



SITE/ROAD GLOSSARY OF TERMS

- **100-year floodplain**

The area that would be inundated by a flood that has a one percent chance of being equaled or exceeded in any given year. The County requires a 100-year floodplain study for all streams with a drainage area of 50 acres or more. Engineers, permittees, property owners, and property buyers should contact DPIE to determine the available 100-year floodplain mapping and which streams require study and mapping of 100-year floodplain. FEMA mapping is not the only floodplain regulated in the County!

- **Acceptance**

The decision or ruling of the Director, or the authorized agent, that the construction specified in a permit or under a contract with the County has been completed, allowing the release of the permit and the assumption of County maintenance of the completed construction.

- **Base flood elevation**

The water surface elevation of the base flood in relation to the datum specified on the community's Flood Insurance Rate Map and any approved floodplain study. In areas of shallow flooding, the base flood elevation is the highest adjacent natural grade elevation plus the depth number specified in feet on the Flood Insurance Rate Map, or at least four feet, if the depth number is not specified.

- **Best management practice (BMP)**

A structural device or nonstructural practice designed to temporarily store or treat stormwater runoff to mitigate flooding, reduce pollution, and provide other amenities.

- **Bioretention**

A structural soil/plant device, source control, terrestrial base, or filter/infiltrating device for managing stormwater runoff.

- **Bonds**

Most Site/Road permits require the permittee to post performance and payment bonds to ensure completion of the public work. Acceptable forms of security include an irrevocable letter of credit, a corporate surety bond, or a cash bond. Bonds are returned.

- **Channel Protection Storage Volume (CPV)**

The volume used to design structural management practices to control stream channel erosion. Methods for calculating the channel protection storage volume are specified in the "Maryland Stormwater Design Manual" and the "Prince George's County Design Manual."

- **Chesapeake Bay Critical Area**

All waters of and lands under the Chesapeake Bay and its tributaries to the head of tide, as indicated on the State wetlands' maps; all State and private wetlands designated under the Annotated Code of Maryland, Natural Resources Article Title 9; and all land and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands and heads of tide designated under the Annotated Code of Maryland, Natural Resources Article Title 9, as indicated on approved Chesapeake Bay Critical Area Overlay Zoning Map Amendments.

- **Class 1 fill**

Load-bearing fills proposed for support of buildings, walls, and other structures whose function would be impaired by settlement.

- **Class 2 fill**

Load-bearing fills proposed for support of roadways, pavements, rigid utility lines, house connections and structures which would not be especially impaired by moderate settlement.

- **Class 3 fill**

Common fills proposed for lawns, landscape plantings, or for other non-load-bearing usage.

- **Conservation plan**

A plan developed in accordance with Subtitle 5B, which demonstrates how a project has been designed to meet the specific Critical Area Commission criteria. The conservation plan consists of an approved stormwater management concept plan, an approved sediment and erosion control plan, a vegetation management plan, and other plans related to environmental systems that may be required by the Washington Suburban Sanitary Commission (WSSC), the Maryland–National Capital Park and Planning Commission (M–NCPPC), the Prince George's County Health Department, and the Prince George's Soil Conservation District (PGSCD).

- **County road**

- **County-maintained road:** A public road which has been accepted for full perpetual maintenance by the County.
- **Other public road:** A public road which has been dedicated, deeded, or assigned for public use through an easement, and is open to the public, but over which no public agency has assumed responsibility for full maintenance. Maintenance by the County is limited to the correction of dangerous conditions to permit all-weather use by emergency vehicles and to correct any condition that jeopardizes the lives of the motoring public.
- **Other public surfaced road:** A public road which has been improved with an all-weather surface by the County. Maintenance is limited to providing snow and ice control as necessary for emergency vehicle access, drainage work necessary to protect the all-weather surface, and repairs to the paved surface.

- **County Road Design and Construction Standards**

The standards include the "Specifications and Standards for Roadways and Bridges," the "Specifications and Standards for Highway Traffic Signals," and "The Design Manual for Small Wireless Facilities" published by the Department of Public Works and Transportation (DPW&T), as adopted and amended periodically as referenced in Subtitle 23 of the County Code, together with the Design and Construction Standards specified herein, and the policies and procedures adopted pursuant to the authority of the Director of DPW&T.

