

709.14 Use of approved on-lot private sewage disposal systems consisting of septic tanks with tile fields.

709.2 Connection to a centralized sewage disposal system shall be required where such a system can feasibly be provided to the proposed subdivision and where such a system can adequately fulfill the sewage disposal needs of the subdivision.

709.3 Where a public sanitary sewer system is not yet accessible to the site, but is planned for extension to the subdivision within ten (10) years, the subdivider shall install such sewer lines, including lateral connections, as may be necessary to provide adequate service to each lot when connection with the centralized sewerage system is made. The sewer lines shall be suitably capped at the street right-of-way line. When capped sewers are provided, approved on-site private disposal systems shall also be provided.

709.4 Where a centralized sewage disposal system cannot feasibly be provided to the proposed subdivision tract or is not planned for extension to the proposed subdivision, the Planning Commission may require the subdivider to submit a sewage feasibility report prepared by a registered engineer.

709.5 Where a new centralized sewage disposal system is to be provided by the subdivider, the subdivider shall submit adequate evidence that the system has been approved by the relevant agencies of the State of Maryland, and shall also submit evidence satisfactory to the Planning Commission of the adequacy of provisions for continuing operation and maintenance of said system.

709.6 In subdivisions where a centralized sewage disposal system will not be provided, all lots intended for dwelling units shall be adequate to meet Maryland health requirements for the safe functioning of on-lot private sanitary sewage disposal systems consisting of septic tanks and tile absorption fields.

710 WATER SUPPLY AND DISTRIBUTION STANDARDS

710.1 The subdivider shall provide for a water supply and distribution system to serve the proposed subdivision through one of the following methods, listed in their order of preference, which shall in all cases be in strict compliance with the standards and requirements of the Maryland Department of Health and Mental Hygiene:

710.11 Connection to an existing centralized water supply system where such a system can feasibly be provided to the proposed subdivision and where the capacity of such system can adequately fulfill the water supply demands of the proposed subdivision. A distribution system shall be designed to furnish an adequate supply of water to each lot within the subdivision. A

copy of the approval of such a system by the appropriate public authority or utility company shall be submitted with the Final Plat.

710.12 Where an existing centralized water supply system cannot feasibly be provided to the proposed subdivision and where the average residential lot size is to be less than 30,000 square feet, or where connection to a centralized water supply system is planned to serve the proposed subdivision within ten (10) years, a new centralized water supply system to serve the subdivision shall be provided by the subdividers; the subdivider shall submit adequate evidence that the system has been approved by the relevant agencies of the State of Maryland, and shall also submit evidence satisfactory to the Planning Commission of the adequacy of provisions for the continuing operation and maintenance of said system.

701.13 In subdivisions where a centralized water supply system will not be provided, all lots intended for dwelling units shall be adequate to meet Maryland health requirements for safe functioning of on-lot water supply wells.

710.14 Wherever a centralized water supply system is installed, sufficient fire hydrants shall be installed so that no building within the subdivision is more than three hundred (300) feet from a fire hydrant.

711 PUBLIC UTILITY STANDARDS

Unless exemptions are granted by the Maryland Public Service Commission, all new or related pipelines, electric power and energy transmission and distribution lines and cables, and telephone and telegraph lines and cables shall be installed underground in accordance with the Rules and Regulations of the Maryland Public Service Commission adopted November 1, 1968, or as hereafter amended.

ARTICLE 8

IMPROVEMENT SPECIFICATION REGULATIONS

800 PURPOSE AND GENERAL REQUIREMENTS

800.1 The purpose of this Article is to establish and define the public improvements which will be required to be constructed by the subdivider as a condition for final plat approval.

800.2 All construction shall be completed in accordance with the specific conditions of the commitment and the approved drawings and specifications, and in the manner acceptable to the Town Engineer or other applicable Town officials.

800.3 All improvements installed by the subdivider shall be constructed in accordance with the design specifications of the Town. Where there are no applicable municipal specifications, or County or State specifications which apply, the Planning Commission may authorize that specifications be prepared by a Registered Professional Engineer, such preparation to be at the sole expense of the subdivider.

800.4 Supervision of the installation of improvements required shall in all cases be the responsibility of the Town or of the appropriate State regulatory agency.

800.5 When changes from the approved drawings and specifications become necessary during construction, written acceptance by the Planning Commission acting with the advice of the Town Engineer, shall be secured before the execution of such changes.

801 STREET, CURB AND SIDEWALK SPECIFICATIONS

801.1 In all respects in which standards for required street improvements are not specified herein, the applicable standard requirements of the Maryland Department of Transportation shall govern, and all work shall be performed in accordance therewith.

801.2 Streets shall be graded to the full width of the right-of-way surfaced and improved to the grades and dimensions shown on the approved plans, profiles, and cross-sections. In subdivisions where sidewalks are not required, the sidewalk area shall be graded in the same manner as if sidewalks were to be constructed.

801.3 Prior to laying of street surface, adequate subsurface drainage for streets and underground utilities shall be provided and installed by the subdivider.

801.4 Materials and construction requirements for streets shall be as specified by the Town Engineer, as follows:

801.41 Roadways and shoulders shall have a sub-base with an approved type bank-run gravel of not less than eight (8) inches compacted depth; the gravel shall be applied in a minimum of two (2) courses.

801.42 The surface of all roadways shall be two-and-one-half (2 1/2) inches of bituminous concrete and tack coat over the eight (8) inch base or two-and-one-half inches of cold mix and tack coat over the eight (8) inch base.

801.5 Curbs, if required, shall be either the vertical type or the rolled type, except that rolled curbs shall not be used on streets whose grade exceeds six (6) percent, or on any arterial streets.

