

Goochland County Plan of Development

Planning & Zoning Checklist	
	Zoning
	Proffers
	CUP Conditions
	Landscape Plan
	Location of Signs
	Lighting details
	Setbacks
	Site Coverage Calculations
	Subdivision Conditions
	Road Standards
	Road Profiles
	Tree Protection Area
	Buffer Areas
	Overlay District requirements
Fire	
	Waterline locations
	Hydrant locations & accessibility
	Fire Protection as per Subdivision Ordinance
	Access Roads & Cul-de-sac radius
	Fire Department apparatus accessibility, lane width, fire lane signage design and location
	Fire flow calculations
Erosion & Sediment Control	
	E&S checklist - see attached
	E&S Quantities
	Responsible Land Disturber
	Storm Drainage details
	BMP design details
	E&S notes
Utility	
	Existing water & sewer lines & size
	Proposed water & sewer lines & size
	Thrust blocking details
	Hydrant locations
	Meters
	Water meter sizing sheet
	Water Modeling fee for new subdivisions

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Land Development	Checklist
	Vicinity Map
	North Arrow
	General Notes
	Stop sign & Stop bar details
	Drawings sealed by design professional
	Detailed site drawings include buildings, locations, dimensions, location of property lines, access from road, land slopes, wetlands, flood plain info
	underground utilities, underground tanks, abandoned wells, historic properties, cemeteries, easements, etc.
	Parking Space calculations required & provided
	Handicap parking spaces, numbers, signage, slope, location, accessible route, etc.
	Flood Plain, FIRM map design issues indicated
	All utilities clearly indicated on site plan in relationship to structures, property lines, easements, etc.
	Curb & Gutter details
	Pavement details
	Owner Contact Info
	Applicant Contact Info
	Engineer Contact Info
	Tax Map #'s or GPINs
	Floor plans including loading areas