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**TOWN OF BARNESVILLE  
COMMISSIONERS  
Montgomery County**

December 21, 2012

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Richard E Hall, Director  
Maryland Department of Planning  
301 West Prestom St. STE 101  
Baltimore MD 21201

Dear Director Hall,

I am writing to report that the Town of Barnesville has adopted Tier III for our entire municipality, effective today December 21, 2012. The Town took this action when it amended the Barnesville Subdivision Ordinance to accomplish the following:

- Place all property within the Town into Tier III as defined by the Maryland 2012 Sustainable Growth & Agricultural Preservation Act ("the Act")
- Define Major Subdivisions and Minor Subdivisions
- Require that all new residential subdivisions within our jurisdiction be reviewed for compliance with the Act.

Barnesville meets all of the criteria listed in the Act for Tier III. We have verified with Montgomery County that no conflict exists between our Tier III and the Tier designations adopted by Montgomery County Government, which controls development of all land surrounding Barnesville. All Montgomery County land adjacent to Barnesville is Tier IV.

I am enclosing a copy of the adopted amendment for your files. Also enclosed are two maps of Barnesville showing current land uses and zoning within the town. As noted above, we have designated Tier III for the Town in its entirety.

Please contact me if you have any questions. [lfedders@barnesvillemd.org](mailto:lfedders@barnesvillemd.org)

Respectfully submitted,

Luke Fedders, Mayor

Enclosed:  
12/21/12 Amendment to Barnesville Subdivision Ordinance  
Map of Barnesville Land Uses  
Map of Barnesville Zoning

**Town of Barnesville**

**Amendment to the Subdivision Ordinance**

(NOTE: New wording is shown in *Italics & Underlined*.  
Any replaced text shown in ~~double-strike-through~~.)

ORDINANCE NO. 2012-001

SUBMITTED BY PLANNING COMMISSION TO COMMISSIONERS: 10/15/2012  
INTRODUCED ON 10/15/2012  
PUBLIC HEARING TO BE HELD: 11/1/2012

ENACTED WITH AMENDMENTS: 12/6/2012  
EFFECTIVE DATE: 12/21/2012

PROPOSED AMENDMENTS TO SECTION 1, SECTION 29 AND SECTION 30 OF  
SUBDIVISION ORDINANCE  
OF THE COMMISSIONERS OF BARNESVILLE, MARYLAND

Sec. 1. Definitions.

For the purposes of this Ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this section. All terms used in this ordinance which are defined in the Barnesville Zoning Ordinance or the Montgomery County Road Construction Code shall have the same meaning as the definition therein, unless otherwise defined herein.

**Commissioners.** The Commissioners of Barnesville, Maryland.

**Crosswalk.** A crosswalk is a pedestrian path which does not lie within a street right-of-way and provides access between two streets across a residential block.

**Development.** The act of building structures and installing site improvements, both public and private.

**Developer or subdivider.** An individual, partnership or corporation (or agent therefor) that undertakes the subdivision of land or the activities covered by this ordinance, particularly the drawing up and submission of a subdivision plat showing the layout of the land and the public improvements required thereon. The terms include all persons involved in successive stages of the project, even though such persons may change and ownership of the land may change. Each term includes the other.

**Easement.** A grant or reservation by the owner of land for the use of all or a portion of such by others, including the public, for a specific purpose or purposes, and which must be included in the conveyance of land affected by such

easement. The usage of the word "easement," for land platting purposes in this ordinance, means that such an easement area is included within the dimensions and areas of the lots or parcels through which the easement may run, and is not to be separated therefrom as in the case of a dedicated right-of-way.

**Easement, slope.** An easement to permit the creation and maintenance of slopes necessary to stabilize construction or to stabilize lands adjacent to construction.

**Improvements, public.** Any of the following: Roads and streets, grading, road pavement, curbs and gutters, sidewalks, pedestrian paths, storm sewer lines and drainage structures, curb returns, sidewalk and driveway entrances in right-of-way, guard rails, retaining walls, sodding, planting, monuments and street lights within a public right-of-way.

