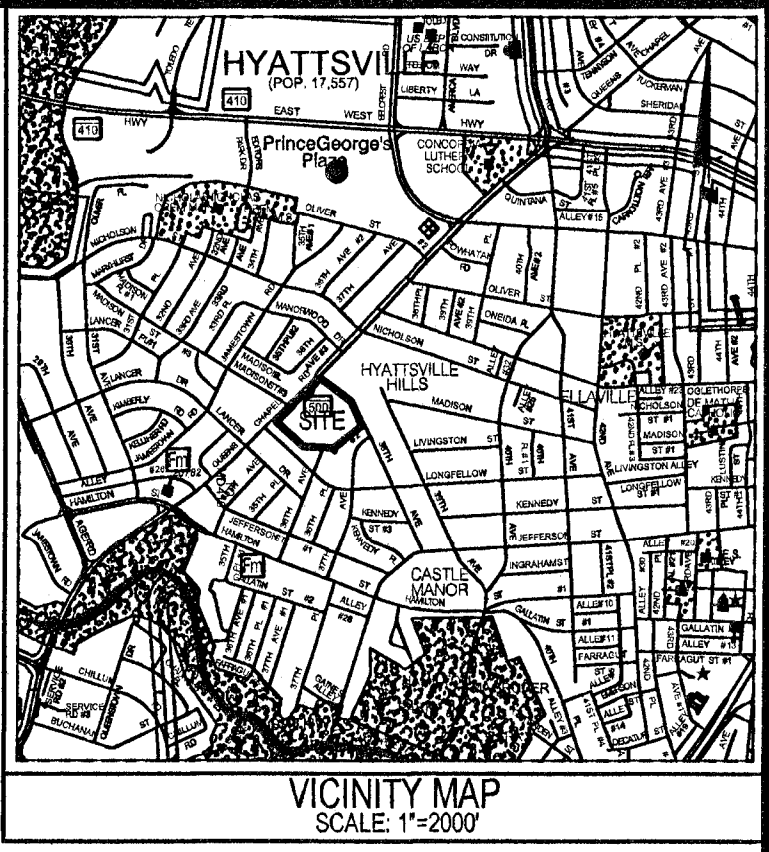
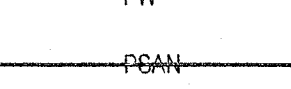




GENERAL NOTES

- EXISTING LOT 1 BLOCK A, P.B. NLP 148 P. NO. 58
PROPOSED LOT/PARCEL: 1 PARCEL, 8.91 ACRES
- TAX MAP, GRID: 424A
- 200 FOOT MAP REFERENCE (WSSC): 207N03
- PURPOSE OF SUBDIVISION: NURSING HOME FACILITY AND CONVENT
- PRIOR APPROVALS: 4-88/91
- TOTAL ACREAGE:
GROSS: 8.91 ACRES
NET DEDICATION: 0.19 ACRES
NET: 8.72 ACRES
- NET DEVELOPABLE AREA OUTSIDE OF PMA: N/A
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 ACRES
- ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 ACRES
- ACREAGE OF ROAD DEDICATION: 0.19 ACRES
- EXISTING ZONING: R-35 (WITHIN GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA DDOZ)
LOCATED IN THE TRADITIONAL RESIDENTIAL NEIGHBORHOOD CHARACTER AREA
EXISTING USE: NURSING HOME AND CONVENT
- PROPOSED USE OF PROPERTY: NURSING HOME AND CONVENT
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
- DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
- MINIMUM LOT SIZE REQUIRED: 8,500 SQ.FT.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE 65' AT FRONT STREET LINE 849
- SUSTAINABLE GROWTH TIER: YES, TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING GROSS FLOOR AREA:
NURSING HOME: 58,746 SQ. FT. (100 BEDS)
CONVENT: 3,144 SQ.FT.
VACANT PARSONAGE: 1,099 SQ.FT.
MECHANICAL BUILDING: 1,512 SQ.FT.
ALL OTHER STRUCTURES: 2,047 SQ.FT.
TOTAL EXISTING: 74,546 SQ.FT. (TO BE GRAZED)
PROPOSED GROSS FLOOR AREA:
CONVENT: 3,188 SQ.FT.
NURSING HOME: 32,242 SQ.FT. (44 BEDS)
TOTAL PROPOSED: 59,430 SQ.FT.
- STORMWATER MANAGEMENT CONCEPT NUMBER 54898-2017-00 AND APPROVED: JANUARY 19/2018
- WATER/SEWER CATEGORY DESIGNATION EXISTING: W-3, S-3
WATER/SEWER CATEGORY DESIGNATION PROPOSED: W-3, S-3
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: EXEMPT 9-040-2017
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION: USDA/NRCS
Co-E-Christiana-Downer complex,
Co-E-Christiana-Downer-Upton and complex,
R-3-B-Rosed-Christiana-Upton complex
- IN OR ADJACENT TO A EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- WITHIN GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA DDOZ
- A VARIATION IS REQUESTED FROM SECTION 24-12(A)(3) FOR THE DIRECT ACCESS POINT TO QUEEN'S CHAPEL ROAD.

