



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-02006

Application	General Data
<b>Project Name:</b> Tantallon on the Potomac Lot 34  <b>Location:</b> East side of Settles Court about 200 feet north of Monterey Circle  <b>Applicant/Address:</b> Emerge Homes 1025 Connecticut Avenue NW, Suite 1012 Washington DC 20036	Date Accepted: 10/21/02
	Planning Board Action Limit: N/A
	Plan Acreage: 0.52
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage: 4,915
	Planning Area: 80
	Council District: 9
	Municipality: N/A
	200-Scale Base Map: 216SW01

Purpose of Application	Notice Dates
This Chesapeake Bay Critical Area Conservation Plan requires Planning Board approval prior to the issuance of a Building Permit	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 12/3/02
	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-02006  
Tantallon on the Potomac, Lot 34

Council District: 9      Planning Area: 80      Municipality: None

**OVERVIEW:**

The proposal is for the construction of a single-family detached dwelling on a property in the R-R/L-D-O Zones recorded prior to December 1, 1985. A critical area conservation plan is required prior to the issuance of a 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.

**SITE DESCRIPTION:**

The 0.52-acre property is on the east side of Settles Court about 200 feet north of Monterey Circle. There are streams or wetlands on the property. Part of the site contains 100-year floodplain. Current air photos indicate that most of 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. According to the sewer service and water service maps produced by DER, the property is in categories S-3 and W-3. A stormwater design plan has been approved by the Prince George's County Department of Environmental Resources. The soils information included in the review package indicates that the principal soils on the site are in the Keyport soil series.

**FINDINGS:**

On October 25, 2002, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the R-R Zone, the L-D-O Zone, and the *Conservation Manual*. Some minor technical changes have been made to bring the plan into complete conformance with all regulations. The revised plan, accepted by the Prince George's County Department of Environmental Resources on November 6, 2002, has been determined to meet all applicable requirements.

**RECOMMENDATION: APPROVAL**