**Liber and folio.** Liber and folio number refers to book and page respectively as used in the recording system of the land records of Montgomery County.

**Major Subdivision** *Division of land into eight or more lots.*

**Minor Subdivision.** *Division of land into seven or fewer lots.*

**Owner.** A person or corporation holding a legal title in the land, but not including a mortgagee, a lienor, a lessee or a contract purchaser.

**Plan.** A plan of subdivision proposed or submitted by a subdivider or developer for approval by the Planning Commission.

**Planning Commission.** The Barnesville Planning Commission appointed by the Commissioners of Barnesville.

**Plat.** The linen record plat required for the land records of Montgomery County, in accordance with the specifications for the same contained in this ordinance.

**Preliminary plan.** A plan for a proposed subdivision or resubdivision to be prepared and submitted for approval, in accordance with specifications and procedures provided herein, prior to preparation of a subdivision plat.

**Right-of-way.** A strip of land occupied or intended to be occupied by a road, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main or for other special use. The usage of the term "right-of-way" for land platting purposes in this Town shall mean that every right-of-way hereafter established and shown on a record plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included within the dimensions or areas of such other lots or parcels. Rights-of-way intended for roads, storm drains or other use involving maintenance by a public agency, shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

**Road construction code.** The Montgomery County Road Construction Code and Standard Specifications, as heretofore enacted and as hereafter amended or re-enacted.

**Structure.** Any building including accessory buildings and appurtenances thereto, including but not limited to fences, children's playhouses, antennas or

other permanent facilities which occupy space on a parcel of land.

**Subdivider.** See "developer or subdivider."

**Subdivision.** The division of a lot, tract or parcel of land into two or more lots, plots, sites, tracts, parcels or other divisions for the purpose, whether immediate or future, of sale or building development, including resubdivision and, when appropriate to the context, relating to the process of subdividing or to the land or area subdivided, including the combination of lots, tracts or parcels of land; provided, that the definition of subdivision shall not include a bona fide division or partition of exclusively agricultural land not for development purposes. See also, Major and Minor Subdivisions.

**Town.** The municipality formally known as the Commissioners of Barnesville, Maryland.

**Town Clerk.** The Clerk of the Commissioners of Barnesville, Maryland.

**Zoning Ordinance.** The Zoning Ordinance of the Town as now exists or hereafter amended.

Sec. 29. Preliminary subdivision plans--Filing and specifications.

(a) **General.** Every proposed subdivision or resubdivision shall be submitted to the Planning Commission for tentative or conditional approval in the form of a preliminary plan prior to the submission of a subdivision record plat. The plan shall show graphically all facts needed to enable the Planning Commission and other public agencies to determine whether the proposed layout of the land in question is satisfactory from the standpoint of the public health, safety and welfare and the regulations, ordinances and laws applicable. Properties within the Town limits of Barnesville are designated Tier III as defined in Maryland's Sustainable Growth and Agricultural Preservation Act of 2012, and a subdivision within the Town will be reviewed under the guidelines in this Act.

(b) **Filing of plan with application and processing fee.** The subdivider or his/her agent shall file fifteen copies of the preliminary subdivision plan with the Planning Commission including one which shall be in the form of a reproducible drawing, together with the application for its approval and at the same time shall deposit the appropriate fee for its processing. Fees for processing shall be established by resolution adopted by the Commissioners from time to time. Such fees shall not be higher than reasonable necessary to cover the cost of processing and administration.

(c) **Application for approval.** Written application by the owner or agent shall be filed with each preliminary plan and shall be made on forms prescribed by the Planning Commission and contain such information as the Planning Commission shall require.

