

# St. Mary's County Metropolitan Commission Design Manual Update Effective 7/11/19 TRANSITIONAL PROVISIONS

Transitional Provisions to be known as “grandfathering” provisions are hereby adopted to provide for the continuance of certain development activities.

Plan Submissions on or after 7/11/19*	Old Design Manual (Effective 9/9/10)	New Design Manual (Effective 7/11/19)	Project Status
<b>Pre-Application</b>		✓	No Design
<b>TEC</b> Concept, Site Plan , Subdivision, CWSP Amendment		✓	No Design
<b>Design (1st review - Approval)**</b> (Plan review after concept approval)		✓	•% Design ~ 75% •Submittal = 1
<b>Design (2nd review - Approval)**</b> Plans received for subsequent reviews whose 1st review was prior to 7/11/19*. Plans submitted for 1st review prior to 7/11/19 will have a maximum of two (2) years from the Design Manual's effective date to receive final plan approval under the prior 2010 Manual.	✓		•% Design ~ 90-95% •Submittal = 2+
<b>Record Plat and/or Permitting</b> Will follow the Design Manual under which final plan approval was granted	✓	✓	•Permits •Construction •Sales

\*Submission package must be complete, to include but not limited to review fees, plan sets, cost estimate, and completed checklist.

\*\*From the date of final approval all projects will have two years in which to be under construction ( i.e. PWA and bonding in place, if applicable, and received construction permit or connection permit approval at the MetCom pre-construction meeting). Final plan approvals received prior to 7/11/19 are eligible for one 2 year extension under the provisions of the 9/9/10 manual. Please note the Sediment and Erosion control plan must remain current.

Please note that all projects are required to use the current cost estimate form unless a PWA has been executed or construction/connection permit has been issued.

**Note:**

1. Special Cases will be reviewed under criteria outlined in section 24.4.2 a-d of the Subdivision Ordinance and approved by the following committee:

- A. Director
- B. Chief Engineer
- C. Chief of Facilities and Operations