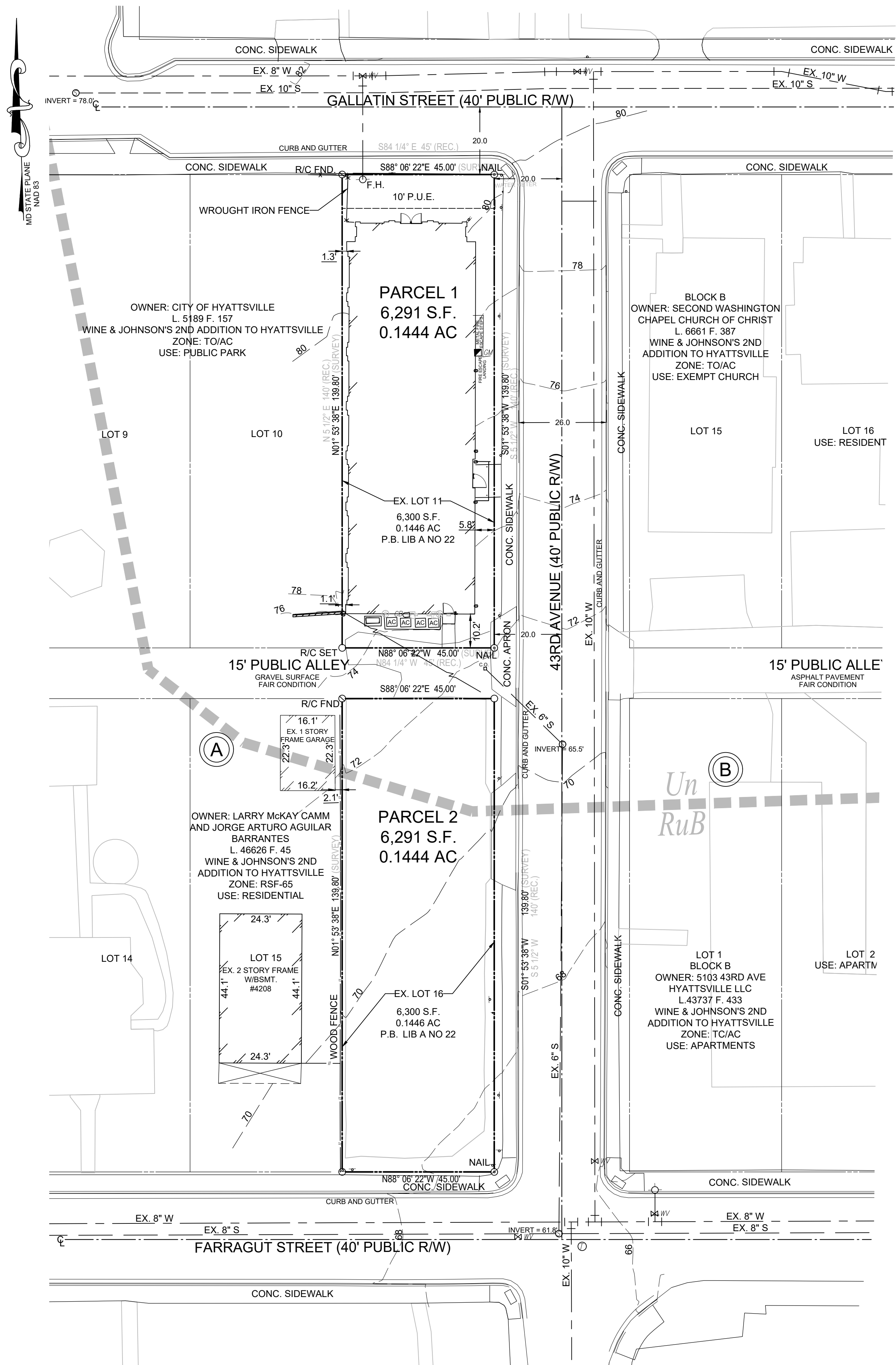




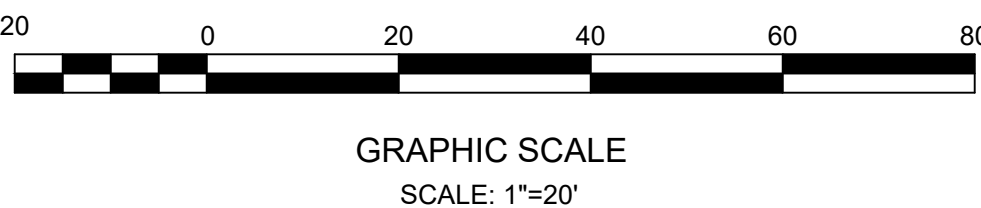
VICINITY MAP
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY
ADC MAP #5409, GRID J-8