(d) **Supporting information and detail.** The drawing shall be a graphic representation of the proposed subdivision and shall be submitted with the application in such form and with such information and supporting detail as may

be required by regulations of the Planning Commission furnished with the application form. Details and information required shall include but is not necessarily limited to:

- (1) Scale drawing of one hundred feet to the inch, or other scale which may be required by the Planning Commission according to the size of the development.
- (2) Title information.
- (3) Certificate of registered professional engineer or registered land surveyor as to source and accuracy of boundary lines, topographic data and other engineering or survey data.
- (4) Existing features, including but not limited to significant tree groves, scenic or historic areas, streams, drainage areas and outstanding natural topographic features.
- (5) Boundary outline, with survey tied into the Maryland State Grid System.
- (6) Locations and names of adjacent subdivisions with lot, block and record plat number of immediately adjoining subdivided land, or in the case of unsubdivided land, parcel numbers sufficient to identify the same.
- (7) Location, names, widths of rights-of-way and construction details for all roads and dedicated rights-of-way and easements.
- (8) Location of existing and proposed utilities, such as storm drains, utility transmission lines, etc.
- (9) Existing topography with contour intervals not greater than five feet.
- (10) Vicinity location map.
- (11) Graphic representation of property drawing of proposed subdivision, including:
  - a. Lot and block layout and a statement whether the proposed subdivision is Major or Minor.
  - b. Roads, including driveways and private or public streets, shall, in general, be laid out to preserve and encourage open spaces, tree cover, scenic vistas and outstanding natural topography. Road grades shall be shown indicating the percentage of tangent grades, the length of crest and sag vertical curves and elevations therefor. In cases where the topography or other topographical conditions make difficult the ready determination of the adequacy of the road grades, the registered surveyor or registered engineer submitting such grades may be required to substantiate subdivision layout with plans, profiles or designs and certifications as may from time to time be required by the Planning Commission which would tend to prove the desirability and adequacy of the proposed development.
  - c. Storm drain---The preliminary plan shall be supported by a preliminary storm drain study prepared in accordance with the

- requirements of Montgomery County.
- d. Sites for public uses and open spaces.
  - e. Rights-of-way and easement for proposed slopes, paths, utilities, on and off site storm drainage and other required improvements as well as existing adjacent slopes, paths, utilities, on and off site storm drainage.
  - f. Sites for other than single-family dwellings or agricultural uses.
    - (1) All sites proposed for uses other than single family dwelling or agricultural uses shall be indicated for such use on the preliminary plan, together with scaled dimensions and approximate area of each such site. The proposed use shall be in accordance with the uses for which the property is actually zoned.
    - (2) When the property is included in more than one zoning classification, the lines showing the limits of each classification shall be clearly indicated.
    - (3) Interior road or street access, whether private or proposed to be indicated, shall be shown.
  - g. Wells and septic systems. Before submission to the Montgomery County Department of Permitting Services Environmental Protection, all preliminary subdivision plans for lots in areas where individual wells, and septic systems are to be installed shall show, in addition to the usual data, the following items:
    - (1) The proposed location of water wells for each lot. Where there are existing wells on the property or on adjoining lots within one hundred feet, they shall also be shown.
    - (2) A circular area with radius of one hundred feet around each well to denote clear space in which no final sewage system is to be located.
    - (3) The "usable area" for sewage disposal, which shall be situated beyond the one hundred foot radius and downgrade from the proposed house location and shall all be in virgin soil.
    - (4) Any existing sewage disposal systems on the property or on adjoining lots within one hundred feet.
    - (5) Swamps, rock outcrops and flood plains, when the same exist.
    - (6) A ten-foot zone surrounding the water service line to buildings, free and clear of any sewer lines, systems or part thereof.
    - (7) Notwithstanding any regulations of Montgomery County to the contrary, except for a septic system which has failed on a property presently improved by an existing single family dwelling, in which case a septic easement may be obtained and utilized for the failed system from adjacent property, no subdivision shall be approved which anticipates septic disposal on property other than the lot to be served by the septic system and reserve areas. For all new development and subdivision, septic facilities, including reserve areas as required by Montgomery County Health Regulations, shall be located on the lot intended to be served.

(8) Septic Systems for Major and Minor Subdivisions with residential lots must be presented to the

Montgomery County Department of Permitting  
Services for compliance with Maryland's  
Sustainable and Agricultural Preservation Act  
of 2012.

