

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 18-O-16

Date Introduced: August 27, 2018

Sponsored By: Councilwoman Sandra J. Landbeck and Councilman Melvin T. Taylor

Public Hearing: September 10, 2018

Amendments Adopted: None

Date Adopted: October 8, 2018

Date Effective: October 29, 2018

AN ORDINANCE concerning

SUBDIVISION REGULATIONS

FOR the purpose of repealing the City's current subdivision regulations and enacting comprehensive new subdivision regulations for the City of Aberdeen.

BY repealing (in its entirety)
Chapter 475. SUBDIVISION REGULATIONS
Code of the City of Aberdeen (2010 Edition as amended)

BY adding
Chapter 475. SUBDIVISION REGULATIONS
Articles I through VI
Sections 475-1 through 475-25, inclusive
Code of the City of Aberdeen (2010 Edition as amended)

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
~~Strike-Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.
* * * indicates existing unmodified text omitted from Ordinance

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Chapter 475, Subdivision Regulations, of the Code of the City of Aberdeen (2010 Edition as amended), is repealed in its entirety.

SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN that new Chapter 475, Subdivision Regulations, consisting of Sections 475-1 through 475-25, inclusive, to be under Articles I through VI, is hereby added to the Code of the City of Aberdeen (2010 Edition as amended), to read as follows:

CHAPTER 475, SUBDIVISION REGULATIONS

ARTICLE I. GENERAL PROVISIONS

§475-1. Title.

This chapter shall be known and cited as the City of Aberdeen Subdivision Regulations.

§475-2. Legislative Authority.

This chapter is adopted pursuant to the Local Government and Land Use Articles of the Annotated Code of Maryland and the Charter of the City of Aberdeen.

§475-3. Purpose.

The purpose of the Subdivision Regulations is to establish procedures and standards for the development and subdivision of land within Aberdeen. It is further designed to provide for the orderly growth and development of the City; for the coordination of streets and highways within proposed subdivisions with existing or planned streets and highways and with other public facilities; for the dedication or reservation of recreation and other public use areas serving residents of the subdivision; rights-of-way or easements for street and utility purposes; for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions compatible with protection of the public health, safety, and general welfare, water quality and areas of significant/special natural features; and to facilitate adequate provision for water, sewerage, roads, parks, and other infrastructure.

§475-4. Area of Authority.

These regulations and requirements shall apply to all development of land, including the revision of existing development, as well as to subdivisions of land creating two (2) or more lots within the corporate limits of the City of Aberdeen. Any subdivision having a part of its platted land outside the corporate limits cannot have the plat approved by the City unless that land is annexed into the City. This chapter shall be in addition to any other applicable regulations promulgated by other agencies, whether stated herein or not. In case of conflict or overlap with other requirements found within the Code of the City of Aberdeen or any other statute, the more stringent requirement shall apply.

1 **§475-5. DEFINITIONS.**

2
3 UNLESS OTHERWISE EXPRESSLY STATED, THE FOLLOWING TERMS SHALL, FOR
4 THE PURPOSE OF THIS CHAPTER, HAVE THE MEANING INDICATED. IN GENERAL,
5 WORDS USED IN THE PRESENT TENSE INCLUDE THE FUTURE, AND THE SINGULAR
6 INCLUDES THE PLURAL. ANY WORD OR TERM NOT DEFINED HEREIN SHALL BE
7 USED WITH A MEANING OF STANDARD USAGE.

8
9 ALLEY - A PUBLIC OR PRIVATE WAY PRIMARILY DESIGNED TO SERVE AS A
10 SECONDARY AND/OR SERVICE ACCESS FOR VEHICLES TO THE SIDE OR REAR OF
11 ABUTTING PROPERTIES WHOSE PRINCIPAL FRONTAGE IS ON ANOTHER STREET.

12
13 APPLICANT – ANY PERSON WHO PROPOSES TO SUBDIVIDE OR DEVELOP LAND
14 AND REQUIRED TO MAKE SUBMITTALS AND OBTAIN APPROVALS PURSUANT TO
15 THIS CHAPTER.

16
17 BUILDING - ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR
18 WALLS AND INTENDED FOR SHELTER, HOUSING, STORAGE, OR ENCLOSURE OF
19 ANY INDIVIDUAL, ANIMAL, PROCESS, EQUIPMENT, GOODS, OR MATERIALS OF
20 ANY KIND.

21
22 CITY – THE CITY OF ABERDEEN.

23
24 CODE – THE CODE OF THE CITY OF ABERDEEN.

25
26 COMPREHENSIVE PLAN – THE CITY’S CURRENT COMPREHENSIVE PLAN
27 ADOPTED PURSUANT TO THE LAND USE ARTICLE OF THE ANNOTATED CODE OF
28 MARYLAND.

29
30 CONCEPT PLAN - A PRELIMINARY PRESENTATION AND ATTENDANT
31 DOCUMENTATION OF A PROPOSED SUBDIVISION OR SITE PLAN OF SUFFICIENT
32 ACCURACY TO BE USED AS A BASIS FOR DISCUSSION AND CLASSIFICATION.

33
34 CUL-DE-SAC – A LOCAL PUBLIC STREET WITH ONLY ONE OUTLET THAT
35 TERMINATES IN A VEHICULAR TURNAROUND, WITH SUCH TURNAROUND
36 HAVING AN APPROPRIATE TURNING RADIUS FOR THE SAFE AND CONVENIENT
37 REVERSAL OF TRAFFIC MOVEMENT.

38
39 DEPARTMENT – THE DEPARTMENT OF PLANNING AND COMMUNITY
40 DEVELOPMENT OR DEPARTMENT OF PUBLIC WORKS, AS APPLICABLE TO THE
41 CONTEXT, FOR THE CITY.

42
43 DEVELOPER OR SUBDIVIDER – ANY INDIVIDUAL, PARTNERSHIP, FIRM,
44 CORPORATION, ESTATE, TRUST, OR ANY OTHER GROUP OR COMBINATION,

1 ACTING AS A UNIT (OR THE AGENTS THEREOF) THAT UNDERTAKES OR
2 PARTICIPATES IN THE ACTIVITIES COVERED BY THIS CHAPTER.

3
4 EASEMENT - AN INTEREST IN LAND OWNED BY ANOTHER THAT ENTITLES ITS
5 HOLDER TO A SPECIFIC LIMITED USE OR ENJOYMENT.

6
7 FINAL SUBDIVISION PLAT – A DRAWING TO BE MADE OF OFFICIAL RECORD IN
8 THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AND WHICH MAY BE ALL OR
9 A PORTION OF A PRELIMINARY SUBDIVISION PLAN.

10
11 FRONTAGE – THE PORTION OF A LOT ABUTTING A ROAD.

12
13 IMPROVED OR IMPROVEMENTS – THOSE PHYSICAL ADDITIONS, INSTALLATIONS,
14 AND OTHER APPROPRIATE ITEMS AND FACILITIES REQUIRED TO RENDER LAND
15 SUITABLE FOR THE PROPOSED USE.

16
17 INGRESS – AN ENTRY.

18
19 INTERSECTION – THE CROSSING OF TWO OR MORE ROADS AT GRADE.

20
21 LOT - A DESIGNATED AREA OF LAND ESTABLISHED BY PLAT, SUBDIVISION, OR
22 AS OTHERWISE PERMITTED BY LAW, TO BE USED, DEVELOPED, OR BUILT UPON
23 AS A UNIT, WHETHER IMMEDIATE OR FUTURE. "LOT" SHALL INCLUDE THE
24 WORDS "PLOT" AND "PARCEL."

25
26 LOT AREA – THE TOTAL AREA WITHIN THE LINES OF A GIVEN LOT.

27
28 LOT LINE – THE PROPERTY LINES BOUNDING THE LOT.

29
30 LOT WIDTH – THE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES MEASURED
31 AT THE FRONT SETBACK LINE.

32
33 MAJOR SUBDIVISION – ANY SUBDIVISION OF LAND THAT IS NOT A MINOR
34 SUBDIVISION.

35
36 MINOR SUBDIVISION – THE DIVISION OF A SINGLE LOT, TRACT, OR PARCEL OF
37 LAND INTO FIVE (5) OR FEWER LOTS, TRACTS, OR PARCELS OF LAND FOR THE
38 PURPOSE OF BUILDING DEVELOPMENT, PROVIDED THAT THE PROPOSED LOTS,
39 TRACTS, OR PARCELS OF LAND THEREBY CREATED HAVE FRONTAGE ON AN
40 IMPROVED PUBLIC STREET OR STREETS, AND PROVIDED FURTHER THAT THERE
41 IS NOT CREATED BY THE SUBDIVISION ANY NEW STREET OR STREETS.

42
43 PLANNING COMMISSION - THE CITY PLANNING COMMISSION, ESTABLISHED IN
44 CHAPTER 235 OF THIS CODE.

1 PRELIMINARY SUBDIVISION PLAT – A MASTER DRAWING OF A SUBDIVISION
2 PREPARED FOR THE OVERALL PLANNING OF A PROPERTY TO BE SUBDIVIDED
3 AND WHICH IS IN ACCORDANCE WITH THESE REGULATIONS.

4
5 PUBLIC WORKS AGREEMENT - CONSTRUCTION AGREEMENTS BETWEEN THE
6 CITY AND DEVELOPERS/CONTRACTORS FOR THE CONSTRUCTION AND
7 MAINTENANCE OF PUBLIC IMPROVEMENTS.

8
9 RIGHT-OF-WAY - A STRIP OF LAND OCCUPIED OR INTENDED TO BE OCCUPIED BY
10 A ROAD, ALLEY, CROSSWALK, SIDEWALK, RAILROAD, ELECTRIC TRANSMISSION
11 LINES, OIL OR GAS PIPELINE, WATER LINE, SANITARY OR STORM SEWER, OR
12 OTHER SIMILAR USES.

