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CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-89039/02

| Application | General Data |
|---|----------------------------------|
| Project Name: Tantallon on Swan Creek Lots 3-5, Block E Location: North side of Firth of Tae Drive, approximately 100 feet north of Moyer Court Applicant/Address: Krause Design & Construction, Inc. 10905 Ft. Washington Road Ft. Washington, MD 20744 | Date Accepted: 06/6/03 |
| | Planning Board Action Limit: N/A |
| | Plan Acreage: 1.42 |
| | Zone: R-R/L-D-O |
| | Dwelling Units: 3 |
| | 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. CP-89039/02 serves as a major revision to CP-89039. The proposal is for the construction of three (3) single-family detached dwelling. The currently approved Conservation Plan shows development on lots 3-5, Block E; however, the proposed changes include more than 500 square feet of additional grading. | Adjoining Property Owners: (CB-15-1998) N/A |
| | Previous Parties of Record: (CB-13-1997) N/A |
| | Sign(s) Posted on Site: 08/20/03 |
| | Variance(s): Adjoining Property Owners: N/A |

| Staff Recommendation | | Staff Reviewer: Jim Stasz | |
|----------------------|--------------------------|---------------------------|------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

Agenda Date: 09/04/03

Agenda Item:

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-89039/02
Tantallon on Swan Creek, Lots 3-5, Block E

Council District: 8 Planning Area: 80 Municipality: None

OVERVIEW:

The proposal is for the construction of three single-family detached dwellings on lots 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.

A Chesapeake Bay Critical Area Conservation Plan, CP-89039, was approved by the Planning Board on December 21, 1989, and included approximately 38.6 acres of Parcel 52 of Tax Map 131. The Preliminary Plan of Subdivision, 4-89176, was approved by PGCPB No. 89-652 on December 21, 1989. A limited Detailed Site Plan, DSP-90076, was approved by the Planning Board on October 18, 1990, and incorporated into the revised Conservation Plan, CP-89039/01, approved the same day. The subject lots were recorded by Final Plat VJ 157-36 on February 25, 1991. The Detailed Site Plan was vested by the construction of residential structures on Lot 8 and Lot 9.

This plan is a major revision as defined in the *Conservation Manual* because it proposes more than 500 square feet of additional grading on Lots 3 through 5, Block E. This plan will serve as an addendum to the approved plan.

SITE DESCRIPTION:

The three lots totaling 1.42 acres are on the north side of Firth of Tae Drive about 100 feet north of its intersection with Moyer Drive. There are no streams or wetlands on the property. There is no floodplain on the property. 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 Sassafras series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

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 approved Chesapeake Bay Critical Area Plan, CP-89039/01,

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 impervious surface for the subdivision is 5.8 acres. It was determined during the approval of CP-89039/01 that this amount of impervious surface was more than sufficient to allow for development of the subject lots. The maximum net lot coverage for each of Lots 3-5, Block E, is below the maximum permitted by the Zoning Ordinance. In consultation with staff of the Urban Design Section, it has been determined that the proposed changes to the approved Detailed Site Plan, DSP-90076, are minor in nature and would typically be reviewed and approved at staff level.

On June 20, 2003, 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 *Conservation Manual*. Some minor technical changes have been made to bring the plan into conformance with all regulations and several technical changes are required prior to final signature approval. The revised plan accepted by the Prince George's County Department of Environmental Resources on July 8, 2003, has been determined to meet all applicable requirements.

Recommendation: APPROVAL WITH CONDITIONS

Staff recommends approval of CP-89039/02 subject to the following condition:

1. Prior to signature approval of CP-89039/02, the following revisions shall be made:
 - a. The plan shall contain the label "Conservation Plan."
 - b. The following note shall be added: "This plan serves as an addendum to CP-89039/01 and DSP-90076. Additional information concerning the development is contained on those approved plans."
 - c. The square footage of undisturbed trees on each lot shall be corrected.
 - d. A revision block shall be added to note the changes, the date of changes, and by whom the changes were made.
 - e. The plan shall be resealed, dated and signed by the engineer.