(12) Proposed agreement between lot owners for continued maintenance of common areas, streets, lighting and storm water management.

(13) Proposed Forest Conservation Plan and Natural Resources Inventory as required by the municipal Forest Conservation Ordinance and/or state law.

(14) A map or layout of the significant natural views for each dwelling within 500 foot distance of the boundaries of the provided subdivision shall be listed and a map representing the same shall be submitted. The applicant will evaluate the effect that the proposed use may have on the natural views enjoyed by existing dwellings. This evaluation will also indicate methods proposed to be used to minimize adverse effects. These methods may include restrictions on building placement, bulk, or height that might be applied to uses of the proposed subdivision.

Sec. 30. Same--Approval procedure.

(a) **Referral of plan.** Two copies of the plan shall be referred forthwith to each or any of the following agencies when such agency has a direct interest in the installation or maintenance of utilities, roads or other public services which will serve the subdivision, for their review and recommendation with respect to approval of the plan. These agencies shall include, but not be limited to, the Commissioners of Barnesville, the Board of Education, State Highway Administration, Maryland Environmental Health Administration, Montgomery County Department of Environmental Protection, Department of Permitting Services, Maryland National Capital Park and Planning Commission, Montgomery County Department of Public Works and Transportation.

(b) **Recommendations from public agencies.** Each agency to which a given plan is referred shall return one copy of the plan to the Planning Commission within thirty days with its recommendation noted thereon, such as "Approval," "Approval subject to modification" or "Disapproval" for stated reasons. If such recommendation is not made within the thirty-day period by any agency to whom referred, the plan shall be deemed to be approved by it, provided there has been compliance with the provisions of subsection (c) below. The period may be extended by the Planning Commission for an additional thirty days upon request of such agency stating reasons therefor in writing.

(c) **Road grade and road profile.** Prior to final approval of a preliminary plan by the Planning Commission, the subdivider shall furnish road and pedestrian path grades and a street profile approved in preliminary form by either an engineer employed by the Town a Town Engineer and/or the Montgomery County Department of Public Works and Transportation and/or the State Highway Administration, as appropriate.

(d) **Adequate public facilities.**

(1) No preliminary plan of subdivision shall be approved unless  
The Commissioners of Barnesville determine that public facilities

are adequate to support and service the area of the proposed subdivision. An applicant for a subdivision of land shall submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by the residents or occupants of said subdivision.

(2) Public facilities may be determined to be adequate to service a tract of land or an affected area when the following conditions are found to exist:

(a) The tract or area is adequately accessible by means of roads. After consideration of the recommendation of the State Highway Administration and/or the Montgomery County Department of Public Works and Transportation concerning the applicable levels of traffic service, peak hour use and average use and other pertinent information, said area or tract to be subdivided shall be deemed adequately accessible via roads if existing roads are adequate to accommodate the traffic that would be generated by the subject subdivision in addition to existing traffic, and are publicly maintained all-weather roads.

(b) The tract or area is situated as not to involve danger or injury to health, safety or general welfare. Such danger or injury may be deemed not to exist:

(1) When physical facilities, such as police stations, firehouses, health clinics and schools, in the service area for the preliminary subdivision plan are currently adequate; and

(2) The applicant provides written assurances that adequate public utility services will be available to serve the proposed subdivision.

(c) Existing or proposed street access within the tract or area is adequate. Street access may be deemed adequate if the streets:

(1) Are adequate to serve or accommodate emergency vehicles;

(2) Will permit the installation of public utilities and other public services;

(3) Are not detrimental and would not result in the inability to develop adjacent lands in conformity with sound planning practices;

(4) Will not cause existing street patterns to be fragmented;

(5) Will not create a congested or hazardous condition; and

(6) Are in conformance with the Master Plan.

