

## **APPENDIX A        DESIGN STANDARDS**

### ARTICLE I: General

1. All portions of a tract being subdivided shall be taken up in lots, streets, public lands, or other proposed uses so that remnants and landlocked areas shall not be created.
2. Where tree, groves, waterways, scenic points, historic spots, or other Town assets and landmarks are located within a proposed subdivision, every possible means shall be provided to preserve these features. (AMENDED PER ORDINANCE 2009-06-01)
3. Land within the 100-year floodplain or property and land located on steep slopes as defined in Section 13-1 of the Town of North East Zoning Ordinance shall not be 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 Public Improvement Plans. Such land within a subdivision shall be set aside by Deed restrictions on the recorded Final plat for uses that will not be endangered by periodic or occasional inundation or will not produce unsatisfactory living conditions. (AMENDED PER ORDINANCE 2009-06-01)

### ARTICLE II: Conformity with Existing Plans

All proposed subdivisions shall conform to the adopted Comprehensive Plan for North East and shall bear proper relationship to the plans of the Planning Commission. Re-subdivision of a lot or parcel of land in a recorded subdivision may be approved only when it is shown that such re-subdivision will not be detrimental to its neighboring area or plan.

### ARTICLE III: Streets

1. The arrangement, character, extent, and location of all streets within or bordering the subdivision shall conform to the Comprehensive Plan for North East and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. (AMENDED PER ORDINANCE 2009-06-01)
2. Proposed streets shall be designed in accordance with the Town of North East Road Code and shall be subject to the approval of the Planning

Commission and the Town Engineer, defined herein as the Engineer designated by the Mayor and Commissioners of the Town of North East as the person responsible for approving such design. (AMENDED PER ORDINANCE 2009-06-01)

3. Where such is not shown in the Comprehensive Plan, the arrangement of streets in a subdivision shall either:

a. be continuous and in alignment with existing, planned or platted streets with which they are to connect.

b. conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

4. Residential streets shall be laid out in a way that their use by through traffic will be discouraged.

5. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of existing streets.

6. If a portion of a tract is not subdivided, an adequate access easement abutting existing street right-of-way shall be provided for the eventual subdivision of the entire tract. (AMENDED PER ORDINANCE 2009-06-01)

7. Where temporary dead end streets are proposed abutting unsubdivided acreage of a future subdivision phase, temporary easements for turn-arounds shall be provided at the boundary lines. (AMENDED PER ORDINANCE 2009-06-01)

8. Private streets may be permitted only as stipulated in North East Comprehensive Plan, dated March 2004, or subsequent amendments, or as determined by the Planning Commission. (AMENDED PER ORDINANCE 2009-06-01)

9. Alleys may be permitted in developments of single-family detached residences as determined by the Planning Commission. (AMENDED PER ORDINANCE 2009-06-01)

10. Where a subdivision abuts or contains an existing or proposed arterial street or railroad right-of-way, the Planning Commission may require marginal access streets at a distance from such right-of way suitable to the appropriate use of the intervening land, as for park purposes in residential districts; reversed lot frontage with screen planting to be installed by the subdivider, contained in a no-access reservation along the rear property line, deep lots with

rear service alleys; or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. To these ends the Planning Commission may require the subdivision to be designed so as to limit the number of street intersections at grade and to limit access from abutting properties to arterial streets and highways. (AMENDED PER ORDINANCE 2009-06-01)

11. Street right-of way widths shall be as shown in the Town of North East Road Code, amended as follows: (AMENDED PER ORDINANCE 2009-06-01)

<u>Street Type</u>	<u>Right-of-Way</u>
Minor (Townhouses)	30 feet
Minor Collector (Townhouses)	34 feet
Marginal Access (Service Roads)	40 feet

12. Permanent dead end streets shall be prohibited unless served by cul-de-sacs. (ADDED PER ORDINANCE 2009-06-01)

13. Cul-de-sacs shall not be longer than five hundred (500) feet unless designed with landscaped turn-around, in which case the length of each roadway segment shall not exceed twelve hundred (1200) feet. No maximum length variations will be permitted. Cul-de-sac shall be designed with landscaped center island. (AMENDED PER ORDINANCE 2009-06-01)

14. Street design in general shall conform to the following guidelines: (AMENDED PER ORDINANCE 2009-06-01)

a. Street jogs at intersections with centerline offsets of less than one hundred and twenty-five (125) feet shall be prohibited.

b. Multiple intersections including junction of more than two (2) streets shall be avoided.

c. Whenever practicable, the number of intersections within "Arterial" and "Major Collector" roads shall be kept to a minimum, and shall be located at least one thousand (1,000) feet apart.

