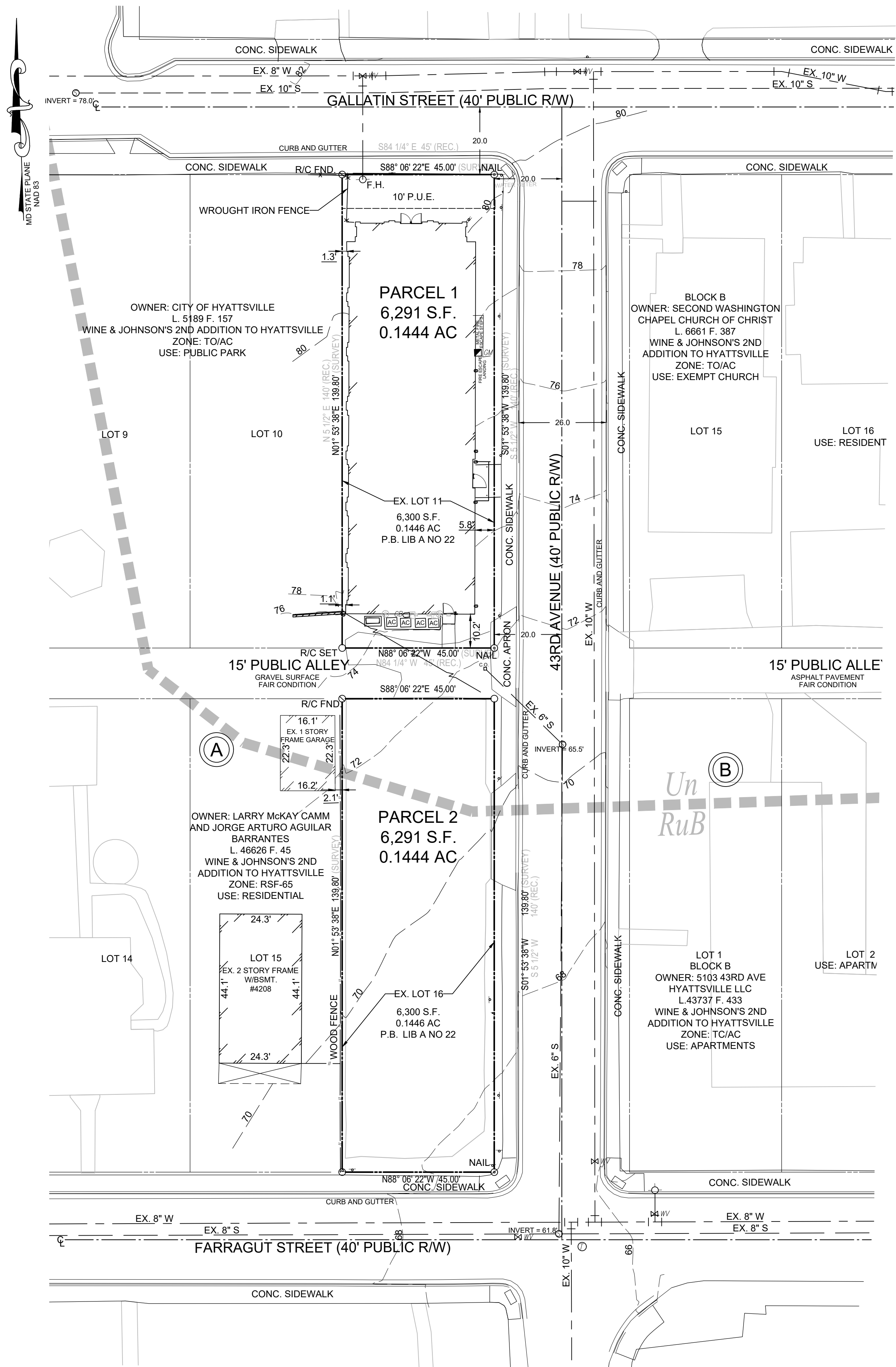




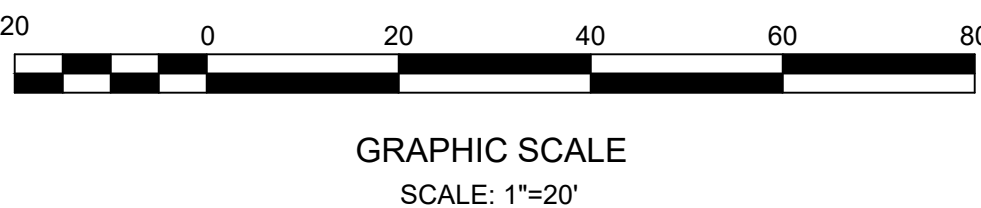
VICINITY MAP
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY
ADC MAP #5409, GRID J-8

GENERAL NOTES:		
	PARCEL 1	PARCEL 2
1 Existing lot, Deed Description	Lot 11, Block A, "Wine and Johnson's 3rd Addition to Hyattsville" Plat Book LIB A Plat Number 022	Lot 16, Block A, "Wine and Johnson's 2nd Addition to Hyattsville" Plat Book JWB 2 Plat Number 618
2 Liber & Folio	Liber 50603 Folio 365	Liber 50603 Folio 371
3 Purpose of subdivision	One parcel for mixed-use development (commercial/residential)	5 Residential Lots
4 Prior approvals	N/A	N/A
5 Total acreage	0.1444 AC.	0.1444 AC.
6 Gross	0.1444 AC.	0.1444 AC.
6.1 Net	0.1444 AC.	0.1444 AC.
6.2 By zone	0.1444 AC. (C-S-C)	0.1444 AC. R-55
6.3 Net developable area outside of PMA	0.1444 AC.	0.1444 AC.
7 Acreage of environmental regulated features	0.0 AC.	0.0 AC.
8 Acreage of 100-year floodplain	0.0 AC.	0.0 AC.
9 Total area calculation	6,291 S.F.*	6,291 S.F.*
10 Acreage of road dedication	0.0 AC.	0.0 AC.
11 Zoning (Current)	NAC, TO/AC	RSF65 - Residential Single Family
12 Zoning (Prior)	Commercial Shopping Center (C-S-C)/D-D-O	R-55 - Residential/D-D-O
13 Existing use	Eleemosynary/Philanthropic Institution	Unmarked Asphalt Parking
14 Proposed Zoning	C-S-C/D-D-O (Prior Ordinance)	R-55 - Residential
