St. Mary's County Department of Land Use and Growth Management
23150 Leonard Hall Drive, Leonardtown, Md. 20650
*Phone (301) 475-4200, ext. *1500 Fax (301) 475-4672*

CONCEPT SITE PLAN REVIEW CHECKLIST

Control Number_____ **Project** Wildewood Village

Applicant Wildewood Venture, LLC **Surveyor/Engineer** LDG

Address Honeysuckle Lane

Zoning PUD **TM** 34 **BK** 20 **Parcel** P/O 674

Date_____ **Reviewer** _____ **TEC Date**_____

I. Required Supporting Information

Yes	No	Na	Standard	*Reference*
☐	☐	☐	Concept Site Plan Application Form	*CZO§60.5.2.a*
☒	☐	☐	Pre- Development Conditions Plan	*CZO§60.5.2.a.(4)*
☐	☐	☒	Proposed Development Sketch Plan	*CZO§60.5.2.a.(5)*
☐	☐	☒	Either a three dimensional architectural sketch for the entire proposed development site or four sections throughout the site (one each, generally facing north, south, east, and west) showing existing and proposed grade and massing of structures, landscaping, and existing vegetation to remain	*CZO§60.5.2.a.(6)*
☒	☐	☐	Deed to evidence applicant ownership, including certificate of title	*CZO§60.5.2.a.(1)*
☐	☐	☒	If leased provide an executed lease agreement	*CZO§60.5.2.a.(1).(a)*
☒	☐	☐	Schedule 70.5 Summary Information on Development Impact	*CZO§70.5*
☐	☐	☒	Variances to regulations requested, with written response to criteria for variance, contained in section 24 of the Comprehensive Zoning Ordinance.	*CZO§24.1*
☐	☐	☒	Conditional Use Approval	*CZO§24*

II. Title Information

Yes	No	Na	Standard	*Reference*
☒	☐	☐	Scale (1" =100'preferable) and identify properties with 200 ft perimeter of site	*CZO§60.5.2.a*
☒	☐	☐	Date of original	
☒	☐	☐	Land Use and Growth Management Control Number placed immediately above the title information block	
☒	☐	☐	Project Name (include "Concept Site Plan " in plan title)	
☒	☐	☐	Tax Map, Block, Parcel	
☒	☐	☐	Zoning and Zoning Overlay	

Notes

Yes	No	Na	Standard	*Reference*
			Vicinity Map	*CZO§60.5.2.a.(3)*
☑	☐	☐	Scale 1-2000 preferred	*CZO§60.5.2.a.(3).(a)*
☐	☐	☒	1,000' Critical Area Boundary, if applicable	*CZO§60.5.2.a.(3).(b)*
☒	☐	☐	North Arrow	*CZO§60.5.2.a.(3).(c)*
☒	☐	☐	Location of Site	*CZO 60.5.2.a.(3)*
☒	☐	☐	Names and Numbers of adjoining roads	*CZO 60.5.2.a.(3)*
☒	☐	☐	Streams and other bodies of water	*CZO 60.5.2.a.(3)*
☐	☐	☒	Other Landmarks	*CZO 60.5.2.a (3)*
			Pre Development Sketch Plan	*CZO§60.5.2.a.(4)*
☒	☐	☐	Predevelopment sketch site plan on a separate sheet showing natural & built environment	*CZ) 60.5.2.a.(4)*
☒	☐	☐	Boundaries of the property showing all bearings and distances drawn to scale	*CZO§60.5.2.a.(4).(a)*
☒	☐	☐	Topography Minimum of 5' contours (Cite Source)	*CZO§60.5.2.a.(4).(b)*
☒	☐	☐	Identification of all adjacent property owners	*CZO§60.5.2.a.(2)*
			Existing Environmental Features	*CZO§60.5.2.a.(4).(c)*
☒	☐	☐	Streams	*CZO§60.5.2.a.(4).(c).(i)*
☒	☐	☐	Wetlands	*CZO§60.5.2.a.(4).(c).(ii)*
☐	☐	☒	Flood Plain	*CZO§60.5.2.a.(4).(c).(iii)*
☐	☐	☐	Soils	*CZO§60.5.2.a.(4).(c).(viii)*
☐	☐	☐	Steep Slopes	*CZO§71.7.3*
☐	☐	☐	Highly Erodible soils	*CZO§71.7.4*
☐	☐	☐	Habitat Protection Areas	*CZO§71.8*
☐	☐	☐	Specimen Trees	*CZO§60.5.2.a.(4).(c).(v)*
☐	☐	☑	Forest Conservation Requirements	*CZO§75*
☐	☐	☐	Fields and Farmland	*CZO§60.5.2.a.(4).(c).(vi)*
☐	☐	☐	Primary Drainage Patterns with flow direction arrows	*CZO§60.5.2.a.(4).(c).(vii)*
			Existing Built Features	*CZO§60.5.2.a.(4).(d)*
☐	☐	☐	Roads	*CZO§60.5.2.a.(4).(d).(i)*
☐	☐	☐	Parking	*CZO§60.5.2.a.(4).(d).(ii)*
☐	☐	☐	Pedestrian and bicycle circulation	*CZO§60.5.2.a.(4).(d).(iii)*
☐	☐	☐	Structures	*CZO§60.5.2.a.(4).(d).*

