



COMMUN-ET LLC | PROJECT CASE STUDY

From 1971 Relic to Flagship Restaurant in Record Time

McDonald's Ground-Up Rebuild • Forest Heights, MD

5501 Livingston Rd, Forest Heights, MD 20745 • Now Open

CONSTRUCTION VALUE
\$1.585M

GENERAL CONTRACTOR
Venture Construction

GRAND OPENING
June 24, 2026

PERMITTING LEAD
Diamond Lakey, PMP

Fourteen-plus permit tracks. Six plus parallel county reviews. Three utility disconnects and reconnects. One opening day that could not move. Commun-ET delivered all of it, on schedule, so our client could pour the first coffee on time.

THE CHALLENGE

Our client set out to replace an aging 1971 restaurant with a modern, ground-up rebuild on the very same lot, a tight, occupied corridor where every square foot and every calendar day carried real cost. The catch was familiar to anyone who has rebuilt in the DMV: a single site, a hard grand-opening date, and a thicket of approvals that did not answer to one another.

This was not a project with one reviewer and one queue. It was more than fourteen individual permit and approval workstreams running at once, spanning building, site, fine-grading, raze and demolition, plumbing and fuel-gas, utility disconnects, state highway access, and health review. The original structure also had to clear an asbestos inspection and a formal demolition notification before a single wall could come down. Any one of these moving out of sequence could have stalled the opening.

THE COMMUN-ET APPROACH

We treated every agency and utility as its own clock, and we stayed ahead of all of them. Rather than wait for one approval to finish before starting the next, our team ran Prince George's County building, site, fine-grading, and raze reviews in parallel with the WSSC plumbing and utility permits, alongside a separate MDOT SHA district-office permit on Indian Head Highway and independent disconnect timelines with PEPCO and Washington Gas.

When ownership introduced a mid-review design change, we absorbed it without losing our place in line. A full revision cycle touched dozens of drawing sheets across architectural, electrical, mechanical, plumbing, and structural disciplines. We re-certified the plans and kept the queue moving. Our tightest bottleneck, the raze permit, required PEPCO, Washington Gas, and WSSC to each sign off with a formal disconnection letter. We stayed on every utility individually, calling, escalating, and re-confirming, until all three letters were in hand.

Behind the coordination is the discipline that defines how we work. On the raze permit alone, our team answered the county's review comments, sealed survey plats, disconnection-letter requirements, and Soil Conservation District sign-off, within about an hour of each request, every cycle. We hand-compiled and delivered full documentation packages to county inspectors, chased fees and sureties the same day they posted, and escalated to our own executive team the moment an item needed it.

PERMITS & APPROVALS WE SECURED

▪ Raze / Demolition Permit	▪ Washington Gas Disconnect
▪ Building Permit + Revision Resubmittal	▪ PEPCO Disconnect Coordination
▪ Site Permit	▪ Storm Drain (Green-Stamped Plans)
▪ Fine Grading Permit	▪ Traffic / Pedestrian Improvement Plan
▪ WSSC Plumbing & Fuel Gas Permit	▪ Special Use Permit
▪ MDOT SHA District Office Permit	▪ Raze Permit Health Dept. Sign-Off
▪ Storm Water / Soil Conservation Sign-Off	▪ State Health Dept. Review (Waiver Secured)



BEFORE — the original 1971 restaurant



AFTER — the completed rebuild, June 2026

THE RESULT

That discipline, tracked permit by permit, kept more than a dozen overlapping approvals moving at once and delivered a Temporary Certificate of Occupancy in time for the grand opening, with permanent close-out already underway. Our client opened on schedule and on budget, and the corridor gained a flagship-quality building where a half-century-old restaurant once stood.

- **On-time opening:** Temporary Certificate of Occupancy secured for the June 24, 2026 grand opening, with no slip to the date.
- **14+ workstreams, one team:** every building, site, utility, highway, and health approval carried start to finish in parallel.

- **Same-day responsiveness:** review comments, fees, and sureties addressed within about an hour of posting, every cycle.
- **Zero lost queue position:** a full mid-review design revision absorbed without falling back in line.

What our partners said:

“

...how hard you were working on this one and how well you do at making sure we get things handled ASAP! Thank you so very much for your support.

Michele Miller

Reinvestment Area Construction Manager, McDonald's USA, LLC

“

They are open Diamond. Thank you for all your help.

Grover Thomas

Sr. Project Manager, Venture Construction (General Contractor)

WHY CLIENTS CHOOSE COMMUN-ET

Forest Heights is not an exception in how we work; it is the standard. Commun-ET is a national, AI-native permitting and utility-coordination firm built for exactly this kind of complexity. Our proprietary PermitPilot platform lets a focused, senior team run dozens of approvals in parallel, with a failed-meter-set rate well below the industry average and a meaningful reduction in utility-coordination duration against typical baselines.

We do not replace the partners already on your bench. We add capability, the dedicated permitting and utility horsepower that keeps an aggressive schedule intact when the approvals get complicated. Whether you are rebuilding one restaurant or rolling out a multi-state program, we bring the same discipline: every agency on its own clock, and us, ahead of all of them.

Have a build that cannot afford to wait on permits?

Let's talk. Call 202-688-0484 or email info@commun-et.com to add Commun-ET to your bench.