

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

Minor Subdivision Process (4 Lots or Less)



Design Advisory Panel (DAP) Meeting

Applies to Rt. 1, Rt. 40, Downtown Columbia, Age-Restricted conditional uses, & New Town Village Centers.

Step 1 Pre-Submission Community Meeting

before applicant submits an initial plan

(If Applicable) (If Applicable)

Step 1b Historic Preservation Commission Meeting

HPC reviews historic structures, historic district properties, and projects in the R-H-ED Zone.

Step 2 Environmental Concept Plan (ECP)

Addresses storm water management (SWM), erosion and sediment control, and environmental features.

ECP

APFO

Step 3 Final Plan (F) and Plat

Supplemental plan for road, water and sewer, SWM, landscaping, forest conservation, and infrastructure construction drawings - Final Plat is subdivision record for lots, parcels, and road rights-of-way. Adequate Public Facilities Ordinance (APFO) applies to schools.



Step 4Site Development Plan (SDP)

Detailed drawings showing existing and proposed buildings, structures, site grading, sediment and erosion control, utilities, any floodplains and forest stands, and landscaping. (SDP's are only required in the Planned Service Area)

SDP

Development Review Complete

Eligible to Apply for Building Permits

Disclaimer: This chart is for informational purposes only and is subject to change.

*Community input is welcomed at any point in the review process; points indicated are the most opportune times. Section 16.128 of the Subdivision and Land Development Regulations details pre-submission community meeting requirements.

Updated 08/15/2025

