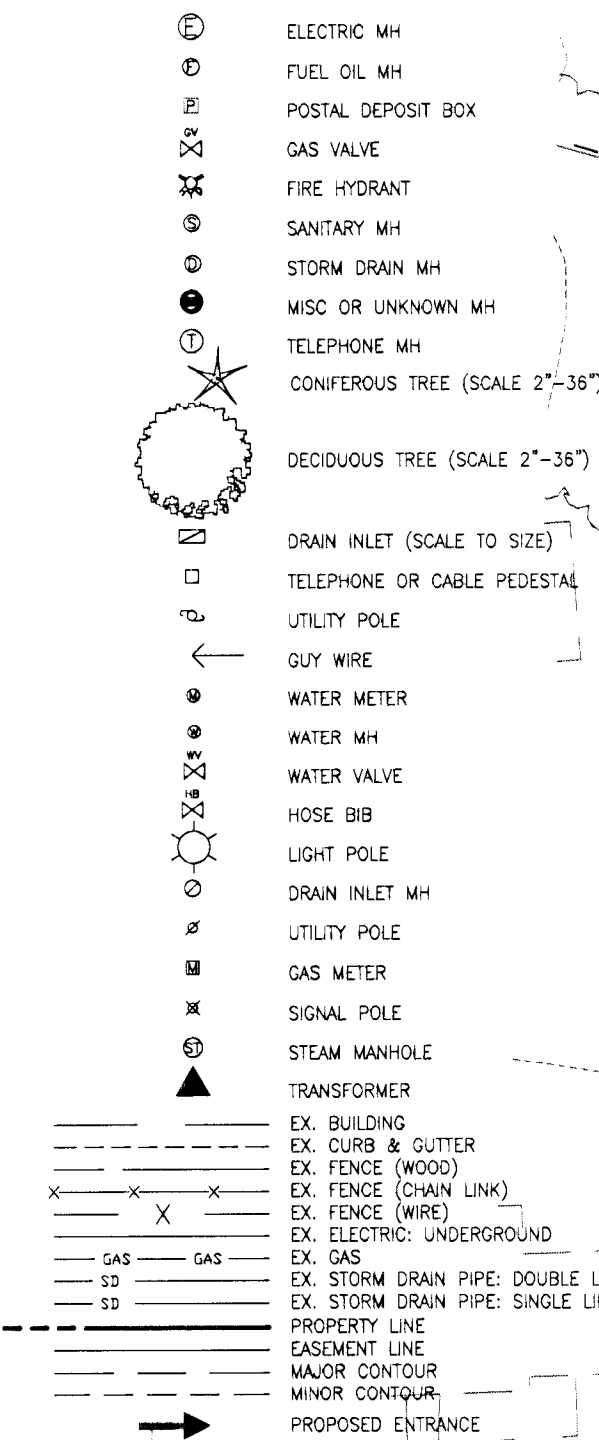


LEGEND



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

Address to Washington Overlook, Lots 1 and 2
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 subject to the following conditions:

Conditions of approval:

- At the time of final plat, the applicant and the applicant's heirs, successors, and assigns shall grant a ten-foot wide public utility easement (P.U.E.) along the public right-of-way.
- Total development shall be limited to uses that would generate no more than 2 A.M. and 2 P.M. peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
- At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts or existing easements that are to remain and shall be reviewed by the Environmental Planning Section and shall be reviewed by the Environmental Planning Section and shall be reviewed by the Environmental Planning Section.

"Conservation easements described on this plan are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the MNCPPC Planning Division or designee. The removal of hazardous trees, limbs, branches, or stumps is allowed.

The following additional note shall be placed on the Final Plat of Subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP) 2012-01-17, or as modified by the Type 2 Tree Conservation Plan, and prohibits any disturbance or installation of any structure within the specific areas. Failure to comply will result in a violation of an approved Tree Conservation Plan and will make the owner subject to penalties under the Annotated and Annotated Historic Conservation Ordinance. This property is subject to the certification provisions of C&D-30-02. Copies of all approved Tree Conservation Plans for this subject property are available in the office of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Division."