(3) In considering questions of adequacy of public facilities, as set forth above, the Planning Commission shall consider, but not be limited to, the nature, extent and size of the proposed subdivision and its impact in terms of the following:

(a) The estimated increase in population likely to result when said subdivision is developed in context with projected densities, as anticipated by the adopted Master Plan of the Town of Barnesville and currently approved subdivisions, in the surrounding area and immediate vicinity of the proposed subdivision.

(b) The present or projected state of development likely to result



when said subdivision is developed in context with projected densities, as anticipated by the adopted Master Plan of the Town of Barnesville and currently approved subdivisions, in the surrounding area and immediate vicinity of the proposed subdivision.

- (c) The avoidance of excessive expenditure of public funds necessitated by the proposed subdivision.

(4) In considering questions of adequacy of public facilities, the Planning Commission may request and rely upon the comments and recommendations of the Montgomery County Planning Board of the Maryland National Capital Park & Planning Commission and/or its staff personnel.

(5) Installation of improvements. All public improvements shall be competed or assured as hereinafter provided. Where the entity seeking subdivision has not previously been adjudicated a bankrupt and has not violated any previous agreement, then prior to the approval by the Planning Commission of any final plat or portion thereof, the entity seeking subdivision shall present to The Commissioners of Barnesville, a municipal corporation, an agreement approved by the Town to complete all public improvements as required and to assure final completion by obtaining such permits, bonds or providing for such sureties as may be required by applicable laws. Such agreement shall provide that prior to the occupancy by any persons of any buildings within such subdivision that the person(s) or entity seeking subdivision shall have complied with or shall have obtained all necessary permits and posted all sureties required to guarantee final completion of the improvements and all public facilities required to be constructed by the person(s) or entity seeking subdivision necessary to serve such buildings, including, but not limited to, permits and sureties for such roads, drainage ways and walkways to provide adequate traffic circulation for and access—to serve such buildings and that portion of the subdivision being developed. The Agreement may also require, where applicable, the obtaining of road permits and posting of surety for roads, drainage ways and walkways in the subdivision which are necessary to provide access and traffic circulation to adjoining tracts of land, schools and other public property. A new agreement shall be signed for each such resubdivision. If the subdivider is a corporation, the agreement shall be signed individually by the principal officers of the corporation as well as by the corporation. The Commissioners of Barnesville shall be authorized to proceed at law or equity or to take such other action as necessary to enforce the provisions of such agreement, including, where applicable, the withholding or the suspension or revocation of permits.

- (e) **Presentation of plan to Planning Commission.**

Every preliminary plan shall be presented to the Planning Commission at a public hearing for formal action at the earliest regular meeting after the Planning Commission has completed its study of the preliminary plan, together with a report of all other recommendations or communications received concerning such plan; provided, that the plan shall be presented to the Planning Commission not later than the first regular meeting which occurs after sixty days have elapsed from date of receipt of such plan, plus any extension of time granted for review of such plan, plus any extension of time granted for review by other agencies. The Planning Commission must review any plan that includes residential lots for compliance with the Maryland Sustainable Growth and Agricultural Preservation Act of 2012. Within 30 days of submission of all required documentation, the Planning Commission,

~~within 30 days of such presentation~~ shall act to:

- (1) Approve, if in accordance with the purposes and other other requirements of these regulations.
  - (2) Approve, subject to conditions or modifications necessary to bring the plan and the proposed development into accord with this ordinance and other regulations. Any modification as to roads or grades shall be subject to approval by an Engineer employed by the Town and/or Montgomery County Department of Public Works and Transportation and State Highway Administration where applicable.
  - (3) Disapprove, if contrary to the purposes and other requirements of these regulations and/or the Town Zoning Ordinance, said disapproval to be by written notice to the applicant stating the reasons therefor.
- (f) **Disposition of approved plans.**

Following each Planning Commission meeting, every preliminary plan which has been approved or conditionally approved will be appropriately marked to indicate the action of the Planning Commission. The original tracing will be returned to the applicant and copies thereof showing the Planning Commission's action shall be furnished each interested agency. Minor modifications approved by the Planning Commission may be indicated on the tracing as revisions and so noted beneath the approval stamp. Any substantial modification approved by the Planning Commission will require that the tracing be returned to the applicant for complete revision before receiving the approval stamp. A copy of the original plan with modifications and a copy of the revised plan as approved will be filed in the record of the Planning Commission.

