



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

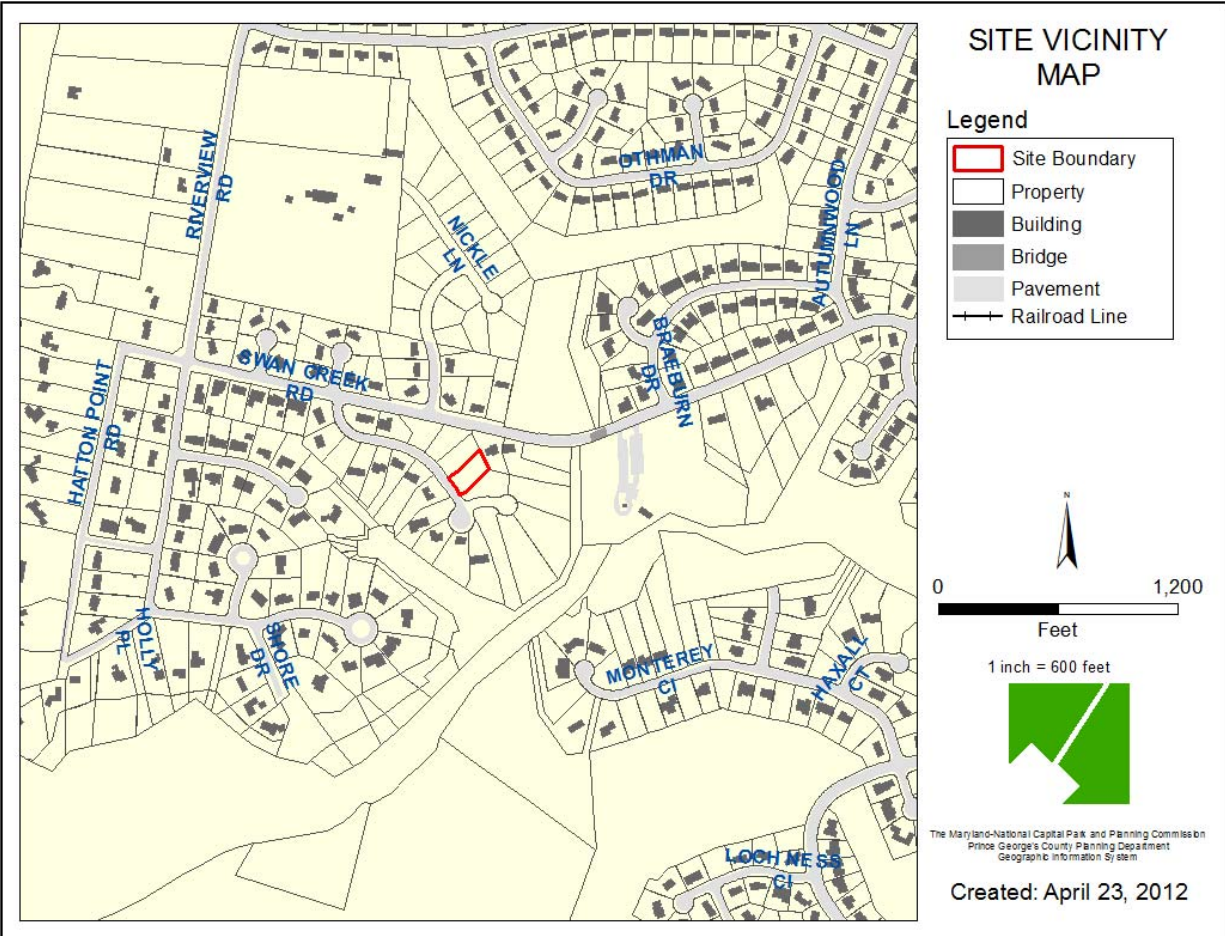
Conservation Plan Detailed Site Plan

**CP-89039-11
 DSP-90076-04**

Application	General Data	
Project Name: Tantallon on the Potomac, Lot 6, Block E Location: East side of Firth of Tae Drive, 700 feet south of its intersection with Swan Creek Road. Applicant/Address: Walter T. & Genevive J. During 761 Ayrshire Lane Woodbridge, VA 22191	Planning Board Hearing Date:	06/06/13
	Memorandum Date	05/30/13
	Date Accepted:	03/04/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	0.46
	Zone:	R-R, L-D-O
	Dwelling Units:	1
	Gross Floor Area:	3,308 sq. ft.
	Planning Area:	80
	Tier:	Developing
	Council District:	08
	Election District	05
	Municipality:	N/A
200-Scale Base Map:	216SE01	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of May 9, 2013 to June 6, 2013. Construction of a 3,308-square-foot single-family detached dwelling with a garage on a vacant and wooded property within the Chesapeake Bay Critical Area (CBCA).	Informational Mailing:	01/30/13
	Acceptance Mailing:	03/01/13
	Sign Posting Deadline:	04/09/13

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



May 30, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: **Revision to the Staff Recommendation based on Additional Information Provided on May 16, 2013**
Conservation Plan CP-89039-11 and Detailed Site Plan DSP-90076-04
Tantallon on the Potomac, Lot 6, Block E

On May 9, 2013, the Prince George's County Planning Board continued Conservation Plan CP-89039-11 and Detailed Site Plan DSP-90076-04 to the hearing date of June 6, 2013, to allow the applicant to submit additional information for consideration by staff. Additional information including a revised plan was provided by the applicant on May 16, 2013. In a memorandum dated May 28, 2013, the Environmental Planning Section (EPS) provided revised comment on the conservation plan.

Based upon the revised plan submission and revised EPS analysis, staff recommends approval of the DSP and CP with the following revisions to conditions:

RECOMMENDATION FOR CONSERVATION PLAN CP-89039-11

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Conservation Plan CP-89039-11, Tantallon on the Potomac, Lot 6, Block E, subject to the following conditions:

1. Prior to certificate of approval of the conservation plan, the following revisions shall be made, or information shall be provided:
 - a. ~~The proposed tree line shall be shown on the plan.~~