LEGEND	
	BOUNDARY LINE
	EXISTING CONTOURS
	EXISTING SEWER
	EASEMENT
	EXISTING PAVEMENT
	EXISTING BUILDING
 RW	PROPOSED WATER LINE
 SAN	PROPOSED SEWER LINE
	PROPOSED RW DEDICATION

THIS BLOCK IS FOR OFFICIAL USE ONLY QR reader certifies that this plan meets conditions of final approval for the Planning Board, its designee or the District Council. M-NCPPC APPROVAL PROJECT NAME: SACRED HEART PROJECT NUMBER: 4-17004	
<i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.</i>	

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

[Signature] 2/14/16
 KYLE J. WALKER DATE
 PROFESSIONAL ENGINEER
 MD. REG. NO. #33901

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. 33901 EXPIRATION DATE: 6/6/18

4-17004	
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**PRELIMINARY PLAN OF SUBDIVISION
SACRED HEART**

HYATTSVILLE (16TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

DRAINAGE AREA MAP
NTS

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
CERTIFICATE OF APPROVAL
OF A MINOR SUBDIVISION

4-17004
Secret Heart

I certify that this Preliminary Plan of Subdivision conforms to the requirements of Subtitle 24 and Subtitle 27 of the Prince George's County Code and is hereby approved with the associated Variation from Section 24-121(a)(3), for access to Queens Chapel Road, subject to the following conditions:

- Total development shall be limited to less than 30 PM per peak hour during trips. Any development exceeding this requirement in respect greater than that identified corresponding to an input greater percentage will require the applicant to submit a new determination of the adequacy of transportation facilities.
- Prior to issuance of any finalization or grading permit, the applicant and the approved project engineer shall submit a Maryland Inventory of Historic Property (MIHP) report to the State Historical Society (SHS) at 1600 Somerset Chapel Road, Suite 200, Annapolis, MD 21403-4478 and the National Park Service (NPS) at 950 Constitution Avenue NE, Washington, DC 20002-4209. The MIHP report shall include architectural history and the associated documentation that includes a site plan, photographs, and relevant printed and electronic photos of the building and grounds.
- At the time of final plat, the applicant and the applicant's architect, surveyor, and engineers shall:

 - a. Grant a 10-foot-wide public utility easement (PUE) abutting the public right-of-way;
 - b. Dedicate the public right-of-way in accordance with the approved preliminary plan of subdivision;
- A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the submission of any building permits.
- Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan S4859-2017 re subsequent amendments.
- Prior to approval of the detailed site plan (DSP), a Global Stability Analysis to determine the limits of unstable lands on the subject property and geotechnical information as required by and defined by the DSP, shall be submitted. A determination by the location of the 1:5 safety factor line and a 25-foot building restriction line, if that restriction is determined and the DSP appropriate, shall be demonstrated and the DSP shall be revised as necessary to address the requirements of Section 24-131 of the Subdivision Regulations and the Department of Transportation's Quality Resources and Grading Code, in accordance with the detailed standards established by the Department.
- Prior to approval of the detailed site plan, the applicant shall OR UMH1-08 shall be shown to be related to a gentler slope below the toe of the excavation steep slope. The relationship must be approved by DPHE.
- Prior to approval of the final plat, pursuant to Section 24-131 of the Subdivision Regulations, the location of unstable lands on the subject property shall be addressed as determined at the time of the detailed site plan and the final plat shall reflect the following:

 - a. If an unmitigated 1:5 safety factor line is present, the 1:5 safety factor line shall be shown on the final plat prior to approval unless mitigation is approved with the DSP.
 - b. A 25-foot building restriction line shall be delineated on the final plat if determined appropriate at the time of detailed site plan approval.

Be it further resolved, that the finding and reason for the

APPROVED BY AUTHORITY OF:
Andree Green Checkley, Planning Director
Prince George's County Planning Department


By: Sherri Conner,
Acting Subdivision and Zoning Supervisor

Approval Date: March 12, 2017
THIS APPROVAL IS VALID FOR TWO YEARS.