- **Default**

A permittee's failure to complete the requirements of a permit within the allotted time designated in the permit or the time prescribed by Subtitles 23 or 32 of the County Code.

- **Drainage area**

The area contributing runoff to a single point measured on a horizontal plane that is enclosed by a ridge line.

- **Easement**

A grant or reservation by the owner of land for the use of such land by others for a specific purpose or purposes, the use of which must be included in the conveyance of land affected by such easement. Most land development projects must grant easements for a variety of purposes, such as storm drain, stormwater management, ingress/egress, private roadways, floodplain, conservation, water/sewer, public utilities, etc.

- **Elevation certificate**

FEMA form on which surveyed elevations and other data pertinent to a property and a building are identified and which shall be completed by a licensed professional land surveyor or a licensed professional engineer, as specified by the Floodplain Administrator. When used to document the height above grade of buildings in FEMA special flood hazard areas, for which base flood elevation data are not available, the Elevation Certificate shall be completed in accordance with the instructions issued by FEMA. The certificate verifies the as-built elevation of a structure. An elevation certificate shall identify the datum of the site topography. This certificate must be submitted to the County prior to the issuance of a Use and Occupancy Permit (U&O).

- **Environmental Site Design (ESD)**

Using small-scale stormwater management practices, nonstructural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources. Common ESD practices include rain gardens, dry wells, micro-bioretenion practices, permeable pavement, bioswales, cisterns, green roofs, etc.

- **Erosion and Sediment Control Plan**

An erosion and sediment control strategy designed to minimize erosion and prevent off-site sedimentation. Such plans must be approved by the Prince George's Soil Conservation District (PGSCD) and included with grading and street construction permits.

- **Erosion and Sediment Control Standards and Specifications**

The latest edition of the "Maryland Standards and Specifications for Soil Erosion and Sediment Control."

- **Federal road**

A public road under the jurisdiction of the U.S. government.

- **Flood Protection Elevation (FPE)**

The base flood elevation plus freeboard. Two feet of freeboard is required for FEMA purposes. For non-FEMA studies, one to two feet of freeboard is required, based on the specific watershed, as described in the "Prince George's County Stormwater Management Design Manual." Buildings must be built at or above this elevation. Basements are not permitted below this elevation.

- **Flow attenuation (stormwater management quantity control)**

Prolonging the flow time of runoff to reduce the peak discharge.

- **Grading permit**

A permit issued to authorize site work. These permits typically include grading, paving, roads, sidewalks, trails, storm drain, stormwater management, sediment control, reforestation, recreation facilities, and other site work.

- **Maryland Stormwater Design Manual**

The latest edition of the “Maryland Stormwater Design Manual,” Volumes I and II, serves as the State of Maryland’s official guide for stormwater management principles, methods, and practices.

- **Municipal road**

A public road under the jurisdiction of an incorporated municipality. Permits must be issued by the municipality for any work in the public right-of-way controlled by the municipality.

- **Natural Resource Inventory (NRI)**

A plan map and supporting documentation that provides all required information regarding the existing physical and environmental conditions on site and is approved by the Planning Director of the Maryland–National Capital Park and Planning Commission (M–NCPPC) or the Director’s designee.

- **Obligation for road improvements (from County Road Ordinance 23-103)**

Any person seeking to build, alter, reconstruct, or develop or redevelop on land which fronts on an existing or proposed public road is responsible for constructing or upgrading the road to an approved standard. The road should be constructed to its ultimate cross section in accordance with the County Road Design and Construction Standards to an alignment approved by the County.

- **Pavement Assessment Management System (PAMS) Mapping**

Prince George’s County has a Pavement Assessment Management System (PAMS) map that identifies County roads. A link to the PAMS map can be found on the DPIE Site/Road Plan Review Division landing page <https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/plan-review/siteroad-plan-review/pavement-assessment-management-system-pams> or at this link: <https://princegeorges.maps.arcgis.com/apps/webappviewer/index.html?id=b94b91ba595148edac49ae294926d61c>.

- **Prince George’s County Stormwater Management Design Manual**

The latest edition of the “Prince George’s County Stormwater Management Design Manual” that complements the “Maryland Stormwater Design Manual.”

- **Private road**

Any road that is not public. Alleys are considered private roads that are not maintained by the County. Final subdivision plats for a property identify whether roadways are “dedicated to public use.” If the area is not dedicated to public use on the record plat, the roads are typically private.