13
14 ROAD OR STREET- A RIGHT-OF-WAY THAT HAS BEEN IMPROVED, IS INTENDED
15 FOR MOTOR VEHICLE TRAFFIC, AND PROVIDES ACCESS TO PROPERTY. BOTH
16 TERMS ARE USED INTERCHANGEABLY IN THIS CHAPTER.

17
18 A. ROAD, ARTERIAL - A ROAD THAT CARRIES THE MAJOR PORTION OF THE
19 TRAFFIC ENTERING AND LEAVING AN AREA OF THE CITY. FOUR
20 ARTERIAL STREET TYPES ARE DEFINED IN THE ABERDEEN
21 COMPREHENSIVE PLAN AND LISTED IN ORDER FROM REGIONAL TO
22 LOCAL SIGNIFICANCE:

23
24 (1) REGIONAL CONNECTOR ARTERIAL - THIS IS AN ARTERIAL STREET
25 WITH A COMBINATION OF FREE-FLOW RAMP AND SIGNALIZED
26 POINTS OF ACCESS. IT PRIMARILY PROVIDES MOBILITY THROUGH
27 ABERDEEN FOR MOTOR VEHICLE, TRUCK, AND COMMUTER BUS
28 TRAFFIC, AS WELL AS ACCESS TO MAJOR DESTINATIONS WITHIN
29 ABERDEEN. PROVISION OF SPACE FOR BICYCLE AND PEDESTRIAN
30 TRAVEL IS SECONDARY TO MOTOR VEHICLE MOVEMENT BUT NOT
31 OPTIONAL, AND THE DESIGN SHOULD EMPHASIZE FREQUENT,
32 SAFE CROSSINGS FOR CYCLISTS AND PEDESTRIANS.

33
34 (2) COMMERCIAL PRIMARY ARTERIAL - AN ARTERIAL STREET
35 SEGMENT THAT SERVES (OR IS PLANNED TO SERVE) A LOW- OR
36 MEDIUM-DENSITY COMMERCIAL AREA THAT MAY BE
37 EQUALLY ORIENTED TO RETAIL STORES, SERVICE, AND
38 INDUSTRIAL USE. THIS STREET EMPHASIZES TRANSIT AND MOTOR
39 VEHICLE TRAVEL, INCLUDING TRUCK MOVEMENTS. IT ALSO
40 FACILITATES BICYCLE ACCESS.

41
42 (3) VILLAGE CENTER MIXED USE ARTERIAL - AN ARTERIAL STREET
43 SEGMENT THAT SERVES A COMPACT MIXED-USE AREA THAT IS
44 FRONTED BY (OR PLANNED TO BE FRONTED BY) A VARIETY OF
45 COMMERCIAL, INSTITUTIONAL, GOVERNMENT, AND/OR

1 RESIDENTIAL USES. THE STREET DESIGN EMPHASIZES
2 PEDESTRIAN, TRANSIT, AND BICYCLE TRAVEL WITH ADEQUATE
3 FACILITIES PROVIDED WITHIN THE STREET RIGHT-OF-WAY.
4

- 5 (4) RESIDENTIAL ARTERIAL - AN ARTERIAL STREET THAT SERVES
6 AND TRAVERSES A PRIMARILY RESIDENTIAL NEIGHBORHOOD
7 AND IS FRONTED BY (OR PLANNED TO BE FRONTED BY)
8 RESIDENTIAL, PARK, OR INSTITUTIONAL PROPERTY. THIS
9 STREET'S DESIGN EMPHASIZES BICYCLE AND PEDESTRIAN
10 TRAVEL, LOCAL MOTOR VEHICLE TRAVEL, AND TRANSIT ACCESS.
11

12 B. ROAD, COLLECTOR - A ROAD WHICH PROVIDES FOR PRINCIPAL
13 INTERNAL MOVEMENTS WITHIN RESIDENTIAL NEIGHBORHOODS AND
14 BUSINESS OR INDUSTRIAL DISTRICTS AND WHICH IS A PRIMARY MEANS
15 OF CIRCULATION BETWEEN ADJACENT NEIGHBORHOODS, WHICH
16 FUNCTIONS TO DISTRIBUTE TRAFFIC FROM ARTERIALS TO LOCAL AND
17 OTHER COLLECTOR ROADS AND COLLECTS TRAFFIC FROM LOCAL ROADS
18 AND CHANNELS IT INTO THE ARTERIAL SYSTEM. THREE COLLECTOR
19 STREET TYPES ARE DEFINED IN THE ABERDEEN COMPREHENSIVE PLAN
20 AND LISTED IN ORDER FROM REGIONAL TO LOCAL SIGNIFICANCE:
21

- 22 (1) VILLAGE CENTER COLLECTOR STREETS - COLLECTOR OR LOCAL
23 STREETS LOCATED IN A MEDIUM- OR HIGH-DENSITY
24 RESIDENTIAL, COMMERCIAL, OR MIXED-USE AREA. THESE
25 STREETS, OFTEN CALLED SIDE STREETS, MAY INCLUDE STREET-
26 LEVEL SHOPS, BUT DO NOT HAVE THE SAME LEVEL OF
27 PEDESTRIAN AND VEHICULAR ACTIVITY AS ARTERIAL STREETS.
28 IN SOME LOCATIONS, THESE STREETS PROVIDE SERVICE, UTILITY,
29 AND EMERGENCY VEHICLE ACCESS TO ALLEYS, LOADING DOCKS,
30 AND BUILDING SERVICE AREAS FOR LOADING AND
31 UNLOADING GOODS, RECYCLABLES, AND REFUSE. ACCESS TO
32 THE STREET SYSTEM FROM OFF-STREET AND GARAGE PARKING
33 MAY ALSO BE LOCATED ON VILLAGE CENTER STREETS. THESE
34 STREETS MAY PROVIDE PEDESTRIANS AND CYCLISTS A QUIETER
35 ALTERNATIVE TO ARTERIAL TRAFFIC. VILLAGE CENTER STREETS
36 HAVE BEEN FURTHER CLASSIFIED DISTINGUISHING WEST
37 BEL AIR AS MAIN STREET, THE ROADS ADJACENT TO FESTIVAL
38 SQUARE AND CITY HALL AS FESTIVAL STREETS; ALL OTHER
39 VILLAGE CENTER STREETS ARE CLASSIFIED AS LOCAL STREETS.
40

- 41 (2) NEIGHBORHOOD PRINCIPAL COLLECTOR STREETS -
42 NEIGHBORHOOD PRINCIPAL STREETS OCCUR IN LOWER-DENSITY
43 RESIDENTIAL AREAS AND PROVIDE ACCESS FOR FRONTING
44 PROPERTIES AND LINKS TO ADJACENT STREETS. LIKE VILLAGE
45 CENTER STREETS, THEY PROVIDE A WAY FOR TRAVEL TO AND

FROM HOME, CONNECTIONS TO LOCAL RESOURCES, AND A SHARED SPACE IN THE NEIGHBORHOOD FOR WALKING, BIKING, TALKING WITH NEIGHBORS, AND CONDUCTING EVERYDAY ACTIVITIES.

(3) NEIGHBORHOOD MINOR COLLECTOR STREETS - NEIGHBORHOOD MINOR STREETS OCCUR IN LOW- AND MEDIUM-DENSITY RESIDENTIAL AREAS. THESE STREETS ARE VERY SIMILAR TO NEIGHBORHOOD PRINCIPAL STREETS IN FORM AND FUNCTION. THE DISTINCTIVE FEATURE OF THESE STREETS IS THEIR NEARLY EXCLUSIVE ORIENTATION TO PROVIDING ACCESS TO RESIDENCES. SINCE RESIDENTIAL STREETS HAVE LOW-TRAFFIC VOLUMES WITH INFREQUENT TRAVEL BY LARGE VEHICLES, ALL USERS OTHER THAN PEDESTRIANS CAN BE ACCOMMODATED WITHIN A RELATIVELY NARROW TRAVEL WAY.

C. ROAD, LOCAL - A ROAD WHICH PRIMARILY PROVIDES DIRECT ACCESS TO ABUTTING PROPERTIES.

SIDEWALK – A PUBLIC WAY THAT PROVIDES OR IS PROPOSED TO PROVIDE ACCESS FOR PEDESTRIAN TRAFFIC TO ABUTTING PROPERTIES.

STRUCTURE - A COMBINATION OF MATERIALS TO FORM A CONSTRUCTION FOR USE, OCCUPANCY, OR ORNAMENTATION, WHETHER INSTALLED BELOW OR ABOVE THE SURFACE OF LAND OR WATER.

SUBDIVISION - THE DIVISION OF A PARCEL OR TRACT OF LAND INTO TWO (2) OR MORE LOTS OR PARCELS, OR THE RECONFIGURATION OF EXISTING RECORDED LOTS OR PARCELS.

ARTICLE II. SUBDIVISION CONTROL

§475-6. SUBDIVIDER SHALL PREPARE AND RECORD PLAT.

AN OWNER WHO DESIRES TO SUBDIVIDE A TRACT OF LAND IN THE CITY SHALL CAUSE A PLAT OF SUCH SUBDIVISION TO BE MADE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE REGULATIONS, AND A COPY OF SAID PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HARFORD COUNTY.

§475-7. TRANSFERS, SALES AND BUILDING PERMITS.

