



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-99007/01

Application	General Data
Project Name: River Estates Lot 2 Location: West side of Riverview Road south of Sero Estates Drive Applicant/Address: Marc L. Holloway 12101 Riverview Road Fort Washington, MD 20744	Date Accepted: 08/01/05
	Planning Board Action Limit: N/A
	Plan Acreage: 1.03
	Zone: R-E/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Addition: 1,300
	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 an addition to 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: 08/12/05
	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-99007/01
River Estates, Lot 2

Council District: 8 Planning Area: 80 Municipality: none

OVERVIEW:

The proposal is for the construction of an addition to a single-family detached dwelling on a property in the R-E/L-D-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-93012/01 for the Riverview Estates development and CP-99007 for Lot 2. 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. Because the plan proposes more than 500 square feet of additional disturbance, the Planning Board must approve the revision.

SITE DESCRIPTION:

The 1.03-acre property is on the west side of Riverview Road south of Sero Estates Drive and is located within the Chesapeake Bay Critical Area. There are no streams, wetlands, 100-year floodplain, or Chesapeake Bay Critical Area buffer on the property. There are no steep slopes on the property. Current air photos indicate that the site is 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 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:

On August 26, 2005, the Subdivision Review Committee determined that the conservation plan was in conformance with the requirements of the R-E Zone, the L-D-O Zone and the "Chesapeake Bay Critical Area Conservation Manual." 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 2 by CP-93012/01 is 6,712 square feet. The proposed amount of impervious surfaces is 3,800 square feet. The

maximum amount of net lot coverage permitted by the Zoning Ordinance for Lot 2 is 20 percent of the net tract, or 8,950 square feet. The proposed net lot coverage is 5,600 square feet (12.5 percent). Afforestation required by the “Chesapeake Bay Critical Area Conservation Manual” has been provided on other lots in the subdivision in conformance with CP-93012/01. 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