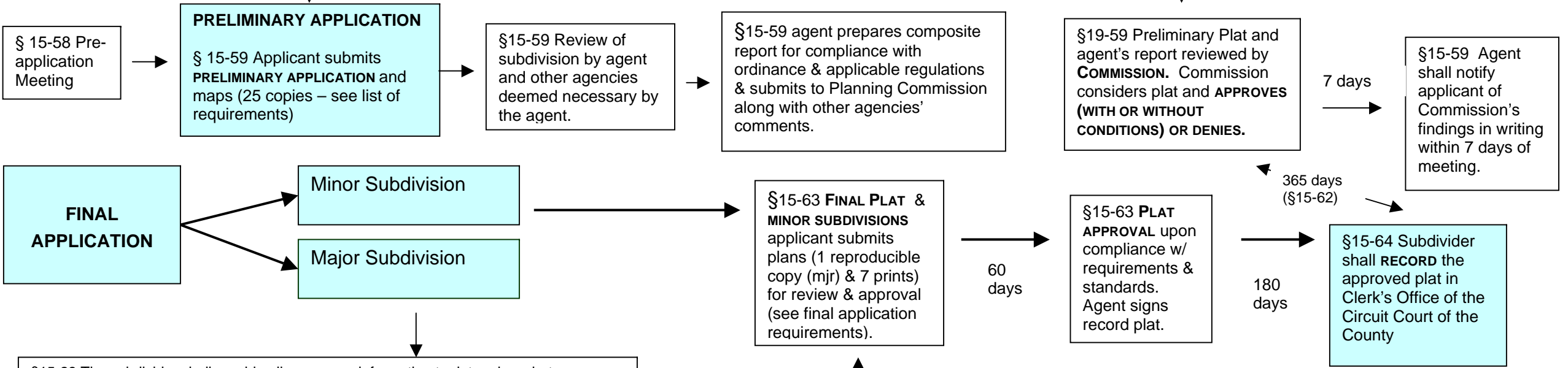




# Gloucester County Subdivision Process

Decision within 75 days of receipt of application by agent (90 days if state agency review is required).



§15-23 The subdivider shall provide all necessary information to determine what improvements are necessary to properly develop the site, including contour intervals, drainage plans & flood control devises with a licensed surveyor's or engineer's statement that such improvements, when installed will be adequate for proper development (4 sets of plans required, 60 days for approval – see code for specifications).

- §15-52.1 Applicant submits the following after Preliminary approval and BEFORE FINAL PLAT APPROVAL:
1. **Approval by the department of highways and transportation or resident engineer.**
  2. **Approval under the soil and erosion ordinance of the County of Gloucester including surety required by this ordinance (Chapter 7.5 of the Code).**
  3. **Approval by the public works director when public water and/or sewage is planned.**
  4. **Estimate of the cost of construction or improvements for any public facilities or utilities required (Ordinance of 9-6-83).**
  5. **Compliance with conditions, if any, of preliminary approval and other requirements.**

§15-63 Upon meeting all submittal requirements, the FINAL PLAT is reviewed by agent & other agencies.

§15-25 **PRIOR TO FINAL APPROVAL** all **public improvements** required by the ordinance shall be completed at the expense of the subdivider or the subdivider may enter into a **subdivision agreement** with the County and furnish to the County a certified check, bond with surety satisfactory to the County or a **letter of credit in the amount to cover the cost of all the improvements required to be installed by the subdivider as estimated by the agent based on an estimate calculated by the contractor.** A sample subdivision agreement and letter of credit are available from the Planning Department.

If the subdivision contains **COMMON OPEN SPACE AND COMMON IMPROVEMENTS**, Compliance with Section 9-16 of the Zoning Ordinance is required. Documents need to be submitted for review and approval by the County Attorney prior to final plat approval.

**Cluster Developments** shall comply with the requirements of Section 5.4 of the Zoning Ordinance regarding submitting Preservation Parcel Easements

**Owner to execute and deliver to the County a deed of easement**, approved as to form by the County Attorney, **conveying to the County those easements identified on the Plat as easements running to the County.** The Owner also shall **execute and deliver to the County a deed**, approved as to form by the County Attorney, **conveying fee simple title, with general warranty, to the County those areas, such as pump station sites or well lots, that are to be conveyed to the County**, and to provide the County at Owner's expense an owner's title insurance policy issued by a company acceptable to the County Attorney, containing no exceptions as to title which are not acceptable to the County Attorney, and in such amount as may be determined reasonable and appropriate by the County Administrator.