NO LOT IN A SUBDIVISION OR ANY SECTION OF A SUBDIVISION SHALL BE TRANSFERRED, NOR SHALL A BUILDING PERMIT BE ISSUED FOR A STRUCTURE

1 ON THE LOT, UNTIL A FINAL PLAT OF SUCH SUBDIVISION OR ANY SECTION OF
2 THE SUBDIVISION HAS BEEN RECORDED IN ACCORDANCE WITH THIS CHAPTER.
3

4 **ARTICLE III. REQUIREMENTS FOR THE DEVELOPMENT OF LAND**
5

6 **§475-8. GENERAL.**
7

8 A. THE CITY MAY NOT FINALLY APPROVE ANY PART OF A PROPOSED
9 SUBDIVISION OF LAND THAT WILL BE SERVED BY A PUBLIC SEWAGE
10 SYSTEM, AS DEFINED BY THE STATE DEPARTMENT OF HEALTH AND
11 MENTAL HYGIENE, IF THE TOTAL PLANNED SUBDIVISION WILL GENERATE
12 TWO THOUSAND FIVE HUNDRED (2,500) GALLONS OF AVERAGE DAILY
13 SEWAGE FLOW, UNLESS THAT PART OF THE SUBDIVISION TO BE
14 RECORDED AND ITS RESPECTIVE SEWAGE SYSTEM IS IN AT LEAST AN
15 "IMMEDIATE PRIORITY" SEWER SERVICE AREA IN THE HARFORD COUNTY
16 MASTER PLAN FOR WATER AND SEWER. A DETERMINATION OF THE
17 AMOUNT OF AVERAGE DAILY SEWAGE FLOW BY THE ABERDEEN
18 DEPARTMENT OF PUBLIC WORKS SHALL BE FINAL AS TO THE DEVELOPER
19 FOR THE PURPOSES OF THIS SECTION.
20

21 B. IF REQUIRED BY THE DIRECTOR OF PUBLIC WORKS, DRAINAGE AND
22 UTILITY EASEMENTS SHALL BE PROVIDED BETWEEN LOTS WIDER THAN
23 THE MINIMUM SIDE YARD WIDTHS REQUIRED BY CHAPTER 235 OF THIS
24 CODE. THIS REQUIREMENT MAY NECESSITATE WIDER LOTS AT THESE
25 LOCATIONS.
26

27 C. THE SUBDIVISION LAYOUT SHALL CONFORM TO ALL LOT LAYOUT, BULK
28 REGULATIONS, AND SIMILAR REQUIREMENTS OF CHAPTER 235 OF THIS
29 CODE FOR THAT PARTICULAR ZONING DISTRICT.
30

31 D. SEE APPENDIX I FOR GENERAL REQUIREMENTS FOR THE SUBMISSION OF A
32 PRELIMINARY SUBDIVISION PLAT OR SITE PLAN.
33

34 **§475-9. STREETS AND ROADS.**
35

36 A. STREETS AND ROADS SHALL CONFORM TO THE ADOPTED
37 COMPREHENSIVE PLAN AND THE HARFORD COUNTY ROAD CODE.
38

39 B. WHEREVER A TRACT OF LAND TO BE SUBDIVIDED INCLUDES ANY PART OF
40 A ROAD INDICATED IN THE TRANSPORTATION ELEMENT OF THE
41 COMPREHENSIVE PLAN, THE LOCATION, TYPE AND CONSTRUCTION OF
42 SUCH ROAD SHALL BE INCORPORATED BY THE SUBDIVIDER IN THE
43 LAYOUT OF THE SUBDIVISION.
44

1 C. NOTWITHSTANDING THE PROVISIONS OF SUBSECTION B., WHEN A TRACT
2 OF LAND TO BE SUBDIVIDED ABUTS AN EXISTING CITY ROAD, THE
3 SUBDIVIDER SHALL, AS A CONDITION OF SUBDIVISION APPROVAL, DEED
4 TO THE CITY, IN FEE SIMPLE, BY SPECIAL WARRANTY DEED, A ROAD
5 IMPROVEMENT APPROPRIATE TO THE ROAD AND ITS FUNCTIONAL
6 CLASSIFICATION. WHEN THE TRACT FRONTS ALONG ONE SIDE OF THE
7 EXISTING ROAD, THE SUBDIVIDER SHALL DEED ALL OF THE REQUIRED
8 RIGHT-OF-WAY, CALCULATED FROM THE CENTERLINE OF THE EXISTING
9 ROAD, THAT IS REASONABLY NECESSARY FOR ROAD WIDENING. TITLE TO
10 ROAD IMPROVEMENTS SHALL BE GOOD AND MARKETABLE AND FREE OF
11 LIENS AND ENCUMBRANCES.
12

13 **§475-10. IMPROVEMENTS.**
14

15 A. THE SUBDIVIDER SHALL BE REQUIRED TO PROVIDE AND INSTALL, OR TO
16 ENTER INTO AGREEMENTS TO PROVIDE AND INSTALL, CERTAIN MINIMUM
17 IMPROVEMENTS IN THE SUBDIVISION AS A CONDITION OF APPROVAL OF
18 THE FINAL PLAT BY THE MAYOR AND CITY COUNCIL.
19

20 B. ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN
21 ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THESE
22 REGULATIONS AND THE CONSTRUCTION STANDARDS AND
23 SPECIFICATIONS ADOPTED BY THE CITY OR OTHER GOVERNMENTAL
24 AGENCY AS MAY HAVE JURISDICTION OVER A PARTICULAR
25 IMPROVEMENT. NOTHING CONTAINED HEREIN, HOWEVER, SHALL BE
26 CONSTRUED AS PROHIBITING THE SUBDIVIDER FROM INSTALLING
27 IMPROVEMENTS MEETING HIGHER STANDARDS THAN THE MINIMUM
28 REQUIREMENTS.
29

30 C. NO SUBDIVISION OR DEVELOPMENT SHALL BE APPROVED UNLESS IT
31 DIRECTLY ACCESSES TO AN EXISTING PAVED PUBLIC ROAD NETWORK.
32 ALL ROADS PROVIDING ACCESS FROM A SUBDIVISION OR DEVELOPMENT
33 TO AN EXISTING PAVED CITY, COUNTY, OR STATE ROAD SHALL BE
34 CONSTRUCTED TO THE APPROPRIATE ROAD SPECIFICATIONS BY THE
35 DEVELOPER.
36

37 D. CONSTRUCTION OF ACCESS ROAD. ANY NEW OR EXISTING ROAD RIGHT-
38 OF-WAY, LEADING FROM AN EXISTING CITY, COUNTY, OR STATE ROAD TO
39 THE PROPOSED PROJECT AND ALL INTERNAL ROADS, INCLUDING STUB
40 ROADS, SHALL BE CONSTRUCTED OR IMPROVED TO THE PRESCRIBED
41 WIDTH AND ROAD CONSTRUCTION AS REFERRED TO IN THE HARFORD
42 COUNTY ROAD CODE.
43

44 E. FRONTAGE IMPROVEMENTS.
45

(1) ALL PROPOSED DEVELOPMENTS OR SUBDIVISIONS DESCRIBED IN PARAGRAPH (2) OF THIS SUBSECTION TO BE CONSTRUCTED ALONG EXISTING CITY ROADWAYS MUST BE IMPROVED ALONG THEIR PROPERTY FRONTAGE IN ORDER TO PROVIDE SAFE INGRESS AND EGRESS TO THE SITE AND TO MITIGATE THE IMPACT OF THAT DEVELOPMENT. FRONTAGE IMPROVEMENTS SHALL BE CONSISTENT WITH SECTIONS 475-10.A AND 475-10.B.

(2) FRONTAGE IMPROVEMENTS SHALL BE REQUIRED WHEN A PARCEL OF LAND IS SUBDIVIDED OR DEVELOPED FOR PURPOSES OF CREATING:

(A) ANY COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL USE;

(B) ANY RESIDENTIAL USE EXCEEDING FOUR (4) DWELLING UNITS OR LOTS.

(3) THE EXTENT OF THE ROAD IMPROVEMENTS REQUIRED PURSUANT TO THIS SECTION SHALL BE DETERMINED BY CHAPTER 302 OF THIS CODE.

(4) PHASING. UPON THE MUTUAL RECOMMENDATION OF THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, IN SUBDIVISIONS EXCEEDING ONE HUNDRED (100) RESIDENTIAL LOTS, THE IMPROVEMENTS MAY BE PHASED OVER A PERIOD OF TIME AND ON A SCHEDULE TO BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. THE PHASING SCHEDULE SHALL BE INCORPORATED IN THE CONCEPT PLAN APPROVAL FOR PROJECTS REQUIRING CONCEPT PLAN APPROVAL AND IN THE PRELIMINARY PLAT APPROVAL FOR ALL OTHER PROJECTS.

§475-11. RIGHTS-OF-WAY.

A. THE DEVELOPER SHALL ACQUIRE RIGHTS-OF-WAY WHICH ARE NECESSARY TO ACCOMMODATE IMPROVEMENTS REQUIRED BY THIS CHAPTER.

B. TO THE EXTENT LAND REQUIRED FOR SUCH RIGHTS-OF-WAY IS OWNED BY THE DEVELOPER, THEN THE RIGHTS-OF-WAY SHALL BE CONVEYED TO THE CITY, BY SPECIAL WARRANTY DEED IN FEE SIMPLE, AT NO COST. A TITLE CERTIFICATE CERTIFYING THAT THE GRANTOR IS VESTED WITH GOOD AND MARKETABLE FEE SIMPLE TITLE, FREE AND CLEAR OF LIENS AND ENCUMBRANCES, SHALL ACCOMPANY EACH DEED.

