



Prince George's County
 Department of Permitting, Inspections
 and Enforcement
SITE/ROAD PLAN REVIEW DIVISION
 9400 Peppercorn Place
 Largo, Maryland 20774
 301.636.2060 ♦ FAX: 301.925.8510



Site Development Concept Plan Application

APPLICANT INFORMATION		ENGINEER INFORMATION	
Name of Company:		Name of Company:	
Name of Contact Person:		Name of Contact Person:	
Address:		Address:	
Phone Number:		Phone Number:	
E-mail Address:		E-mail Address:	
PROJECT NAME:			
Geographic Location (related to or near major intersection):			
Street Address (if available):			
Companion Case(s):			
Current Zone:	Total Area (acres):	Estimated Disturbed Area (acres):	
Proposed Zone:	Total Number of Lots or Parcels:	County Watershed Name:	
Master Plan Name:	County Election District:	Tax Map/Grid:	
Tax Account Number(s):		WSSC 200' Grid:	
County Council District:	Municipality(ies):	Public Project:	
MD 12 Digit Watershed Code:	Impaired watershed:	Type of Impairment:	
Tier II Watershed:	Historic Site:	Historic Site Number:	
Scenic or Historic Road:	Open Section Road:	Closed Section Road:	
Ex. Site Imp. Area:	Ex. Site Imp Area in LOD:	New Site Imp. Area:	
Ex. Site Imp. Area to be Removed:	Ex. Site Imp. Area Prev. Treated:	Hotspot: Type:	
Marlboro Clay Present:			
Specific Proposed Use of Property, Proposed Activity and/or Request:		List and provide copies of resolutions of previously approved applications affecting the subject property or state not applicable (N/A):	

Part I

FOR ANY PROJECT THAT MEETS THE FOLLOWING CRITERIA, THE PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT WATER QUALITY AND QUANTITY CONTROL REQUIREMENTS; HOWEVER, A SITE DEVELOPMENT CONCEPT PLAN IS REQUIRED TO EVALUATE OTHER ASPECTS OF THE PROJECT. THE APPLICANT SHOULD CONTACT THE COUNTY TO DETERMINE IF THERE ARE ISSUES TO ADDRESS INCLUDING BUT NOT LIMITED TO DRAINAGE, ROAD IMPROVEMENTS, IMPACT TO 100-YEAR FLOODPLAIN, ETC.

1. Agricultural land management practices.
2. The total disturbed area is less than 5,000 square feet.
3. Additions or modifications to existing detached one-family dwelling unit provided they comply with item 2 and the subject site does not exceed the maximum allowable lot coverage allowed under Section 27.442 (c) Table II - Lot Coverage and Green Areas or Section 27.445.12 (a) (3) Table 2 Maximum Net Lot Coverage, whichever applies.
4. Developments in the City of Bowie where the city has approved stormwater management plans for a development either on or off the development site, which otherwise meet or exceed the provisions of subtitle 32.
5. Land development activities which the County determines will be regulated under specific state laws that provide for managing stormwater runoff.
6. If a project is located within the Chesapeake Bay Critical Area Overlay Zone, the development activities above, except for agricultural land management activities shall comply with the stormwater requirements of subtitle 32 and conform to the requirements of Subtitle 5B.

IF THE PROJECT MEETS ANY OF THE ABOVE EXEMPTIONS WHICH ARE FROM COUNTY CODE 32.174, THEN COMPLETE ALL BELOW EXCEPT PART VII.

Part II - GENERAL PROJECT INFORMATION

If N/A (not applicable) for Parts II to VII, indicate in the space next to the question and provide an explanation on the application or report.

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Is there a recorded floodplain easement or delineation approved by Prince George's County? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Except for zones RR, RE, RA and OS, are all new single family residential lots located outside the 100-year floodplain. If any single family lots are located in the floodplain, can the house be located at least 25 feet from the floodplain? Are all other structures (residential, apartment, condominium, office, commercial, institutional) located 25' from the floodplain? (If NO, the concept is not acceptable.) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Do(es) the system(s) outfall into a defined watercourse? (If NO, what do you propose to do to prevent gully formation?) |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Show on the plan, using flow arrows, the overflow path of ultimate 100-year stormwater flows through the site. |

5. Are all outfall structures located outside the site boundaries, connecting to an existing storm drain system, or discharging into the area covered by the 100-year floodplain? (If NO, discuss in narrative and describe the proposed use and topography of the area at the structure location.)
6. Are there existing or planned upstream dams, for which the danger reach could impact the proposed development? Contact the DPIE District Engineer for information regarding existing or proposed dams. All habitable structures must be located outside of the danger reach.
7. Will any grading (such as fill over the closed system) block or partially block drainage courses so as to increase the upstream flood limits under existing conditions or after ultimate development of the tributary watershed? If YES, provide information on the plan that shows the ponding area before and after your development.
8. The plan shall include the information requested on the latest Design Review Checklist for the Site Development Concept Plan.
9. Compute post-development flows for **each** outfall point and tabulate the results in the narrative.

