
MAJOR SUBDIVISIONS



For More Information contact:
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**Land
Development
Brochure**

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This pamphlet is intended as a lay summary for the convenience of the public. The procedure, fees and standards described in this pamphlet are governed by Virginia statutes and County Ordinances, which control.

Major Subdivision

What is a major subdivision?

The division of land into five (5) or more lots.

What is the review process for a Major Subdivision?

Major subdivisions require tentative plat (50 lots or more) and final plat approvals.

Tentative Plat Information

Tentative Plats for Major subdivisions of fifty (50) or more lots require Planning Commission approval.

When to file for a tentative plat?

The tentative plat shall be filed with the plats officer at least one month in advance of the meeting of the Planning Commission.

What must be submitted for a tentative plat ?

- A completed "Tentative Plat," application which may be picked up at the Planning Office or found on the website.
- Five (5) copies of the plat of the proposed subdivision that complies with the requirements outlined in the Subdivision Ordinance.
- Filing Fees

What is the fee for a tentative plat?

The cost is \$750.00 plus \$25.00 per lot.

What is the review process of a tentative plat?

Applicant submits the tentative plat to the Planning Office. The Plats Officer and County Planners & Engineers review the tentative plat and relay any comments to the applicant. The tentative plat will be placed on the agenda for an upcoming Planning Commission meeting. The applicant and applicant's engineer should be present at the Commission meeting.

How long does the tentative plat review process take?

The process takes approximately 30-45 days without any delays.

Final Plat Information

Final plat reviews are Administrative.

When to file for a final plat?

Final plats will be accepted after tentative plat approval

What must be submitted for a final plat ?

- A completed "Final Plat," application which may be picked up at the Planning Office or found on the website.
 - Five (5) copies of the plat of the proposed subdivision that complies with the requirements outlined in the Subdivision Ordinance.
 - Soils reports required for all lots with individual drainfield sites.
 - Filing Fees
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What is the fee for a final plat?

The cost is \$600.00 plus \$20.00 per lot.

What is the review process of a final plat?

Applicant submits the final plat to the Planning Office. The Plats Officer and County Planners & Engineers review the final plat and relay any comments to the applicant. All required bonds must be posted before final plat approval.

How long does the final plat review process take?

The process takes approximately 7-14 days without any delays.

What else should I know?

- A plan of development (POD) is required for all major subdivisions. The POD and Final Plat should be coordinated and will be issued simultaneously.
- Contact the Environmental and Land Development Office at 556-5849 for more information regarding Plan of Developments.

Where do I apply?

Goochland County Planning Office
Goochland County Administration Building
1800 Sandy Hook Road, Suite 280
Goochland, Virginia 23063