(g) **Time limit on approval.**

If within one year from the date of approval of a preliminary plan, the subdivider has not placed on final plats all of the area covered by such approved preliminary plan and, having met and satisfied all the conditions that were required as part of the Preliminary Plan approval, filed the same with the Planning Commission and Town Clerk, then the approval for the remainder of the plan shall expire. The subdivider may apply for an extension of the approval of a preliminary plan, subject to the same limitations as above.

(h) **Revocation of approval.**

Approval of a preliminary plan may be revoked by resolution of the Planning Commission at any time prior to the approval of the final record plat covering the proposed subdivision, upon a finding by the Planning Commission that any conditions attached to the approval of such preliminary plan have become inapplicable or that the plan itself has been rendered impractical by reason of an amendment or addition to the general plan or any portion thereof, or by a proposed public improvement which conflicts with such plan or other condition or circumstances which involved injury or damage to the public health, safety or welfare. The Planning Commission shall afford a landowner or subdivider an opportunity to be heard prior to taking any action to revoke approval of a preliminary plan by sending such owner or subdivider a notice by certified mail not less than five days prior to the date of the proposed action and giving the time and place thereof. The notice shall state the reasons for the proposed revocation.

(i) **Sediment control & Storm water management.**

The approval of all preliminary plans and extensions of previously approved plans shall include provisions for erosion and sediment control and storm water management to be approved by Montgomery County, Maryland.

Sec. 31. Final record plats--Specifications and supporting data.

(a) **Part of approved preliminary plan.**

A final plan may include only a portion of the approved preliminary plan; provided, that the public improvements to be constructed in the area covered by the plat shall be sufficient by and of themselves to accomplish a proper development and to provide adequately for the health, safety and convenience of the present and future residents therein and for adequate access to contiguous areas, school and other public sites. Any proportional plat filed shall include dedication to the intersection of all roads abutting corner lots.

(b) **Specifications.**

The final subdivision record plat shall be clearly and legibly drawn in black India ink upon tracing cloth. The size of the sheets shall be eighteen inches by eighteen inches, including a margin of one-half inch outside ruled border lines. The record plat accompanying the application for approval shall contain the following graphic and descriptive items. The lack of information under any item specified herein or improper information supplied by the applicant may be cited by the Planning Commission as cause for disapproval of a record plat.

(c) **Application.**

Written application by the owner or his/her agent for approval shall accompany each record plat and contain the following information:

- (1) Name of subdivision (subject to approval by the Planning Commission) and description of blocks and lots included on plat.
  - (2) Location of subdivision by county, election district and municipality.
  - (3) Name, date of approval and file number of the preliminary plan upon which the record plat is based.
  - (4) Zoning classification of property.
  - (5) Total number of lots, outlots or parcels included on plat.
  - (6) Total area shown on plat, including private streets, driveways and rights-of-way, and total area dedicated to public use.
  - (7) Existing or proposed covenants, easements, maintenance and/or ingress-egress agreements, if any.
  - (8) Name and address, including telephone number, of owner or owners and registered land surveyor who prepared the plat.
  - (9) Such other information as the Planning Commission may require.
- (d) **Drawing.**

The plat of subdivision shall be accurately drawn to a scale approved by the Planning Commission and shall include the following information:

- (1) **Title.** The title shall appear in the lower right-hand corner of the sheet, and shall include the following information:
  - a. Approved name of the subdivision and section thereof.
  - b. Election district, town, county and state.
  - c. Scale of drawing and date of completion.
  - d. Name, seal and registration number of registered land surveyor who prepared the plat.
  
