

503.28 Unless the signed copy of the approved final plat is recorded by the applicant in the office of the Clerk of the Circuit Court of Washington County within 120 days of the date of approval by the Planning Commission, said approval shall lapse and become null and void.

503.3 Effect of Recording

503.31 Streets, parks and other public improvements shown on a subdivision plat to be recorded may be offered for dedication to the Town by formal notation thereof on the plat, or the subdivider may note on the plat that such improvements have not been offered for dedication to the Town.

503.32 Recording of the final plat shall not be deemed to constitute or effect an acceptance by the public of the dedication of any street or other proposed public park or improvement shown on said plat, but improvement so noted for dedication may be accepted by the public through any subsequent appropriate act.

504 ACCEPTANCE OF STREETS AND IMPROVEMENTS

504.1 Preliminary Inspection

504.11 The applicant shall notify the Town Engineer of the completion of the required improvements.

504.12 The Town Engineer shall:

504.121 inspect the completed required improvements ;
and

504.122 submit in writing a report to the Town Council, with a copy to the applicant, specifying those items of construction, material and workmanship, if any which do not comply with the Town specifications or the approved final plat.

504.13 The applicant upon notification from the Town Engineer shall:

504.131 proceed, at his own cost, to make such corrections as shall be required to comply with the Town specifications and approved final plats; and

504.132 notify the Town Engineer and Town Council upon completion, requesting final inspection.

504.2 Final Inspection

The Town Council and Town Engineer shall make a final inspection

with the applicant of all required improvements.

504.3 Acceptance

The Town Council shall notify the applicant of acceptance of the required improvements if satisfied that the applicant has complied with all specifications and ordinances of the Town.

ARTICLE 6

PLAT PREPARATION REGULATIONS

600 TENTATIVE SKETCH PLAN

Where the applicant chooses to present a tentative sketch plan before submitting a preliminary plat, the sketch plan should be an accurate sketch of the proposed subdivision and should contain or be accompanied by the information listed below;

600.1 Names and addresses of the applicant, the landowner if different from the applicant, and the applicant's engineer or surveyor;

600.2 Boundaries of the property, accurately labeled from deed description or survey;

600.3 Streets or other rights-of-way on or abutting the property;

600.4 Significant topographic, hydrographic or other physical features, if any, within the property;

604.5 Contour lines;

600.6 North point, date, and written and graphic scales.

601 PRELIMINARY PLAT

The preliminary plat shall comply with the standards and shall show or be accompanied by the information specified below:

601.1 Drafting Standards

601.11 The plat shall be drawn at a scale of 1' = 50' or 1' = 100'.

601.12 Dimensions, if known, shall be in feet and decimal parts thereof, and bearings in degrees, minutes, and seconds: otherwise, approximate dimensions of proposed features shown be shown.

601.13 Each sheet shall be numbered and shall show its

relationship to the total number of sheets.

601.14 Where any revision is made, or when the plat is a revision of a previously approved plat, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the presently proposed features.

601.15 The plat shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.

601.16 The exterior property lines of the subdivision shall be shown as solid heavy lines.

601.2 Information To be Shown - General

601.21 Name of the subdivision.

601.22 Name and address of the subdivider, and of the owner, if different from the subdivider.

601.23 Name and address of the engineer or surveyor responsible for the plat.

601.24 Present zoning classification.

601.25 Date, north point, and written and graphic scales.

601.26 A location map for the purpose of locating the site to be subdivided, drawn at a scale of not less than eight hundred (800) feet to the inch showing the relation of the tract to the adjoining property and to all streets and municipal boundaries existing within one thousand (1,000) feet of any part of the property proposed to be subdivided.

601.27 The words "Preliminary Plat - Not To Be Recorded," shall be shown on the plat.

601.3 Existing Features

601.31 The total area of the property, in acres, and the complete boundary survey description showing all courses and distances.

601.32 The location, names, and widths of streets, the location of property lines and name of owners, the location of water courses, sanitary sewers, storm drains, and similar features within four hundred (400) feet of any part of the land to be subdivided.

601.33 Location of all existing monuments.

601.34 Locations, size, and ownership of all underground utilities, and any rights-of-way or easements within the property.

601.35 Contour lines at a vertical interval of two (2) feet where the existing slope is less than ten percent (10%), and at a vertical interval of five (5) feet where the existing slope is ten percent (10%) or steeper.

601.36 Location of existing buildings, the outline of all wooded areas, marshy areas, and areas subject to flooding, including the 50-year and 100-year flood plain limits, if known.

