
TOWNHOUSE LOTS	125,292	2.876310
COMMERCIAL PARCEL	94,241	2.163484
TOTAL	669,281	15.364586

SITE DATA TABLE	
SUBDIVISION NAME	CRAIN 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	MASER CONSULTING ALTA/ACSM LAND TITLE SURVEY (8/15/16)
WETLANDS	MASER CONSULTING, P.A. REPORT (11/17/17)
100 YEAR FLOODPLAIN STUDY	FPS-201714 (DPIE ISSUED 8/1/17)

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN ____________
TCP ____________
PLANNING BOARD ACTION: ____________
PER PGCPB RESOLUTION #: ____________
ADOPTION DATE: ____________
SIGNATURE APPROVAL DATE: ____________
AUTHORIZED SIGNATURE

THIS BLOCK IS 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: CRAIN COMMONS
PROJECT NUMBER: 4-18016

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

MASER CONSULTING P.A.
Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com
Engineers ■ Planners ■ Surveyors
Landscape Architects ■ Environmental Scientists
Office Locations:
■ Red Bank, NJ ■ Clinton, NJ ■ Hamilton, NJ ■ Marmora, NJ ■ Mt. Arlington, NJ ■ Mt. Laurel, NJ ■ Sterling, VA ■ Norfolk, VA ■ Albuquerque, NM
■ Albany, NY ■ Chestnut Ridge, NY ■ New Windsor, NY ■ Hawthorne, NY ■ Lehigh Valley, PA ■ Exton, PA ■ Philadelphia, PA ■ Tampa, FL ■ Miami, FL ■ Columbia, MD

Copyright © 2019. Maser Consulting P.A. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting, P.A.

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Eduardo J. Intriago
Date: 2019.07.17 19:38:08-04'00'

EDUARDO J. INTRIAGO
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 46513

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY PE, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 46513, EXPIRATION DATE: 03-02-21.

PRELIMINARY PLAN
4-18016

APPLICANT
PETROLEUM MARKETING GROUP

CRAIN COMMONS

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

15th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	07/15/2019		

PROJECT NUMBER:	DRAWING NAME:
14001335A	C-PREL-PLAN-01

SHEET TITLE:
TITLE SHEET AND GENERAL NOTES

SHEET NUMBER:
1 of 4

1335A\Plans (Maser PDFs)\Engineering\01-MNCPPC\Preliminary Plan\C-PREL-PLAN-01.dwg\C-PREL-PLAN-01 By: CERICE