- 1
2 C. THE USAGE OF THE TERM "RIGHT-OF-WAY" FOR PLATTING PURPOSES
3 SHALL MEAN THAT EVERY RIGHT-OF-WAY ESTABLISHED AND SHOWN ON
4 THE FINAL PLAT IS TO BE SEPARATE AND DISTINCT FROM LOTS OR
5 PARCELS ADJOINING SUCH RIGHT-OF-WAY, AND NOT INCLUDED WITH THE
6 DIMENSIONS OR AREAS OF SUCH LOTS OR PARCELS.
7

8 **§475-12. APPROVED AND PENDING PRELIMINARY PLATS.**
9

- 10 A. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT APPLY TO LOTS
11 SHOWN ON A PRELIMINARY SUBDIVISION PLAT APPROVED PRIOR TO THE
12 EFFECTIVE DATE OF THIS CHAPTER, PROVIDED THAT A FINAL
13 SUBDIVISION PLAT APPLICABLE TO THAT PARCEL IS RECORDED IN THE
14 LAND RECORDS OF HARFORD COUNTY WITHIN TWELVE (12) MONTHS
15 AFTER THE EFFECTIVE DATE OF THIS CHAPTER.
16
17 B. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT APPLY TO LOTS
18 SHOWN ON A PRELIMINARY SUBDIVISION PLAT PENDING APPROVAL AS
19 OF THE EFFECTIVE DATE OF THIS CHAPTER, PROVIDED THAT THE
20 REQUIREMENTS OF CHAPTER 235 OF THIS CODE SHALL APPLY AND THE
21 PLAT SHALL BE APPROVED BY THE PLANNING COMMISSION WITHIN (60)
22 DAYS FROM THE EFFECTIVE DATE OF THIS CHAPTER, AND A FINAL PLAT
23 APPLICABLE TO THAT PARCEL SHALL BE RECORDED IN THE LAND
24 RECORDS OF HARFORD COUNTY WITHIN TWELVE (12) MONTHS AFTER THE
25 DATE OF APPROVAL OF THE PRELIMINARY PLAT.
26

27 **§475-13. STREETS.**
28

- 29 A. STREETS SHALL CONNECT WITH EXISTING STREETS, AND SHALL BE
30 ARRANGED TO PROVIDE ACCESS TO ADJOINING SUBDIVISIONS AND
31 NEIGHBORING STREETS, EXCEPT FOR CUL-DE-SACS OR STREETS
32 DESIGNED TO HAVE ONE END PERMANENTLY CLOSED.
33
34 B. THE STREET PLAN SHALL GIVE RECOGNITION TO EXISTING TOPOGRAPHY
35 AND SHALL PROVIDE FOR GOOD DRAINAGE.
36
37 C. PROPOSED STREETS SHALL PROVIDE FOR CONTINUATION OF ANY
38 EXISTING STREETS (CONSTRUCTED OR RECORDED) THAT COME TO THE
39 BOUNDARY LINE OF ADJOINING PROPERTY, WHERE FEASIBLE, UNLESS
40 OTHERWISE RECOMMENDED BY THE DEPARTMENT OF PUBLIC WORKS.
41
42 D. THE STREET PLAN SHALL INCLUDE A MARGINAL ACCESS STREET OF
43 CONSIDERABLE CONTINUITY GENERALLY PARALLEL TO AND NEAR ANY
44 MAIN THOROUGHFARE OR CONTROLLED-ACCESS HIGHWAY.
45

1 E. STREETS SHALL INTERSECT AS NEARLY AT RIGHT ANGLES AS IS
2 PRACTICAL.
3

4 F. CUL-DE-SACS OR STREETS DESIGNED TO HAVE ONE END PERMANENTLY
5 CLOSED SHALL NOT EXCEED SIX HUNDRED (600) FEET IN LENGTH, AND
6 MAY BE APPROVED WHERE NECESSITATED BY TOPOGRAPHY OR WHERE,
7 IN THE JUDGMENT OF THE DIRECTOR OF PLANNING AND COMMUNITY
8 DEVELOPMENT, IN CONSULTATION WITH THE DIRECTOR OF PUBLIC
9 WORKS, THEY ARE APPROPRIATE FOR THE TYPE OF DEVELOPMENT
10 CONTEMPLATED. A TURNAROUND WITH THE APPROPRIATE RADIUS MUST
11 MEET THE MINIMUM STANDARDS SET BY THE HARFORD COUNTY ROAD
12 CODE. NEITHER THE TURNAROUND DIAMETER OF A CUL-DE-SAC OR A
13 ROTARY, NOR THE TURN-SLOT OF A T-TYPE OR L-TYPE CUL-DE-SAC SHALL
14 BE USED FOR THE PARKING OF VEHICLES.
15

16 G. NEIGHBORHOOD MINOR COLLECTOR STREETS SHALL BE PLANNED IN
17 ORDER TO DISCOURAGE USE BY NON-LOCAL TRAFFIC.
18

19 H. WHERE A NEW SUBDIVISION INVOLVES FRONTAGE ON AN ARTERIAL
20 ROAD, PARTICULARLY A CONTROLLED-ACCESS HIGHWAY, THE STREET
21 LAYOUT SHALL PROVIDE VEHICULAR ACCESS TO SUCH FRONTAGE BY
22 ONE OF THE FOLLOWING MEANS:
23

24 (1) A PARALLEL STREET WHICH PROVIDES FRONTAGE FOR LOTS WITH
25 REAR YARDS THAT ABUT THE HIGHWAY, OR PROVIDING THE
26 APPROACH FOR VEHICLES TO A DEVELOPMENT;
27

28 (2) A SERIES OF CUL-DE-SACS OR SHORT LOOPS ENTERED FROM AND
29 PLANNED AT RIGHT ANGLES TO SUCH PARALLEL STREET, WITH THE
30 REAR LINES OF THE TERMINAL LOTS ABUTTING ON THE HIGHWAY.
31

32 I. IF A RAILROAD TRAVERSES THE PROPERTY, THE STREET PLAN SHOULD:
33

34 (1) MAKE ALLOWANCE FOR FUTURE UNDERPASSES OR OVERPASSES
35 WHERE GRADE SEPARATIONS ARE PROBABLE;
36

37 (2) PARALLEL THE RAILROAD RIGHT-OF-WAY WITH A STREET AT
38 SUFFICIENT DISTANCE FROM THE RAILROAD TO FORM A BUFFER
39 YARD OR PARK, BUSINESS, INDUSTRIAL OR OTHER APPROPRIATE
40 USE, OR;
41

42 (3) PROVIDE CUL-DE-SACS OR LOOPS APPROXIMATELY AT RIGHT
43 ANGLES TO THE RAILROAD SO AS TO PROVIDE LOTS OF MORE
44 THAN NORMAL DEPTH, BY AT LEAST THIRTY PERCENT (30%), TO
45 ABUT THE RAILROAD RIGHT-OF-WAY.

J. STREET NAMES SHALL BE CLEARED THROUGH THE CITY OF ABERDEEN AND THE HARFORD COUNTY EMERGENCY OPERATIONS CENTER PRIOR TO THE TIME OF SUBMISSION OF THE FINAL PLAT. NAMES SHALL NOT DUPLICATE OR CLOSELY APPROXIMATE EXISTING STREET NAMES IN OR NEAR THE CITY OF ABERDEEN, UNLESS THEY ARE EXTENSIONS OF EXISTING OR PREVIOUSLY PLANNED STREETS OF THE SAME NAME.

§475-14. DIMENSIONAL STANDARDS.

A. RIGHT-OF-WAY, PAVEMENT WIDTHS, AND EASEMENT WIDTHS.

(1) THE MINIMUM RIGHT-OF-WAY FOR ROADS AND EASEMENT WIDTHS SHALL BE IN CONFORMANCE WITH THE CLASSIFICATIONS OF THE ROAD ESTABLISHED BY THE COMPREHENSIVE PLAN AND THE STANDARDS ADOPTED BY REFERENCE IN THE HARFORD COUNTY ROAD CODE, AS AMENDED. THE FUNCTIONAL CLASSIFICATION SHALL BE DETERMINED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT AND THE DIRECTOR OF PUBLIC WORKS. TABLE I PROVIDES THE MINIMUM RIGHT-OF-WAY AND PAVEMENT WIDTHS FOR THE ROAD TYPES SPECIFIED.

TABLE 1: RIGHT-OF-WAY AND PAVEMENT WIDTHS

CLASSIFICATION OF ROAD	RIGHT-OF-WAY WIDTH	MINIMUM PAVEMENT WIDTH	DESIGN SPEED
RESIDENTIAL, ARTERIAL	80'	44' - 48'	35 – 50 MPH
NON- RESIDENTIAL, ARTERIAL	100'	48'	35 – 50 MPH
RESIDENTIAL, COLLECTOR	60'	36' – 44'	25 – 35 MPH
NON- RESIDENTIAL, COLLECTOR	80'	48'	25 – 40 MPH

(2) THE MINIMUM EASEMENT WIDTH FOR DRAINAGE AND UTILITY EASEMENTS SHALL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

B. PRIVATE ROADS FOR COMMERCIAL OR INDUSTRIAL DEVELOPMENT. AFTER COMPLETING CONSTRUCTION OF THE PRIVATE ROAD, THE DEVELOPER OR ANY SUCCESSOR IN INTEREST TO THE DEVELOPER SHALL:

- (1) OBTAIN CERTIFICATION FROM A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF MARYLAND THAT BASED ON SITE INSPECTIONS OR CORE SAMPLES CONDUCTED OR OBTAINED BY THE ENGINEER, THE PRIVATE ROAD HAS BEEN CONSTRUCTED TO THE STANDARDS OF THE HARFORD COUNTY ROAD CODE AND THE DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF ABERDEEN.
- (2) FURNISH A COPY OF THE CERTIFICATION TO THE PROPERTY OWNERS AND TO THE DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER OR ANY SUCCESSOR IN INTEREST TO THE DEVELOPER SHALL, AT THE TIME OF FINAL PLAT APPROVAL, FILE IN THE HARFORD COUNTY LAND RECORDS, A PRIVATE ROAD AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC WORKS ESTABLISHING RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ROAD.
- (3) REMAIN RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD UNTIL A DEVELOPER, WHO CREATES A PRIVATE ROAD, COMPLIES WITH THE REQUIREMENTS OF THE HARFORD COUNTY ROAD CODE, AS AMENDED, AND THIS SECTION.

