

## Site Plan Requirements

In Prince George's County, the Health Department requires a site plan for its review of properties that are being subdivided. The Health Department uses these site plans for the approval of record plats of subdivision. It also uses such site plans to determine that adequate private water and sewer facilities exist for those properties being subdivided but not requiring a record plat. The following is required to be shown on the site plans:

1. Metes and bounds of each of the lots and outparcels created as a result of the subdivision
2. Two or one foot contours, depending on the slope found on the property, that accurately depicts the fall of the land. Slopes of properties that exceed 25% must be clearly identified on the site plan.
3. A projected or actual house location for each lot. The footprint of the house should mimic the actual or projected square footage of the houses for this site.
4. The location of all percolation tests, infiltrometer tests, water table observation holes (whether considered satisfactory or not) and any soil observation holes or excavations. A minimum 10,000 square foot sewage disposal area must be denoted on the site plan for each buildable lot. The disposal area must contain at least 2 satisfactory percolation tests (4 satisfactory tests for shallow systems) and at least one water table observation hole. The disposal area shall not contain unsatisfactory tests or water tables unless there is rational explanation or fill material.
5. Projected grading for any roads, driveways and houses.
6. Location of all easements (PUE's , PMA, scenic easements, etc.)
7. Proposed location of the wells.
8. Any storm water requirements such as bioretention ponds.
9. Location of all existing wells and septic systems within 100 feet of the property lines or which already exist within the proposed subdivision.
10. Location of any previously disturbed property.
11. Location of all streams and bodies of water

Subdivisions not requiring record plats should also include the following on the site plans:

1. Appropriate notes (see attachment) that normally are affixed to the record plat. Please note that the empty spaces within these notes are filled out by the Health Department.
2. An owner's and Health Department signature blocks
3. Certification seal by the engineering firm developing the site plan

If there are any questions, contact a field supervisor at 301-883-7681.

Attachments