



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-01006

Application	General Data
Project Name: Tantallon on the Potomac Lot 4, Block A Location: At the intersection of Braemer Drive and Braemer Circle Applicant/Address: Flaim Brothers, Inc. 12533 Monterey Circle Fort Washington, MD 20744	Date Accepted: 5/11/01
	Planning Board Action Limit: N/A
	Plan Acreage: 0.43
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Proposed Dwelling Square Footage: 3,580
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 215SW01

Purpose of Application	Notice Dates
This Chesapeake Bay Critical Area conservation plan requires Planning Board approval prior to the issuance of a building permit. This application is for the construction of a single-family residence in the Chesapeake Bay Critical Area. No variances are requested.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 12/03/04
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Jim Stasz	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Chesapeake Bay Critical Area
Conservation Plan and Conservation Agreement CP-01006
Tantallon on the Potomac, Lot 4, Block A

Council District: 8 Planning Area: 80 Municipality: none

OVERVIEW: The proposal is for the construction of a single-family detached dwelling on a lot within the Chesapeake Bay Critical Area. A Chesapeake Bay Critical Area conservation plan is required prior to the issuance of any permit by the Prince George's County Department of Environmental Resources. The Planning Board is the final approving authority for Chesapeake Bay Critical Area conservation plans.

1. **Site Description**

The 18,805-square-foot property in the R-R/L-D-O Zones is at the intersection of Braemer Circle with Braemer Drive and is located within the Chesapeake Bay Critical Area. The 100-foot-wide Critical Area primary buffer is located on the property. There are no streams on the property; however, there is an area of 100-year floodplain and wetlands on the property. There are no steep slopes on the property. Current air photos indicate that the site is wooded. No historic or scenic roads are affected by this proposal. There are no significant nearby noise sources and the proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the general region. A stormwater design plan has been approved by DER. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Keyport series. The site is in the Developing Tier according to the General Plan.

2. **Background**

The final plat of subdivision was approved on November 14, 1962, as shown on Record Plat 46-16 in the Prince George's County Land Records. This site is not subject to the provisions of the Woodland Conservation Ordinance, because the entire site is within the Chesapeake Bay Critical Area. The plan correctly indicates there are no threatened or endangered species, no colonial waterbird nesting sites, no forests with interior dwelling bird species, no Natural Heritage Areas, no waterfowl staging areas, no anadromous fish spawning streams, and no tributary streams on the site. The gross tract is 18,805 square feet, the area of 100-year floodplain is 1,991 square feet, and the net tract is 16,814 square feet. The net tract area meets the requirements of Section 27-442(a)(1)(b) Table I, footnote. The maximum amount of impervious surfaces permitted per Section 27-548.17, footnote 4 A(ii) of the Zoning Ordinance is 25 percent of the gross tract area, or 4,203.5 square feet. The proposed impervious surface is 3,580 square feet, or 21 percent. The maximum percentage of lot coverage permitted by the Zoning Ordinance for Lot 4, per Section 27-442 Table II of the Zoning Ordinance, is 25 percent of the contiguous net tract area, or 4,203.5 square feet. The proposed percentage of lot coverage is 4,203.5 square feet, or 21 percent.

3. **Summary**

On May 25, 2001, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the L-D-O Zone and the *Conservation Manual*; however, the plan needed some technical changes. Revised plans were accepted for processing on November 16, 2004. The revised plans will meet the requirements of the conservation manual, the L-D-O Zone, and the R-R Zone with one minor correction. The minimum 25-foot wetland buffer is not shown on the plans.

RECOMMENDATION:

APPROVAL of CP-01006 with the following condition:

1. Prior to signature of the conservation plan, the plan shall be revised to show the minimum 25-foot wetland buffer.