- (2) **Subdivision plan.** All boundaries, street lines, public or private, and lot lines, plus any other lines pertinent to the plan, shall be shown together with sufficient data, accurately calculated, to locate each line and property corner and to reproduce same upon the ground. The plan shall show the following items, as applicable in each case:
  - a. All property boundary lines necessary to identify the subdivision with the conveyance or part thereof by which the maker of the plat acquired the property. Where the subdivision is a part of such conveyance, the boundaries shown should include the last complete line touched on by the subdivision or an indicated dimension thereof. Where a subdivision includes all or parts of two or more conveyances the boundaries of such separate deed descriptions shall be indicated by light lines running through the subdivision, together with deed reference to each original tract or parcel.
  - b. Exact locations, widths and names of all streets, public or private, within the subdivision.
  - c. All easements established or rights-of-way provided for public services or utilities in the subdivision, and any limitations of such easements, plus recordation reference.
  - d. Accurate outlines of any areas to be reserved for common use by residents of the subdivision or for general public use, with the purposes indicated thereon.
  - e. Accurate bearings and lengths of all block and lot lines, together with the length of radii, arcs, tangents and chords with chord bearings and central angles for all curves in the layout. A curve table shall be used containing these data and referenced to the curves shown in the drawing.
  - f. All bearings shall refer to the true meridian or the Maryland State Plane Coordinate System. The meridian used shall be noted alongside the north arrow which is required on each plat. Plats of resubdivisions may refer to the "Plat Meridian," meaning that used on the original subdivision plat.  
On plats of small subdivision, involving only one or two lots, in locations where no established control is available, reference to the "Deed Meridian" will be acceptable.
  - g. The grid lines shall be shown around the borders of the plat with their coordinate values indicated thereon and the coordinates of the property line monuments shown on the plat shall be given.
  - h. Accurate location of all monuments is required.
  - i. Lots numbered in numerical order. In tracts for subdivisions containing more than one block, the blocks shall be lettered in alphabetical order. In case there is a resubdivision of lots in any block, such resubdivided lots shall be numbered numerically, beginning with number following the highest lot number in the block and the original lot lines shown dashed

- and original lot numbers dotted.
  - j. Area of each lot, outlot, parcel or other unit shown on the plat.
  - k. Front building lines, shown graphically with dimensions, where such minimum building lines exceed the required minimum specified in the Zoning Ordinance, and any other building restriction lines which may apply in a particular case.
  - l. Accurate bearings and lengths of tie connections between all adjacent blocks and other subdivisions.
  - m. Names and locations of adjoining subdivisions with lot and block numbers immediately adjoining, together with plat references.
  - n. Location and apparent ownership of adjoining unsubdivided property with land record or will references.
  - o. Key map showing location of subdivision when same is in an outlying area not adjoining a recorded subdivision. In case of a large subdivision requiring multiple plats, the key map shall show the location of previously recorded plats within the subdivision by section number.
- (3) **Surveyor or engineer certificate.** Certificate by the registered land surveyor or registered engineer in a form required by the Planning Commission, certifying to the accuracy of the plat, to the placing of property line monuments and to areas included on the plat and dedicated to public use.
- (4) **Owner's certificate.** Certificate by the owner and all parties of interest, in a form approved by the Planning Commission, adopting the plan of subdivision, establishing slope easements and minimum building restriction lines and dedicating to public use, such areas, walks, utility and storm drainage rights-of-way, parks and other areas approved for dedication to public use by the Planning Commission.
- (5) **Approval box.** Approval box in a form required by the Planning Commission shall be provided. The box shall provide approval space for The Commissioners of Barnesville and the Barnesville Planning Commission.
- (e) **Storm drainage construction plan.** Prior to approval of a record plat, the subdivider shall furnish a storm drainage construction plan approved by the applicable office of the Montgomery County Government.
- (g) **Other supporting data.** Copies of any covenants, restrictions or joint-use and maintenance agreements which the subdivider or developer may wish to record or required hereby to record with his/her subdivision or which are in effect shall be submitted to the Planning Commission with the application for approval of the record plat, together with any other supporting plans or documents required pursuant to this ordinance and other applicable regulations.