C. RESIDENTIAL LOTS.

- (1) EVERY LOT SHALL FRONT ON A PUBLIC STREET AND SHALL HAVE THE MINIMUM WIDTH AT THE BUILDING SETBACK LINE REQUIRED FOR THE ZONING DISTRICT.
- (2) CORNER LOTS SHALL HAVE WIDTH SUFFICIENT TO MEET THE FRONT YARD SETBACK DEPTH REQUIREMENTS OFF BOTH ROAD FRONTAGES.
- (3) BUILDING SETBACK LINES SHALL BE ESTABLISHED AND SHOWN ON THE SUBDIVISION PLAT ALONG ALL STREETS IN ACCORDANCE WITH CHAPTER 235 OF THIS CODE.

§475-15. REQUIREMENTS FOR ROAD, SANITARY, AND OTHER IMPROVEMENTS IN NEW SUBDIVISIONS.

A. MINIMUM REQUIREMENTS.

- (1) WATER AND SEWER FACILITIES. WHERE A DEVELOPMENT IS TO BE SERVED BY A PUBLIC WATER SUPPLY OR SEWERAGE SYSTEM, SUCH FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY REFERENCE IN THE HARFORD COUNTY WATER AND SEWER DESIGN MANUAL AND THE CITY'S EXCEPTIONS AND MATERIALS LISTING. A WATER SYSTEM SHALL INCLUDE

1 STANDARD FIRE HYDRANTS AND WATER LINES OF SUFFICIENT SIZE
2 TO PROVIDE STANDARD FIRE PROTECTION. A WATER LINE AND
3 WATER METER, AND SEWER LATERAL WITH CLEAN OUT SHALL BE
4 PROVIDED FOR EACH LOT AND SHALL EXTEND TO THE LOT LINE.
5 UPON COMPLETION OF THE WATER SYSTEM, THE DEVELOPER SHALL
6 FURNISH THE DEPARTMENT OF PUBLIC WORKS, A MAP AND
7 DRAWING IN A FORMAT DETERMINED BY THE DEPARTMENT OF
8 PUBLIC WORKS, SHOWING THE SYSTEM'S WATER MAIN SHUTOFF
9 VALVES.

10
11 (2) STORM DRAINAGE. EVERY SUBDIVISION SHALL BE PROVIDED WITH
12 A STORMWATER DRAINAGE SYSTEM ADEQUATE TO SERVE THE
13 AREA BEING PLATTED, INCLUDING ANY SURFACE DRAINAGE WATER
14 ORIGINATING OUTSIDE THE LIMITS OF THE AREA, WHICH WOULD
15 ORDINARILY RUN THROUGH THE AREA BEING PLATTED, AND
16 OTHERWISE MEETING THE DRAINAGE SPECIFICATIONS AS SET
17 FORTH IN THE HARFORD COUNTY ROAD CODE AND CHAPTER 465 OF
18 THIS CODE. UPON COMPLETION OF THE STORM DRAIN SYSTEM, THE
19 DEVELOPER SHALL FURNISH THE DEPARTMENT OF PUBLIC WORKS A
20 MAP AND DRAWING, IN A FORMAT DETERMINED BY THE
21 DEPARTMENT OF PUBLIC WORKS, SHOWING THE STORM DRAIN
22 SYSTEM.

23
24 (3) VIDEO RECORDING. ALL NEW AND EXISTING PUBLIC WATER, SEWER,
25 AND STORM DRAINS SHALL BE VIDEO RECORDED AND THIS
26 INFORMATION SHALL BE PROVIDED TO THE DEPARTMENT OF
27 PUBLIC WORKS.

28
29 (4) STREET NAME SIGNS. WHERE REQUIRED, STREET NAME SIGNS, OF A
30 DESIGN AND TYPE OF CONSTRUCTION WHICH MEETS THE APPROVAL
31 OF AND PLACED IN POSITION DESIGNATED BY THE DEPARTMENT OF
32 PUBLIC WORKS, SHALL BE ERECTED AT EACH HIGHWAY AND/OR
33 STREET INTERSECTION AT THE EXPENSE OF THE DEVELOPER. THE
34 DEVELOPER SHALL INSTALL TEMPORARY STREET SIGNS IN THE
35 DEVELOPMENT BEFORE THE CITY ISSUES A BUILDING PERMIT FOR A
36 LOT INCLUDED IN THE PUBLIC WORKS AGREEMENT FOR THE
37 DEVELOPMENT.

38
39 (5) UTILITY LINES. EXTENSIONS OF DISTRIBUTION LINES NECESSARY TO
40 PROVIDE ELECTRIC AND TELEPHONE SERVICE TO ANY RESIDENTIAL,
41 COMMERCIAL, OR INDUSTRIAL SUBDIVISION SHALL BE SUBJECT TO
42 THE UNDERGROUND RULES OF THE PUBLIC SERVICE COMMISSION
43 AND EXISTING TARIFFS.
44

1 (6) SIDEWALKS. SIDEWALKS MEASURING A MINIMUM OF FIVE (5) FEET
2 WIDE SHALL BE CONSTRUCTED FOR ALL NEW DEVELOPMENTS ON
3 BOTH SIDES OF THE STREET.
4

5 (7) DRIVEWAY ACCESS. DRIVEWAY ACCESS TO THE STREET SHALL NOT
6 BE LOCATED WITHIN TEN (10) FEET OF A STORM DRAIN. ALL
7 DRIVEWAY ACCESS TO THE STREET SHALL BE BY A CONCRETE
8 DRIVEWAY APRON IN CONFORMANCE WITH CITY STANDARDS.
9

10 (8) CROSSWALKS. CROSSWALKS, WHERE REQUIRED, SHALL BE
11 CONSTRUCTED IN ACCORDANCE WITH THE WIDTH AND
12 SPECIFICATIONS CONTAINED IN THE HARFORD COUNTY ROAD CODE,
13 AS AMENDED BY THE CITY OF ABERDEEN.
14

15 B. SPECIFICATIONS FOR SUPPORTING DETAILED PLANS AND DATA. PLANS
16 AND PROFILES SHALL BE SUBMITTED IN ACCORDANCE WITH THE RULES,
17 REGULATIONS, AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC
18 WORKS AND THE HARFORD COUNTY ROAD CODE, AS AMENDED BY THE
19 CITY.
20

21 C. APPROVED PLANS SHALL BE SUBMITTED IN A FORMAT DETERMINED BY
22 THE DEPARTMENT OF PUBLIC WORKS.
23

24 D. INSPECTION AND ACCEPTANCE. ALL CONSTRUCTION WORK ON REQUIRED
25 IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION DURING AND UPON
26 COMPLETION OF CONSTRUCTION, BY THE DEPARTMENT OF PUBLIC
27 WORKS, OR BY AN AUTHORIZED ENGINEERING REPRESENTATIVE OF THE
28 CITY. THE SUBDIVIDER SHALL FURNISH THE DEPARTMENT OF PUBLIC
29 WORKS WITH ACCURATE AND DETAILED ENGINEERING DRAWINGS OF ALL
30 IMPROVEMENTS AS THEY WERE ACTUALLY CONSTRUCTED, IN A FORMAT
31 DETERMINED BY THE DEPARTMENT.
32

33 E. NO BUILDING PERMITS SHALL BE APPROVED UNTIL ALL REQUIRED
34 IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED AND
35 ACCEPTED IN COMPLIANCE WITH THIS CHAPTER, OR A PUBLIC WORKS
36 AGREEMENT IS EXECUTED AND SATISFACTORY GUARANTEE POSTED. NO
37 SUCH GUARANTEE SHALL BE RELEASED UNTIL ALL IMPROVEMENTS
38 SECURED BY SUCH GUARANTEE HAVE BEEN COMPLETED AND ACCEPTED.
39 THE DEPARTMENT OF PUBLIC WORKS SHALL, IN THE EVENT OF QUESTIONS
40 CONCERNING THE AMOUNT OF GUARANTEE REQUIRED, MAKE A FINAL
41 REVISION ON THE AMOUNT OR TYPE OF GUARANTEE BASED ON AT LEAST
42 TWO (2) CONSTRUCTION ESTIMATES MADE FOR THE IMPROVEMENTS TO BE
43 ACCOMPLISHED.
44

ARTICLE IV. PRELIMINARY SUBDIVISION PLATS AND SITE PLANS.

§475-16. PRELIMINARY SUBDIVISION PLATS AND SITE PLANS.

A. SUBMISSION PROCEDURE.

- (1) THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, THE DEPARTMENT OF PUBLIC WORKS, AND THE CITY ENGINEER, SHALL HOLD A MEETING WITH THE APPLICANT OR ITS AGENT(S) TO REVIEW A PRELIMINARY PLAT AND SITE PLAN PRIOR TO ANY SUBMITTALS.
- (2) AT A MINIMUM, SUBMITTALS FOR PRELIMINARY PLATS AND SITE PLANS SHALL INCLUDE ALL ITEMS AS SPECIFIED ON THE MOST RECENT CHECKLIST PROVIDED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, WHICH IS INCORPORATED BY REFERENCE.
- (3) ALL PLANS ARE REQUIRED TO BE SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE SCHEDULED PLANNING COMMISSION MEETING AT WHICH THE PLANS WILL BE DISCUSSED.
- (4) FIFTEEN (15) COPIES OF THE PRELIMINARY PLATS AND SITE PLANS FOR ALL PROPOSED SUBDIVISIONS AND SITE PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. PRELIMINARY PLATS AND SITE PLANS SHALL BE DISTRIBUTED TO THE PLANNING COMMISSION, DEPARTMENT OF PUBLIC WORKS, HARFORD COUNTY HEALTH DEPARTMENT, HARFORD COUNTY EMERGENCY OPERATIONS, AND ANY OTHER AGENCIES OF INTEREST FOR REVIEW THIRTY (30) DAYS PRIOR TO A SCHEDULED PLANNING COMMISSION MEETING.
- (5) THE PRELIMINARY PLAT OR SITE PLAN SHALL BE COMPLETE IN ACCORDANCE WITH THE INFORMATION REQUIRED IN PARAGRAPH B BELOW.

