



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN

CP-05001

Application	General Data
Project Name: Tantallon on the Potomac Section 12, Lot 11 Location: South side of Monterey Circle Applicant/Address: Emerge Homes, Inc. 1025 Connecticut Avenue N.W. #1012 Washington, DC 20036	Date Accepted: 01/05/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.46
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Proposed Dwelling Square Footage: 3,800
	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 required.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 02/04/05
	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 CP-05001
Tantallon on the Potomac, Lot 11

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. No variances are requested with this application.

1. **Site Description**

The 0.46-acre property in the R-R/L-D-O Zones is on the south side of 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. 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. 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**

The final plat of subdivision was approved on April 23, 1979, as shown on Record Plat NLP 103-1 in the Prince George's County Land Records. This site is not subject to the provisions of the Woodland Conservation Ordinance, because the entire site is within the Chesapeake Bay Critical Area. A letter of exemption was issued on January 19, 2005. The plan correctly indicates that 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 20,000 square feet and the net tract is 20,000 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 5,000.0 square feet. The proposed impervious surface is 5,000.0 square feet or 25 percent. The maximum percentage of lot coverage permitted by the Zoning Ordinance for Lot 9, per Section 27-442, Table II, of the Zoning Ordinance, is 25 percent of the contiguous net tract area or 5,000.0 square feet. The proposed percentage of lot coverage is 5,000.0 square feet or 25 percent. The plan shows that it meets the requirements of Section 4.7, Buffering Incompatible Uses, of the Landscape Manual for the area bordering the golf

course. The requirements include a 20-foot-wide bufferyard and a 30-foot-wide building setback. The plan proposes the clearing of 15,830 square feet of the existing 17,280 square feet of forest and provides mitigation with 4,360 square feet of on-site planting and a fee-in-lieu of \$13,764.

3. **Summary**

On January 21, 2005, 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, there were some technical errors. Revised plans were accepted for processing on February 4, 2005. The revised plans meet the requirements of the Conservation Manual, the L-D-O Zone and the R-R Zone.

RECOMMENDATION:

APPROVAL of CP-05001.