



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-03001

Application	General Data
Project Name: Tantallon on the Potomac Lot 14 Location: South side of Monterey Circle about 1,300 feet west of West Tantallon Drive Applicant/Address: Marcia & Cedric Simpson 12509 Monterey Circle Fort Washington, MD 20744-7053	Date Accepted: 02/05/03
	Planning Board Action Limit: N/A
	Plan Acreage: 0.46
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage: 4,958
	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. Construction of a single-family residence in the Chesapeake Bay Critical Area.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 03/11/03
	Variance(s): Adjoining Property Owners: N/A

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

Agenda Date: 03/27/03

Agenda Item:

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-03001
Tantallon on the Potomac, Lot 14

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 0.46-acre property is on the south side of Monterey Circle approximately 1,300 feet west of West Tantallon Drive. There are no streams, wetlands or floodplain on the property. 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 February 28, 2003, 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 March 11, 2003, has been determined to meet all applicable requirements.

RECOMMENDATION:

APPROVAL