

## Site Plan Review

### Site Plan Review

Site plans are required to be submitted for review by the Planning Commission for new development and all major additions to existing uses in Washington County, in accordance with Article 4, Section 4.11 of the Washington County Zoning Ordinance. Construction of single family, two family, or semi-detached housing units do not require site plans. Agricultural structures as defined in Article 28 of the Washington County Zoning Ordinance are also exempt from needing site plan approval.

**Exemptions from site plan requirement or approved site plans are not approvals to proceed with construction or operation of the specified use. Grading Plan approval, SWM plan approval and permits and/or zoning certification are needed from the Division of Engineering/Division of Permits & Inspections, respectively, prior to construction or operation of use.**

Site plans are detailed engineered drawings of a commercial, industrial, institutional or residential development project showing existing site conditions and proposed improvements with sufficient detail for agency review, approval, and subsequent construction. Site plans must be prepared by a registered professional engineer, architect, landscape architect, or professional land surveyor licensed to practice in the State of Maryland.

### **Examples of information included on a Site Plan**

- Existing and proposed buildings and structures
- Building setbacks and necessary buffers
- Existing and proposed driveways and sidewalks
- Pervious and impervious area calculations
- Proposed use and classification under the Excise Tax Ordinance
- Existing and proposed parking areas including # of spaces, dimension of spaces, handicapped parking, etc.
- Sensitive areas such as 100 year floodplain, wetlands, steep slopes, streams, etc.
- Landscaping, lighting, signage
- Utilities and easements
- Forest Conservation easements

Projects that will require grading and/or construction of public utilities may also require construction drawings to be submitted with the site plan. Information included on construction drawings include:

- Existing topography and proposed grades
- Sediment Erosion controls procedures
- Stormwater Management Calculations and Stormwater Management Structure construction drawings
- Utility locations and easements