The design of this site shall be in accordance with the approved Management Concept Plan 2012-01-17-00 and any subsequent revisions.

A substantial revision to the site of use on the subject property due after a Subtitle 24 adequacy finding shall require the approval of a new preliminary plan of subdivision prior to the issuance of any building permits.

This approval includes:

- Preliminary
- Final Tree Conservation Plan

APPROVED BY AUTHORITY OF:

Andrew Green, Chief, Planning Division

By: [Signature]

Approval Date: October 6, 2018

THIS APPROVAL IS VALID FOR TWO YEARS (2020)

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

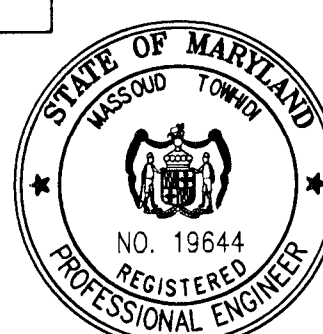
MARWAN F. MUSTAFA P.E., L.S.
REG. PROFESSIONAL LAND SURVEYOR,
MD # 20007
DATE: 0-2-2017

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 09/25/2018."

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MASSOUD TOWHIDI, P.E.
MD. REG. #19644
DATE: 0-2-2017



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. 19644, Expiration Date: 04/18/2019."

DEVELOPER/BUILDER:

FOR PARCEL 156 & E
CARUSO HOMES, INC.
ATTN: NEIL BUTLER
1655 CROFTON BLVD., SUITE 200
CROFTON MD.
CELL: 410-353-8620
FAX: 443-782-0490

OWNER

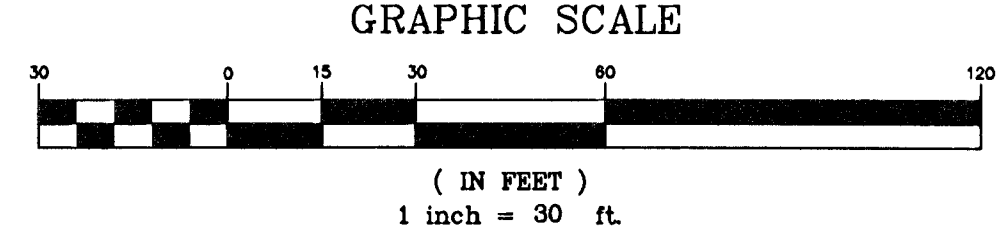
FOR PARCEL A
WASHINGTON OVRLOOK HOME
OWNERS ASSN INC
SUITE 360
5 CHOKE CHERRY RD
ROCKVILLE MD 20850-4004

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



ON SITE DRAINAGE AREA MAP - SCALE 1" = 300'

PLAN VIEW
SCALE: 1"=30'



2504 WASHINGTON OVERLOOK DR. SITE NOTES

- EXISTING PARCELS: "A" (PLAT NO. 53) & "E" (PLAT NO. 53) & "156" (L.36728 F.582)
- TAX MAP/GRID: 114/F4
- 200 SHEET NO: 2125E03
- PURPOSE OF SUBDIVISION: ADDITIONAL SFD BUILDING ON FUTURE LOT 2
- PRIOR APPROVALS ON RECORDS:
PPS 4-02068 AND FINAL PLAT REP 204-53 FOR PARCELS A & E
- AREA OF PARCEL 156: 1.3752 AC. OR 59,904 S.F.
GROSS TRACT AREA OF SITE: 1.3752 AC.
AREA TO BE DEDICATED TO PUBLIC R/W: 0000 AC.
NET TRACT AREA: 1.3752 AC.
AREA OF PARCEL A: 0.5506 AC. OR 23,986 S.F.
GROSS TRACT AREA OF SITE: 0.5506 AC.
AREA TO BE DEDICATED TO PUBLIC R/W: 0000 AC.
NET TRACT AREA: 0.5506 AC.
AREA OF PARCEL E: 0.0584 AC. OR 2,543 S.F.
GROSS TRACT AREA OF SITE: 0.0584 AC.
AREA TO BE DEDICATED TO PUBLIC R/W: 0000 AC.
NET TRACT AREA: 0.0584 AC.
TOTAL GROSS TRACT AREA: 1.9842 AC.
- THERE IS NOT P.M.A. ON SITE.
- THERE ARE NOT REGULATED ENVIRONMENTAL FEATURES ON SITE.

- THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
- ROAD DEDICATION: " NOT ADDITIONAL DEDICATION IS PROPOSED ALONG WASHINGTON OVERLOOK DRIVE, RIGHT-OF-WAY PREVIOUSLY DEDICATED PER PLAT 204-53".
- EXISTING ZONE: RESIDENTIAL-ESTATE
- PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
- BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
- DENSITY CALCULATIONS: 1 FAMILY DETACHED DWELLING PER 40,000 S.F.
LOT 1 AREA=42,252 S.F.
LOT 2 AREA=44,192 S.F.
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 40,000 S.F.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE.
LOT 1
FRONT BUILDING LINE: 154.27'
FRONT STREET LINE: 154.27'
LOT 2
FRONT BUILDING LINE: 203'
FRONT STREET LINE: 540.23'
- SUSTAINABLE GROWTH TIER: 1
- THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
- CORRIDOR CORRIDOR LOCATION: NO
- STORM WATER MANAGEMENT APPROVAL DATE: 65418-2016-00, EXP. 03/28/2020
- SEWER/WATER CATEGORIES: S-3/W-3
- AVIATION POLICY AREA: 6
- MANDATORY DEDICATION TO PARKLAND: EXEMPT PER SECTION 24-134(a)(3)
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
- TYPE 1 CONSERVATION PLAN: YES.
- THIS PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- THERE ARE NO WETLANDS AND WATER OF THE USA ON SITE.
- THERE ARE NO STREAMS WITHIN THE SITE.
- SOIL TYPES ARE AS FOLLOWS: B&A BELTSVILLE SILT LOAM
- THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- PROPERTY ADDRESS: 2504 WASHINGTON OVERLOOK DR, FORT WASHINGTON, MD 20744
- BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
- ELECTION DISTRICT: 05
- PISCATAWAY DISTRICT: 5
- MUNICIPALITY: N/A
- FIRE: FIRE DEPT INC -0.9 MILE
- POLICE: CLINTON-3 MILES
- THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
- THE REQUIRED 10' PUBLIC UTILITY EASEMENT WILL PROVIDED AS REQUIRED.
- PARCELS A, E AND 156 QUALIFY FOR A NUMBERED NRI EQUIVALENCY LETTER. PLEASE SEE NRI-163-14-01 (EXPIRATION DATE: 8/8/22).

The Maryland-National Capital Park and Planning Commission

PRELIMINARY PLAN: 4-17002

TCP: T0P1-C0T1-17

PLANNING BOARD ACTION: N/A

PER PGCPB RESOLUTION #: N/A

ADOPTION DATE: N/A

SIGNATURE APPROVAL DATE: 10/16/2017

AUTHORIZED SIGNATURE

THIS BLOCK FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

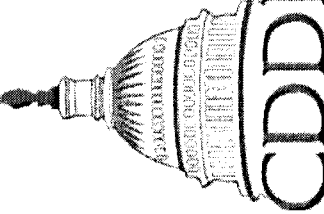
M-NCPPC

APPROVAL

PROJECT NAME: ADDITION TO WASHINGTON OVERLOOK

PROJECT NUMBER: PRELIMINARY PLAN 4-17002

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



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

ADDITION TO WASHINGTON OVERLOOK
LOTS 1 AND 2
2504 WASHINGTON OVERLOOK DR
PRELIMINARY PLAN
4-17002

DATE: OCT., 2017
DWN. AM. CHECKED MP
SCALE: 1" = 30'
PROJECT/FILE NO. 04-045
SHEET NO. 1 OF 1