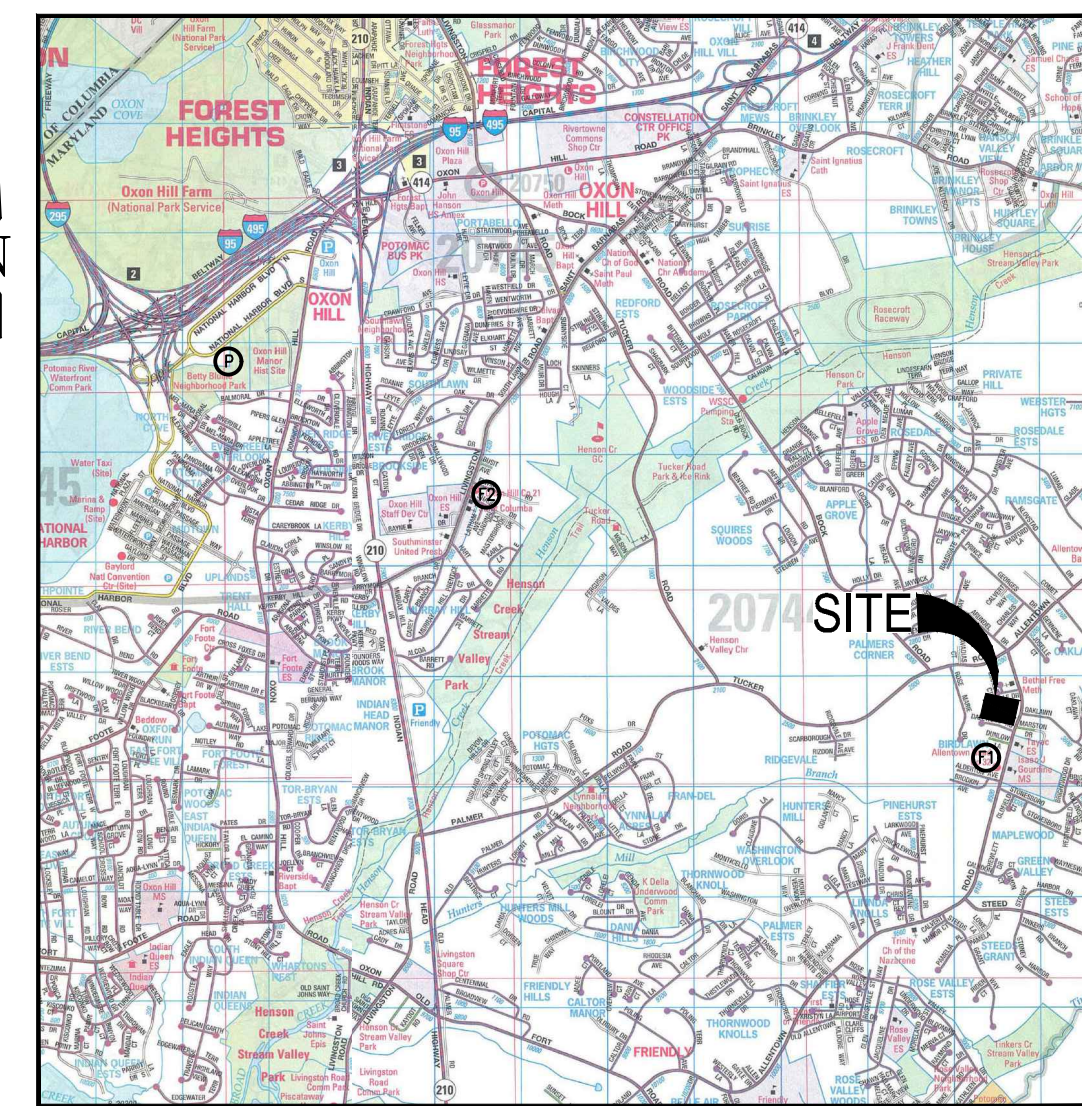
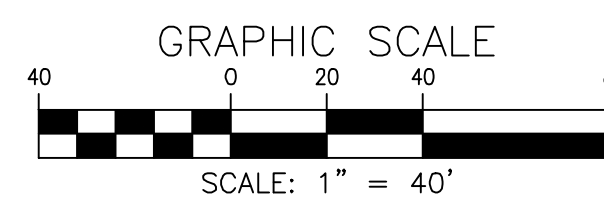