601.37 Trees with a diameter of six inches D.B.H. or larger.

601.4 Proposed Layout

601.41 The layout of streets, including names and widths.

601.42 The layout and approximate dimensions of all lots, including approximate area of each lot, in square feet.

601.43 A reference to any land offered for dedication for parks, schools, widening of streets, or other public uses.

601.44 Building setback lines.

601.45 Location and size of storm drains, sanitary sewers, culverts, water courses and all appurtenances thereof, water mains, and fire hydrants.

601.46 Rights-of-way and/or easements proposed to be created for all drainage purposes and utilities.

601.47 Tentative profile drawings for all proposed utility lines shown on the plat; these drawings may be submitted as separate sheets.

601.48 Tentative typical cross-sections and center line profiles for each proposed street shown on the preliminary plat; these drawings may be submitted as separate sheets.

601.49 Tentative grading plan and/or plan of the measures to be taken to comply with the Erosion and Sedimentation Control Ordinance.

601.50 Where the preliminary plat covers only a part of the owner's entire holding, a sketch plan shall be submitted of

the prospective street layout for the remainder of the entire holdings.

602 MINOR SUBDIVISION PLAT

The minor subdivision plat shall show or be accompanied by the following information:

602.1 Drafting Standards

602.11 The plat shall be drawn at a scale of 1" = 50' or 1" = 100'.

602.12 The plat shall be a clear and legible white paper print.

602.13 Dimensions shall be in feet and decimal parts thereof, and bearings in degrees, minutes, and seconds.

602.14 The boundary line of the subdivision shall be shown as a solid heavy line.

602.15 Minor subdivision plats shall be on sheets either 18" x 22", 24" x 30" or 36" x 44" and all lettering shall be so drawn as to be legible if the plat should be reduced to half size.

602.2 Information To Be Shown - General

602.21 Name of the subdivision.

602.22 Name and address of the subdivider, and of the owner, if different from the subdivider.

602.23 Name and address of the engineer or surveyor.

602.24 Zoning classification and requirements.

602.25 Date, north point, and written and graphic scales.

602.26 A location map for the purpose of locating the site at a scale of not less than eight hundred (800) feet to the inch.

602.3 Existing Features

602.31 The total area of the property, in acres, and the complete boundary survey description showing all courses and distances.

602.32 The location, names and widths of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains, and similar features within four hundred (400) feet of any part of the land to be subdivided.

602.33 The location of existing buildings, wooded areas and other features.

602.4 Proposed Layout

602.41 The layout and approximate dimensions of all lots, including the approximate area of each lot, in square feet.

602.42 Building setback lines.

603 FINAL PLAT

The final plat shall show or be accompanied by the following information:

603.1 Drafting Standards

✓ 603.11 The plat shall be drawn at a scale of 1" = 50' or 1" = 100".

603.12 The plat shall be a clear and legible white paper print.

603.13 Dimensions shall be in feet and decimals to the nearest hundredth of a foot, and the bearings in degrees, minutes and seconds.

✓ 603.14 Each sheet shall be numbered and shall show its relationship to the total number of sheets.

603.15 The boundary line of the subdivision shall be shown as a solid heavy line.

603.16 Final plats shall be on sheets either 18" by 22" or 24" by 30" or 36" x 44" and all lettering shall be so drawn as to be legible if the plat should be reduced to half size.

603.2 Information To Be Shown - General

✓ 603.21 Name of the subdivision.

✓ 603.22 Name and address of the subdivider, and of the owner, if different from the subdivider.

603.23 Name and address of the engineer or surveyor.

603.24 Date, north point, and written and graphic scales.

✓ 603.25 A location map for the purpose of locating the site to be subdivided at a scale of not less than eight hundred (800) feet to the inch showing the relation of the tract to adjoining

✓ Anne Layton Dec 2002
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property and to all streets, roads, and municipal boundaries existing within one thousand (1,000) feet of any part of the property proposed to be subdivided.

✓ 603.26 Certification from the Washington County Health Department approving the water supply and sanitary sewage disposal aspects of the proposed subdivision.

✓ 603.27 Certification, if applicable, from the County Engineer and/or the Maryland State Highway Administration, approving all proposed intersections with County or State highways, respectively.

603.3 Existing Features

603.31 The total area of the property, in acres, and the complete boundary survey description showing all courses and distances.

✓ 603.32 The location names, widths of streets, the location of property lines and name of owners, the location of water courses, sanitary sewers, storm drains, and similar features within four hundred (400) feet of any part of the land to be subdivided.

✓ 603.34 Location of existing buildings, the outlines of all wooded areas, marshy areas, and areas subject to flooding.

603.4 Proposed Layout

603.41 The layout and accurate dimensions of all lots, including the area of each lot.

603.42 Consecutive numbering of all lots.

603.43 The proposed names, pavement width, and right-of-way width of all proposed streets.

603.44 Sufficient survey data to determine readily the location, bearing and length of every street, lot boundary line, and monument.

