

**REDEVELOPMENT (Article 17 Title 7 Subtitle 12)**  
**CONCEPT PLAN CHECKLIST**  
ANNE ARUNDEL COUNTY  
OFFICE OF PLANNING AND ZONING - DEVELOPMENT DIVISION

Application Name: \_\_\_\_\_

Pre-Consultation Developer Meeting #: **PRE-CONSULT-**\_\_\_\_\_

Project #: **RCP-**\_\_\_\_\_ Date: \_\_\_\_\_

**REVIEW CRITERIA**

Plans: A Redevelopment Concept Plan shall be on a 24"x36" sheet at a scale that is no smaller than 1"=40' and shall contain all information required by the Office of Planning and Zoning. The information shall include:

- (1) a title block, including project name, type of subdivision, scale, date, tax map, block, parcel, assessment district, county, state;
- (2) a vicinity map no smaller than 4" x 4" at a scale of 1" = 2000';
- (3) a north arrow, scale and legend;
- (4) lot boundary; a site outline showing bearings and distance (Information obtained from plats and deeds is sufficient at this stage) Do not show lease lines as property lines;
- (5) adjacent property information, including names, addresses, tax account numbers, deed reference and zoning;
- (6) existing site conditions:
  - (a) approximate location and dimension of existing structures, parking, driveways, sewers, water lines, storm drains, etc. on and within 100 feet of the site boundary;
  - (b) location of any environmental features based on natural resource inventories, delineations, studies, and mapping, including tree line;
  - (c) topography (2 foot contours) extending a minimum of 100 feet beyond the site boundaries (County topo is allowed at this stage);
  - (d) zoning division lines and labels;
- (7) proposed site improvements;
  - (a) proposed pedestrian connections and circulation;
  - (b) approximate location of proposed forest conservation easements;
  - (c) approximate location and function of stormwater management practices including evaluation of site soils suitability;
  - (d) narrative that describes how stormwater management requirements have been evaluated for the site conditions;
  - (e) narrative that describes the conservation strategies used to protect environmentally sensitive areas;
  - (f) proposed recreation area and open area;
  - (g) illustrate, dimension and quantify conceptual landscaping areas;

- (8) tabulations that include the following:
  - (a) gross site area in acres and square feet;
  - (b) acreage of each zone in acres and square feet;
  - (c) Region Planning Area
  - (d) existing use, structure type and square footage of each structure;
  - (e) proposed use, structure type and square footage of each structure;
  - (f) density:
    - a. existing (number of dwelling units, type of dwelling unit);
    - b. allowed in the underlying zoning district;
    - c. proposed (number of dwelling units, type of dwelling unit and number of bedrooms per multi-family dwelling unit);
  - (g) floor area ratio:
    - a. existing;
    - b. proposed;
  - (h) parking:
    - a. existing;
    - b. required;
    - c. proposed;
  - (i) recreation area and open area:
    - a. required;
    - b. proposed;
  - (j) Impervious area:
    - a. existing;
    - b. proposed;
  - (k) building height:
    - a. allowed;
    - b. proposed;