



*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-04020

Application	General Data
<b>Project Name:</b> Tantallon on the Potomac Lot 31  <b>Location:</b> West side of Settles Court approximately 300 feet north of its intersection with Monterey Circle  <b>Applicant/Address:</b> District Builders, LLC 10275 Piscataway Road Clinton, MD 20735	Date Accepted: 9/30/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.50
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Proposed Dwelling Square Footage: 5,260
	Planning Area: 80
	Council District: 8
	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. This application is for the construction of a single-family residence in the Chesapeake Bay Critical Area. No variances are requested.			Adjoining Property Owners: (CB-15-1998)	N/A
			Previous Parties of Record: (CB-13-1997)	N/A
			Sign(s) Posted on Site:	11/08/04
			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-04020  
Tantallon on the Potomac, Lot 31

Council District: 8      Planning Area: 80      Municipality: None

OVERVIEW: The proposal is for the construction of a single-family detached dwelling on a lot within the Chesapeake Bay Critical Area. 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.

1. **Site Description**

The 0.50-acre property in the R-R/L-D-O Zones is on the west side of Settles Court approximately 300 feet north of its intersection with Monterey Circle 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, or steep slopes on the site. The site is partially 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 Keyport series. The site is in the Developing Tier according to the General Plan.

2. **Background**

This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. 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, no tributary streams, and no Critical Area buffers on the site. The gross tract is 21,822 square feet and the net tract is 21,822 square feet. 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 5,456 square feet. The proposed impervious surface is 5,260 square feet or 24.1 percent. The maximum Percentage of Lot Coverage permitted by the Zoning Ordinance for Lot 31, per Section 27-442 Table II of the Zoning Ordinance, is 25 percent of the contiguous net tract area or 5,456 square feet. The proposed percentage of lot coverage is 5,260 square feet or 24.1 percent. No variances are required for the proposed development.

3. **Summary**

On October 22, 2004, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with the requirements of the L-D-O Zone and the Conservation Manual; however, the plan needed some technical changes. Revised plans were accepted for processing on November 7, 2004. The revised plans meet the requirements of the Conservation Manual, the L-D-O Zone and the R-R Zone.

RECOMMENDATION:

APPROVAL of CP-04020