- **Public road**

A road that has been accepted for maintenance by a public agency, political subdivision, or incorporated municipality; any road which lies within a right-of-way owned by or under the jurisdiction of the County or dedicated to public use by a recorded deed or recorded plat of subdivision; or any road recognized as public under Maryland law through long use by the public.

- **Redevelopment**

Any construction, alteration or improvement, performed on sites where existing land use is commercial, industrial, institutional, or multifamily residential and existing site impervious area within the limit of disturbance exceeds 40 percent.

- **Reforestation**

The reestablishment of a biological community of perpetual woodlands through the planting of trees on areas from which trees were recently removed.

- **Right-of-way**

Any land area that has been dedicated to public use by a plat of subdivision or other instrument recorded in the land records of the County; any land area deeded to or acquired by the County for road or transportation purposes; any land area that has been conveyed to a public agency by easement for public use for road or transportation purposes; any land area that has been declared by competent authority to be a public right-of-way through use or through prescriptive usage in accordance with Maryland law; or any land area along a County-maintained road that falls within the traveled way or the actively maintained shoulders and side ditches of the County-maintained road. With respect to a private road conforming to County Code Subtitle 23, any land area contained in an easement or private right-of-way recorded in the land records of the County for ingress and egress, access, or terms of similar meaning. With respect to stormwater management facilities, any land area contained in an easement or right-of-way recorded in County land records for the installation, operation, or maintenance of the facilities.

- **Road**

Any travel way or right-of-way, whether open or not, and any land area dedicated to public use, in a recorded deed or recorded plat of subdivision, for the purpose of, or used for passage of vehicular or pedestrian traffic, together with adjacent appurtenant drainage ditches, channels, support slopes, structures, walks, and traffic control devices. This term embraces all ways designated as roads, streets, alleys, lanes, paths, highways, avenues, or terms of similar meaning.


- **Roadside tree**

Any tree or shrub growing within the right-of-way of any public road.

- **Site plan**

A plan view of a person's property that shows property lines, with bearings and distances of each side of the property; lot, block, parcel number and subdivision name; size of lot or parcel; address; frontage street and/or how the property gains access to a public street; zone; location of existing and proposed structures (building or house, accessory structures, fences, decks, patios, driveways, sidewalks, parking lots, walls, etc.); location, type and size of existing and proposed buried and above ground utilities; existing and proposed topographic contours, spot elevation; existing and proposed elevations of building floor elevations and basements; limit of disturbance (how much land area is being disturbed to construct the project) and area; existing and proposed stormwater management features; floodplain, wetlands, tree lines, environmental features; and other information as required.

Note: Permittees filing a permit can have the site plan prepared by hiring a civil engineer or land surveyor. The residential homeowner may also utilize the final house location survey provided at the time they purchased their house. This final house location survey is prepared by a licensed surveyor and is a useful “base sheet” for preparing the site plan for simple permits — driveways,



fences, decks, etc. Another option is to contact the Maryland–National Capital Park and Planning Commission (M–NCPPEC) Planning Information Services to request available approved site plans at PPD-InfoCounter@ppd.mncppc.org or 301–952–3208. Visit the agency’s website at <https://www.pgplanning.org/development-process/need-help-planning-information-services/>.

- **Small Wireless Facility Permit**

A permit authorizing placement of a small wireless facility in the public right-of-way.

- **State road**

A public road under the jurisdiction of the State of Maryland.

- **Stormwater Management System**

Natural areas, Environmental Site Design (ESD) practices, stormwater management measures, and any other structure through which stormwater flows, infiltrates, or discharges from a site.

- **Subdivision**

The division of a lot, tract, or parcel of land into two or more lots, plots, sites, parcels or other divisions by plat or deed. In most cases, a property owner must have an approved subdivision plat to be able to secure permits to construct.

- **Substantial improvement (for FEMA purposes only)**

Any reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure (less land value). The term includes structures which have incurred substantial damage, regardless of the actual repair work performed. See County Code Subtitle 32-203(a)(71) for more information.

- **Tree Conservation Plan (TCP)**

A site map that delineates woodland conservation areas and the associated text that details requirements, penalties, and mitigation as described in Subtitle 25.

- **Watershed**

The total drainage area contributing runoff to a single point.

