



*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-04016

Application	General Data
<b>Project Name:</b> Treasure Cove Lots 12 & 13, Block 4  <b>Location:</b> Northwest quadrant of the intersection of Angler Trail and Overlook Trail  <b>Applicant/Address:</b> McLaurin and Brad, Inc. c/o Jerry McLaurin 11948 Autumnwood Lane Fort Washington, MD 20744	Date Accepted: 07/30/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.25
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 2,015
	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. No variances are needed.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 10/05/06
	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-06004  
Treasure Cove, Lots 12 & 13, Block 4

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 0.25-acre property in the R-R/L-D-O zones is located in the northwest quadrant of the intersection of Angler Trail and Overlook Trail and is located within the Chesapeake Bay critical area. The 100-foot-wide critical area primary buffer and expanded buffer do not occur on the property. There are no streams, wetlands, 100-year floodplain, severe slopes or steep slopes on the site. 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. A stormwater design plan has been approved by DER. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Aura series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On August 27, 2004, 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 "Chesapeake Bay Critical Area Conservation Manual"; however, technical errors were found. Revised plans were received on October 5, 2006. This site is not subject to the provisions of the Woodland Conservation and Tree Preservation 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 per Section 27-548.17, footnote 4 A(ii) of

the Zoning Ordinance is 25 percent of the gross tract area or 2,729.0 square feet. The plan proposes total impervious surface areas of 2,015 square feet or 18.5 percent. The minimum lot area permitted by the Zoning Ordinance for the property, per Section 27-442 Table I, footnote 3 of the Zoning Ordinance, is 10,000 square feet and the lot contains 10,916 square feet. The minimum lot width at the front building line permitted by Section 27-442, Table III of the Zoning Ordinance is 100 feet and the existing lot width at the front building line is 102.8 feet. The minimum lot width at the front street line permitted by Section 27-442, Table III of the Zoning Ordinance is 100 feet and the existing lot width at the front street line is 102.8 feet. The maximum percentage of lot coverage permitted by the Zoning Ordinance for the property, per Section 27-442 Table II of the Zoning Ordinance, is 25 percent of the contiguous net tract area or 2,729.0 square feet. The proposed percentage of lot coverage is 2,585.0 square feet or 23.7 percent. Record Plat 3-62, recorded on August 26, 1927, contains 25-foot building restriction lines parallel to all streets abutting the subject application. These building restriction lines are identical to those required by Section 27-442 Table IV of the Zoning Ordinance and the location of the proposed structure conforms to these requirements. The maximum height permitted per Section 27-442 Table V of the Zoning Ordinance is 35 feet and the proposed height is 35 feet.

The Prince George's County Department of Environmental Resources will require a soils report in conformance with CB-94-2004 during the permit process review. 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.

#### RECOMMENDATION:

APPROVAL