B. REVIEW AND APPROVAL PROCEDURE.

- (1) IF A FOREST CONSERVATION PLAN IS REQUIRED BY CHAPTER 280 OF THIS CODE, THE PRELIMINARY PLAT OR SITE PLAN SHALL NOT BE APPROVED UNTIL THE FOREST CONSERVATION PLAN HAS BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS.

(2) THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS SHALL REVIEW THE PRELIMINARY PLAT OR SITE PLAN AND PROVIDE COMMENTS TO THE APPLICANT AND PLANNING COMMISSION PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THE PLAT OR PLAN WILL BE REVIEWED.

(3) THE PLANNING COMMISSION SHALL HOLD A REVIEW OF THE PRELIMINARY PLAT OR SITE PLAN AND MAKE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL.

(4) THE MAYOR AND CITY COUNCIL SHALL REVIEW THE PRELIMINARY PLAT OR SITE PLAN AND TAKE INTO CONSIDERATION THE RECOMMENDATIONS PROVIDED IN ACCORDANCE WITH SUBSECTIONS B.(2) AND B.(3) BEFORE TAKING ACTION.

(5) THE APPLICANT SHALL COMPLY WITH CHAPTER 302 OF THIS CODE.

(6) UPON EXPIRATION OF ANY PRELIMINARY PLAT APPROVAL, ANY REMAINING UNRECORDED LOTS ON ANY PORTION OF THE AREA COVERED BY THE PRELIMINARY PLAT SHALL BE DEEMED NULL AND VOID AND FUTURE SUBDIVISION OF THIS LAND SHALL MEET THE REQUIREMENTS ESTABLISHED IN CHAPTER 235 OF THIS CODE.

(7) FOR ANY DEVELOPMENT EXCEEDING ONE HUNDRED (100) LOTS OR UNITS, A PROPOSED PHASING SCHEDULE MAY BE SUBMITTED BY THE APPLICANT. IF SUCH A PHASING SCHEDULE IS AGREED UPON BY THE CITY, THE APPLICANT SHALL INCLUDE SUCH A SCHEDULE TO BE INCORPORATED IN THE PRELIMINARY PLAT APPROVAL.

C. DURATION OF PRELIMINARY PLAT AND SITE PLANS.

(1) A PRELIMINARY PLAT APPROVAL SHALL BE VALID FOR TWO (2) YEARS FROM THE DATE OF THE CITY COUNCIL'S APPROVAL. A ONE-TIME, ONE (1) YEAR EXTENSION MAY BE GRANTED BY THE CITY COUNCIL IF THE SITE PLAN IS IN COMPLIANCE WITH APPLICABLE ADEQUATE PUBLIC FACILITY STANDARDS AS OUTLINED IN CHAPTER 302 OF THIS CODE, AND UPON A WRITTEN REQUEST FOR AN EXTENSION FILED WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) CALENDAR DAYS BEFORE THE DATE ON WHICH THE PLAT'S PREVIOUS APPROVAL WILL EXPIRE.

(2) SITE PLANS SHALL BE VALID FOR TWO (2) YEARS FROM THE DATE OF THE CITY COUNCIL'S APPROVAL OF THE PRELIMINARY PLAT. A

ONE-TIME, ONE (1) YEAR EXTENSION MAY BE GRANTED BY THE CITY COUNCIL IF THE SITE PLAN IS IN COMPLIANCE WITH APPLICABLE ADEQUATE PUBLIC FACILITY STANDARDS AS OUTLINED IN THE CODE OF THE CITY OF ABERDEEN, CHAPTER 302, GROWTH MANAGEMENT, AND UPON A WRITTEN REQUEST FOR AN EXTENSION FILED WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) CALENDAR DAYS BEFORE THE DATE ON WHICH THE PLAN'S PREVIOUS APPROVAL WILL EXPIRE.

- (3) THE APPLICANT'S ENGINEER OR DESIGN PROFESSIONAL SHALL PROVIDE A COPY OF ALL APPROVED PLANS TO THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND DEPARTMENT OF PUBLIC WORKS IN A FORMAT DETERMINED BY EACH DEPARTMENT.

ARTICLE V. THE FINAL SUBDIVISION PLAT.

§475-17. THE FINAL PLAT.

- A. THE FINAL PLAT OF A SUBDIVISION MAY INCLUDE ALL OR ANY PORTION OF THE AREA COVERED BY THE PRELIMINARY PLAT. THE FINAL PLAT SHALL BE SURVEYED AND PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA)/AMERICAN CONGRESS OF SURVEYING AND MAPPING (ACSM) LAND TITLE SURVEYS (FEBRUARY 23, 2011).
- B. THE FINAL PLAT SHALL INCORPORATE ANY CHANGES OR ADDITIONS REQUIRED BY THE PRELIMINARY PLAT APPROVAL AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- (1) THE FINAL PLAT SHALL BE LEGIBLY AND ACCURATELY PREPARED ON, OR PRINTED ON, SHEETS A MINIMUM OF TWENTY-FOUR (24) INCHES BY TWENTY (20) INCHES IN SIZE.
- (2) THE FINAL PLAT SHALL BE DRAWN LEGIBLY AND ACCURATELY AT A SCALE OF ONE (1) INCH TO FIFTY (50) FEET, OR (1) INCH TO ONE HUNDRED (100) FEET, AS DETERMINED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, DEPENDING UPON THE SIZE OF THE SUBDIVISION.
- C. INFORMATION REQUIRED. AT A MINIMUM, FINAL PLATS SHALL INCLUDE ALL ITEMS AS SPECIFIED ON THE MOST RECENT CHECKLIST PROVIDED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, WHICH IS INCORPORATED BY REFERENCE.

1
2 D. GRAPHIC INFORMATION REQUIRED. TWO (2) OR MORE CORNERS SHALL BE
3 ACCURATELY TIED BY A SYSTEM OF BEARINGS AND DISTANCES TO A
4 MONUMENT OF THE ABERDEEN SYSTEM. COORDINATES OF THE CORNERS
5 SHALL BE COMPUTED AND SHOWN IN X (EASTING) AND Y (NORTHING) IN
6 THE MARYLAND COORDINATE SYSTEM REFERENCED TO THE NORTH
7 AMERICAN DATUM 1983. THE COORDINATE VALUES SHALL BE EXPRESSED
8 IN FEET.
9

10 E. THE FINAL PLAT SHALL CONTAIN THE FOLLOWING OWNER'S STATEMENTS:
11

12 (1) "THE OWNER HEREBY GRANTS THE CITY OF ABERDEEN, MARYLAND,
13 AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR,
14 AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE
15 LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD
16 IMPROVEMENT RIGHTS-OF-WAY AS SHOWN ON THE PLAT."
17

18 (2) "NO LOT MAY BE SUBDIVIDED TO PRODUCE A BUILDING SITE OF
19 LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY THE
20 ABERDEEN SUBDIVISION REGULATIONS OR THE ABERDEEN
21 DEVELOPMENT CODE."
22

23 (3) "NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT WHEREBY
24 THAT LOT'S ANTICIPATED FLOW AT THE TIME OF BUILDING PERMIT
25 APPLICATION WOULD CAUSE THE CITY'S SYSTEMS (WATER AND/OR
26 SEWER) TO EXCEED ITS RATED CAPACITY."
27

28 F. IF THE OWNER IS A CORPORATION, LIMITED LIABILITY COMPANY, LIMITED
29 PARTNERSHIP, GENERAL PARTNERSHIP, JOINT VENTURE, TRUST, OR OTHER
30 SIMILAR LEGAL ENTITY, THE PLAT SHALL BEAR THE SEAL AND THE
31 SIGNATURE OF THE OFFICER AUTHORIZED TO SIGN FOR THE ENTITY.
32

33 G. REQUIRED DOCUMENTATION. AT THE TIME OF FINAL PLAT SUBMITTAL TO
34 THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, THE
35 FOLLOWING DOCUMENTS, WHERE APPLICABLE, SHALL BE SUBMITTED FOR
36 REVIEW AND APPROVAL BY THE CITY:
37

38 (1) THE AWARDING OF ANY CONTRACT FOR THE CONSTRUCTION OF
39 REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS WITHIN THE
40 SUBDIVISION.
41

42 (2) OVERHEAD/UNDERGROUND EASEMENT AGREEMENTS GRANTING
43 PUBLIC SERVICE COMPANIES THE EASEMENT ONTO THE
44 SUBDIVISION FOR THE PURPOSES OF, OR RELATED TO, PROVIDING
45 OR MAINTAINING TELEPHONE, GAS, OR ELECTRIC SERVICE, EVEN

1 THOUGH BUILDING LOTS OF THE SUBDIVISION MAY BE SOLD,
2 DEVELOPED, OR IMPROVED BY THIRD PARTIES. THE
3 OVERHEAD/UNDERGROUND EASEMENT AGREEMENTS SHALL BE
4 EXECUTED AND DELIVERED BY THE SUBDIVIDER TO THE
5 APPROPRIATE PUBLIC SERVICE COMPANIES PRIOR TO FINAL PLAT
6 APPROVAL.
7

