

Post-Submittal Process

(A general Planning and Zoning guide regarding the order of operations for permitting land development. Additional conditions or restrictions may apply depending on the project.)

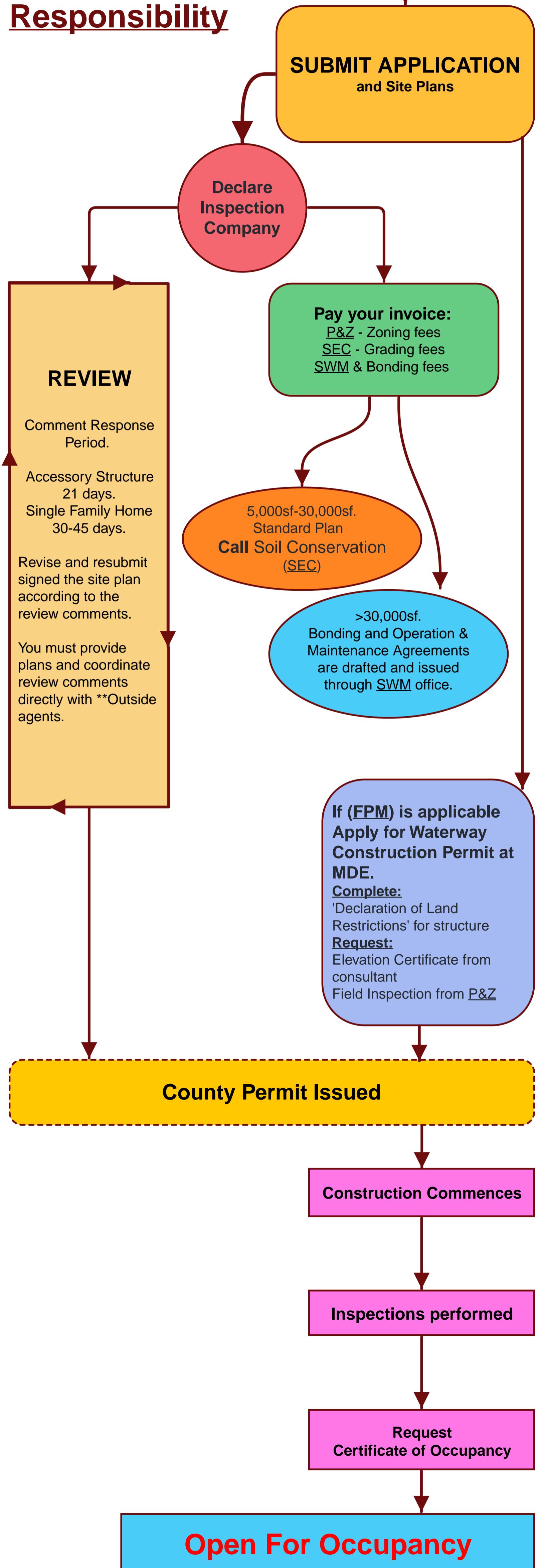
ALLEGANY
COUNTY

Abbreviation Key:

P&Z - Planning & Zoning
MDE - Maryland Department of Environment
FPM - Floodplain Management
SWM - Stormwater Management
SHA - State Highway Administration
SEC - Sediment Erosion Control

Pre-application and Walk-ins
must schedule their meetings.

Applicant / Consultant's Responsibility



Back Office Permit Process

Submit Application and Site Plans

Applicant must declare building inspection company for Foundation, Electrical, Plumbing, Special Inspections and etc.

Processing & Distribution period

Invoice is generated & fees are collected that apply. Zoning fees, Grading Fees, SWM & Bonding fees

REVIEW

Review Agents are assigned depending on the components of your project. Conditions may apply based on the project size and scope.
 (*In-house agents)
 (**Outside agents) **Agents are notified of your application. You must provide plans and coordinate comments directly with them.



MDE



- 1 *Board of Appeals
- 2 *Planning & Zoning
- 3 *Subdivision
- 4 *Building Codes
- 5 *Floodplain Mgmt.
- 6 *Stormwater Mgmt.
- 7 *County Roads
- 8 **MDE - Waterway Construction Permit
- 9 *Soil Conservation
- 10 **Health Department
- 11 **State Highway Administration
- 12 **State Fire Marshal

REVIEW

Comment and response period conducted between Point-of-Contact and Planning & Zoning.

Approved releases collected from ALL Review Agents.

Revisions may be requested from the applicant. Appropriate modification and revisions are based on the reviewers comments.

County Permit Issued

A permit to build may have conditions based on size and scope of project.

Construction commences

If FPM is applicable: **MDE - 'Declaration of Land Restrictions' for structure. A document that must be notarized, signed and recorded at Circuit Court.

Inspections performed

Satisfactory Building and Inspection Reports are forwarded to P&Z by inspection agency.

Certificate of Occupancy

Issued upon request once the review of all documents, conditions and inspections performed

Elevation Certificate - Generated by professional consultant upon the completion of the 1st floor.
 Field Inspection - Verification of: flood vents, anchoring, structures orientation, materials used, electric and mechanical elevation requirements, etc.

Open For Occupancy