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GENERAL NOTES

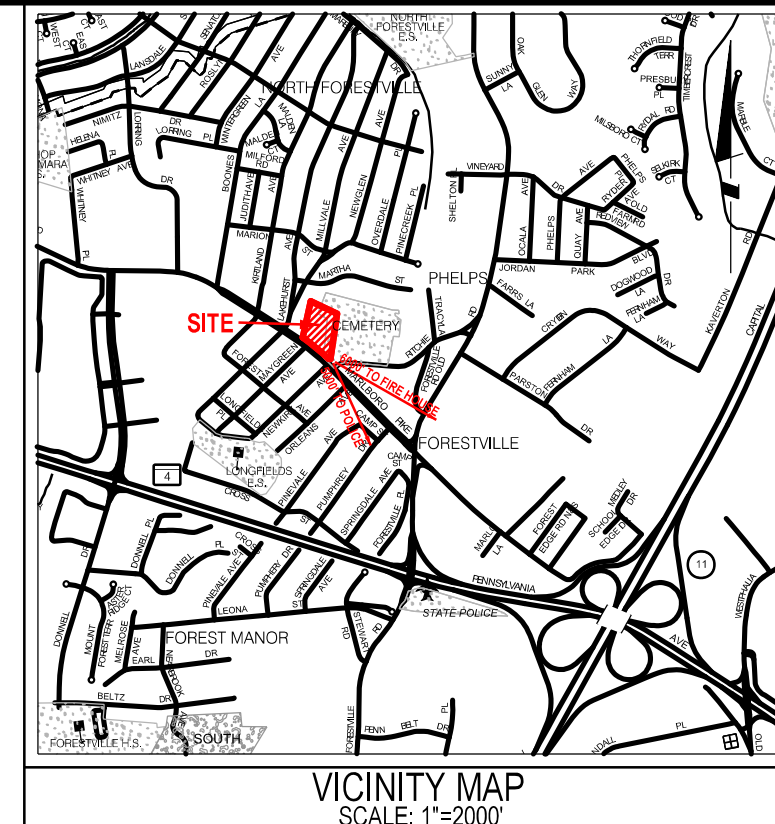
- EXISTING PARCEL 178: L 45984 F 591: 3.08 AC.
- TAX MAP & GRID 81, F4
- WSSC 200 FT MAP REF: 20M507
- PURPOSE OF SUBDIVISION: NURSING HOME
- PRIOR APPROVALS: SE-4259, SE-1137 and SE-1442
- GROSS ACREAGE: 3.08 AC +/-
- NET ACREAGE: 3.08 AC +/-
- NET DEVELOPABLE OUTSIDE OF PMA: 3.08 +/-
- ENVIRONMENTAL REGULATED FEATURES: 0.00 AC +/-
- 100 YEAR FLOODPLAIN: 0.00 AC +/-
- AGREEMENT AND PROPOSAL: N/A
- DISTANCE TO NEAREST INTERSECTING STREET: APPROX. 210'
- NORTH ARROW AND SCALE: YES
- TOTAL AREA CALCULATION: 3.08 AC
- ENTIRE PROPERTY OUTLINED IN RED ON ONE SHEET: YES
- FLOODPLAIN WAIVER:
 - NO FLOODPLAIN ON SITE PER DRIE PP STUDY REQUEST LETTER
- ROAD DEDICATION: 0.0 ACRES
- EXISTING ZONING: C-G-O
- EXISTING USE: NURSING HOME
- PROPOSED USE: NURSING HOME
 - EXISTING: 162 BEDS
 - PROPOSED: 37 BEDS
 - TOTAL: 199 BEDS
- MINIMUM LOT SIZE REQUIRED: 2 ACRES
- MINIMUM LOT WIDTH AT:
 - FRONT BLDG LINE: N/A
 - FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: YES, TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: YES, NORTH END - B
- CENTER OR CORRIDOR LOCATION: NONE
- EXISTING GROSS FLOOR AREA TO REMAIN: 45,034 SF
 - PROPOSED GROSS FLOOR AREA: 33,000 SF
 - ULTIMATE TOTAL GROSS FLOOR AREA: 78,034 SF
- STORMWATER MANAGEMENT CONCEPT # 15427-2022-0
- EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
- PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
- METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER LINE
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- CEMETERIES: ON OR CONTIGUOUS TO THE PROPERTY:
 - SITE IS ADJACENT TO THE EPIPHANY CHURCH AND CEMETARY HISTORIC SITE (75A-008)
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: YES
- THE PROPERTY IS ADJACENT TO THE EPIPHANY CHURCH AND CEMETARY HISTORIC SITE (75A-008)
- TYPE ONE CONSERVATION PLAN EXEMPT
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS: CROOM-URBAN LAND COMPLEX (C8B)
 - BELTSVILLE-URBAN LAND COMPLEX (B6B)
- THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
 - GENERATED ON MARCH 11, 2022
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION: NO

LEGEND

	SITE BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING SEWER
	EXISTING WATER
	15-25% STEEP SLOPES
	OVER 25% STEEP SLOPES

SCALE: 1" = 30'
NAD83

30 15 0 30 60



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Engineering
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Planning
Environmental Sciences

MISS UTILITY NOTE

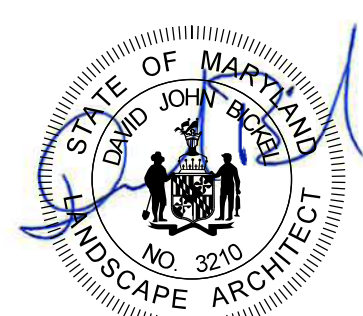
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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 THE PLAN.

OWNER

CHI ASSET MD FORESTVILLE LLC
7420 MARLBORO PIKE
DISTRICT HEIGHTS MD 20747
VIKAS GUPTA
410-427-1730

APPLICANT

MARLBORO LEASING CO., LLC
7420 MARLBORO PIKE
DISTRICT HEIGHTS MD 20747
HOLLY NORELLI
443-559-1960 (CELL)



10/3/2022

PRELIMINARY PLAN OF SUBDIVISION PPS-2022-005

COMMUNICARE HEALTH
7420 MARLBORO PIKE
DISTRICT HEIGHTS, MD 20747
SPARLING (B6) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND

TAX MAP 81, F4	ZONING CATEGORY: C-G-O
WSSC 200' SHEET 204 SE 07	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: XXXXXX	
DATE: 10/3/2022 DESIGNED: YOR CHECKED: DJB CAD STPS: V8 / NCS	
SHEET 1 OF 1	
PROJECT NO. 4281-00-00	