8 (3) FOR SUBDIVISIONS HAVING FRONTAGE ALONG AN EXISTING CITY
9 ROAD, A SIGNED DEED CONVEYING TO THE CITY, IN FEE SIMPLE, THE
10 ROAD IMPROVEMENT RIGHT-OF-WAY SHALL BE SUBMITTED FOR
11 RECORDATION.
12

13 (4) FOR SUBDIVISIONS PROVIDING COMMON OPEN SPACE(S), PRIVATE
14 ROADS, AND/OR PRIVATE UTILITIES, A COPY OF THE PROPOSED
15 HOMEOWNERS' ASSOCIATION ARTICLES OF INCORPORATION,
16 DECLARATION OF COVENANTS, AND OTHER GOVERNING
17 DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S
18 LEGAL COUNSEL PRIOR TO RECORDATION OF THE FINAL
19 SUBDIVISION PLAT TO ENSURE THAT THE SUBDIVISION WILL HAVE
20 ADEQUATE GOVERNANCE AND FUNDING TO MAINTAIN ANY
21 COMMON OPEN SPACE(S), ROADS, AND/OR PRIVATE UTILITIES.
22

23 **§475-18. IMPROVEMENT PLANS AND SPECIFICATIONS.**
24

- 25 A. PRIOR TO APPROVAL OF THE FINAL PLAT, THE APPLICANT SHALL PREPARE
26 AND SUBMIT TO THE DEPARTMENT OF PUBLIC WORKS, FOR ITS REVIEW
27 AND APPROVAL, PLANS FOR THE CONSTRUCTION OF ALL REQUIRED
28 IMPROVEMENTS, INCLUDING WATER AND SEWER LINES AND PUBLIC
29 FACILITIES, PUBLIC ROADS AND ROAD IMPROVEMENTS, STORM DRAINS,
30 AND STORMWATER MANAGEMENT FACILITIES. SUCH PLANS SHALL MEET
31 THE APPROPRIATE DESIGN GUIDELINES AS ESTABLISHED IN THE RULES
32 AND REGULATIONS OF THE ABERDEEN DEPARTMENT OF PUBLIC WORKS,
33 THE HARFORD COUNTY ROAD CODE, AND THE HARFORD COUNTY MASTER
34 WATER AND SEWER PLAN, AS ADOPTED.
35
- 36 B. IN THOSE SITUATIONS WHERE THE PRELIMINARY PLAT IS APPROVED FOR
37 THE USE OF PRIVATE ROADS, THE FINAL PLATS SHALL CLEARLY INDICATE
38 THAT THE ROADS ARE PRIVATE AND SHALL BEAR THE NOTE, "THE CITY OF
39 ABERDEEN SHALL NOT IMPROVE OR MAINTAIN PRIVATE ROADS, AND
40 SUCH ROADS ARE NOT ELIGIBLE FOR CONVEYANCE TO THE CITY OF
41 ABERDEEN UNLESS THE ROADS MEET THEN-CURRENT ROAD DESIGN AND
42 MAINTENANCE STANDARDS. ANY ROADS LATER CONVEYED TO AND
43 ACCEPTED BY THE CITY OF ABERDEEN SHALL BECOME PUBLIC ROADS."
44
45

§475-19. CONSTRUCTION OF IMPROVEMENTS OR POSTING OF GUARANTEES.

UPON THE APPROVAL OF THE CONSTRUCTION DRAWINGS BY THE DEPARTMENT OF PUBLIC WORKS, THE APPLICANT MAY PROCEED WITH THE CONSTRUCTION OF ALL IMPROVEMENTS. IN LIEU OF COMPLETING CONSTRUCTION PRIOR TO RECORDATION OF FINAL PLATS AND ISSUANCE OF BUILDING PERMITS, THE APPLICANT MAY POST A PERFORMANCE GUARANTEE IN A FORM ACCEPTABLE TO THE DEPARTMENT OF PUBLIC WORKS AND IN AN AMOUNT SUFFICIENT TO COVER THE COST OF ANY OR ALL OF THE REQUIRED IMPROVEMENTS AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

§475-20. PROCESSING OF FINAL PLAT.

A. THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT SHALL ROUTE THE FINAL PLAT TO ALL APPROPRIATE AGENCIES FOR REVIEW AND SIGNATURE. UPON SIGNATURE BY THE MAYOR, PLANNING COMMISSION CHAIRMAN, DIRECTOR OF PUBLIC WORKS, AND DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT, THE PLAT SHALL BE RECORDED IN THE HARFORD COUNTY LAND RECORDS, ALONG WITH THE APPROPRIATE AGREEMENTS AND DOCUMENTS, AND SHALL BE RECORDED BY THE LAND SURVEYOR OR THE AUTHORIZED AGENT FOR THE APPLICANT.

B. IF A RECORD PLAT IS NOT RECORDED WITHIN ONE (1) YEAR FROM THE DATE IT IS SIGNED BY THE MAYOR, THE PLAT IS VOID.

C. THE APPLICANT'S ENGINEER OR REPRESENTATIVE SHALL PROVIDE A COPY OF THE RECORDED PLAT AND ALL APPROVED PLANS TO THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS IN A FORMAT TO BE DETERMINED BY EACH DEPARTMENT.

§475-21. ACCEPTANCE OF IMPROVEMENTS.

WITHIN SIX (6) MONTHS OF SATISFACTORY COMPLETION DATE, AS-BUILTS SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL. UPON SATISFACTORY COMPLETION AND ACCEPTANCE OF THE REQUIRED PUBLIC IMPROVEMENTS, PERFORMANCE GUARANTEES SHALL BE RELEASED AND ANY REQUIRED MAINTENANCE GUARANTEES POSTED. THE APPLICANT SHALL DEED PUBLIC ROADS TO THE CITY, UPON REQUEST OF THE CITY, BY SPECIAL WARRANTY DEED, IN GOOD AND MARKETABLE FEE SIMPLE TITLE, FREE AND CLEAR OF LIENS AND ENCUMBRANCES.

§475-22. PUBLIC RELEASE.

UPON SATISFACTORY COMPLETION AND ACCEPTANCE OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE CITY OF ABERDEEN, THE CITY MAY ACCEPT,

1 BY DULY EXECUTED FEE SIMPLE SPECIAL WARRANTY DEED, FREE AND CLEAR
2 OF LIENS AND ENCUMBRANCES, THE LANDS (TOGETHER WITH THEIR
3 IMPROVEMENTS) RESERVED FOR ROADS OR STREETS UPON WHICH
4 IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED.

5
6 **ARTICLE VI. Miscellaneous Provisions.**
7

8 **§475-23. MODIFICATIONS AND EXCEPTIONS.**
9

10 IN ANY PARTICULAR CASE WHERE BY REASON OF EXCEPTIONAL TOPOGRAPHIC
11 OR OTHER PHYSICAL CONDITIONS, STRICT COMPLIANCE WITH ANY
12 REQUIREMENT OF THESE REGULATIONS WOULD CAUSE PRACTICAL DIFFICULTY
13 OR HARDSHIP, THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT
14 OF PLANNING AND COMMUNITY DEVELOPMENT MAY RELAX SUCH
15 REQUIREMENT TO THE EXTENT DEEMED JUST AND PROPER, SO AS TO RELIEVE
16 SUCH HARDSHIP, PROVIDED SUCH RELIEF MAY BE GRANTED WITHOUT
17 DETRIMENT TO THE PUBLIC GOOD AND WITHOUT IMPAIRING THE INTENT AND
18 PURPOSES OF THIS CHAPTER OR THE DESIRABLE GENERAL DEVELOPMENT OF
19 THE NEIGHBORHOOD AND THE COMMUNITY IN ACCORDANCE WITH THE
20 COMPREHENSIVE PLAN AND/OR CHAPTER 235 OF THIS CODE.
21

22 **§475-24. JUDICIAL REVIEW.**
23

24 ANY PERSON WHO IS AGGRIEVED BY ANY DECISION OF THE CITY UNDER THIS
25 CHAPTER MAY FILE A REQUEST FOR JUDICIAL REVIEW WITHIN THIRTY (30)
26 CALENDAR DAYS OF SUCH DECISION TO THE CIRCUIT COURT FOR HARFORD
27 COUNTY.
28

29 **§475-25. VALIDITY.**
30

31 IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, OR PHRASE OF THESE
32 SUBDIVISION REGULATIONS IS FOR ANY REASON HELD TO BE INVALID BY A
33 COURT OF COMPETENT JURISDICTION, SUCH DECISION SHALL NOT AFFECT THE
34 VALIDITY OF THE REMAINING PORTIONS THEREOF.
35

APPENDIX I.

