



**CAPITOL DEVELOPMENT DESIGN, INC.**  
**ENGINEERS                      PLANNERS                      SURVEYORS**

4600 Powder Mill Road, Suite 200, Beltsville, Maryland 20705 Tel:(301) 937-3501 Fax:(301) 937-3507

July 6<sup>th</sup>, 2017

**VIA HAND DELIVERY**

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
Development Review Division  
Attn: Mrs. Christina Pompa

**Re: Minor Subdivision Statement of Justification-Preliminary Plan #4-17002**

Ms. Christina Pompa,

On behalf of our client Caruso Homes ("Applicant"), Capitol Development Design Incorporated, hereby submits the Statement of Justification in support of a Limited Minor/Staff Level Review process for the Application No. 4-17002, in accordance to with the standards of section 24-117 of the Prince George's County Zoning Ordinance.

**Description and location of the properties:**

Parcels 156, A and B are located at 2504 Washington Overlook Dr., Fort Washington MD. 20744. Caruso Home Builder and Washington Overlook Homeowners Association, INC. are the owners of 1.3752-acre parcel of land known as Parcel 156 (L. 36728, F. 582), 0.5506-acre parcel known as Parcel A (L.28205, F.255), and 0.0584-acre parcel known as Parcel E (L.28205,F. 255) Tax Map114/D2. The properties are in the 5<sup>th</sup> Election District of Prince Georges County, Maryland, and they are zoned R-E. The entire north, east, south and west common boundaries are surrounded by single family dwellings.

On February 4<sup>th</sup> 2003, the Prince Georges County Planning Board approved the Preliminary Subdivision Plan 4-02068, which contains parcels A and E. Parcel 156 obtained a building permit on May 15<sup>th</sup> 2015 to build a single family dwelling.

Parcel A which is subject of this justification is one of the 4 parcels conveyed to the Washington Overlook Home Owners Association, and is being used as open space. Parcel 156 and E contain a single family dwelling.

**General Description of proposed use and the request:**

This application request the approval of the resubdivision of Parcels 156, A and E into two legal lots that will comply with all current requirements of the Prince George's County Zoning Ordinance.

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Parcel 156 and E were acquired by Caruso Homes on February 26<sup>th</sup> 2015. On the same year Caruso Homes obtained a building permit for a single family dwelling unit. This single family dwelling unit was finished in 2016 and is used as Model Home for the Washington Overlook Subdivision.

During the approval of Preliminary Plan 4-02068, Parcel E was dedicated to Carlos Turner and Vanesa Jackson. This parcel was purchased by Caruso Homes at the same time of the acquisition of Parcel 156. Parcels A and E were subsequently recorded as Final Plat REP204@53 on Dec 16<sup>th</sup> 2004. Per final plat, the development of Parcel A is subject to the conditions of approval attached to the Preliminary Plan of Subdivision, 4-02068.

Parcel A has a Preliminary Plan 4-02068, which was approved by Planning Board (Resolution PGCPB 03-12) on February 4<sup>th</sup> 2003 for 89 lots, 5 out-lots and 4 parcels. Subsequently, a Limited Detailed Site Plan (LDSP) #DSP-06065 was approved to evaluate the landscaping associated with storm water management facilities located on Parcels B and D. Parcel A was not part of the LDSP-06065 evaluation. Currently, this Parcel is owned by Washington Overlook Home Owners Association (WOHOA); however, there is purchase contract between Caruso Homes and WOHOA. This contract will be executed once the new Preliminary Plan is approved

The certified TCP2/061/05, which contains Parcel A, was approved on April 19<sup>th</sup> 2005. This TCP2 is being reviewed by MNCPPC and contains the separation of Parcel A from the Washington Overlook Subdivision.

In addition, a TCP1 has been submitted to MNCPPC as a supporting and requiring document of the proposed Preliminary Plan.

A letter of Natural Resource Inventory Equivalency (NRI-163-14) was granted on October 29<sup>th</sup> 2014 for parcels 156 and E.

According to environmental information provided in these letters and the TCP2/061/05, there are no environmental features or steep slopes on this site.

### **Description of the applicable code:**

#### ***Sec. 24-117. - Procedures for minor subdivisions.***

*(a)*

*Definition. In instances in which four (4) or fewer lots in a one-family residential zone are being created; or on or after October 1, 2012 in Sustainable Growth Tier IV seven (7) or fewer lots in a one-family residential zone, which may also propose remainder parcel(s) restricted to agricultural uses; or where filing a final plat is optional, or as provided in Section 24-107(d) or as provided in Section 24-108, the applicant may follow the procedure for a minor subdivision as determined by the Planning Director.*

### **Specific Description:**

This application qualifies for a minor subdivision procedures because the resubdivision of parcels 156, A and E will only yield two lots.