GENERAL NOTES:		
PARCEL 1		
1	Existing lot, Deed Description	Lot 11, Block A, "Wine and Johnson's 3rd Addition to Hyattsville" Plat Book LIB A Plat Number 022
2	Liber & Folio	Liber 50603 Folio 365
3	Purpose of subdivision	One parcel for mixed-use development (commercial/residential)
4	Prior approvals	N/A
5	Total acreage	0.1444 AC.
6	Gross	0.1444 AC.
6.1	Net	0.1444 AC.
6.2	By zone	0.1444 AC. (C-S-C)
6.3	Net developable area outside of PMA	0.1444 AC.
7	Acreage of environmental regulated features	0.0 AC.
8	Acreage of 100-year floodplain	0.0 AC.
9	Total area calculation	6,291 S.F.*
10	Acreage of road dedication	0.0 AC.
11	Zoning (Current)	NAC, TO/AC
12	Zoning (Prior)	Commercial Shopping Center (C-S-C)/D-D-O
13	Existing use	Eleemosynary/Philanthropic Institution
14	Proposed Zoning	C-S-C/D-D-O (Prior Ordinance)
15	Proposed use	Mixed Use Commercial/Residential (adaptive reuse of existing Masonic Lodge)
16	Proposed dwelling units	8 Multi-family apartment units
17	Density Min/Max	10/90
28	Density calculation	55.4
19	Minimum lot size required (Prior Ordinance)	1,200 S.F.
20	Lot size proposed	6,291 S.F.
21	Minimum lot width required (Prior Ordinance)	No Minimum
22	Lot width proposed (Prior ordinance)	45' (Existing)
23	Front street required	No Minimum
24	Front street proposed	45' (Existing)
25	Front/Side/Rear Yard Depth minimum	No Minimum
26	Front/Side/Rear Yard Depth proposed	10'/1.3' and 5.8'/10.2'
27	Principal Structure Height Min/Max	No Minimum
28	Principal Structure Height proposed	48.7'
PARCELS 1 AND 2		
29	Tax Map, Grid	0050, B1
30	200-Foot WSSC Map Reference	206NE04
31	Sustainable Growth Tier	Yes - Tier 1
32	Military Installation Overlay Zone	No
33	Center or Corridor Location	Baltimore Avenue Corridor
34.a	Gross Floor Area Existing	8,546 S.F.** - Building to remain
34.b	Gross Floor Area Proposed	8,546 S.F.
35	Stormwater management concept #	Concept #SIT-00081-2025
35.1	Approval date	3/17/2025
36	WSSC Water Category (Existing)	W-3
37	WSSC Water Category (Proposed)	W-3
38	WSSC Sewer Category (Existing)	S-3
39	WSSC Sewer Category (Proposed)	S-3
40	Method of sewer disposal	Public sewer
41	Aviation policy area	NA
42	Mandatory park dedication requirement	Fee in Lieu of Mandatory Dedication
43	Cemeteries on or contiguous to the property	No
44	Historic sites on or in the vicinity of the property	Hyattsville Historic District (ID: 68-010-00)
45	Type One Tree Conservation Plan	Woodland Conservation Ordinance Exemption
46	Within Chesapeake Bay Critical Area	No
47	Wetlands	No
48	Streams	No
49	Soils by soil type	Un: Hydrologic Soil Group: D RuB: Hydrologic Soil Group C
50	In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization	No

* Square Footage shown per ALTA Survey. Original Record Plat indicates 6,300 SF
** Square Footage shown per Architectural calculations.
*** The Applicant will work with the Department of Parks and Recreation to determine if additional public amenities in the nearby City of Hyattsville Park can be provided instead of Fee-in-Lieu

LEGEND:

- MAIN PROPERTY LINE
- OTHER PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CENTER LINE (CL)
- SOIL BOUNDARY
- PROPOSED SEWER
- PROPOSED WATER



OWNER:
MT. HERMON LODGE
PRESERVATION PROJECT, LLC
4709 40th AVENUE
HYATTSVILLE, MARYLAND 20781

PHONE NUMBER: (240) 535-4909
EMAIL: KAYLEIGH.KULP@GMAIL.COM

REV. NO.	DESCRIPTION	DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21908. EXPIRATION DATE: 07/16/26.



CV, INC.
610 PROFESSIONAL DRIVE, #108
GAITHERSBURG, MARYLAND 20879
PHONE: (301) 637-2510
WWW.CVINC.COM

Preliminary Plan of Subdivision
4-24033
MOUNT HERMON LODGE
PARCELS 1 AND 2
A RESUBDIVISION OF LOTS 11 AND 16, BLOCK "A"
WINE AND JOHNSON'S 2ND
ADDITION TO HYATTSVILLE
HYATTSVILLE (16TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
20241103.02

SCALE: AS SHOWN
DATE: 05/05/2025
DRAWN BY: AN
CHECKED BY: MT
SHEET 1 OF 1