# GENERAL NOTES

- EXISTING PARCEL/LOTS AND DEED REFERENCES:  
a. PART OF PARCEL 12A, L. 48497 F. 248
- TAX MAP & GRID: 115-A1
- 200-FOOT MAP REFERENCE: 2115003
- PURPOSE OF SUBDIVISION: DEVELOP 5 LOTS AND 1 PARCEL
- PRIOR APPROVALS: N/A
- TOTAL ACRES: 3.72 AC. (ALL RR ZONE)
- AREA OF NET DEVELOPMENT AREA OUTSIDE OF PMA: 0.00 AC.
- AREA OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.
- AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
- AREA OF ROAD DEDICATION: PROPOSED "ROAD A" - 0.46 AC. (19,416 SF)  
ALLENTOWN ROAD - 0.04 AC. (1,656 SF)
- PREVIOUS ZONING: R-R (RESIDENTIAL, RURAL)  
a. Per Section 27-100(2), THIS DETAILED SITE PLAN APPLICATION SHALL BE REVIEWED UNDER THE PROVISIONS OF THE PRIOR ZONING ORDINANCE, IN ACCORDANCE WITH DEVELOPMENT REGULATIONS APPLICABLE TO THE PRIOR R-R (RESIDENTIAL, RURAL) ZONE.
- EXISTING USE: SINGLE FAMILY HOMES
- PROPOSED USE: SINGLE FAMILY HOMES
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 5 SINGLE-FAMILY DETACHED LOTS.
- DENSITY CALCULATION: 5 LOTS WITH HOMES/3.72 AC. = 1.34 UNITS/AC.
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS: 20,000 SF
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 100 FT.
- MINIMUM LOT WIDTH AT FRONT STREET LINE: 70 FT.
- SUSTAINABLE GROWTH TIER: YES - TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- SWM CONCEPT NUMBER AND APPROVAL DATE: 41535-2024 APPROVAL PENDING
- EXISTING AND PROPOSED WATER/SEWER DESIGNATION: W-3, S-3
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- CENTERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: WOO-EX S-024-2024
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS: SEE APPROVED NRI-017-2024
- IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO
- ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED EXCEPT FOR BUILDING #8427.

LEGEND	
	BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING TREELINE
	EXISTING OVERHEAD LINES
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CHAIN LINK FENCE
	EXISTING STORM DRAIN
	EXISTING SEWER
	EXISTING WATER
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WIRE FENCE
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	EXISTING ROAD CENTERLINE
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING ADJACENT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED CONTOUR
	PROPOSED STORM DRAIN PIPE
	PROPOSED SWM AREA



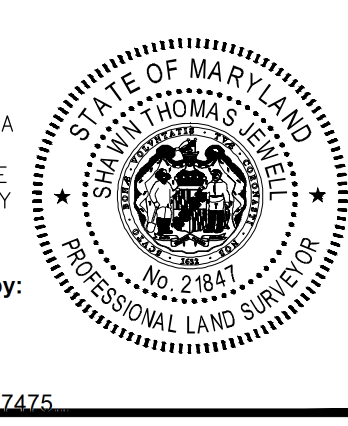
- © FIRE STATION - ALLENTOWN ROAD VOLUNTEER FIRE DEPARTMENT
- © FIRE STATION - OXON HILL VOLUNTEER FIRE DEPARTMENT
- © POLICE STATION - OXON HILL POLICE STATION

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES AND IS FOR THE PURPOSES OF A PRELIMINARY PLAN SUBMISSION; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

EXPIRATION DATE: 09/29/2024

DocuSigned by:  
[Signature]  
JULIO ARNEZ



### UPDATES/REVISIONS:


4-24002  
PRELIMINARY PLAN OF SUBDIVISION  
8427 ALLENTOWN ROAD  
5TH ELECTION DISTRICT  
FORT WASHINGTON  
PRINCE GEORGE'S COUNTY, MD