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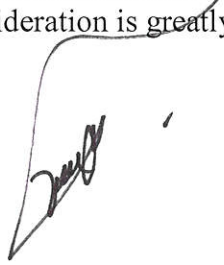
(c)

*Basis for Approval. The Planning Director or Planning Board shall make a finding that the proposed subdivision conforms with the provisions of this Subtitle, and if applicable Section 9-206 of the Environment Article, and Subtitle 27 as the basis for approval; provided, however, that no proposed subdivision to be approved by the Planning Director shall be approved under these procedures if the Planning Department representative or any representative of any agency that will require a subsequent permit, advises that the proposed subdivision is not in conformance with all pertinent laws and regulations*

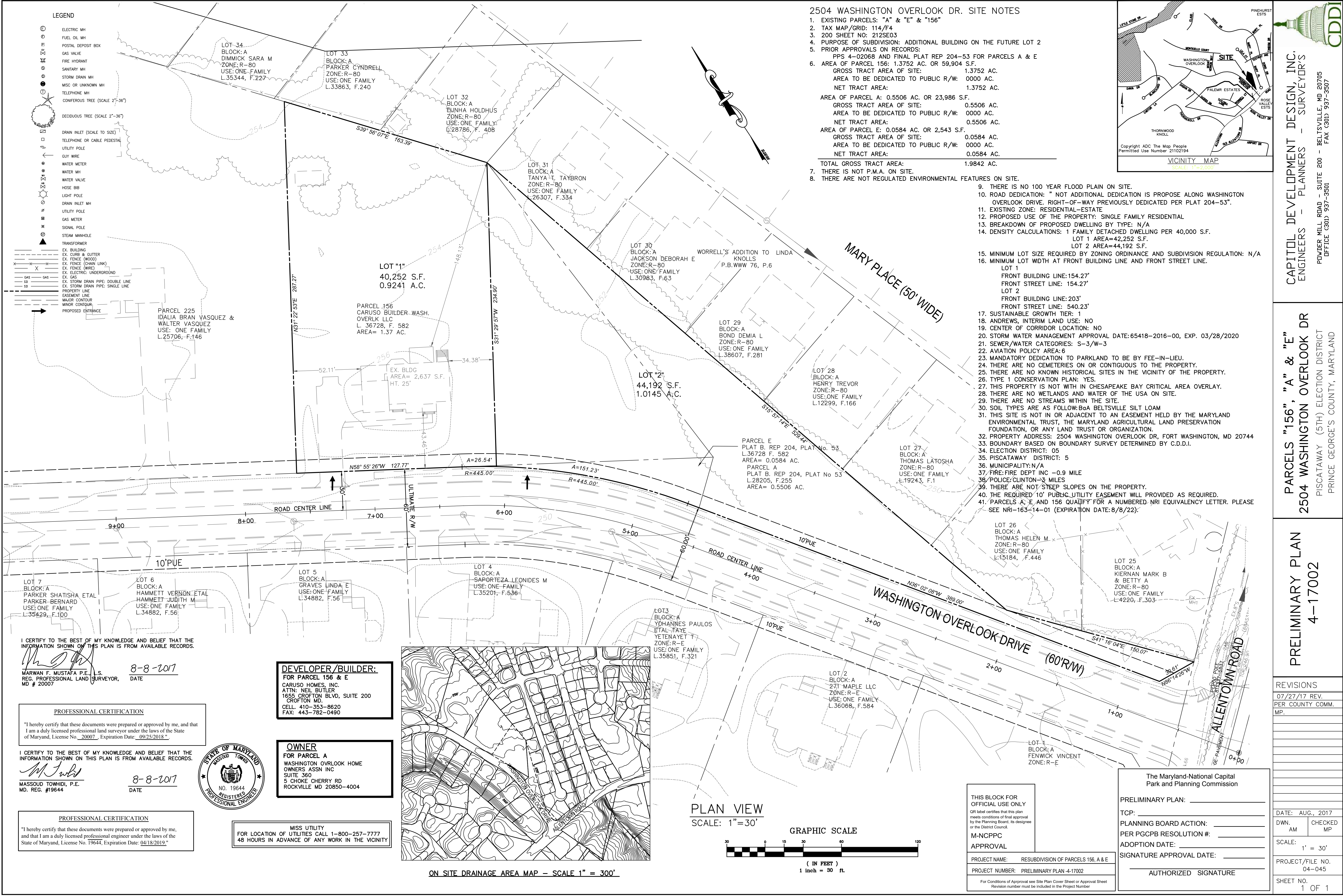
This proposed minor subdivision complies with the Section 9-206 of the Environment Article and Subtitle 27 (Prince George's Zoning Ordinance).

For the reasons set forth above, the Applicant respectfully request that this application be accepted as a minor subdivision and that a Planning Director review be granted.  
Your favorable consideration is greatly appreciated.

Sincerely,  
Milton Perez  
[perez@cddi.net](mailto:perez@cddi.net)  
301-937-3501  
Ext. 104.







