

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

703.1 Proposed streets shall be properly related to the transportation plans of the State and the County, and shall conform to the transportation element of the Town Comprehensive Plan. Streets shall be designed to provide adequate vehicular access to all lots or parcels and with due regard for topographic conditions, projected volumes of traffic, and further subdivision possibilities in the area.

703.2 All streets shall, as far as practicable, be in alignment with existing adjacent streets by continuation of the center lines thereof or by adjustments by curves.

703.3 Proposed local streets shall be designed to discourage through traffic and excessive speeds.

703.4 If the lots in the development are large enough for resubdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such an eventuality shall be provided.

703.5 Where it is desirable, in the opinion of the Planning Commission, to provide street access to adjoining property, proposed streets shall be extended to the boundary of such property.

703.6 Where a proposed subdivision abuts an existing street having substandard width or alignment, the Planning Commission may require the subdivision to be designed with adequate land reserved to accommodate correction of the sub-standard condition, and may, subject to Maryland law, require the dedication of such reserved land.

703.7 If warranted by conditions of drainage, residential location and density, traffic or parking, the Planning Commission may require the subdivider to install curbs and/or gutters.

703.8 Proposed streets which are in alignment with others existing and named, shall bear the names of the existing streets, and in no other case shall the name of a proposed street duplicate or phonetically resemble the name of an existing street within the same postal district, irrespective of the use of the suffix street, road, avenue, boulevard, drive, way, place, court, lane, or the like.

704 STREET DESIGN STANDARDS

704.1 The design of all proposed streets, and the provisions for improvements to existing streets, within or abutting a subdivision shall be based upon the functional classification of such streets, as specified in the Town Comprehensive Plan or as approved by the Planning Commission, and shall conform to the standards for the appropriate functional type as specified in sub-section 704.3 and to the standards specified elsewhere herein.

704.2 The requirement for conformance to the street design standards specified herein may be modified by the Planning Commission upon the proposed development densities, provisions for off-street parking, and projected traffic volumes indicate a need for such modification; provided, however, that the burden of proof of adequacy shall rest with the applicant if the applicant requests any reduction in the standards specified herein.

704.3 The design features of streets by functional type shall be as specified in the following table:

Design Feature	Functional Type of Street			
	Local	Collector	Minor Arterial	Major Arterial
704.31 Minimum right-of-way width (in feet)	50	50	80	100
704.32 Minimum number of traffic lanes	two	two	two	two
704.33 Minimum width of each traffic lane (in feet)	10	11	12	12
704.34 Minimum number of parking lanes	two	two	prohibited	prohibited
704.35 Minimum width of parking lanes (in feet)	8	8	-	-
704.36 Minimum width of stabilized shoulders, if required, or if permitted in lieu of parking lanes (in feet)	10	10	10	10
704.37 Minimum horizontal curve radius (in feet)	150	300	600	600
704.38 Minimum length of tangent between reverse curves (in feet)	50	100	100	100
704.39 Minimum grade along centerline (in percent)	0.75	0.75	0.75	0.75
704.40 Maximum grade along centerline (in percent)	10	8	6	6
704.41 Minimum sight-distance along centerline at vertical curves (in feet)	150	300	600	600

704.5 Whenever street centerlines are deflected more than five (5) degrees, connection shall be made by horizontal curves.

704.6 Vertical curves shall be used at changes of grade where the difference exceeds one (1) percent.

704.7 The provisions of sub-section 704.40 notwithstanding, the Planning Commission may authorize grades not exceeding fifteen percent (15%) for a distance not exceeding six hundred (600) feet on local streets where extreme topographic constraints prevent compliance with these regulations.

705 STREET INTERSECTION STANDARDS

705.1 Streets shall intersect at right angles whenever practicable, and in no case shall two streets intersect with an angle of intersection at the centerline of less than sixty (60) degrees.

705.2 When local streets intersect collector or arterial streets, the angle of intersection at the street centerlines shall in no case be less than seventy-five (75) degrees.

705.3 Multiple intersections involving the junction of more than two streets shall not be permitted.

705.4 Two streets intersecting a third street from opposite sides shall either intersect with a common centerline or their centerlines shall be offset according to the following standards:

705.41 The two streets shall be separated by a distance of one hundred fifty (150) feet between centerlines measured along the centerline of the street being intersected when all three streets involved are local streets.

