



**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**

<b>APPLICANT INFORMATION:</b>		<b>ENGINEER INFORMATION:</b>	
Name of Company:		Name of Company:	
Name of Contact Person:		Name of Contact Person:	
Address:		Address:	
Phone Number:		Phone Number:	
Email Address:		Email Address:	
<b>PROJECT NAME:</b>			
Geographic Location (related to or near major intersection):			
Street Address (if available):			
Companion Case(s):			
Total Number of Lots or Parcels:		Total Area (acres):	
Tax Account Number(s):			
Tax Map/Grid:		WSSC 200' Grid:	
Master Plan Name:		Master Plan Road:	
Councilmanic District:		County Election District:	
Municipality(ies):		Historic Site:	
Historic Site Number:		Scenic or Historic Road:	
Current Zone:		Proposed Zone:	
MD 12 Digit Watershed:		County Watershed:	
Impaired watershed?:		Type of Impairment:	
Tier II Watershed ?:		Hotspot ?:	
Ex. Site Imp. Area:		Type:	
Ex. Site Imp. Area to be Removed:		Ex. Site Imp Area in LOD:	
New Site Imp. Area:		Ex. Site Imp. Area Prev. Treated:	
Marlboro Clay ?:		Estimated Disturbed Area (acres):	
Closed Section Road:		Public Project ?:	
Open Section Road:			
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:			

**Part I - 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. Address all that apply.

- 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:

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

**Part II**

FOR ANY PROJECT THAT MEETS THE FOLLOWING CRITERIA FROM COUNTY CODE 32.174, 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. Stormwater Management (SWM) is required regardless of Limit of disturbance (LOD) area if in the Chesapeake Bay Critical Area (CBCA). LOD includes all site work on property, such as water, sewer, storm drain, SWM facilities, frontage road improvements, sediment control measures (including stockpile), etc. The LOD is considered cumulative, therefore, a developer or builder cannot submit separate applications to reduce LOD. For example, if multiple houses are proposed in the same block or vicinity, all lots must be included in the same application.
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.

**Part III - GENERAL PROJECT INFORMATION**

Yes No

- 1. Is there 100-year floodplain on your property? Submit the Floodplain Information Request Form to DPIE, and if there is floodplain, a study and or delineation must be submitted prior to, or concurrent with, the Concept Application. Refer to Techno-Gram 004-2020 for specific floodplain requirements.
- 2. Are there existing upstream dams, for which the danger reach could impact the proposed development? Contact the DPIE District Engineer for information regarding existing dams. All habitable structures must be located outside of the danger reach.
- 3. Owner Acknowledgement Signature on form, and Operating Agreement, if LLC, INC, etc.  
(except for applications for work solely in the ROW)