



Standard Site Plan Design Criteria

From: Public Local Law of Allegany County, Maryland, Part 4, Zoning, §360-70. Minor and standard site plans

Site Plans shall;

1. Be drawn at an appropriate scale to show proposed land use layout on a sheet of white paper measuring 8½ by 11 inches or larger size, if appropriate.
2. Contain a vicinity map.
3. Show liber/folio, parcel number, Tax Map, size of lot and owner of property.
4. Show existing roads, streets, alleys and vehicular access points; also show acceleration and deceleration lanes, if applicable.
5. Identify the name of the applicant or designer.
6. Show the date prepared.
7. Show the general slope of the site and includes shading for areas over twenty-five-percent slope.
8. Show property boundaries and setbacks.
9. Show the zoning district(s).
10. Show drainageways, wetlands and setbacks with hash marks.
11. Show water and sewer lines or well and septic system location, if applicable.
12. Show location and arrangement of parking for autos and trucks, if applicable.
13. Show stormwater management system, if applicable.
14. Show sediment and erosion control plan, if applicable.
15. Show location of walls and fences, if applicable.
16. Show location and dimension of proposed principal buildings and/or accessory structures or other uses and signs, lighting, where applicable.
17. Show buffer strips with a vegetation plan approved by the Allegany County Soil Conservation District. No parking, drainage ponds or other structures other than required fences are to be located within buffer strips. Drainways, utilities and entrances/exits may cross buffer strips. Where buffers are adjacent to residential lots or the "R" zoning district, plantings must consist of an adequate number of woody perennial plants as specified by the Allegany Soil Conservation District. Any grading in the buffer strip is to be approved by the Allegany Soil Conservation District. In lieu of vegetation, fences or walls up to 8 feet in height may be required as part of the site plan review.