

## **APPENDIX B                      REQUIRED IMPROVEMENTS**

Monuments, utility and street improvements shall be provided by the Subdivider in each new subdivision in accordance with the standards and requirements as described below: (AMENDED PER ORDINANCE 2009-06-01)

### ARTICLE I: Standard A

For duplexes, apartments, townhouses, and similar multi-family residences and one-family detached dwellings with typical lot areas of under 15,000 square feet, the following improvements are required:

1. Monuments shall be placed at all block corners, angle points, points of curves in street right-of-ways, and at intermediate points as required by the Town Engineer, who shall also approve the material, size, and length of such monuments. (AMENDED PER ORDINANCE 2009-06-01)
2. Connection to a public water distribution system as approved by the Cecil County Health Department and Town. (AMENDED PER ORDINANCE 2009-06-01)
3. Connection to a public sewer system as approved by the Cecil County Health Department and Department of Public Works. (AMENDED PER ORDINANCE 2009-06-01)
4. Storm sewer system and storm water management as approved by the Cecil County Department of Public Works and Town Engineer. (AMENDED PER ORDINANCE 2009-06-01)
5. Streets in accordance with the Town of North East Subdivision Regulations and the North East Road Code as approved by the Planning Commission and Town Engineer. (AMENDED PER ORDINANCE 2009-06-01)
6. Street trees, landscape, and open space areas as approved by Planning Commission. (AMENDED PER ORDINANCE 2009-06-01)
7. Street name and traffic signs as approved by Planning Commission. (AMENDED PER ORDINANCE 2009-06-01)
8. Street lighting as approved by Planning Commission and Town Engineer. (AMENDED PER ORDINANCE 2009-06-01)
9. Mailboxes, bus stops and other applicable site improvements as approved by Planning Commission. (ADDED PER ORDINANCE 2009-06-01)

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

ARTICLE II: Standard B

For one-family detached dwelling with typical lot areas over 15,000 square feet, the following improvements and utilities are required:

1. Monuments shall be placed at all block corners, angle points, points of curves in street right-of-ways, and at intermediate points as required by the Town Engineer, who shall also approve the material, size, length of such monuments. (AMENDED PER ORDINANCE 2009-06-01)
2. Connection to a public water distribution system as approved by the Cecil County Health Department and Town. (AMENDED PER ORDINANCE 2009-06-01)
3. Connection to a public sewer system as approved by the Cecil County Health Department and Department of Public Works. (ADDED PER ORDINANCE 2009-06-01)
4. Storm sewer system and storm water management as approved by the Cecil County Department of Public Works and Town Engineer. (AMENDED PER ORDINANCE 2009-06-01)
5. Streets in accordance with the North East Road Code as approved by the Planning Commission and Town Engineer. (AMENDED PER ORDINANCE 2009-06-01)
6. Street trees, landscape, and open space areas as approved by Planning Commission. (AMENDED PER ORDINANCE 2009-06-01)
7. Street name and traffic signs as approved by Planning Commission. (AMENDED PER ORDINANCE 2009-06-01)
8. Street lighting as approved by Planning Commission and Town Engineer. (AMENDED PER ORDINANCE 2009-06-01)
9. Mailboxes, bus stops and other applicable site improvements as approved by Planning Commission. (ADDED PER ORDINANCE 2009-06-01)

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