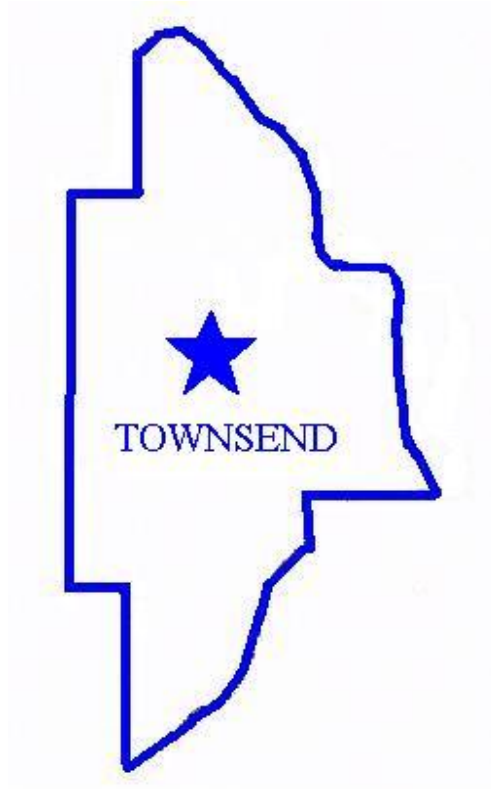


# **BROADWATER COUNTY SUBDIVISION REGULATIONS**



*Adopted December 10, 2012*

---

# TABLE OF CONTENTS

<b>CHAPTER I – GENERAL PROVISIONS .....</b>	<b>1</b>
I-A. Title .....	1
I-B. Authority .....	1
I-C. Effective Date, Applicability .....	1
I-D. Purpose .....	1
I-E. Definitions (Appendix A) .....	3
I-F. Jurisdiction .....	3
I-G. Roles of Planning Board and Planner .....	3
I-H. Severability .....	4
I-I. Construction Timing .....	4
I-J. Permission to Enter .....	4
<b>CHAPTER II – SUBDIVISIONS SUBJECT TO REVIEW .....</b>	<b>4</b>
II-A. Purpose .....	4
II-B. Pre-Application Procedure .....	4
II-C. Preliminary Plat Submittal Requirements .....	6
II-D. Preliminary Plat Review Procedure .....	7
II-E. Preliminary Plat Extensions .....	16
II-F. Final Plat Submittal Requirements .....	17
II-G. Final Plat Review Process .....	17
<b>CHAPTER III – SUMMARY TABLES, Subdivision Process .....</b>	<b>21</b>
<b>CHAPTER IV – DESIGN AND DEVELOPMENT STANDARDS .....</b>	<b>23</b>
IV-A. General Standards .....	23
IV-B. Specific Standards .....	35
<b>CHAPTER V – ADMINISTRATIVE PROVISIONS .....</b>	<b>44</b>
V-A. Schedule of Fees .....	44
V-B. Variances .....	44
V-C. Amendment of Regulations .....	45
V-D. Transfers of Title .....	45
V-E. Enforcement .....	46

V-F. Vacation of Recorded Plats.....	47
V-G. Correction of Recorded Plats .....	48
V-H. Amendment of Recorded Plats .....	48
<b>CHAPTER VI – SUBDIVISION EXEMPTIONS .....</b>	<b>50</b>
VI-A. Purpose.....	50
VI-B. Types of Exemptions.....	50
VI-C. Relocation of Common Boundary .....	52
VI-D. A Gift or Sale to a Member of the Immediate Family .....	52
VI-E. Divisions of Land Proposed for Agricultural Use Only .....	53
VI-F. Relocation of Common Boundaries involving Platted Subdivisions .....	53
VI-G. Aggregation of Lots or Parcels .....	54
VI-H. Procedures and Review of Subdivision Exemptions .....	54

## APPENDICES

APPENDIX A - Definitions.....	57
APPENDIX B - Review Agencies and Sources of Information.....	70
APPENDIX C - Preliminary Subdivision Submittal Checklist .....	72
APPENDIX D - Subdivision Application Form.....	75
APPENDIX E - Environmental Assessment .....	82
APPENDIX F - Land Stewardship Plan Outline and Guidelines .....	89
APPENDIX G - Reviewing for Growth Policy Compliance.....	91
APPENDIX H - Variance Application Form.....	93
APPENDIX I - Fire Protection Requirements .....	94
APPENDIX J - Request Form to Lift an Agricultural Exemption .....	98
APPENDIX K - Agricultural Lands – Subdivision Evaluation Criteria.....	99
APPENDIX L - Noxious Weed Management Plan Application Form.....	100
APPENDIX M - County Sanitarian Checklist.....	103
APPENDIX N - County Subdivision Road Standards .....	104
APPENDIX O - County Road Encroachment (Access) Permit Application.....	119
APPENDIX P - Grant of Access Easement .....	124
APPENDIX Q - Sample Certificates .....	125
APPENDIX R - Sample Subdivision Improvements Agreement and Sample Letter of Credit ..	130
APPENDIX S - Payback Formula .....	136
APPENDIX T - Final Subdivision Submittal Application Form.....	137