



SITE PLAN INTAKE CHECKLIST FOR APPLICANTS

What is proposed?

Plan Name:

Dwelling Units:

Commercial SF:

Plan Number:

Use:

Size:

APPLICATION

Upload all files with the naming conventions found in [this document](#)

Applicant must fill out and sign [Application Form](#)

If Applicant is not property owner, provide signed owner authorization

SIGN TEMPLATE AND LOCATION PLAN

Fill out and provide sign template linked [here](#)

Include a project description including use, square footage, and proposed activity

Include [Sign Location Plan](#) showing at least one sign location for every 500 feet of property frontage

Do not post sign until instructed by Intake Staff

PRE-SUBMISSION MEETING INFO

Applicants must hold a pre-submission community meeting within 90 days of application submission

Provide a signed [affidavit](#) attesting to the time, date, and location of the pre-submission community meeting

Include a copy of the [invitation letter](#) and [typed list of invitees](#)

Include a typed list of meeting attendees and a copy of the sign-in sheet, including addresses of anyone wishing to be a party of record

Include a copy of the [meeting minutes](#) with the name and contact info of the preparer

Add all parties of record and requesting notice to the Notice List

AMENDMENTS

All amendments must receive an Amendment Checklist provided and signed by Montgomery Planning. Amendment Checklists must not be more than 90 days old at time of Application submission

Major Amendments must abide by the same standards as a new site plan and provide all items in this Checklist

If not a Major Amendment, provide all documents as requested in the Amendment Checklist

STATEMENT OF JUSTIFICATION

Include a thorough description of the proposal

Include [written description of how project complies with the findings](#) required in section 59-7.3.4.E.2 of the new code or section 59-D-3.4.c of the old code

CERTIFICATE OF COMPLIANCE

Fill out and sign [certificate of compliance](#)

NOTICE LIST

[Generate notice list](#) of HOAs and Civic Associations within one mile of subject property

Add to the notice list all confronting and adjoining property contact information

Add to the notice list any and all parties of interest from presubmission community meeting

Provide notice list in the form of an Excel sheet

NOTICE LETTER

Fill out [notice letter template](#) with correct plan number and plan name

Include project description (same as on sign)

FOREST CONSERVATION DOCUMENTS

Provide an approved [NRI/FSD](#) or [Forest Conservation Exemption Plan](#)

Upload [Forest Conservation Plan Exemption Letter](#)

PREVIOUS APPROVALS

Provide and upload any and all previous approvals, including Record Plats, Preliminary Plans, Sketch Plans, and/or Concept Plans. Also include any and all previously approved amendments.

APPLICATION DRAWINGS

Provide the following standard drawing components on ALL plan sheets:

- [Graphic scale](#)
- [North arrow](#)
- [Name of plan and plan number](#)
- [Revision block](#)
- [Plan preparer contact info](#)
- Applicant's name
- [Vicinity map](#)
- [Legend](#)
- [Approval stamp placeholder](#) (4"x3")
- [Engineer certificate](#)
- [Developer's Certificate](#)
- [Building footprints](#)
- [Ground-floor layouts, including entrances](#)
- [Grading/topography w/ labels](#)
- [Property lines](#)
- [Limits of disturbance](#)

SITE PLAN

Provide a [cover sheet](#) with [sheet index](#) including all plan sheets and development program

Provide a [blank second page for future approvals](#)

Provide a [DPS pre-construction note](#) on all pages

Site Plan drawings should show the following details:

- [Uses in square feet/units](#)
- [Building heights](#)
- [Open spaces](#)
- [Stormwater management facilities](#)
- [Layout and dimensions of:](#)

- Roads/points of access
- Bike facilities/parking/storage
- Sidewalks/trails/paths
- Parking
- Loading

Provide the following information for [adjacent properties](#) within 100 feet:

- Zoning
- Building outline
- Height
- Use
- Topography

Fill out and provide the following data tables:

- [Project data table](#) including all zoning information
- [Parking table](#)
- [Recreational Facilities Table](#)
- [MPDU](#), TDR, BLT, or Workforce, if applicable

If split-zoned, clearly [delineate zoning boundary](#).

If multiple phases, include [phasing plan](#).

LANDSCAPING PLAN

[Landscaping Plan](#) drawings should show all proposed plantings and hardscaping

Provide a [planting list/table](#)

Provide [planting details/specifications](#)

LIGHTING PLAN

[Lighting Plan](#) drawings should show all proposed lighting fixtures/details

Provide a [list/table of lighting fixtures/elements](#)

Provide [lighting details/specifications](#)

Provide a [photometric plan](#)

ARCHITECTURAL PLAN

Provide detailed [architectural elevations](#) of the proposed buildings

Provide [detailed floorplans](#) of all proposed buildings

FOREST CONSERVATION PLAN

Separately submit a Forest Conservation Plan, or upload an approved Forest Conservation Plan Exemption

OTHER AGENCIES

Dept. of Permitting Services - Stormwater Management

Pay and upload [receipt for DPS-SWM review](#)

Provide [Stormwater Management Plan](#)

Provide [Stormwater Management Approval letter](#)

Dept. of Permitting Services - Fire Department Access

Provide [Fire Department Access plan](#)

Washington Suburban Sanitary Commission (WSSC)

Pay Gov Review and HPA fee and upload [receipt](#)

APPLICANT STATEMENT OF COMPLETION

I, _____, the Applicant, attest to the fact that all items outlined in this document have been provided and constitute a complete and accurate Application. I have also uploaded this checklist as part of my submission.

Signature: _____