603.45 Building setback lines.

603.46 The location, width, and purpose of all easements or rights-of-way, with boundaries identified by bearings and distances.

603.47 Location and size of storm drains, sanitary sewers, culverts, water courses and all appurtenances thereof; water mains and fire hydrants.

603.48 Final profile drawings for all proposed utility lines shown on the plat; these drawings may be submitted as separate sheets.

603.49 Final typical cross-sections and center line profiles for each proposed street shown on the preliminary plat; these drawings may be submitted as separate sheets.

603.50 Final grading plan and/or plan of the measures to be taken to comply with the Erosion and Sedimentation Control Ordinance.

603.51 Location of areas subject to flooding, including the 50-year and 100-year flood plain limits, if known.

604 RECORD PLAT

604.1 The record plat shall be clear and legible blue or black line print on white opaque linen or mylar or other stable reproducible material and shall be an exact copy of the approved minor subdivision plat or final plat on a sheet of the size required for minor subdivision plat or final plat.

604.2 The following information shall appear on the record plat, in addition to the information otherwise required:

604.21 Seals

604.211 The impressed seal of the registered engineer or surveyor responsible for the plat.

604.212 The impressed corporation seal, if the applicant is a corporation.

604.213 The impressed seal of a notary public or other qualified officer acknowledging the applicant's statement of intent.

604.22 Acknowledgments

604.221 A statement to the effect that the applicant is the owner of the subdivision shown on the final plat, or that the applicant is made with the owner's consent, and that it is desired to record the same.

604.222 Acknowledgement of said statement before an officer authorized to take acknowledgements.

604.23 The following signatures shall be placed directly on the plat in black permanent ink:

604.231 The signatures of the owner or owners of the land. If the owner of the land is a corporation, the signatures of the president and secretary of the corporation shall appear.

604.232 The signature of the notary public or other qualified officer acknowledging the owner's statement of intent.

604.233 The signature of the registered engineer or surveyor who prepared the plat.

604.234 The signature of the chairman or the secretary of the Planning Commission.

604.235 The signature of the County Health Officer of Washington County.

ARTICLE 7

DESIGN REGULATIONS

700 GENERAL STANDARDS

700.1 All portions of a tract being subdivided shall be included within lots, streets, public lands, or other proposed uses, so that remnants and landlocked areas shall not be created.

700.2 Where large trees groves, waterways, scenic points, historic spots, or other Town assets and landmarks are located within a proposed subdivision, every reasonable attempt shall be made to preserve these features through the design of the subdivision.

700.3 Land subject to flooding and land deemed to be topographically unsuitable shall not be subdivided or developed for residential occupancy or for such other uses as may endanger health, life, or property, or aggravate erosion or flood hazards until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the final plats.

700.4 Subdivisions shall be designed to avoid the necessity for excessive cut or fill unless unavoidably required by terrain or location.

701 LOT STANDARDS

701.1 The size, width, depth, shape, orientation, and the minimum building setback lines shall be appropriate for the location of the

subdivision and for the type of development and use contemplated and shall conform to the requirements of the Town zoning ordinance, if any.

701.2 All lots shall have direct access to an existing or proposed public street.

701.3 Unless clearly impracticable, no lot shall have direct vehicular access to an abutting arterial street; provided, however, that where such direct access can not be avoided, such lots shall have adequate vehicular turnaround space, no part of which shall lie within the present or future street right-of-way area.

701.4 Double or reverse frontage lots may be allowed by the Planning Commission to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography or other natural features of the proposed subdivision tract.

701.5 Unless clearly impracticable, side lot lines shall be perpendicular or radial to street lines, and lot lines shall coincide with municipal boundary lines.

701.6 The depth of a residential lot shall be not less than one (1) nor more than three (3) times its average width.

702 BLOCK STANDARDS

702.1 Block lengths shall not exceed one-thousand six-hundred (1,600) feet nor be less than five-hundred (500) feet.

702.2 Blocks shall be designed with sufficient width to provide two (2) tiers of lots, except that where blocks adjoin arterial streets, railroads, streams or drainage courses, multi-family, commercial or industrial areas, schools, churches or similar land uses, the Planning Commission may approve blocks with only one (1) tier of lots.

702.3 Pedestrian crosswalks not less than ten (10) feet wide shall be required where deemed necessary by the Planning Commission to provide adequate circulation or access to schools, playgrounds, shopping centers or other community facilities.

702.4 Nonresidential blocks designed for business or industry shall be of such length and width as may be determined necessary by the Commission including adequate provision for traffic circulation, off-street parking, deliveries and truck maneuvering.

703 GENERAL STREET STANDARDS