Environmental Submittal Requirements for Various Application Types

Application Type	REF[1] Submittals	Woodland and Wildlife Habitat Conservation Ordinance Submittals		
	NRI or NRI-EL Required[2]	FSD Required[3]	TCP1 or LOE Required	TCP2 or LOE Required
Basic plan or ZMA		X		
CDP or CSP	X		X	
Preliminary plan	X		X	
DSP, SDP, SP or SE	X			X
Stormwater Management Concept[4]	X			
Stand-Alone TCP2s		X		
Grading permits				X
Letter of exemption (LOE)		X		
Zoning Ordinance departures[5]				X

1. REF = Regulated Environmental Features: REF includes regulated streams, nontidal wetlands, and their associated buffers, including the PMA where applicable. The requirement for the submittal of an NRI is related to the delineation of the REFs for a site and to the documentation of woodlands for use in review of the TCP.

2. NRI = Natural Resource Inventory: This plan provides documentation of the existing conditions on a site.

    NRI-EL = NRI Equivalency Letter: This letter is used in certain circumstances to meet the submittal requirement for an NRI. This letter is a separate application and review process from an LOE.

3. An FSD is required with a basic plan or zoning map amendment (ZMA) application and with applications for a letter of exemption (LOE) from the Woodland and Wildlife Habitat Conservation Ordinance. It may be a simplified, intermediate or detailed FSD, depending on the site features or as determined by the Planning Director or designee. The FSD requirements may be waived if sufficient information is provided by the applicant or if sufficient information is easily accessed through PGAtlas.com.

4. Stormwater Management Concept Approvals are submitted to and approved by the Department of Public Works and Transportation. No NRI is required when the site qualifies for a waiver of the stormwater management requirements per Sec. 4-320. An NRI-EL may be substituted for the submission of an NRI.

5. Departures from the Zoning Ordinance include departures from design standards (DDS), departures from parking and loading standards (DPLS), and departures from sign design standards (DSDS). If a departure is part of an application that includes a TCP2 or LOE, a separate submittal of these documents is not required. Stand-alone nonconforming use applications have no environmental submittal requirements.