

Harford County, Maryland

SUBDIVISION REGULATIONS



Chapter 268 of the Harford County Code, as amended

**Effective December 22, 2008
Amended thru December 22, 2025**

**DEPARTMENT OF PLANNING AND ZONING
Harford County, Maryland**

**SUBDIVISION REGULATIONS
AMENDMENT INFORMATION:**

<u>Bill Number</u>	<u>effective date</u>
09-32	1/22/10
11-06	5/23/11
11-13	6/27/11
12-50	12/31/12
13-37AA	1/21/14
14-26AA	8/25/14
14-33AA	12/26/14
21-27	3/14/22
22-13	10/5/22
25-009	12/22/25

ARTICLE V. The Final Subdivision Plan

§ 268-21. The Final Plat. [Amended by Bill 25-009]

The final plat of a subdivision may include all or any portion of the area covered by the preliminary plan. The final plat shall be surveyed and prepared in accordance with the accuracy standards contained in table 1 and table 2 of the minimum standard detail requirements for ALTA/ACSM land title surveys (1988). The final plat shall incorporate any changes or additions required by the preliminary plan approval letter. The final plat shall conform to the following requirements:

- A. It shall be legibly and accurately prepared on, or printed on, sheets at least 24 inches by 20 inches in size but not larger than 24 inches by 36 inches in size.
- B. It shall be drawn legibly and accurately at a scale 1 inch to 50 feet or 1 inch to 100 feet, 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 Zoning which is incorporated by reference and made a part hereof as though it were fully stated herein.
- D. Graphic information required. One or more corners accurately tied by a system of bearings and distances to a monument of the Harford County system. Coordinates of said corners will be computed and shown in X (easting) and Y (northing) in the Maryland Coordinate System referenced to the North American Datum 1983. The coordinate values may be in either feet or meters. This requirement may be waived by the Director of Planning for subdivisions of 5 or fewer lots with no corner within a 1 mile distance of the Harford County Monument System as traversed by public road.
- E. The final plat shall contain the following owner's statements:
 - (1) The owner hereby grants to Harford County, Maryland, an easement for the construction, maintenance, repair and replacement of water, sewer and storm drainage lines within the drainage and utility easements and road improvement rights-of-way as shown on the plat.
 - (2) Unless otherwise provided on this plat, the streets, roads, open spaces and public sites shown hereon, and the mention thereof in deeds, are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the land so shown is expressly reserved to the present owner(s) shown on this plat, their successor, heirs and assigns. Nothing contained herein shall preclude the owner from conveying by deed the streets, roads, open spaces and public sites in fee to Harford County, Maryland.
 - (3) No lot will be re-subdivided to produce a building site of less area or width than the minimum required by Subdivision Regulations, the Zoning Code or the County Health Officer.
 - (4) For all lots located in the agricultural zoning district intended for residential use, the following note shall be provided:

"Any dwelling in an agricultural zoning district may be subject to inconveniences or discomforts arising from agricultural operations, including but not limited to noise, odors, fumes, dust, the operations of machinery of any kind (including aircraft) during any 24 hour period, the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. The County shall not consider an agricultural operation to be a public or private nuisance if the operation complies with these regulations and all Federal, State or County health or environmental requirements."

- F. If the owner is a corporation, the plat shall bear the corporate seal and the signature of the officer authorized to sign for the corporation.
- G. Required documentation. At the time of final plat submittal to the Department of Planning and Zoning, the following documents, where applicable, shall be submitted for review and approval by Harford County.
 - (1) For all subdivisions, charge and deposits agreements providing for telephone, electric and gas service, shall be executed by the subdivider in accordance with the respective public service company's procedures. These agreements shall provide that the subdivider is responsible for all applicable charges and deposits in accordance with the applicable public service commission rules and company service tariffs, even though building lots of the said subdivision may be sold, developed or improved by third parties. The posting of all required deposits and charges for underground telephone, gas and electric services shall occur prior to the earlier of:
 - (a) The conveyance of any lot or lots in the subdivision; or
 - (b) The awarding of any contract for the construction of required public or private improvements within the subdivision.
 - (2) The executed underground gas, electric and telephone agreements shall be delivered by the subdivider to the appropriate public service company prior to final plat approval.
 - (3) For all subdivisions, overhead/underground right-of-way agreements shall be executed by the subdivider, granting public service companies the right-of-way onto the subdivision for the purposes of or related to providing or maintaining telephone, gas or electric service, even though building lots of the said subdivision may be sold, developed or improved by third parties. The executed overhead/underground right-of-way agreements shall be executed and delivered by the subdivider to the appropriate public service company prior to final plat approval.
 - (4) For subdivisions having frontage along an existing County road, a signed deed conveying to Harford County the road improvement right-of-way along the existing County road for each lot shown on the final plat shall be submitted for recordation.
 - (5) For subdivisions providing common open space(s), roads and/or private utilities, a copy of the proposed homeowners' association articles of incorporation, bylaws, budget, declaration of covenants and restrictions and declaration of covenants for stormwater management facilities shall be submitted for recordation with the final plat.