

MIDDLESEX COUNTY

Department of Planning and Community Development
P.O. Box 428, Saluda, VA 23149
Phone: 804-758-3382 Fax: 804-758-0061

MAJOR SITE PLAN REVIEW SUBMISSION REQUIREMENTS

In order to expedite the review of Major Site Plan applications, please be sure that all of the following items have been included in your Major Site Plan application. Please return this completed checklist with the application to assure that all items have been addressed. All Major Site Plan applications must adhere to the regulations found in the Middlesex County Zoning Ordinance.

- Completed site plan application.
- Major site plan application fee of \$250.
- Twenty (20) copies of the site plan, as designed by a licensed architect, engineer or surveyor. The site plan must provide the following information:
 - a.** Basic engineering symbols, including a scale and north arrow.
 - b.** A boundary survey of the property, including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties and other landmarks.
 - c.** The location of all Chesapeake Bay Preservation Act features, including the Resource Protection Area (RPA) and Resource Management Area (RMA).
 - d.** The location, size, height, number of floors and use of all proposed and existing buildings.
 - e.** The location, size and type of any on-street and off-street parking spaces, loading areas and sidewalks.
 - f.** The type, number and size of all proposed landscaping and all vegetation being removed.
 - g.** The location of any outside storage of equipment, supplies, materials, vehicles, boats or any other items.
 - h.** The height, location, type, lighting and square footage of each proposed sign.
 - i.** The location, type and size of all entrances to the site or rights-of-ways located on or adjacent to the site.
 - j.** The location, type and size of any primary drainfields or reserved drainfields (if required by Health Department).
 - k.** The location, size and type of any trash disposal facilities.
 - l.** Existing and proposed finished contours at two (2) foot intervals.
 - m.** The location of any buffers, including berms, trees and fencing, used to minimize the visual, sound, lighting or any other negative impacts of the project.
 - n.** The location of all utility lines.
 - o.** The location and intensity of any outside lights, streetlights or other lighting mechanisms.
 - p.** The location of any conservation easements, dedicated open space, recreational facilities or similar areas.
 - q.** The location of any emergency service facilities, such as fire suppression lines, hydrants or other facilities.
 - r.** The location of any permanent stormwater management structures or devices.
 - s.** The location of any gas tanks, pumps or other facilities that may require additional federal, state or local permits.
 - t.** The location and type of soils, water features and wetlands.
 - u.** A schematic drawing, artist rendition or elevation drawing of the site and any buildings located on the site.
 - v.** The location and size of any monuments, statues or similar features.
 - x.** The location and type of any historic building, feature or any archaeological sites.
 - y.** The location of any rights-of-way, adjacent or nearby road improvements and uses of adjacent properties.
 - z.** Any information required by other County ordinances, including the Floodplain Ordinance, Erosion and Sediment Control Ordinance or Subdivision Ordinance.
- Status of any necessary VDOT permits for ingress/egress to the site.

- Status of any necessary Health Department permits for well/septic systems on the site.
- If the proposed development consists of twenty-five (25) or more dwelling units, a community impact statement and a traffic impact statement must accompany the application.

CERTIFICATION:

I hereby certify that the attached plans and this completed application form contain all the required information for a Major Site Plan application in accordance with the Middlesex County Zoning Ordinance. I understand that the submission of incomplete or inaccurate information may delay the processing of this Major Site Plan application.

Applicant's Signature

APPLICANT STATEMENT

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Middlesex County Zoning Ordinance as written and also with the description contained in this application.

Applicant's Signature (if not Property Owner)

Date

Applicant's Signature (if not Property Owner)

Date

PROPERTY OWNER STATEMENT

I hereby certify that I/we own the above described property, that the information given is complete and correct to the best of my knowledge, that development and/or construction will conform with the regulations as set forth in the Middlesex County Zoning Ordinance as written and also with the description contained in this application, and that the above person(s), group, corporation or agent has the full and complete permission of the undersigned owner(s) to make application for site plan approval as set forth in the Middlesex County Zoning Ordinance as written.

Property Owner's Signature

Date

Property Owner's Signature

Date

CONDITIONS

1. This permit application is not valid unless all property owner(s) signatures are affixed and dated.
2. All permit application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted. All checks for payment should be made payable to Middlesex County.
3. Any approval of a site plan is issued on the basis of plans and applications approved and authorizes only the use, arrangement and construction set forth in such approved plans and applications. Any deviations from the plans and applications submitted shall render an approved site plan null and void.