



DEVELOPMENT BULLETIN 01-2023

Subject: Development Phasing Requirements for Environmental Site Grading, Erosion and Sediment Control Applications

Resource: Urban Development and Conservation Program

Date: April 7, 2023

EFFECTIVE IMMEDIATELY

The Prince George's Soil Conservation District (District) herein provides the following updates to the Environmental Site Grading, Erosion and Sediment Control (SSC) application. This guidance supersedes Section II.A - *Introduction for Environmental Site Development Grading, Erosion and Sediment Control Plans* - of the District's manual.

Development Phasing: Requirements

Phasing henceforth is defined as the partitioning of a specific project into component/smaller sections reflective of the development team's proposed construction scheme.

Effective immediately, projects may exercise the option to phase an overall development/project, per a phasing plan, at the Environmental Site Grading, Erosion and Sediment Control Application if the following guidelines are met:

- I. Requirement: A coordinated, comprehensive review of erosion and sediment control, stormwater management (SWM) strategies, and existing site features and resources**

SSC applications may phase a development/project by ensuring the below items are addressed, in addition to all other current requirements for this application. An overlay plan of existing environmental features, a proposed site layout, and proposed stormwater management practices are fundamental to any review and subsequent approval of the SSC application.

- a. A phasing plan of the overall development must be integrated into the SSC submission. Erosion and sediment control strategies should not be included on this plan.
- b. The development requirements for each submitted phase must be adequately addressed. This includes, but is not limited to, stormwater management, site grading, site geotechnical concerns, and the coordination of environmental features and impacts thereto.

Note, the SSC must be revised to add each additional phase, per the phasing plan, prior to revising the Final Grading, Erosion and Sediment Control application (FSC) for the added phase.

- c. Complete analyses and reports (SWM, geotechnical, dam safety, floodplain, etc.) must be provided to support each submitted development/project phase.

II. Requirement: Rough Grading (RG) applications are subject to the three-step process

The SSC is not required to present a rough grading component. The SSC is, however, required to present the proposed development scheme for a coordinated and comprehensive review. The inclusion of a RG phase within an SSC application is useful in leveraging the SSC to facilitate approval of a future final development rough grading application.

Pursuant to Section III. I. *Final Rough Grading Plan Checklist* of the District's manual, site rough grading applications are subject to the three-step review process and require a CSC and SSC, depending on the specific project.

These updates to the SSC's application requirements and process will provide greater flexibility, and significant cost and time savings, to the overall development workflow.

Additional Information

Please contact the District at 301.574.5162 Ext. 3 or pgscd@co.pg.md.us should you have questions or require additional information.

References

- i. Maryland Standards and Specifications for Soil Erosion and Sediment Control, December 2011
- ii. Prince George's Soil Conservation District Soil Erosion and Sediment Control – Pond Safety Manual, January 2013