- a. Show the correct acreage (17,291 square feet) and limits of the existing on-site woodland in accordance with the limits delineated by the qualified professional and as shown on the conservation plan stamped as received on December 21, 2013. Revise the worksheet as necessary.
- ~~e.~~ b. Correctly delineate the limits of existing woodland on Lot 8 along the western boundary and show the limits on the plan. Revise the worksheet as necessary.
- ~~d.~~ c. Identify and label all proposed structures on the plan consistent with the structures listed on Table B-1. The edge of pavement for the proposed driveway shall also be identified.
- ~~e.~~ Label each individual tree, shrub, etc., existing or proposed on the plan and in the legend.
- ~~f.~~ Remove the symbol for the canopy width of the existing trees on the plan and in the legend.
- ~~g.~~ Remove the worksheets labeled "This is a revision to DSP-90076-01 and CP-89039" and "CBCA Woodland Calculation Worksheet."
- ~~h.~~ Remove the "Existing Tree Planting Schedule" from the plan.
- ~~i.~~ Show the proposed grading and associated proposed contours on the plan.
- ~~j.~~ d. Calculate the area of woodland clearing based on the revised off-site woodland limits on Lot 8 and show the area on the plan and in the worksheet.
- ~~k.~~ e. The final plan shall include a ~~Show the~~ standard worksheet that correctly shows the total area of the on-site woodland as 17, 291 square feet, the percentage of existing woodland as 86 percent, the correct area of proposed clearing, and the correct fee-in-lieu amount. Revise all other sections of the table as necessary.
- ~~l.~~ Provide a second worksheet for Lot 8 for the off site clearing. The worksheet shall show the area of proposed clearing, the mitigation rate, and the correct fee in lieu amount.
- ~~m.~~ Revise the proposed planting credit schedule to specify the species, caliper and height of each shade tree proposed to be planted and used for credit toward the required mitigation. Shrubs and ornamental trees cannot be used as credit.
- ~~n.~~ Provide a note on the plan under the worksheet as follows: "The total amount of fee in lieu required based on the remaining mitigation requirement on Lots 6 and 8 is _____ to be paid in full prior to issuance of the first permit."
- ~~o.~~ Remove the CBCA checklist from Sheet 2 of the plans and submit it on 8 1/2 x 11 inch paper.
- ~~p.~~ Remove the circular driveway and show direct driveway access to the garage from Firth of Tae Drive consistent with the previously approved conservation plan.
- ~~q.~~ Relocate the proposed dwelling to a minimum of 40 feet closer to the 25-foot building restriction line (BRL).