15. Alleys shall be provided in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off street loading, unloading, and parking consistent with and adequate for the uses proposed.

#### ARTICLE IV: Easements

1. Drainage and access easements binding on rear and side lot lines shall be provided for all lots and shall be at least five (5) feet wide. (AMENDED PER ORDINANCE 2009-06-01)
2. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a drainage right-of-way conforming substantially with the lines of such water course, and such further width of construction, or both, as will be adequate for the purpose, as approved by the Town Engineer. Parallel streets or parkways may be required in connection therewith. (AMENDED PER ORDINANCE 2009-06-01)
3. Where a subdivision borders on a water course in an area designated in the Comprehensive Plan for recreational use, the Planning Commission may require easements to be reserved for public access to the waterfront.
4. Where storm drain or utility main crosses a lot or public open space, twenty (20) feet wide minimum drainage or utility easement shall be provided centered on pipe or structure. All easements shall be deed restricted. (ADDED PER ORDINANCE 2009-06-01)
5. Permanent utility easements for water service shall be established in accordance with the Town of North East Standard Specifications for Water Distribution. All easements shall be deed restricted. (ADDED PER ORDINANCE 2009-06-01)

#### ARTICLE V: Blocks

1. The lengths, widths and shapes of blocks shall be determined with due regard to provision of adequate building sites suitable to the special needs of the type of use contemplated, zoning requirements as to lot sizes and dimensions, needs for convenient access, circulation, control and safety of street traffic, and limitations and opportunities of topography.
2. Block length shall not exceed sixteen hundred (1,600) feet, or be less than four hundred (400) feet, except that in unusual situations this provision may be waived by the Planning Commission.
3. Whenever practicable, blocks shall be of such width as to provide two (2) tiers of lots.

4. Pedestrian crosswalks not less than ten (10) feet wide may be required for blocks exceeding one thousand (1,000) feet in length, where deemed essential by the Planning Commission to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities. (AMENDED PER ORDINANCE 2009-06-01)

#### ARTICLE VI: Lots

1. The lot size shall be appropriate for the location of the subdivision and for the type of development and use contemplated. (AMENDED PER ORDINANCE 2009-06-01)

2. Every lot or parcel of land shall abut on a public street.

3. Lot dimensions shall conform to the requirements of the zoning ordinance, and:

a. depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated;

b. where practical, the depth of a lot shall not exceed three times the width, and shall not be too shallow for building according to zoning requirements;

c. corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.

d. in no case shall lots be platted with an area of less than 6,500 square feet or a width of less than 50 feet; except where townhouse development is contemplated in which case minimum lot size will be 2,200 square feet with a minimum width of 20 feet, provided further that where either public water or sewer service is not available, the minimum lot area shall be 15,000 square feet and the minimum lot width shall be eighty (80) feet, and where neither public water or sewer service is available the minimum lot area shall be 20,000 square feet and the minimum lot width shall be one hundred (100) feet. (AMENDED PER ORDINANCE 2009-06-01)

4. Double frontage and reverse frontage lots should be avoided, except where essential to provide separation of residential development from arterial streets and highways or to overcome specific disadvantages of topography and orientations. A planting screen easement of at least ten (10) feet, across which

there shall be no right of access, shall be provided along the line of lots abutting such an arterial street or highway or other disadvantageous use.

5. Side lot lines shall be substantially at right angles or radial to street lines.

#### ARTICLE VII: Public Sites and Open Spaces

1. Where a proposed park, playground, school or other public use shown in the Comprehensive Plan is located in whole or part in a subdivision, the Planning Commission may require the dedication or preservation of such area within the subdivision in those cases in which the Planning Commission deems such requirements to be reasonable.

2. Where deemed essential by the Planning Commission, upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale neighborhood unit developments not anticipated in the Comprehensive Plan, the Planning Commission may require the dedication for public use, or reservation by deed covenant for common use of all property owners in the subdivision, of such other areas or sites of a character, extent, and location suitable to the needs created by such development for schools, parks, and other neighborhood purposes.

#### ARTICLE VIII: Names

1. The name of the proposed subdivision shall not be so similar to other existing subdivision names that identification may be confused, and the Planning Commission may require the alteration of such name where in its judgment confusion may arise.

2. The name shall be subject to approval by the Planning Commission, which may require that proposed street names be changed to avoid confusion with existing streets.