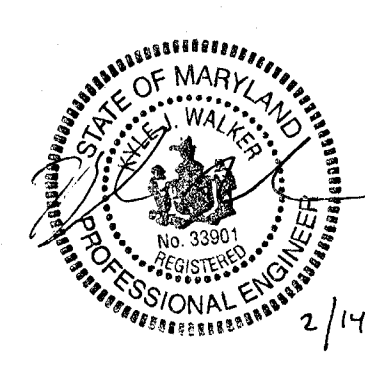
MISS UTILITY NOTE

NOTICE CONCERNING EXISTING UNDERGROUND UTILITIES
OBTAINED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL
DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL
UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST
HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.
"MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO
START OF EXCAVATION. IF CLEARANCES ARE LESS THAN
ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS
CONTACT THE ENGINEER AND THE UTILITY COMPANY
PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS
TWO MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

SACRED HEART HOME INC.
5805 QUEENS CHAPEL ROAD
HYATTSVILLE, MD 20782

MAP _____ GRID _____	
TAX MAP 42 A4	ZONING CATEGORY: R-55
WSSC 200' SHEET 207NE03	XXXX:
SITE DATUM HORIZONTAL: <u>NAD83</u> VERTICAL:	XXXX:



SOLTESZ, LLC

Engineering 4300 Forbes Boulevard, Suite 230
Surveying Lanham, MD 20706
Planning P. 301.794.7555 F. 301.794.7656
Environmental Sciences

www.softszco.com

DATE: FEBRUARY 2017	CAD STANDARDS VERSION: V8 - 2017
REVISION: 000	REVISION: 000

CHECKED: D.D.

ED MAY REQUIRE REVISIONS TO THIS PLAN.

HORIZONTAL: NAD83
VERTICAL:

2/1

HYATTSVILLE (16TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
1853-03-00

REFERENCE GRID A B C D E F G H I J K L M N
1
2
3
4
5
6
7
8
9
10

The original of this drawing document was prepared by Soltesz, LLC (SOLTESZ). If this document was not obtained directly from SOLTESZ, please note that SOLTESZ cannot guarantee the accuracy of any information that has been transmitted by electronic means.



- LEGEND**
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - EXISTING PAVEMENT
 - EXISTING BUILDING
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED LOD
 - PROPOSED CONTOURS
 - PROPOSED SWM DEVICES
 - SOIL LINE
 - PROPOSED R/W DEDICATION

THIS BLOCK IS FOR OFFICIAL USE ONLY. OR use certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME: SACRED HEART

PROJECT NUMBER: 4-17004

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

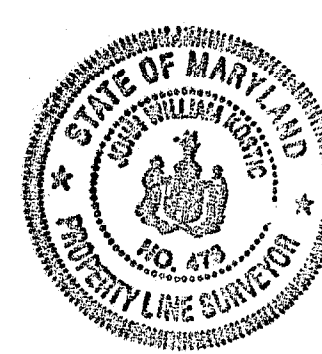
SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

JOHN W. KOTIC
PROPERTY LINE SURVEYOR
MD. REG. NO. 4473
EXPIRATION: 1/5/19

JOHN W. KOTIC
PROFESSIONAL ENGINEER
MD. REG. NO. 453501

2/14/16



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. 453501, EXPIRATION DATE: 5/8/18

2/14/16

PROPOSED BUILDING EXHIBIT 4-17004

PRELIMINARY PLAN OF SUBDIVISION

SACRED HEART

HYATTSVILLE (18TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

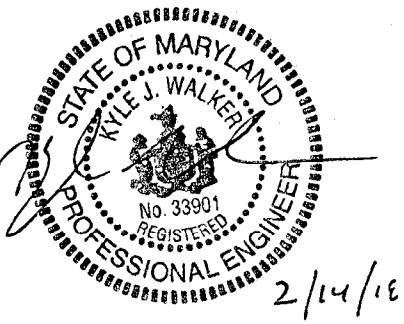
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY OBSTRUCTIONS BY OPENING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-SEWER-48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

SACRED HEART HOME INC.
5805 QUEENS CHAPEL ROAD
HYATTSVILLE, MD 20782

MAP	GRID
TAX MAP	ZONING CATEGORY:
42.44	R-55
NSC 200' SHEET	XXXX:
207NE03	
SITE DATUM	XXXX:
HORIZONTAL: NAD83	
VERTICAL:	



SOLTESZ, LLC

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556

www.solteszco.com

NO.		REVISIONS		BY	DATE
DATE:	FEBRUARY 2017	CAD STANDARDS VERSION:	V8 - 2009		
				CHECKED:	DJP

SHEET	2
OF	2
PROJECT NO.	1853-03-00