General Data Center Development Approval Process- Maryland

Zoning ← Plan Review → ← Record Plats & Engineering Review → ← Permit Review → Construction

Zoning

Re-Zoning (Local Map Amendments)
12-24 months

1. Zoning Ordinance or Zoning Map Changes
2. Master Plan Amendments
3. Natural Resource Inventory and Environmental Regulations
4. Water and Sewer Availability

Plan Review

Pre- Preliminary Sketch Plan (if applicable)
9-12 months

Preliminary Plan
12-18 months

1. Preliminary Plan of Subdivision in conformance with Zoning Ordinance, Subdivision Regulations, Transportation Plans and Road Codes
2. Adequate Public Facility Ordinance (APFO)
3. Noise and Vibration Study
4. Water and Sewer System Planning Forecast, Hydraulic Planning Analysis, Letter of Findings and Category Change
5. Conceptual Stormwater Management Plan
6. Conceptual Erosion and Sediment Control Plan
7. Preliminary Dry Utility Plan
8. Preliminary Fire Access Plan
9. Preliminary Forest Conservation Plan
10. Preliminary Architecture

Site Plan
6-9 months

1. Site Plan in conformance with Approved Preliminary Plan and Building Codes
2. Landscape and Lighting Plan
3. Noise and Vibration Mitigation Plan
4. Site Stormwater Management Plan
5. Final Dry Utility Plan
6. Final Fire Access Plan
7. Final Forest Conservation Plan

Record Plats & Engineering Review

Record Plats

Improvement Plans
6-9 months

1. Engineering Plans in conformance with Approved Site Plan
2. Mass Grading Plan
3. Grade Establishment Plan
4. Storm Drain and Paving Plan
5. Traffic Control Plan
6. Final Water and Sewer Plans
7. Final Stormwater Management Plan
8. Final Erosion and Sediment Control Plan
9. Public Utility Easements
10. Public Storm Drain Easements
11. Public Stormwater Easements
12. Public Water and Sewer Easements
13. Forest Conservation Easements

Permit Review

Grading Permit
2-3 months

1. Approved Engineering Plans
2. Approved State and Federal Permits

Building Permit
1-2 months

1. Approved Engineering Plans
2. Approved State and Federal Permits
3. Final Architecture

Construction

Construction

1. Local Inspections
2. As-builts
3. Bond Releases
4. Permit Closeouts
5. Use & Occupancy Permit

1. State Inspections
2. As-builts
3. Bond Releases
4. Permit Closeouts

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1. Detailed Power Load Study and Analysis (Generation, Transmission & Distribution)- Utility Company & PJM

1. Master Power Agreement- Developer financial commitments to power company- Utility Company

1. Minor or Major Source Air Permitting- MDE, EPA
2. Certificate of Public Convenience and Necessity (If Required)- PSC
3. Water Resources Joint Permit Application (Streams, Wetlands, Floodplain)- MDE, USACE
4. Rare, Threatened and Endangered (RTE) Species Review- DNR, USFWS
5. Section 106- Historic Review (Archeology, Architecture)- MHT, USACE
6. Access Permits and Right-of-Way Permits- SHA
7. Stormwater Management Construction Discharge Permit- MDE
8. Water Appropriations and Use Permits- MDE
9. Roadside Tree Permits- DNR

Subsequent Review Stage

Review Stage Requirements

Local Regulatory Requirements

Utility (Power) Company Requirements

State and Federal Regulatory Requirements

Review Authority

County Council Review
Planning Board Review
Agency Staff Review