



DEVELOPMENT ADVISORY – Number 15

October 26, 2010

Single Family Residential Site Plans

The City currently performs limited review of single family residential site plans within new subdivisions. The reviews currently performed are generally limited to zoning ordinance requirements which allows a shorter review time. To accommodate the limited review of these site plans, the City relies on the surveyors duplicating the site design from the original subdivision plan. Recently, it has come to the Department's attention that some surveyors are not depicting the required sidewalk across the front of the site plan. This has resulted in enforcement issues regarding the construction of sidewalks prior to the issuance of Certificates of Occupancy. **Therefore, it is requested that all site plans accurately reflect the location of sidewalks, in addition to the required lot grading, as shown on the original subdivision plans. If the sidewalk is not shown on the site plan, it will be returned for revisions.**

Sidewalk Construction Responsibility

Sidewalks are a requirement on all new streets in accordance with City Codes. As such, this is a subdivision improvement that must be provided by the developer of projects constructing new streets. It is a typical practice in Chesapeake for developers to contract with the builders to construct the sidewalks across their frontage. The builders typically have the sidewalk installed concurrent with driveway apron (then they call for inspection at 382-6101). This practice in most cases has served all parties involved. However, it should be noted, that the City will continue to rely on its agreement with developers to guarantee the eventual construction of sidewalks. **The City will also deny Certificates of Occupancy when the required sidewalks in front of new homes are not constructed.**