				(iv)
☐	☐	☐	Historic Sites	*CZO§60.5.2.a.(4).(d).(v)*
☑	☐	☐	Stormwater Management Areas	*CZO§60.5.2.a.(4).(d).(vi)*
☐	☐	☐	Fences	*CZO§60.5.2.a.(4).(d).(vii)*
☑	☐	☐	Recreation Areas	*CZO§60.5.2.a.(4).(d).(viii)*
☐	☐	☐	Community Open Space	*CZO§60.5.2.a.(4).(d).(ix)*
☑	☐	☐	Existing Easements	*CZO§60.5.2.a.(4).(e)*
☑	☐	☐	Existing Overlay Zones	*CZO§60.5.2.a.(4).(e)*
☐	☐	☐	Existing Required Buffers	*CZO§60.5.2.a.(4).(e)*

			Landscaping and Buffer Yards	
☐	☐	☐	Conceptual Landscaping plans, showing percentage required	*CZO§60.5.2.a.(5).(e).(xi)* *CZO§ 63.3*
☐	☐	☐	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	*CZO§ 63.4* *Schedule. 63.3.a* *Schedule 63.3.b*

Notes:

Yes	No	Na	Standard	*Reference*
			Proposed Development Sketch Plan	*CZO§60.5.2.a.(5)*
☐	☐	☐	Accurate Sketch of the lot drawn to scale	*CZO§60.5.2.a.(5).(a)*
☐	☐	☐	Limits of Proposed Grading on the Site	*CZO§60.5.2.a.(5).(b)*
☐	☐	☐	Proposed Topography at 5' contours	*CZO§60.5.2.a.(5).(c)*
☐	☐	☐	Environmental Features as shown on the pre-development plan	*CZO§60.5.2.a.(5).(d)*
☐	☐	☐	Proposed Drainage Patterns with flow direction arrows	*CZO§60.5.2.a.(5).(d)*
			Existing Features that will remain and Proposed Built Features	*CZO§60.5.2.a.(5).(e)*
☐	☐	☐	Roads	*CZO§60.5.2.a.(5).(e).(i)*
☐	☐	☐	Parking	*CZO§60.5.2.a.(5).(e).(ii)*
☐	☐	☐	Proposed pedestrian and bicycle circulation	*CZO§60.5.2.a.(5).(e).(iii)*
☐	☐	☐	Proposed access to public rights of way	*CZO§60.5.2.a.(5).(f)*
☐	☐	☐	Historic Sites	*CZO§60.5.2.a.(5).(e).(v)*
☐	☐	☐	Structures	*CZO§60.5.2.a.(5).(e).(iv)*
☐	☐	☐	Fences	*CZO§60.5.2.a.(5).(e).(vii)*
☐	☐	☐	Recreation Areas	*CZO§60.5.2.a.(5).(e).(viii)*
☐	☐	☐	Community Open Space	*CZO§60.5.2.a.(5).(e).(ix)*
☐	☐	☐	Sitting of water and Sewerage Facilities	*CZO§60.5.2.a.(5).(e).(x)*
☐	☐	☐	Conceptual Landscaping Plan	*CZO§60.5.2.a.(5).(e).(xi)*

☐	☐	☐	Existing and proposed easements, overlay zones, and required buffers	*CZO§60.5.2.a.(5).(g)*
☐	☐	☐	Stormwater Management Areas (including square footage of structures)	*CZO§60.5.2.a.(5).(e).(vi)*
☐	☐	☐	In addition to these requirements, if the proposed project is in the Critical Area, please use the Critical Area Checklist.	

