CITY OF MADISONVILLE
SITE PLAN REVIEW CRITERIA
FOR MINOR CONSTRUCTION PROJECTS

1. The site plan shall include the name, address and telephone number of the owner/developer and the address of the property.

2. The site plan will be legible and include a North arrow.

3. The site plan must show the boundaries of the property, total size of the lot, and any existing and/or proposed easements.

4. The site plan must include the property address and the PVA map and parcel number.

5. A copy of the deed and any recorded plat of the property must accompany site plan.

6. If infrastructure development is required, then such development shall take place before a certificate of occupancy is issued. Infrastructure development includes the building of roadways, utility extensions such as water and sewer, storm water drainage facilities, etc. Stormwater management facilities shall be bonded, and shall be the first items of construction.

7. Any natural stream or important surface drainage course must be included on the site plan. Drainage improvements shall maintain any natural watercourse and shall prevent the collection of water in any low areas. Site plan shall show location of building down spouts and direction of water flow and how runoff will be managed. If it is determined that there is a possibility of flooding or possible drainage issues, a drainage plan prepared by a Registered Engineer may be required.

8. The accurate location, dimensions, square footage, and primary use of all existing and proposed buildings must be included on the site plan. The distances from all proposed and/or existing buildings to the property lines and distances between proposed and/or existing buildings must be shown.

9. The location and arrangement of all loading areas, parking areas (including driving lane widths) and spaces are required to be shown on the site plan. Parking spaces are required to measure a minimum of 20' long and 9' wide.

10. The location and proposed development of all landscaping and screening requirements.

11. The location of any outdoor storage including dumpsters and any other waste disposal areas and associated buffers.

12. The names of all adjacent streets shall be indicated on the site plan. The site plan must show the location and width of access drives (both existing and proposed) including the right-of-way and pavement widths.

13. The location and size of existing and/or proposed extensions of public water (including water mains, valves, and hydrants), sanitary and storm sewer (including force mains, gravity sewers, manholes, and culverts) must be indicated on the site plan, if possible.

14. The location, intensity, type, size and direction of any existing and proposed outdoor lighting.

15. The Administrative Official may consider other elements integral to the project's execution as necessary, including compliance with any additional zoning requirements and/or building and development regulations.

16. Public utilities may be withheld until a Certificate of Occupancy is issued.

Six copies of the site plan should be submitted to the Madisonville Zoning Office (see address below). Please allow 10 working days to review all plans. If all required information is not initially submitted, review time may take longer. Building permit fee schedule located on the revise side of this sheet. Check to be made payable to the City of Madisonville. Separate permits will be required for signs, plumbing and electrical.

Please submit to: Debbie Todd, Zoning Administrator (270) 824-2108
City of Madisonville
67 North Main Street (P.O. Box 705)
Madisonville, KY 42431