- r. ~~Revise the location of the retaining wall as necessary if still needed.~~
- s. f. Revise the plan to provide afforestation in the open non_wooded area adjacent to the northeastern boundary of the site and provide an afforestation planting schedule.
- t. ~~Revise the limits of disturbance as necessary to provide additional woodland conservation in the rear of the site.~~
- ~~u. g.~~ Revise the worksheet as necessary to account for any changes to clearing, preservation, reforestation/afforestation, mitigation, etc.
- h. Revise the driveway to remove the branched extension and show only direct access to the garage loading area.
- i. Label all woodland areas to show the square footage.
- j. Remove the 90-degree angle woodland limits in the front yard.
- k. Revise the woodland calculation worksheet for Lot 8 to show the correct woodland acreage to be cleared within the proposed off-site sewer easement.
- l. Shrubs and ornamental trees shall not be used as credit toward the woodland. Add a column on the table for “credits” for the afforestation and front yard landscape plantings as shown on the plan view.
- m. Remove the two planting details shown on the plan and add the standard detail for afforestation/reforestation plantings.
- n. Have the qualified environmental professional sign the plan based on the revised plan.
- o. Revise the block with the property owner certification with the references of the conservation plan number to read “CP-89039-11.”
- p. Revise the proposed additional lot coverage and total lot coverage (existing and proposed) number for the driveway to 1,613. Revise as necessary to show the correct area for any additional revisions prior to certification.
- q. Revise the beginning of General Note 4 as follows: “The entire 0.461 acres of this site lies within the...”
- r. Revise General Notes 6 and 11 to remove “see attached copy.”
- s. Revise General Note 7 to state the source of the topography information.
- t. Revise General Note 18 as follows: “The site is not subject to the previous approved TCP2-183-90. This TCP has since expired when the Chesapeake Bay Critical Area Regulations of the Zoning Code, Section 5, became effective.”
- u. Place both of the M-NCCPC approval blocks above the title block on both plan sheets.

RECOMMENDATION FOR DETAILED SITE PLAN DSP-90076-04

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-90076-04, Tantallon on the Potomac, Lot 6, Block E, subject to the following conditions:

1. Prior to certificate of approval of the detailed site plan, the following revisions shall be made, or information shall be provided:
 - ~~a.~~ ~~The proposed grading (contours) shall be shown on the plan.~~
 - ~~b.~~ ~~The proposed treeline shall be shown on the plan.~~
 - ~~e.~~ ~~Provide a house template demonstrating the dimensions of the structure and dimensions of all bump outs, height, capacity of garage, setbacks, and distance of dwelling to each property line and right of way.~~
 - a. Label the garage, house, and deck within the provided house template.
 - ~~d.~~ ~~b.~~ ~~Identify the materials of and provide dimensions for the proposed deck.~~
 - ~~e.~~ ~~The retaining wall on the cover sheet and Sheet 1 shall be revised to be consistent, and the symbol for the wall shall be revised to be more readable on the plan by using a more legible symbol. If the proposed wall is revised to be longer, the plan and worksheet shall be revised as necessary.~~
 - ~~f.~~ c. Provide a completed schedule in conformance with Section 4.9 of the 2010 Prince George's County Landscape Manual on the plan.
 - d. Provide a planting schedule for the proposed plant material that includes the species, height, and planting unit (container or balled and burlapped).
 - e. The provided Section 4.1 schedule shall be revised to indicate the existing and proposed plant material provided to meet the requirements of this section.