

Madison County Site Development Plan Technical Review Checklist

N/A Provided

- Name, address, signature and seal of architect, engineer or surveyor
- Drawings are no larger than 24" x 36" and otherwise meet specifications per A.6.2 and A6/3

- Project Title
- Name and signature of developer and all property owners with title sources; signatures of all property owners indicating consent to proposed site plan
- Identification of all applicable variances and zoning conditions applicable to this property
- North Arrow
- Scale
- Vicinity sketch drawn to a reasonable scale with landmarks sufficient to identify the location of the property
- Development site boundaries
- Zoning of site and all adjacent properties
- Tax map and parcel numbers of the subject property
- Tax map, parcel number, owner and current use of each adjoining property
- Calculations showing total area of the proposed development and percentages used for building, parking and open space
 - Parking spaces and accessible routes to each structure as required by the Uniform Statewide Building Code and the Americans with Disabilities Act
- Building setback lines
- Existing property features (street, buildings, etc.) to be retained or removed
- Elevation datum reference
- Existing topography
- Proposed grading contours
- Identification of areas of development site with 25% or greater slopes
- Name and location of watercourses and other water bodies on or adjacent to development site
- Limits of the 100 year flood plain and vertical datum correlated to plan topography
- Location and size of existing water and sanitary sewer facilities and easements, storm sewer facilities; and drainage easements
- Stormwater Management Plan
- Erosion & Sediment Control Plan
- Written confirmation of VDH approval of wells, septic or other proposed water and sanitary sewer facilities
 - Developments proposed to be served by central water or sewage disposal system other than RSA, if allowed by County zoning or subdivision regulations: verification of compliance with Sections 15.2-2149 through 15.2-2156 provided. Include detailed plans for proposed water and sanitary sewer facilities meeting all state and local requirements including, but not limited to:
 - Pipe sizes, types and grades
 - Connections to central systems
 - Locations and dimensions of proposed easements and maintenance responsibility (public or private)
 - Water main locations and sizes

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- Water valve and hydrant locations and spacing
- Septic setback lines from watercourses
- Where reasonably accessible to RSA service areas, developer extends water and/or sewer infrastructure & dedicates to RSA
- Provides for adequate fire protection in accordance with A.8.5 of Appendix A to the Madison County Zoning Ordinance
- Location of existing and proposed utilities and utility easements
 - Common/shared easements for franchised cable television operators and public service corporations
- Proposed streets
 - Names, state route numbers
 - Right-of-way easements, lines and widths
 - Centerline radii and pavement widths
 - Certification that any street, road or highway to be dedicated to public use has been designated & will be constructed to VDOT standards
 - Designed and constructed to provide adequate drainage and drainage facilities
 - Provide adequate vehicular access & do not adversely affect public safety
 - Public roads designed and constructed to meet state standards necessary for inclusion into secondary system of state highways and Madison County Subdivision Ordinance (Articles 5 & 6)
 - Private roads designed and constructed to meet Madison County Subdivision Ordinance (Articles 5 & 6); clearly designated not to be maintained by VDOT or Madison County
 - Monuments to be installed to establish street and property lines within development
 - Cul-de-sacs designed and constructed as streets, not parking
- Ingress and egress to and from development site; distance to centerline of nearest existing street intersection; connection to at least one public road
- Off-street parking areas, loading areas, and internal circulation aisles
 - Names, state route numbers
 - Angle of stalls
 - Width of aisles
 - Specific number of spaces required, with computations
 - Surfacing specifications for all paved and graveled areas
- Proposed structures
 - Number of floors
 - Floor area
 - Height and location of each building or structure
 - Proposed general use for each building and structure
 - Multi-family residential: number, size, type of dwelling units identified
- Proposed density
- Phasing lines and proposed timing of development
- Existing trees and tree cover
- Proposed clearing areas

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- o Existing and proposed tree canopy and calculations showing compliance with applicable tree canopy requirements
- o Landscape Plan
- o Location, type and height of all fencing, screening and retaining walls
- o Percent and acreage of open space
- o Outdoor Lighting Plan (lights should be directed downward)
- o Location, design and size of signs
- o Location of outdoor rental and sales areas; outdoor display areas
- o Recreation and open space amenities
- o Location of any grave, object or structure marking a place of burial
- o Areas to be dedicated to public use
- o Traffic impact statement, based on current VDOT rates
 - Estimated vehicles per day & direction of travel for all connections to a public road (see 24 VAC30-155-100)
 - Additional information as requested by County for determination as to whether proposed development “substantially affects transportation on state-controlled highways”
- o Written agreement of developer to construct all physical improvements required by County’s Zoning or Subdivision ordinances that are to be dedicated to public use
- o Signature panel for County official

- o All requests by developer for waivers and substitutions of applicable requirements