



*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-03015

Application	General Data
<b>Project Name:</b> Treasure Cove Lots 5, 6, 13 & 14, Block 1  <b>Location:</b> West side of Fort Foote Road approximately 100 feet north of its intersection with Lark Lane  <b>Applicant/Address:</b> Kim C. Adams 211 Eagle Head Drive Fort Washington, MD 20744	Date Accepted: 12/04/03
	Planning Board Action Limit: N/A
	Plan Acreage: 0.46
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage: 5,001
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 212SW01

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.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 01/28/04
	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-03015  
Treasure Cove, Lots 5, 6, 13 & 14, Block 1

Council District: 8      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 before December 1, 1985. 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 0.46-acre property is on the west side of Fort Foote Road approximately 100 feet north of its intersection with Lark Lane and is located within the Chesapeake Bay Critical Area. There are no streams, wetlands or 100-year floodplain on the property. There are no steep slopes 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 in the general region. A Stormwater Design Plan is under review by DER. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Beltsville series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On December 19, 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; however, some technical changes were required. Revised plans were accepted on January 21, 2004. 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 5,003.5 square feet. The proposed amount of impervious surfaces is 5,001 square feet. The maximum amount of net lot coverage permitted by the Zoning Ordinance is 5,003.5 square feet. The proposed net lot coverage is 5,001 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.

One minor technical error remains to be corrected. The symbol of the plan illustrating the proposed tree line is reversed.

RECOMMENDATION:

APPROVAL of CP-03015 with the following condition:

1. Prior to signature certification of the Conservation Plan, the symbol for the proposed tree line shall be shown correctly.