705.42 The two streets shall be separated by a distance of two hundred (200) feet between centerlines measured along the centerline of the streets being intersection when one or more of the streets involved is a collector street.

705.43 The two streets shall be separated by a distance of eight hundred (800) feet between centerlines measured along the centerline of the street being intersected when one or more of the streets involved is an arterial street.

706 CUL-DE-SAC STREET STANDARDS

706.1 Dead-end streets are prohibited unless designed as cul-de-

sac streets or designed for future access to adjoining properties.

706.2 Any dead-end street which is constructed for future access to an adjoining property or because of authorized stage development, and which is open to traffic and exceeds two hundred (200) feet in length, shall be provided with a temporary, all-weather turnaround.

706.3 Cul-de-sac streets, permanently designed as such, shall not exceed eight hundred (800) feet in length or shall not furnish access to more than twenty-five (25) dwelling units.

706.4 All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a fully paved turnaround.

706.41 If parking will be prohibited on the turn-around, the minimum radius to the pavement edge or curb line shall be forty (40) feet, and the minimum radius to the right-of-way line shall be fifty (50) feet.

706.42 If parking will be permitted on the turn-around, the minimum radius to the pavement edge or curb line shall be fifty (50) feet, and the minimum radius to the right-of-way line shall be sixty (60) feet.

707 SIDEWALK STANDARDS

707.1 Sidewalks shall be required on both sides of the street in subdivisions with typical lot widths of less than ninety (90) feet, measured at the building setback lines or where semi-detached or townhouse dwellings are planned, except that sidewalks shall be required on only one side of any street which will have dwellings only along one side.

707.2 If deemed necessary, the Planning Commission may require sidewalks on one or both sides of the street in subdivisions where lots are ninety (90) feet or more in width if it would be desirable to continue sidewalks that are existing in adjacent subdivisions, or to provide access to community facilities, such as schools, shopping areas and recreation areas.

707.3 Sidewalks shall be required on both sides of streets and adjacent to parking areas in subdivisions or portions thereof with multi-family dwellings.

707.4 Sidewalks shall be located within the street right-of-way, no closer than one (1) foot from the right-of-way line, and shall be a minimum of four (4) feet wide, except along collector and arterial streets and adjacent to shopping centers, schools, recreation areas, and other community facilities, where they shall be a minimum of five (5) feet wide.

707.5 Unless otherwise authorized by the Planning Commission, sidewalks shall be located to provide a planting strip between the sidewalk and the curb.

707.6 Where a comprehensive interior walkway system is to be provided within the subdivision, some or all of the sidewalk requirements specified in this section may be waived by the Planning Commission.

708 STORM DRAINAGE STANDARDS

708.1 The subdivider shall provide storm drains, culverts, drainage ways, or other works adequate to collect and carry all water originating on or flowing across the property without inundating or damaging neighboring roads, lots or other properties.

708.2 Wherever curbs and gutters are installed or when the Town Engineer determines that the natural surface drainage will be inadequate, the subdivider shall install a storm water sewer system with catch basins appropriately spaced along the streets in the subdivision. Valley gutters extending laterally across the street surface shall not be permitted.

708.3 A natural surface drainage system shall be permitted when curbs and gutters are not to be installed and the natural drainage will, in the opinion of the Town Engineer, adequately drain the storm water from the subdivision. The drainage ways should be shallow swales sown in grass, and shall be designed in conformance with the Town Erosion and Sediment Control Ordinance.

708.4 Roadside drainage ways shall not be disrupted by private driveways; the subdivider shall install a suitable pipe of adequate size to permit the free flow of water at those points where such driveways intersect roadside drainage ways.

709 SANITARY SEWAGE DISPOSAL STANDARDS

709.1 The subdivider shall provide for the most effective type of sanitary sewage disposal which is consistent with the natural features, location, and proposed development of the site, and which shall in all cases be in strict compliance with the standards and requirements of the Maryland Department of Health and Mental Hygiene. The following types of sanitary sewage disposal are listed in order of preference:

709.11 Connection to an existing centralized sewage treatment and disposal system.

709.12 Installation of a centralized sewage treatment and disposal system.

709.13 Installation of capped sewers, plus the approved temporary use of on-lot private sewage disposal systems.

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.