#### ARTICLE IX: Signs and Pavement Markings (AMENDMENTS AND ADDITIONS PER ORDINANCE 2009-06-01)

1. Street and roadway signs, and pavement markings shall be in accordance with the Town of North East Road Code and the current edition of MUTCD.

2. Temporary street signs will not be allowed.

3. Street signs shall be installed prior to issuance of the first occupancy permit.
4. Location of "NO PARKING" signs proposed for new developments shall be approved by the Planning Commission.
5. Sign support shall be 4"x 4" treated wooden post unless as approved by the Planning Commission. Sign support shall be of breakaway construction in accordance with SHA Standard No. MD 812.01. Backfill material shall be stone dust.
6. Signs shall not be mounted on the street light poles.
7. Street signs shall be installed at every intersection having thereon the names of the intersecting streets. At intersections where streets cross, there shall be at least two (2) sets of such street signs and at the intersections where one (1) street ends or joins with another street, there shall be at least one (1) set of such street sign.
8. All street and roadway signs shall be installed within Town right-of-way or permanent maintenance easement.
9. Pedestrian crosswalks not less than ten (10) feet wide may be required at intersections where deemed essential by the Planning Commission to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities.

(DELETIONS AND ADDITIONS PER ORDINANCE 2009-06-01)

ARTICLE X: Sidewalks and Driveways (AMENDMENTS AND ADDITIONS PER ORDINANCE 2009-06-01)

1. Sidewalk design shall be in accordance with the Town of North East Road Code. Concrete surface shall be treated with curing compound immediately after finishing new concrete. Sidewalks shall be provided on both sides of the street, or as approved by the Planning Commission.
2. Where sidewalk crosses driveways it shall be six (6) inches thick minimum.
3. Where continuous width of sidewalk is less than 5-ft., passing zones 5-ft. by 5-ft. minimum in size shall be provided at two hundred (200) foot intervals.

4. Railing shall be provided along sidewalk near steep slopes.
5. Sidewalk ramps shall be ADA compatible, design shall be in accordance with the latest revisions of SHA Standards.
6. Adjoining sidewalk surfaces shall not have an elevation difference of more than  $\frac{1}{4}$ ".
7. Driveway design shall be ADA compatible in accordance with the latest revisions SHA Standards. Modified combination curb and gutter may be used in lieu of SHA type 'C' depressed curb. Minimum driveway width shall be 10-ft.
8. Colored stamped concrete sidewalks or crosswalks proposed in residential developments shall be approved by the Mayor and Commissioners. New, not used templates shall be provided to Town Maintenance Department. Material specifications shall be in accordance with the Town standards and shall be approved by Town Engineer. Colored stamped concrete sidewalks shall be required along Route 272 southbound from Route 40 to corporate limits.

(DELETIONS AND ADDITIONS PER ORDINANCE 2009-06-01)

ARTICLE XI: Street Lighting (ADDED PER ORDINANCE 2009-06-01)

The Planning Commission and Town Engineer shall approve street-lighting. Street lighting standards such as pole style, fixture style, etc. shall be approved by the North East Planning Commission by Resolution.

ARTICLE XII: Street Trees (ADDED PER ORDINANCE 2009-06-01)

Street trees shall be provided on both sides of public streets as required by the Town of North East Zoning Ordinance.

ARTICLE XIII: Cluster Mailboxes (ADDED PER ORDINANCE 2009-06-01)

1. Cluster mailboxes shall be provided by the Developer of any new subdivision within the Town of North East. Locations and details of cluster mailboxes shall be presented to the Town of North East Planning Commission during preliminary plat review stage.

2. The type and location of cluster mailboxes within the subdivision shall be approved by the Postmaster.
3. Location of mailboxes must be conveniently and safely accessed by customers.
  - a. Cluster mailboxes shall be grouped together not to exceed four (4) units in each group, and shall be located at or near crossroads, service turnarounds, open spaces or other suitable places.
  - b. The sidewalk in front of the mailboxes shall be widened to allow free access by customers and to minimize congestion.
  - c. A canopy shall be provided over the mailboxes, and it shall be designed to afford maximum protection from the weather, including driving rains.
  - d. The area shall be adequately lighted for good visibility.
4. All costs associated with the installation and maintenance of cluster mailboxes are the responsibility of the Developer.
5. The Homeowner's Association shall assume responsibility for maintenance of cluster mailboxes after installation by Developer.
6. The Town reserves the right to review this policy periodically, and make changes to it as deemed necessary by circumstances unforeseen at the time of its adoption.