| PRINCE GEORGES COUNTY MARYLAND – OVERALL DEVELOPMENT PROCESS – AGENCY APPROVALS  This chart provide an overview, but does not include every type of approval or permit required. Consult with each agency for further guidance 2/25/202 |   |  |   |  |
|---|---|--|---|--|
|   | STAGE ONE   | STAGE TWO  | STAGE THREE   | STAGE FOUR   |
| MNCPPC  | Preliminary Plan of Subdivision PPS  Natural Resource Inventory NRI  Type 1 Tree Conservation TCP1 or Woodland Conservation Letter of Exemption WCO-EX  Conceptual Site Plan CSP or Comprehensive Design Plan CDP, if Required  Special Exception Site Plan, if Required  Traffic Impact Analysis  Chesapeake Bay Critical Area Conservation Plan , if required | Detailed Site Plan DSP or Specific Design Plan SDP  Natural Resource Inventory NRI  Type 2 Tree Conservation Plan TCP2 or Woodland Conservation Letter of Exemption WCO-EX  Chesapeake Bay Critical Area Conservation Plan , if required  Building Permit Site Plan (if no DSP or SDP) | Final Subdivision Plat  Permit Review and Recommendation — conformance with Zoning, Subdivision, Entitlement  |  |
| PG-DPIE   | Floodplain Approval Existing Conditions FLOOD  Site Development Concept SDC  Traffic Impact Analysis Referral  Water Sewer Category Change 6 or 5 to 4 (if public w/s)  Preliminary Plan, Special Exception, CSP and CDP Referral   | Street Grade Establishment SGE  Site Development Plan (included with MNCPPC Referral)  Site Development Rough Grading Permit SDRG if no entitlement site plan  Raze Permit  Water Sewer Category Change 4 to 3 (if public w/s)  DSP and SDP Referral                                   | Building Permit — Main Structure, Accessory Structure, Retaining Walls, Pools, Garages, Fire/Sprinklers, Fence, and others  Trade Permits — Fire, Electrical, Mechanical  Site Development Fine Grading Permit (storm drain, paving, roads, swm, grading, site work, rec facilities, sidewalk, trail, street tree, street lights, bridges, etc) SDFG  Floodplain Approval Proposed Conditions  Street Construction Permit (public roads — storm drain, paving, swm grading, sidewalk, bridge, signal) SCON  Special Utility Permit SU  Final Subdivision Plat — Referral Review — DPIE reviews and approves plat for water/ sewer planning and floodplain easements | Preconstruction Meetings  Inspections  As Built Plan Approval and Certifications  Final Inspections  Use & Occupancy Permits  Floodplain elevation certificate, Flood Proofing certification, confirmation of LOMR, if required  Permit Closure and Bond Release  Business Licensing  Rental Licensing |
| Municipality  | Site Development Concept SWM – ONLY BOWIE  Referral Review – PPS, CSP, CDP and Special Exception  Zoning and Subdivision – ONLY LAUREL  Floodplain – ONLY LAUREL  | Referral Review – DSP, SDP  Final Site Plan - ONLY LAUREL  | Building Permits – see Permit Matrix for Municipalities  Grading Permits – see Permit Matrix for Municipalities  Roadway Permits – see Permit Matrix for Municipalities   | Building Inspections – see Permit Matrix for Municipalities  Site/Road Inspections – see Permit Matrix for Municipalities  |
| PGSCD   | Concept Grading, Erosion and Sediment Control CSC   | Environmental Site Development, Grading, Erosion and Sediment Control SSC  Preliminary Pond Review   | Final Grading, Erosion and Sediment Control FSC (Rough Grading, Mining and Fill Sites, Total Development Plans, for Building Construction)  Forest Harvest  Dam Safety Pond Plans   | As Built Plan – Dam Safety Ponds   |
| DPW&T   | Traffic Impact Analysis Referral  | Road Closure (Permanent)   | Road Closure (Temporary)  Permit Review for Traffic Signal  | Final Inspections  |
| MSHA  | Traffic Impact Analysis Referral  |  | Access Permit (SHA roadwork – entrance, storm drain, paving, swm grading, sidewalk, bridge, signal) – <i>Note: DPIE permit required for SWM constructed by Developer Projects</i> Utility Permit  | Inspections Final Inspections  |
| DPIE Health * OR<br>PG Health Department **   | Preliminary Septic Approval – Percolation Testing  Preliminary Well Approval  Referral Review Health Impact Assessment for CSP and CDP  Referral Review for PPS   | Referral Review Health Impact Assessment for DSP and SDP  Raze Permit Review   | Final Subdivision Plat – Referral Review  Onsite Disposal System (Septic) Permit  Well Permit  Building Permit Review – food facilities, pools, spas, water reuse   | Inspections – Well and Septic  Final Inspections – Well and Septic  Health Licensing – Restaurants, Pools, Spas, Food Facilities/Storage/Distribution  |
| FEMA  |   |  | Conditional Letter of Map Revision CLOMR (Floodplain), if required)   | Letter of Map Revision LOMR (Floodplain), if required)   |
| WSSC  | Hydraulic Planning Analysis (HPA)   |  | System Extension Permit – Public Water and Sewer  Special Utility Permit – Private Water and Sewer  Plumbing Permit  Building Certification Release (BCR)   | Preconstruction Inspections  Inspections  As Built Plan Approval and Certifications  Final Inspection  Release for Service   |
| MDE and US<br>Army Corps of<br>Engineers  | Wetland Delineation – Jurisdictional Determination  | Start Wetland Permitting in Stage 2  | Wetland and Waterway Construction Permit  Notice of Intent to Discharge NOI Permit - General Permit For Discharges of Stormwater Associated With Construction Activity  |  |
| Utility<br>Companies<br>E, T, G, CTV  |   |  | Design of Utility Services and Street Lights  | Installation of Utility Services and Street Lights   |