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: RAINY DAY INVESTMENTS LLC, 8427 ALLENTOWN ROAD, FORT WASHINGTON, MD 20744 703-337-3475	WSSC GRID: 215E03	TAX MAP: 115-A1
DESIGN: APP	SHEET: 1	OF: 1
DRAFT: LHM	DATE: MAR. 2024	FILE NO.: 2022-1304120-01
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	SCALE: 1" = 40'	

**STATEMENT OF JUSTIFICATION IN SUPPORT OF ELECTION TO USE**  
**PRIOR SUBDIVISION AND ZONING ORDINANCES REQUIRED**  
**PURSUANT TO SECTION 24-1904**  
**8427 ALLENTOWN ROAD**  
**4-24002**

Preliminary Plan of Subdivision 4-24002 is filed on behalf of Rainy Day Investments LLC (the “Applicant”). The Applicant is also the owner of the property which is the subject of this application. This justification is submitted as required by Section 24-1904 to allow the application to be filed pursuant to the provisions of the prior Subdivision and Zoning Ordinances.

The property which is the subject of this application consists of 3.824± acres which bears a street address of 8427 Allentown Road, Fort Washington, MD 20744. The property is more particularly described as Part of Lot 12A on Tax Map 115, Grid A-1. Lot 12A is further depicted on a Plat of Subdivision entitled “Bird Lawn,” said plat being recorded among the Land Records of Prince George’s County in Plat Book SDH 4, Plat 16. This subdivision plat was recorded in 1934. Lot 12A is presently split zoned RR (Rural Residential) and CS (Commercial Service). The balance of the property, including the portion which will be the subject of the Preliminary Plan of Subdivision, is zoned RR. This application will be filed under the provisions of the prior Zoning Ordinance.

Prior to 1984, the entirety of Lot 12A was zoned R-R. At some point prior to 1970, a vehicle salvage yard was established in the northeast corner of Lot 12A, which is now owned by Thomas and Joyce Underwood. The Underwood property was subsequently rezoned to the C-M Zone upon the adoption of the Subregion 7 Master Plan and Sectional Map Amendment in 1984. In 1991, the Underwoods filed an application to certify the salvage yard as legally nonconforming, since it was not permitted by right in the prior C-M Zone. The application was assigned case number CNU-10843-91-U. The Planning Board approved this application in 1992.

This portion of Lot 12A was conveyed prior to January 1, 1982 and was therefore legally created by deed.

In the southeast corner of Lot 12A is a commercial vehicle repair facility known as the Arnez Garage. Julio Arnez took title to the Arnez tract in 1975. In 1985, he filed an application seeking to certify a vehicle repair shop and vehicle parts store as a legal nonconforming use. The application was assigned the case number CNU-7048-85U. The Planning Board approved the application in 1986. Since this property was subdivided by deed prior to January 1, 1982, it too was legally created.

The Applicant proposes to file a preliminary plan of subdivision to create a total of five lots. Historically, the property has had three single family detached homes. Since more than one single family home cannot legally exist on one lot, the property functioned as a nonconforming use. The applicant proposes to retain one of the homes on a newly created lot and remove the other two homes, which are in disrepair. This will eliminate the existing nonconforming status of the property.

Section 24-1904(b) requires any application seeking to be filed pursuant to the provisions of the prior subdivision Ordinance to submit a Statement of Justification setting forth the reasons for electing to do so. As noted above, the property is small and can only support a total of five lots. In the new Zoning Ordinance, there is a requirement that all subdivisions include an open space set-aside equal to 20% of the tract area. Section 27-6402 contains the applicability requirements. Currently, the only exemptions from these requirements are for Agriculture/Forestry Uses, Open Space principal use categories and an individual single-family detached dwelling or two-family dwelling on an individual lot. Private yards not subject to conservation easements do not qualify as open space. In this instance, a separate parcel of land containing 33,000 square feet would be required. Not only would this reduce the lot yield from

five lots to three lots, but it would also require a homeowners association to be created at own and maintain the property. This is an unreasonable burden to place on three homeowners and it would greatly impact the viability of subdividing the property.

For these reasons, this application is filed pursuant to the provisions of the prior Zoning Ordinance.



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Thomas H. Haller  
Gibbs and Haller  
1300 Caraway Court, Suite 102  
Largo, MD 20774  
(301) 306-0033