801.6 Sidewalks shall be placed upon a stone bed thoroughly compacted to a depth of three (3) inches.

802 SEWAGE DISPOSAL SYSTEM SPECIFICATIONS

802.1 Where a centralized sewage disposal system is required as a condition to approval of the final plat, the subdivider shall install said system in accordance with the plans and specifications approved by the Planning Commission.

802.2 Whenever a subdivider proposes to sell unimproved lots within a subdivision and when private on-lot sewage disposal systems are proposed for use within the subdivision, the subdivider shall require (by deed restriction or otherwise) as a condition of the sale of each lot within the subdivision, that such facilities shall be installed by the purchaser of each lot at the time that a principal building is constructed and in accordance with the Regulations of the Maryland Department of Health and Mental Hygiene.

803 WATER SUPPLY SYSTEM SPECIFICATIONS

803.1 Where a centralized water supply system is required as a condition to approval of the final plat, the subdivider shall install said system in accordance with the plans and specifications approved by the Planning Commission.

803.2 Where a centralized water supply system is provided by the subdivider, fire hydrants shall also be installed as part of said system, so that a hydrant shall be located within three hundred (300) feet of any building.

803.3 Whenever a subdivider proposes to sell unimproved lots within a subdivision and when private, on-lot water supply systems are proposed for use within the subdivision, the subdivider shall require (by deed restriction or otherwise) as a condition of the sale of each lot within the subdivision, that such facilities shall be installed by the purchaser of each lot at the time that a principle building is constructed and in accordance with the Regulations of the Maryland Department of Health and Mental Hygiene.

804 STORM DRAINAGE AND EROSION CONTROL SPECIFICATIONS

804.1 Storm drainage systems shall be installed in accordance with the design standards and requirements of these Regulations and of the Town's Erosion and Sedimentation Control Ordinance.

804.2 Inlets shall be placed at points of abrupt changes in the horizontal or vertical directions of storm sewers, at points where the flow in gutters exceeds three (3) inches, and at a maximum distance of six hundred (600) feet apart. In streets, inlets shall normally be

located along the curb line and at or beyond the curb radius points.

804.3 Storm sewers shall have a minimum diameter of fifteen (15) inches and shall be made of reinforced concrete or corrugated metal.

804.4 Open channels shall be designed to handle without overflowing, the calculated runoff from a storm of twenty (20) year frequency.

804.5 The responsibility and requirements for soil erosion and sedimentation control during the installation of improvements and the development of the subdivision or land development shall be in accordance with the Town's Erosion and Sedimentation Control Ordinance.

805 MONUMENT SPECIFICATIONS

805.1 Monuments shall be placed at each change in direction of boundary line; two (2) to be placed at each street intersection and one (1) on one side of each street at angle points and at the beginning and end of curves; utility easements shall be monumented at their beginning and at their end, and areas to be conveyed for public use shall be fully monumented at their external boundaries.

805.2 Monuments shall be placed in the ground after final grading is completed at a time specified by the Town Engineer. Such monuments shall be installed in accordance with Maryland State Law and shall be of concrete at least thirty-six (36) inches in length and six (6) inches in diameter or four (4) inches square with suitable center point and shall be set flush with the ground and to finished grade.

805.3 The center of the monument shall be marked on the top by either a copper dowel, set flush with the top, three-eighths ($3/8$) inch in diameter and two and one-half ($2\ 1/2$) inches long or by crossed scores at least one-half ($1/2$) inch deep.

805.4 The corners of all lots shall be marked by galvanized or wrought iron pipe, or steel bars at least two (2) feet in length and not less than five-eighths ($5/8$) inch in diameter, the top of the pipe or bar to be set level with the established grade adjoining it.

806 STREET SIGN SPECIFICATIONS

806.1 The subdivider shall erect at every intersection a street sign or street signs having thereon the names of the intersecting streets. At intersections where one (1) street ends or joins with another street, there shall be at least one (1) such street sign.

806.2 Street name plates shall be of metal construction; all

corners shall be rounded; the lettering shall be of standard proportion and spacing in accordance with one of the alphabets used by the U.S. Bureau of Public Roads. The plates shall be horizontal. The lower edge of the name plate shall be seven (7) feet above the ground level or curb. The name plate shall be attached to the standard by rust-proof metal fasteners.

806.3 The standard shall be rust-proof metal and shall be of sufficient length to permit the same to be embedded in the ground a distance of not less than three (3) feet. The standard shall be embedded in a concrete bases not less than twelve (12) inches in diameter for a depth of not less than three (3) feet below the surface of the ground.

807 TRAFFIC CONTROL DEVICES

807.1 The subdivider shall provide and erect all traffic control devices as deemed necessary by the Planning Commission.

ARTICLE 9

IMPROVEMENT GUARANTEES

900 CONTRACTS

Before the Planning Commission shall cause its approval to be endorsed upon the final plat of any subdivision (except in the case of minor subdivisions wherein the Commission imposes no condition or conditions for the approval of the plat), and as a prerequisite for the approval thereof:

900.1 Required improvements shall be completed, inspected, and accepted by the Town Engineer, Town Council and other proper authorities; or

900.2 The subdivider shall enter into a written agreement with the Town, in a manner and form approved by the Town Attorney, wherein the subdivider shall agree:

900.21 to construct or cause to be constructed, at the subdivider's own expense, all streets, curbs, sidewalks, fire hydrants, drainage facilities, street signs, monuments, water and sewerage facilities, and other improvements shown on said final plat when required to do so by the Planning Commission in accordance with the final plats, as finally approved, and in strict accordance with the standards and specifications of the Town;

900.22 to maintain at the subdivider's own cost the said streets, curbs, sidewalks, fire hydrants, drainage facilities, street signs, monuments, water and sewerage facilities, and other