Part III - CLOSED SYSTEMS

Show on a plan the approximate alignment of the system and grading for the project.

- Yes No
1. Are all entrance structures, except inlets that intercept 5 cfs or less, located either in a street or outside the site boundaries? (If NO, provide reason and describe the proposed use and show the grading of the area at the structure location on the plan.)

Part IV - OPEN SYSTEMS

- Yes No
1. Is an unmanaged natural watercourse proposed? If YES: Provide evidence that it will remain stable and will not require stabilization at a future date. (Consider soil erosion potential, vegetation, existing condition, and comparison of existing flows vs. ultimate development flows.)

- 2. a. Is a lined, designed surface watercourse proposed? (The channel must be capable of conveying the ultimate 10-year design storm flow and must be designed to be erosion free)
- b. What type of channel lining is proposed? (Check as applicable)
- Grass Rip-Rap Other (Specify _____)

Part V - STREETS/ROADS

Street drainage requirements are established by the Department of Public Works and Transportation and Department of Permitting, Inspections, and Enforcement. It is incumbent upon the applicant to determine such requirements prior to submitting this application, and to show all necessary features on the concept plan. Indicate here the nature of the street and road work associated with this project.

- 1. New construction to be completed as part of this development.
- 2. Upgrading of roads shall be completed as part of this development. This will include frontage and offsite improvements. A final Traffic Impact Study is required as part of the Preliminary Plan process. Explain extent of road improvements:

- 3. There is an existing street and no improvements are required by the Department of Permitting, Inspections, and Enforcement (attach documentation).

Part VI - DOWNSTREAM IMPACT

- | | | |
|--------------------------|--------------------------|---|
| Yes | No | |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Has the site been rezoned? If YES, submit a hydraulic analysis or other evaluation, as appropriate, showing or stating the effects of your development on downstream improvements. What was the original zoning? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Would the proposed development increase the existing 100-year floodplain to within 25' of existing houses or cause other buildings to be within the floodplain? |

- 3. Are any proposed houses or are other buildings within 25' of the 100-year floodplain? If YES, describe in narrative the conditions and how the structure complies with the Floodplain ordinance.
- 4. Within the analysis area, is there an open drainage course, engineered or natural, which crosses or in any way impacts development properties? If YES, please provide detailed information on this drainage course (i.e., soils, existing conditions, etc.)
- 5. If the proposed development involves the construction of any dams, does that increase the risk of flooding for any downstream houses or roadways according to the dam break/danger reach analysis?
- 6. Does the outfall discharge into an existing storm drain system? If YES, provide information in the narrative about the downstream storm drain system to verify sufficient capacity.
- 7. Does the outfall discharge into an existing SWM facility? If YES, provide documentation in the narrative that the SWM facility has capacity for the added developed drainage area or flows.
- 8. Does the outfall discharge into a natural stream channel? If YES, provide information in the narrative about the structures and roads within the 100 year floodplain. Also, provide information and pictures of the receiving channel.

Part VII - NARRATIVE

A NARRATIVE DESCRIBING THE PROJECT AND SUPPORTING COMPUTATIONS SHALL BE PROVIDED BASED ON THE ITEMS BELOW. IF THE ANSWER TO QUESTIONS II-2, II-3, II-5, II-6, II-7, VI-2, VI-3, and VI-4 thru VI-8 WAS YES, INCLUDE IN THE NARRATIVE.

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Are you requesting a waiver of water quality or quantity control requirements? If YES, state the basis for this request in the narrative. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Have soil borings been taken at the site? A soil boring report must accompany submission, and identify infiltration rates and groundwater elevations. |
| | | 3. Describe the implementation of ESD planning techniques and practices to the MEP and tabulate the results. |
| | | 4. Describe how natural flow patterns will be maintained. |

5. Discuss how the reduction of impervious areas through better site design, alternative surfaces, and nonstructural practices has been implemented for the project.
6. Discuss the existing natural resources and how they will be protected and/or enhanced.
7. Discuss how erosion and sediment controls will be integrated into the stormwater strategy.
8. In all cases involving downstream flood damage potential, control of the 100-year storm is usually required. Control of the 10-year storm may also be required if there are inadequate public drainage improvements downstream.
9. If a control facility or structure is proposed, do you intend to obtain approval for it as a publicly or privately maintained facility? (Residential facilities, except for ESD features must be publicly maintained)
10. If the stormwater credits are to be utilized, provide a list of the credits that will be utilized along with supporting calculations.

SUBMITTED BY:

DATE:

(Print)

Signature

NOTE: Incomplete and unsigned applications will result in rejection of the submission

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