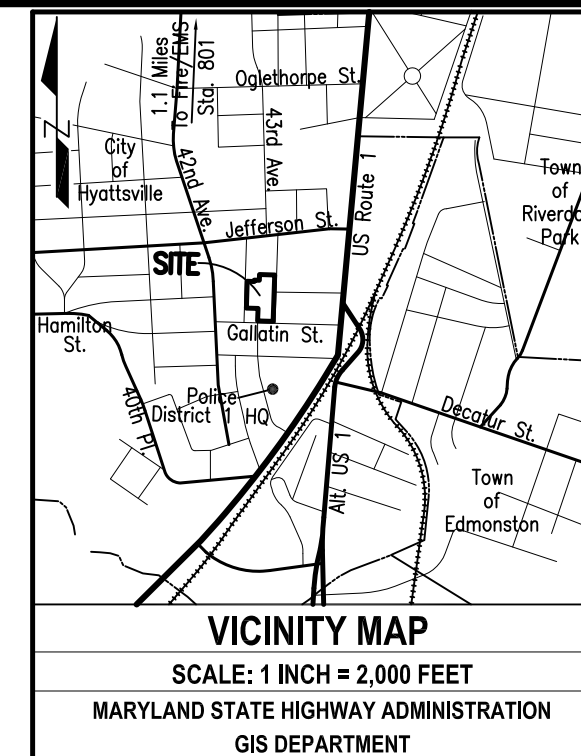


GENERAL NOTES

- Existing parcel/lot, deed description/Liber Folio, and Plat No. Lots 20 - 28 & p/o Lot 13
*Mrs. C.C. Tierney's Subdivision of Block F
Johnson & Wine's 2nd Addition to Hyattsville, MD*
Plat No. BDS 1 @ 39
Deed L. 49296, f. 187
Map 42, Grid C4 & Map 50, Grid B1 & C1
- Tax Map Number & Grid: 206NE4
- 200-Foot Map Reference: One Parcel for St. Jerome Academy expansion
- Purpose of Subdivision: NCU 6156-85U & District Council Ordinance No. 57-1944
- Prior Approvals: 2.4603 Ac.
- Total Acreage, Gross/Net and by zone: Gross Tract Area: 2.4603 Ac.
100-Year Floodplain: -0-
Existing R/W not vacated: -0-
Net Tract Area: 2.4603 Ac.
- Net Developable Area Outside of PMA: 2.4603 Ac.
- Acreage of Environmental Regulated Features: -0-
- Acreage of 100-year floodplain: -0-
- Total Area Calculation: 2.4603 Ac.
- Acreage of road dedication: -0-
- Existing Zoning: RSF-65
- Prior Zoning: R-55 (D-D-O)
- Existing & Proposed Use: Private School (all others)
- Minimum Lot Size Required: 6,500 SF
- Minimum Lot Size Proposed: 107,180 SF or 2.4603 Ac.
- Minimum Lot Width at Front Building/Front Street Required: 65/45'
- Lot Width at Front Building/Front Street Proposed: 140'
- Sustainable Growth Tier: Tier I
- Military Installation Overlay Zone: Public
- Existing Non-residential Gross Floor Area: 69,700 SF
- Proposed Non-residential Gross Floor Area: 81,380 SF
- Stormwater Management Concept Number / Date: SIT-00314-2024
- Water & Sewer Category Designation (Existing & Proposed): W-3 & S-3
- Method Of Sewage Disposal: Public
- This site is not within an Aviation Policy Area
- Mandatory Park dedication: Exempt per 24-134(a)(3)(B)
- There are no cemetaries on or contiguous to the property.
- The site is within the Hyattsville National Register Historic District. County Historic Sites 68-10-83 (Burgess House) abuts the site and 68-10-88 (Harvey Dairy) is adjacent.
- Type One Tree Conservation Plan:
- The property is not within the Chesapeake Bay Critical Area.
- There are no nontidal wetlands on or adjacent to the property.
- There are no regulated streams on the property.
- Soil types are indicated on the NRI.
- The property is not in or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation or any other land trust or organization.



