

## **Building Site Plan Requirements**

- Scale
- Property Lines
- Location of Streets
- Existing and proposed structures properly identified, accurately located and dimensioned
- Other existing and proposed site features such as sidewalks, steps, porches, driveways, water drainage structures, mechanical equipment, fences, walls, downspouts (including outfall direction) and trees
- Non-vegetative areas of front yards identified. Non-vegetative surface coverage (percentage) calculated.
- Location, height, and area of all structures
- Established Building Height information, if proposing to exceed regular height restrictions.<sup>1</sup>
- Front, side, and rear setbacks of all proposed structures
- Plat number
- Lot coverage (lot area covered by buildings)
- Location and identification of all easements
- Established Building Line information, if proposing an addition on the front of a house.<sup>1</sup>
- For buildings, existing topography or grades (pre-development grade) and proposed finished grades around the perimeter of the house and proposed addition. Grade elevations at basement/cellar slab, first floor and at mean height between eaves and ridge of roof.<sup>2</sup>

1. *Must be prepared (signed and sealed) by a Md. Licensed land surveyor or civil engineer*
2. *Must be prepared (signed and sealed) by a Md. Licensed land surveyor, civil engineer, or architect.*

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## **Construction Management Site Plan Requirements**

- Scale
- Property Lines
- Location of Streets
- Existing and proposed structures properly identified, accurately located and dimensioned
- Other existing proposed site features such as sidewalks, steps, porches, driveways, water drainage structures, mechanical equipment, fences, walls, downspouts (including outfall direction) and trees.
- Proposed tree protection zones and applicable tree pruning/protection/removal information
- Sediment control fencing if excavation is proposed
- Proposed location of dumpsters, sanitation facilities, delivery zones, staging areas, parking areas.