15 Proposed use	Mixed Use Commercial/Residential (adaptive reuse of existing Masonic Lodge)	Residential Lots
16 Proposed dwelling units	8 Multi-family apartment units	5
17 Density Min/Max	10/90	No Minimum
28 Density calculation	55.4	40 DU/Ac
19 Minimum lot size required (Prior Ordinance)	1,200 S.F.	No Minimum
20 Lot size proposed	6,291 S.F.	990 S.F.
21 Minimum lot width required (Prior Ordinance)	No Minimum	No Minimum
22 Lot width proposed (Prior ordinance)	45' (Existing)	24'
23 Front street required	No Minimum	No Minimum
24 Front street proposed	45' (Existing)	24' Minimum
25 Front/Side/Rear Yard Depth minimum	No Minimum	No Minimum
26 Front/Side/Rear Yard Depth proposed	10'/1.3' and 5.8'/10.2'	0'/5'/10'
27 Principal Structure Height Min/Max	No Minimum	No Minimum
28 Principal Structure Height proposed	48.7'	40'
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	0
34.b Gross Floor Area Proposed	8,546 S.F.	0
35 Stormwater management concept #	Concept #SIT-00081-2025	Concept #SIT-00089-2025
35.1 Approval date	3/17/2025	Pending
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	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	Un: Hydrologic Soil Group: D RuB: Hydrologic Soil Group C
Source: USDA Web Soil Survey		
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