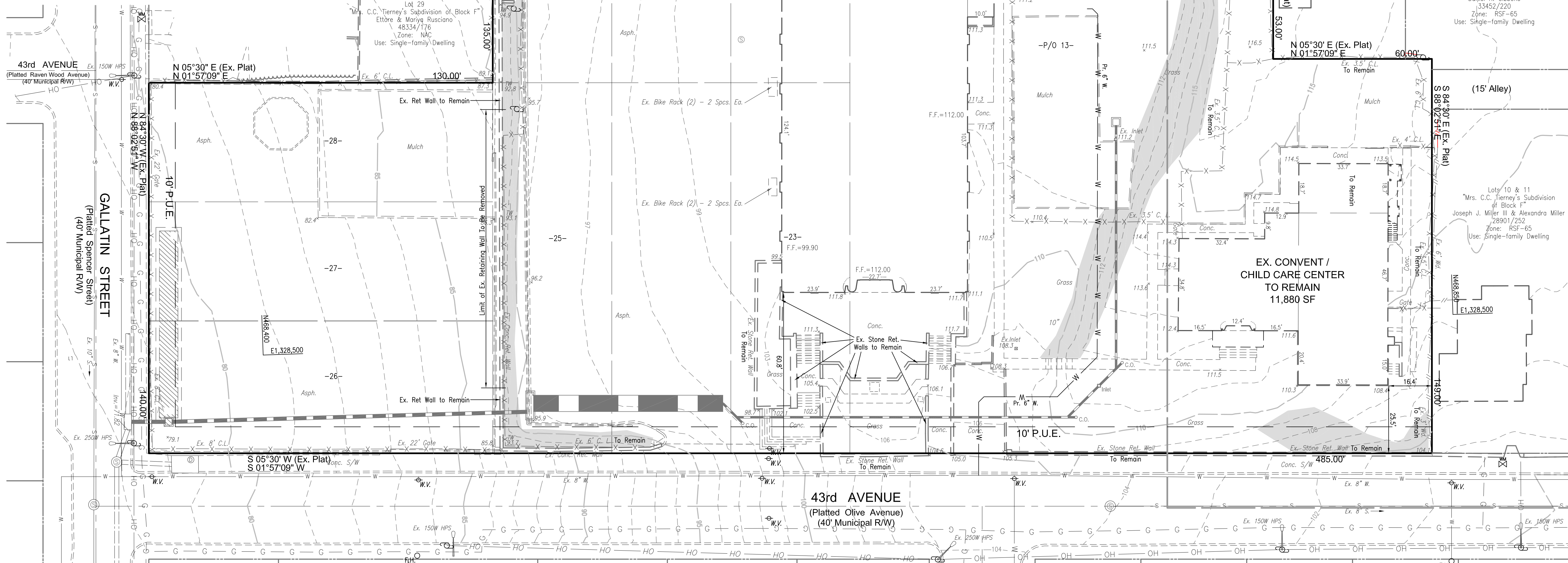
VICINITY MAP
SCALE: 1 INCH = 2,000 FEET
MARYLAND STATE HIGHWAY ADMINISTRATION
GIS DEPARTMENT

LEGEND

Ex 1' Contour	-----
Ex 5' Contour	-----
Ex. Spot El.	× 258.9
Property Boundary	-----
Ex. Water	W
Ex. Sewer	S
Ex. Gas	G
Ex. Overhead Wires	OH
Ex. Chain Link Fence	X
Ex. Wood Fence	///
Ex. Interior Lot Line	-----
Ex. Character Area Limit	-----
Prop. Water Service	W
Prop. Storm Drain/SWM	-----
15+% Slopes	-----

Lot 15 & p/o Lots 13 & 16
"Mrs. C.C. Tierney's Subdivision
of Block F"
Daniel R. Gibbons
33452/220
Zone: RSF-65
Use: Single-family Dwelling

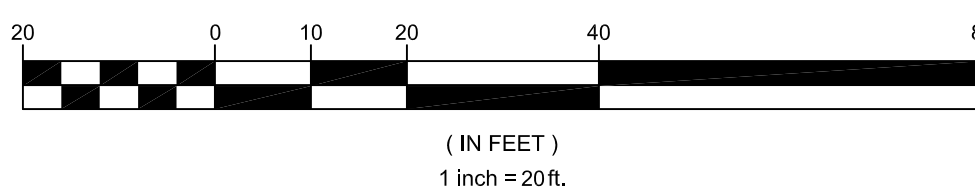
Lots 10 & 11
"Mrs. C.C. Tierney's Subdivision
of Block F"
Joseph J. Miller III & Alexandra Miller
28901/252
Zone: RSF-65
Use: Single-family Dwelling



PREDOMINANT SOIL TYPES:

Map Unit	Description	K Factor	Hydric	Hydrologic group	Drainage Class
CdD	Christiana-Downer-Urban Land complex, 5 to 15 percent slopes	0.55	No	D	Unrated
Un	Urban Land	Unrated	No	D	Unrated
RuB	Russell-Christiana-Urban Land complex, 0 to 5 percent slopes	0.43	No	D	Mod. well drained

GRAPHIC SCALE



"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY
AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION,
CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE
PRECISE LOCATION OF UNDERGROUND UTILITIES CALL "MISS
UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY
WORK OR PRECISE DESIGN NEEDED IN THIS VICINITY. ADDITIONAL
UTILITIES THAN THOSE SHOWN HEREON MAY EXIST. A PRIVATE
UTILITY LOCATOR COMPANY MAY ALSO BE NEEDED AND ON
PRIVATE PROPERTY.

OWNER
St. Jerome Catholic Church
Hyattsville, Inc.
5205 43rd Avenue
Hyattsville, MD, 20781
Phone: (301) 927-6684



PROFESSIONAL LAND SURVEYOR CERTIFICATION

A licensee was in responsible charge over the preparation of this drawing and
surveying work reflected therein, which was done in accordance with the
Maryland State Minimum Standards of Practice for Land Surveyors.
COMAR 09.13.06.12. License No. 21357 Expiration Date: 7/18/2025.

Michael W. Ulrich, L.S. Maryland Registration No. 21357

2/21/2025
Date

PRELIMINARY PLAN OF SUBDIVISION

ST. JEROME ACADEMY ADDITION

City of Hyattsville
HYATTSVILLE (18th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

REVISIONS
3/13/2025 - Pre-Acceptance Comments

JOB NO. PG21A23

SCALE: 1" = 30'

DRAWN BY: MF

CHECKED BY: FOB

DATE: January, 2025