Notes:

St. Mary's County Government
Department of Public Works and
Transportation
(301) 475-4200

CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN PREPARATION CHECKLIST

The Concept Erosion and Sediment Control and Stormwater Management plan shall be submitted to the St. Mary's County Department of Land Use and Growth Management for distribution to the review agencies through the Technical Evaluation Committee (TEC), and shall include natural resources mapping, erosion and sediment control locations, ESD locations, concept narrative, and where applicable, geotechnical testing. SMSCD and/or DPW&T may require additional information at this phase; however, at a minimum, the Concept Plan shall include the following:

___1. Plan location of all site resources shown as indicated in the MDE SWM Design Manual table 5.1 for local jurisdictions and DPW&T Format Guidelines.
___2. Field verification from the project engineer of the natural resource map. Ref: MDE SWM Design Manual, Sup 1 section 5.1.3, pg. 5.11
___3. Include appropriate photographs of the natural resources.
___4. Proposed limits of clearing and grading.
___5. Existing and proposed drainage area maps with drainage area sizes listed.
___6. Location and dimensions of proposed impervious areas (buildings, roadways, parking, and sidewalks).
___7. Location of existing and proposed utilities.
___8. Preliminary locations of erosion and sediment control practices.
___9. Preliminary location of ESD practices, and sizing calculations based on each drainage area as well as the overall site area.
___10. Suitability factors for each ESD practice chosen.
___11. Include stable conveyance of stormwater at potential outfall locations.
___12. A narrative that supports the concept and describes how the design will achieve the following:
    - ___ a. Natural resources protection, enhancement, and preservation.
    - ___ b. Maintenance of natural flow patterns.
    - ___ c. Reduction of impervious areas through better site design, alternative surfaces, and nonstructural practices.
    - ___ d. Integration of erosion and sediment controls into the stormwater strategy.
    - ___ e. Implementation of ESD planning techniques and practices to the MEP.

___13. Geotechnical testing of site soils to identifying highly erodible soils. (If appropriate)
___14. Delineation of vegetative buffer strips along water bodies.
___15. Delineation of long or steep slopes (steeper than 15%).

CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN PREPARATION CHECKLIST

___16. Discharges to Chesapeake Bay, to impaired waters or to waters with an established Total Maximum Daily Load (TMDL)
- ___ a. Protection measures for discharges.
- ___ b. Time limits of discharges.

___17. Evaluation and designation of stabilization requirements.

___18. The scope of the Concept Erosion and Sediment Control plan is to be clearly defined and fully identified in the title block. All Concept Plan sheets are to be numbered chronologically with a Concept SWM E&S#.

___19. Plans are to be legible and shall include: scale (1"=50' maximum), two foot contour intervals, legends, north arrow. All plan sheets must be the same size with a maximum size of 24"x36". Include a site specific vicinity map to scale. Include road name(s), nearest intersections and distance to. Include enough detail on the vicinity map so that someone unfamiliar with the site can quickly locate it in the field.

___20. All Concept Plans submitted for review shall contain one (1) set of folded prints for each review agency. The narrative and any accompanying data including this completed checklist should be included on the concept plan sheets, but optionally can be included on a separate 8 ½"x11" document.

___21. If the Concept Plan is presented on three or more sheets, provide a composite-overall drawing showing how the individual sheets tie together.
Match lines and matching sheet numbers are to be included on each sheet.

___22. Show property lines and names of all adjacent property owners.

___23. Plans must include topographic data sufficiently adequate to show existing conditions adjacent to the site and downstream of all concept sediment controls. This shall be a **minimum** 50 foot adjacent strip upstream, and a **minimum** 100 foot downstream, or as otherwise needed to clearly reflect existing conditions.

___24. **The following certification shall be included on all Concept Erosion and Sediment Control Plans and shall be signed at time of plan submittal. Include on the first sheet and do not alter the wording.**

CONSULTANTS CERTIFICATION

"I certify that this Concept Erosion and Sediment Control and Stormwater Management Plan represents all significant natural resources based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the review agencies. I have reviewed this Concept Plan with the owner/developer"

Signature _____ MD License # 10799

Print Name JAMES C. LORENZI Date 7.21.22



*(Include seal, company name, address and phone number if not included elsewhere on plan).

With concept stormwater management and erosion and sediment control approval from all applicable review and approval agencies, the project may proceed to the site development phase.