



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-04003

Application	General Data
Project Name: Riverview Estates Lot 5 Location: West side of Riverview Road south of Sero Estates Drive Applicant/Address: Frances J. Rollins 12203 Riverview Road Fort Washington, MD 20744-6014	Date Accepted: 01/28/04
	Planning Board Action Limit: N/A
	Plan Acreage: 2.36
	Zone: R-E L-D-O/R-C-O
	Dwelling Units: 1
	Square Footage: 4,600
	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.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 04/14/04
	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-04003
River Estates, Lot 5

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-E/L-D-O/R-C-O Zones recorded before December 1, 1985. A Chesapeake Bay Critical Area (CBCA) Conservation Plan is required prior to the issuance of any permit by the Prince George's County Department of Environmental Resources. The Planning Board previously approved CP-93012 and CP-93012/01 for the Riverview Estates development. As part of those approvals, each individual lot is required to have a Conservation Plan prior to issuance of any building permit. The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

SITE DESCRIPTION:

The 2.36-acre property is on the west side of Riverview Road south of Sero Estates Drive and is located within the Chesapeake Bay Critical Area. The lot contains an area of land in the L-D-O Zone where the house is proposed to be built, and an area of the R-C-O Zone that contains the 100-foot-wide CBCA buffer and the 100-year floodplain. There are no streams or wetlands on the property. The steep slopes on the property are adjacent to the tidal waters and within the critical area buffer. Current air photos indicate that the site is mostly unwooded. 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 Sassafras series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On February 27, 2004, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with the requirements of the R-E Zone, the L-D-O Zone, the R-C-O Zone, and the Conservation Manual; however, some technical changes were required. Revised plans were accepted on March 31, 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 surface permitted for Lot 5 by

CP-93012/01 is 13,215 square feet. The proposed impervious surface is 10,430 square feet. The maximum amount of net lot coverage permitted by the Zoning Ordinance for Lot 5 is 18,020 square feet (20 percent of the net tract). The proposed net lot coverage is 10,430 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.

There are a few minor changes to the plans that are needed. The site plan does not clearly delineate the areas of LDO and RCO zoning and contains the following note: "The entire site lies within the critical area (Limited Development Overlay Zone)." This note must be revised to read "This site lies within the LDO and RCO overlay zones of the Chesapeake Bay Critical Area." The most recent submission did not include sheet 2 of 2, the sheet that contains the details associated with the proposed construction. This sheet needs to be submitted and included as part of the official submission. If the afforestation information is not provided on sheet 2, it must be included. This information shall include the amount of afforestation required and the amount provided; planting notes and sequence of installation; plant lists for what species are to be planted and how many of each; and other details as needed. The plan must also be revised to provide the maximum amount of afforestation within the 100-foot-wide primary buffer. The plan also does not contain the required building restriction lines. These lines need to be shown on the plan to illustrate that the proposed construction meets all required setbacks. A review by the Permits Section of M-NCPPC revealed that the house in its proposed location meets all the required setbacks of the R-E Zone. The plan also references the incorrect plat number.

RECOMMENDATION:

APPROVAL WITH CONDITIONS

Recommended Conditions

Prior to signature approval of the conservation plan, it shall be revised as follows:

1. Include all building restriction lines and all building restriction lines and easements as shown on the recorded plat (176/25).
2. Clearly delineate the areas of overlay zones, label each one and revise the plan notes accordingly.
3. Provide all afforestation information required including the amount required, the amount provided, planting notes and sequence of installation; plant lists for what species are to be planted and how many of each; and other details as needed.
4. Provide the maximum amount of afforestation in the 100-foot-wide primary CBCA buffer.
5. Include sheet 2 of 2 and revise the plan to state the correct plat number.