LEGEND

ELECTRIC MH  
FUEL OIL MH  
POSTAL DEPOSIT BOX  
GAS VALVE  
FIRE HYDRANT  
SANITARY MH  
STORM DRAIN MH  
MISC OR UNKNOWN MH  
TELEPHONE MH  
CONIFEROUS TREE (SCALE 2"-36")

DECIDUOUS TREE (SCALE 2"-36")

DRAIN INLET (SCALE TO SIZE)  
TELEPHONE OR CABLE PEDESTAL  
UTILITY POLE  
GUY WIRE  
WATER METER  
WATER MH  
WATER VALVE  
HOSE BIB  
LIGHT POLE  
DRAIN INLET MH  
UTILITY POLE  
GAS METER  
SIGNAL POLE  
STEAM MANHOLE  
TRANSFORMER

EX. BUILDING  
EX. CURB & GUTTER  
EX. FENCE (WOOD)  
EX. FENCE (CHAIN LINK)  
EX. FENCE (WIRE)  
EX. ELECTRIC UNDERGROUND  
EX. GAS  
EX. STORM DRAIN PIPE DOUBLE LINE  
EX. STORM DRAIN PIPE SINGLE LINE  
PROPERTY LINE  
EASEMENT LINE  
MAJOR CONTOUR  
MINOR CONTOUR  
PROPOSED ENTRANCE

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

WARWAN F. MUSTAFA P.E., L.S.  
REG. PROFESSIONAL LAND SURVEYOR,  
MD # 20007

8-8-2017  
DATE

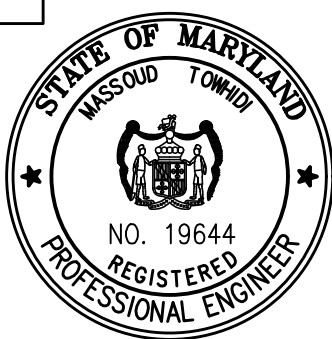
PROFESSIONAL CERTIFICATION

"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

8-8-2017  
DATE



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."

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

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

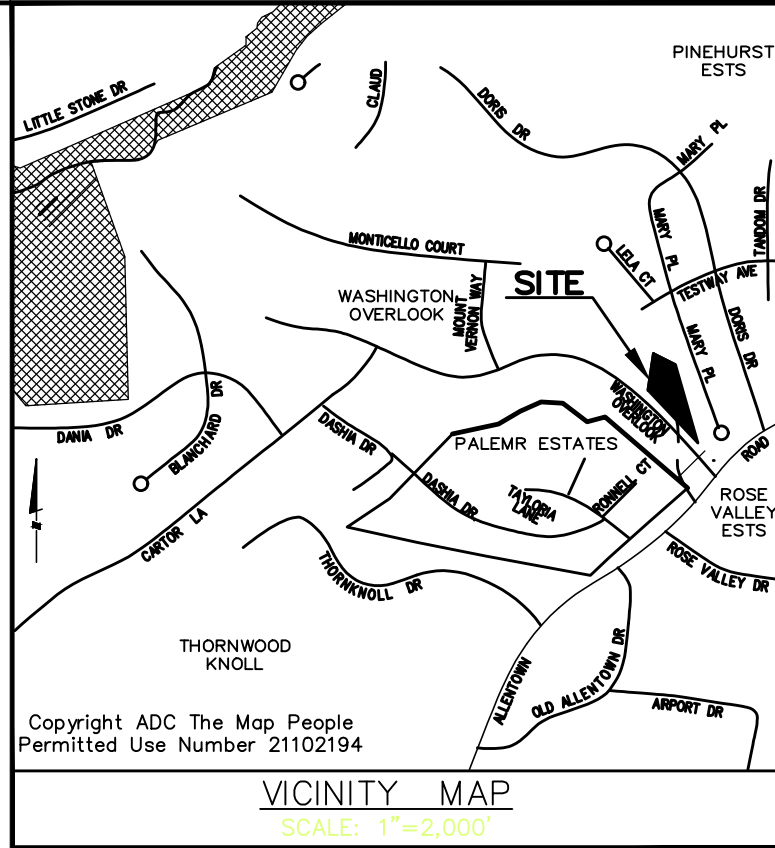


ON SITE DRAINAGE AREA MAP -- SCALE 1" = 300'

2504 WASHINGTON OVERLOOK DR. SITE NOTES

- EXISTING PARCELS: "A" & "E" & "156"
- TAX MAP/GRID: 114/F4
- 200 SHEET NO: 2125E03
- PURPOSE OF SUBDIVISION: ADDITIONAL BUILDING ON THE 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: N/A
- 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
- ANDREWS, INTERIM LAND USE: NO
- CENTER OF 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 TO BE BY FEE-IN-LIEU.
- 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 WITH IN 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 FOLLOW: 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).



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VICINITY MAP  
SCALE: 1"=2,000'

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

PARCELS "156", "A" & "E"  
2504 WASHINGTON OVERLOOK DR  
PISCATAWAY (5TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY PLAN  
4-17002

REVISIONS

07/27/17 REV.  
PER COUNTY COMM.  
MP.

DATE: AUG., 2017

DWN. AM CHECKED MP

SCALE: 1' = 30'

PROJECT/FILE NO. 04-045

SHEET NO. 1 OF 1

The Maryland-National Capital  
Park and Planning Commission

PRELIMINARY PLAN:

TCP:

PLANNING BOARD ACTION:

PER PGCPB RESOLUTION #:

ADOPTION DATE:

SIGNATURE APPROVAL DATE:

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: RESUBDIVISION OF PARCELS 156, A & E

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