



*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-05006

Application	General Data
<b>Project Name:</b> River Estates Lot 6  <b>Location:</b> West side of Riverview Road south of Sero Estates Drive  <b>Applicant/Address:</b> Myles and Candida Reid 20 Battersea Lane Fort Washington, MD 20744	Date Accepted: 04/19/05
	Planning Board Action Limit: N/A
	Plan Acreage: 3.85
	Zone: R-E L-D-O/R-C-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 5,850
	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: 06/06/05
	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 and Conservation Agreement CP-05006  
River Estates, Lot 6

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 after 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 previously approved CP-93012 and CP-903012/01 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 3.85-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 R-C-O, which 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 May 6, 2005, 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 "Chesapeake Bay Critical Area Conservation Manual"; however, some technical changes were required. Revised plans were accepted on June 6, 2005. 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 for Lot 5 by CP-93012/01 is 21,563 square feet. The proposed amount of impervious surfaces is 17,450 square feet.

The maximum amount of net lot coverage permitted by the Zoning Ordinance for Lot 5 is 20 percent of the net tract, or 32,042 square feet. The proposed net lot coverage is 17,450 square feet (12.8 percent). 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