PROPOSED LOT/PARCEL AREA TABLE					
LOT	PARCEL	AREA (SQ. FT.)	AREA (AC.)	USE	OWNERSHIP
TOWNHOUSE LOTS					
1	---	1,690	0.0388	20' TOWNHOUSE	PRIVATE
2	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
3	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
4	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
5	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
6	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
7	---	1,710	0.0393	20' TOWNHOUSE	PRIVATE
8	---	1,642	0.0377	20' TOWNHOUSE	PRIVATE
9	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
10	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
11	---	1,360	0.0312	20' TOWNHOUSE	PRIVATE
12	---	1,642	0.0377	20' TOWNHOUSE	PRIVATE
13	---	1,583	0.0363	20' TOWNHOUSE	PRIVATE
14	---	1,460	0.0335	20' TOWNHOUSE	PRIVATE
15	---	1,460	0.0335	20' TOWNHOUSE	PRIVATE
16	---	1,614	0.0371	20' TOWNHOUSE	PRIVATE
17	---	2,153	0.0494	20' TOWNHOUSE	PRIVATE
18	---	1,617	0.0371	20' TOWNHOUSE	PRIVATE
19	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
20	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
21	---	2,018	0.0463	20' TOWNHOUSE	PRIVATE
22	---	1,836	0.0421	20' TOWNHOUSE	PRIVATE
23	---	1,460	0.0335	20' TOWNHOUSE	PRIVATE
24	---	1,460	0.0335	20' TOWNHOUSE	PRIVATE
25	---	1,400	0.0321	20' TOWNHOUSE	PRIVATE
26	---	1,691	0.0388	20' TOWNHOUSE	PRIVATE
27	---	1,806	0.0415	20' TOWNHOUSE	PRIVATE
28	---	1,520	0.0349	20' TOWNHOUSE	PRIVATE
29	---	1,520	0.0349	20' TOWNHOUSE	PRIVATE
30	---	1,520	0.0349	20' TOWNHOUSE	PRIVATE
31	---	1,520	0.0349	20' TOWNHOUSE	PRIVATE
32	---	1,933	0.0444	20' TOWNHOUSE	PRIVATE
33	---	1,857	0.0426	20' TOWNHOUSE	PRIVATE
34	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
35	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
36	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
37	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
38	---	1,873	0.0430	20' TOWNHOUSE	PRIVATE
39	---	1,873	0.0430	20' TOWNHOUSE	PRIVATE
40	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
41	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
42	---	1,490	0.0342	20' TOWNHOUSE	PRIVATE
43	---	1,873	0.0430	20' TOWNHOUSE	PRIVATE
44	---	1,936	0.0445	20' TOWNHOUSE	PRIVATE
45	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
46	---	1,720	0.0395	20' TOWNHOUSE	PRIVATE
47	---	1,720	0.0395	20' TOWNHOUSE	PRIVATE
48	---	1,720	0.0395	20' TOWNHOUSE	PRIVATE
49	---	1,720	0.0395	20' TOWNHOUSE	PRIVATE
50	---	1,720	0.0395	20' TOWNHOUSE	PRIVATE
51	---	2,080	0.0478	20' TOWNHOUSE	PRIVATE
52	---	1,954	0.0449	20' TOWNHOUSE	PRIVATE
53	---	1,547	0.0355	20' TOWNHOUSE	PRIVATE
54	---	1,547	0.0355	20' TOWNHOUSE	PRIVATE
55	---	1,547	0.0355	20' TOWNHOUSE	PRIVATE
56	---	1,547	0.0355	20' TOWNHOUSE	PRIVATE
57	---	1,547	0.0355	20' TOWNHOUSE	PRIVATE
58	---	1,945	0.0446	20' TOWNHOUSE	PRIVATE
59	---	2,012	0.0462	20' TOWNHOUSE	PRIVATE
60	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
61	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
62	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
63	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
64	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
65	---	2,012	0.0462	20' TOWNHOUSE	PRIVATE
66	---	1,993	0.0458	20' TOWNHOUSE	PRIVATE
67	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
68	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
69	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
70	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
71	---	2,011	0.0462	20' TOWNHOUSE	PRIVATE
72	---	2,012	0.0462	20' TOWNHOUSE	PRIVATE
73	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
74	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
75	---	1,600	0.0367	20' TOWNHOUSE	PRIVATE
76	---	1,962	0.0450	20' TOWNHOUSE	PRIVATE
PRIVATE ROAD AND ALLEY PARCELS					
---	A	18,455	0.4237	PRIVATE ROAD	HOA
---	B	36,563	0.8394	PRIVATE ROAD	HOA
---	C	4,322	0.0992	PRIVATE ALLEY	HOA
---	D	3,790	0.0870	PRIVATE ALLEY	HOA
OPEN SPACE PARCELS					
---	E	7,514	0.1725	OPEN SPACE	HOA
---	F	1,029	0.0236	OPEN SPACE	HOA
---	G	44,244	1.0157	OPEN SPACE	HOA
---	H	273,293	6.2739	OPEN SPACE	MNCPPC
---	J	9,376	0.2152	OPEN SPACE	HOA
---	K	12,655	0.2905	OPEN SPACE	HOA
---	L	31,699	0.7277	OPEN SPACE	HOA
COMMERCIAL RETAIL PARCELS					
---	01	94,241	2.1635	COMMERCIAL	PRIVATE
PUBLIC ROAD DEDICATIONS					
---	(Crain Highway)	6,808	0.1563	PUBLIC ROAD	MSHA

ACREAGE TABULATION		
DESCRIPTION	AREA (SF)	AREA (AC)
DEDICATIONS	6,808	0.156282
HOA PRIV RD/ALLEY	63,130	1.449270
HOA OPEN SPACE	106,517	2.445295
MNCPPC PARCEL	273,293	6.273944
TOWNHOUSE LOTS	125,292	2.876310
COMMERCIAL PAR	94,241	2.163484
TOTAL AREA	669,281	15.364586

LOT/PARCEL TABULATION

LOTS	76
PARCELS	12

	SQ. FT.	ACRES
TOTAL HOA DEDICATION	169,647	3.894565
TOTAL MNCPPC DEDICATION	273,293	6.273944

LEGEND

- PROJECT BOUNDARY
- EX. PARCEL LINES
- PROPOSED LOT/PARCEL LINES
- PROPOSED SHA RIGHT OF WAY DEDICATION
- PMA — PRIMARY MANAGEMENT AREA
- SB — STREAM BUFFER
- FP — 100-YEAR FLOODPLAIN LIMIT
- W — WETLAND BOUNDARY
- WETLAND BUFFER LINE
- ZONE C-S-C / ZONE R-R — ZONING LINE
- PUBLIC UTILITY EASEMENT
- LANDSCAPE BUFFER
- US 301 ACCESS CONTROL RIGHT OF WAY
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR
- EXISTING WATER
- EXISTING SANITARY SEWER
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- STEEP SLOPES (>15%)
- WETLAND AREA
- PROPOSED SWM — PROPOSED STORMWATER DEVICE
- EXISTING STRUCTURE TO BE REMOVED

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

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

Eduardo Intriago

Digitally signed by Eduardo J. Intriago
Date: 2019.07.17 19:40:07-04'00'

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

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. 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-02	

SHEET TITLE:

LOT/PARCEL AREA TABLE, LEGEND AND APPROVALS

SHEET NUMBER:

2 of 4

J:\14 Drs\Maser PDX\Engineering\M-NCPPC\Preliminary Plan\C-PREL-PLAN-02.dwg\C-PREL-PLAN-02 By: CDROS