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
- W — PROPOSED WATER
- S — PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- STEEP SLOPES (>15%)
- WETLAND AREA
- PROPOSED SWM — PROPOSED STORMWATER DEVICE
- EXISTING STRUCTURE TO BE REMOVED
- MASTER PLAN TRAIL

30 0 30 60

SCALE : 1" = 30'

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

Eduardo Jr Intriago
Digitally signed by Eduardo J. Intriago
Date: 2019.07.17 09:49:06-04'00'

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: 07-02-21.

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 GEORGES 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-03-04		

SHEET TITLE: PRELIMINARY PLAN (PLAN VIEW)

SHEET NUMBER: 3 of 4