**CHECKLIST REQUIREMENTS FOR
PRELIMINARY SUBDIVISION PLATS/SITE PLANS**

PROJECT NAME: _____

I. IDENTIFICATION AND DESCRIPTION OF PROPERTY:

- ____ 1. PROPOSED SUBDIVISION/SITE PLAN NAME.**
- ____ 2. OWNER'S NAME, ADDRESS, AND SIGNATURE BLOCK.**
- ____ 3. DEVELOPER'S NAME, ADDRESS, AND SIGNATURE BLOCK.**
- ____ 4. SURVEYOR/ENGINEER'S NAME, ADDRESS AND SIGNATURE BLOCK.**
- ____ 5. ELECTION DISTRICT.**
- ____ 6. LOCATION MAP INDICATING PROPOSED DEVELOPMENT.**
- ____ 7. TAX MAP NUMBER AND PARCEL NUMBER.**
- ____ 8. DEED REFERENCE.**
- ____ 9. SCALE OF 1" TO 50' OR 1" TO 100'.**
- ____ 10. NORTH ARROW.**
- ____ 11. COORDINATE GRID TICKS IN MULTIPLES OF 250 FEET.**
- ____ 12. ACREAGE OF TRACT TOTAL; GROSS AND NET DEVELOPABLE AREA.**
- ____ 13. PRESENT ZONING OF TRACT AND ADJOINING PROPERTIES.**
- ____ 14. ADJACENT PROPERTY OWNERS OR SUBDIVISIONS LABELED.**
- ____ 15. NECESSARY CITY APPROVAL BLOCKS.**

II. PHYSICAL AND ENVIRONMENTAL CONDITIONS:

16. BOUNDARY LINES OF SUBDIVISION INDICATED IN BOLD.

17. CITY BOUNDARY LINES

18. CONTOUR LINES AT FIVE (5) FOOT INTERVALS.

19. WATER COURSES.

20. EXISTING BUILDINGS.

21. BOUNDARY OF WOODED AREA.

22. BRIDGES AND EXISTING DRAINAGE SYSTEMS.

23. LIMITS OF STATE-DESIGNATED CRITICAL AREAS.

24. FLOODPLAIN SHOWN.

25. SOIL TYPES SHOWN.

26. NON-TIDAL WETLANDS DELINEATION.

27. STREAMS AND REQUIRED BUFFERS SHOWN.

28. NOTE ADDRESSING FOREST CONSERVATION PLAN REQUIREMENTS.

29. NOTE ADDRESSING STORMWATER MANAGEMENT REQUIREMENTS.

30. NOTE ADDRESSING WATER AND SEWER USE CALCULATIONS AND A SIGNED LETTER BY A PROFESSIONAL ENGINEER COMPLYING WITH MDE GUIDELINES.

III. CHARACTERISTICS OF PROPOSED DEVELOPMENT:

31. LAYOUT, NUMBER OF BLOCKS, TYPICAL LOT DIMENSIONS AND AREAS OF PROPOSED LOTS.

32. PROPOSED BUILDING SETBACK LINES.

33. PROPOSED USES OF PROPERTY.

1 ___ 34. **LOCATION AND DIMENSIONS OF ALL PROPERTY PROPOSED AS**
2 **SET ASIDE FOR PUBLIC OR PRIVATE RESERVATION,**
3 **DESIGNATING THE PURPOSE THEREOF.**

4
5 ___ 35. **TYPE OF RESIDENTIAL UNIT AND NUMBER IN EACH BUILDING (IF**
6 **MULTI-FAMILY).**

7
8 ___ 36 **TOTAL NUMBER OF RESIDENTIAL UNITS.**

9 ___ 37. **GROSS AND NET ACREAGE FOR RESIDENTIAL DEVELOPMENT.**

10 ___ 38. **LOCATION OF DUMPSTER AREA.**

11 ___ 39. **LOCATION OF PARKING AREAS, HANDICAPPED ACCESSIBLE**
12 **PARKING AND DRIVE AISLES.**

13
14 ___ 40. **LOCATION OF LIGHTING FOR BUILDING AND PARKING AREAS.**

15 ___ 41. **LOCATION OF SIDEWALKS.**

16 ___ 42. **LOCATION OF EXISTING STREET/TRAFFIC CONTROL SIGNS.**

17
18 **IV. UTILITIES, WATER AND SEWERAGE FACILITIES:**

19 ___ 43. **DRAINAGE AND UTILITY EASEMENTS.**

20 ___ 44. **PUBLIC UTILITIES AND RIGHTS-OF-WAYS.**

21 ___ 45. **TENTATIVE LOCATIONS OF FIRE HYDRANTS, VALVES, WATER**
22 **AND SEWER LINES, AND PUMPING STATIONS.**

23
24 ___ 46. **NOTE STATING THAT THE FINAL LOCATIONS FOR FIRE**
25 **HYDRANTS, VALVES, WATER AND SEWER LINES, AND PUMPING**
26 **STATIONS SHALL BE DETERMINED ON THE CONSTRUCTION**
27 **DRAWINGS.**

28
29 ___ 47. **PROPOSED STORM DRAIN SYSTEM.**

30 ___ 48. **PROPOSED LOCATION OF STORMWATER MANAGEMENT**
31 **FACILITIES.**

V. PUBLIC STREETS AND ON-SITE PARKING REQUIREMENTS:

49. LOCATION, NAME, WIDTH OF PAVEMENT, RIGHTS-OF-WAYS ON ALL PROPOSED AND EXISTING STREETS ADJOINING SUBDIVISIONS OR INTERSECTING STREETS.

50. DELINEATION OF ROAD IMPROVEMENTS ALONG STATE ROADS.

51. LENGTH OF ANY CUL-DE-SAC.

52. PROPOSED GRADES INDICATED ON ALL PUBLIC STREETS.

53. MODIFICATION TO PROPERTY ENTRANCE.

54. NUMBER OF ON-SITE PARKING SPACES PROPOSED AND REQUIRED BY THE ABERDEEN DEVELOPMENT CODE FOR THE USE.

55. NUMBER OF HANDICAPPED PARKING SPACES REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (ADA).

CO- COMPLETE

NA- NOT APPLICABLE

I- INCOMPLETE

NOTE: THE LACK OF INFORMATION UNDER ANY SECTION SPECIFIED MAY REQUIRE A RE-SUBMITTAL OF THE PLAN.

APPENDIX II.

CHECKLIST FOR FINAL SUBDIVISION PLAT:

PROJECT NAME: _____

THE FOLLOWING CHECK LIST SUMMARIZES THE INFORMATION WHICH MUST BE SHOWN ON THE FINAL PLAT IN ORDER TO BE REVIEWED BY THE PLANNING COMMISSION, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, DEPARTMENT OF PUBLIC WORKS, AND THE CITY COUNCIL. THE CHECK LIST SHALL BE COMPLETED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT AND APPLICANT AT THE TIME OF SUBMISSION, AND IF INCOMPLETE, THE PLAT SHALL BE RETURNED TO THE APPLICANT NOTING THE DEFICIENCIES. SUBMIT CHECKLIST WITH FIFTEEN (15) COPIES OF THE FINAL PLAT AND APPROPRIATE FEE.

CHECK ITEM
IF COMPLETE

- | | |
|---|-------|
| 1. SHEET SIZE OF 24" X 20". | _____ |
| 2. NAME OF SUBDIVISION. | _____ |
| 3. NAME AND ADDRESS OF OWNER. | _____ |
| 4. NAME AND ADDRESS OF THE ENGINEER OR SURVEYOR. | _____ |
| 5. ZONING CLASSIFICATION AND DIMENSIONAL REQUIREMENTS. | _____ |
| 6. DATE, NORTH POINT, AND SCALE. | _____ |
| 7. SCALE OF 1" = 50 FEET OR 1" = 100 FEET. | _____ |
| 8. LOCATION MAP. | _____ |
| 9. TRACT BOUNDARIES INDICATED BY A HEAVY SOLID LINE SHOWING BEARINGS AND DISTANCES. | _____ |
| 10. LOCATION, NAMES, AND RIGHT-OF-WAY AND PAVEMENT WIDTHS OF EXISTING STREETS, LOCATION OF PROPERTY LINES, AND NAMES OF OWNERS, LOCATION OF WATER COURSES, SANITARY SEWER, AND STORM DRAINS WITHIN 400 FEET OF TRACT. | _____ |
| 11. LOCATION OF ALL MONUMENTS INDICATED. | _____ |
| 12. LOCATION, SIZE AND PURPOSE OF UNDERGROUND UTILITY RIGHTS-OF-WAY AND EASEMENTS WITHIN THE PROPERTY. | _____ |
| 13. UTILITY AGREEMENTS FOR REVIEW AND APPROVAL BY THE CITY. | _____ |
| 14. LOCATION OF EXISTING BUILDINGS, WOODED AREAS, SENSITIVE AREAS, AND AREAS SUBJECT TO FLOODING. | _____ |
| 15. LAYOUT OF PROPOSED STREET NAMES, RIGHT-OF-WAY AND PAVEMENT WIDTHS. | _____ |
| 16. LAYOUT AND DIMENSIONS OF LOTS AND BUILDING SETBACK LINES. | _____ |
| 17. NOTE OF AVERAGE AND MINIMUM LOT SIZE. | _____ |
| 18. OWNER'S NOTES AND CERTIFICATION. | _____ |
| 19. SITES INTENDED TO BE DEDICATED TO OPEN SPACE FOR A PUBLIC PURPOSE. | _____ |
| 20. NOTE STATING FINAL LOCATIONS FOR FIRE HYDRANTS, VALVES, | _____ |

1 WATER AND SEWER LINES, AND PUMPING STATIONS SHALL BE
2 DETERMINED ON THE CONSTRUCTION DRAWINGS.
3 21. CITY SIGNATURE APPROVAL BLOCKS: PLANNING COMMISSION
4 CHAIRMAN, MAYOR OF THE CITY OF ABERDEEN, DIRECTOR OF PUBLIC
5 WORKS, AND HARFORD COUNTY HEALTH OFFICER.
6
7
8

9 _____
10 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
11
12

13 _____
14 APPLICANT

15 _____
16 DATE OF COMPLETED SUBMISSION

17 **SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY**
18 **OF ABERDEEN** that this Ordinance shall become effective at the expiration of twenty (20)
19 calendar days following adoption.
20

21 ADOPTED this 8th day of October, 2018.


COUNCIL OF THE CITY OF ABERDEEN




Patrick L. McGrady, Mayor



Steven E. Goodin, Councilman



Sandra J. Landbeck, Councilwoman




Timothy W. Lindecamp, Councilman



Melvin T. Taylor, Councilman

ATTEST:

SEAL:



Monica A. Correll, City Clerk

October 8, 2018