



*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-03010

Application	General Data
<b>Project Name:</b>  Tantallon on the Potomac, Lot 27  <b>Location:</b> North side of Monterey Circle approximately 200 feet west of its intersection with Settles Court  <b>Applicant/Address:</b> Chesapeake Custom Homes 6196 Oxon Hill Road Oxon Hill, MD 20745	Date Accepted: 08/22/03
	Planning Board Action Limit: N/A
	Plan Acreage: 0.59
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 216SW01

Purpose of Application	Notice Dates
The proposal is for the construction of a single-family detached dwelling on a lot platted prior to December 3, 1985.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 09/24/03
	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-03010  
Tantallon on the Potomac, Lot 27

Council District: 8      Planning Area: 80      Municipality: none

OVERVIEW:

The proposal is for the construction of a single-family detached dwelling on a property recorded before December 1, 1985, in the R-R/L-D-O Zones. 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.

SITE DESCRIPTION:

The 0.59-acre property is on the north side of Monterey Circle approximately 200 feet west of its intersection with Settles Court and is located within the Chesapeake Bay Critical Area. There are no streams, wetlands or 100-year floodplain on the property. Current air photos indicate that the site is mostly 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. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Keyport soil series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. Based upon information provided by the State of Maryland, 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, no wetlands and no tributary streams on the site. The maximum amount of impervious surfaces permitted by the Zoning Ordinance is 3,887.1 square feet. The proposed amount of impervious surfaces is 3,887 square feet. The maximum amount of net lot coverage permitted by the Zoning Ordinance for Lot 27 is 3,887.1 square feet. The proposed net lot coverage is 3,887 square feet. A Stormwater Design Plan has been approved by the Prince George's County Department of Environmental Resources. No variances are needed for this proposed development. On September 12, 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.

RECOMMENDATION:

APPROVAL of CP-03010