

Suzanne E. Dorsey, Deputy Secretary



ON-SITE SYSTEMS DIVISION WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM WATER AND SCIENCE ADMINISTRATION

Approving Authority Plat Signatory Guidance Templates for Subdivision and Related Record Plats

Pursuant to the regulations stipulated in COMAR 26.04.03 regarding water supply and sewerage systems for the subdivision of land, record plats must contain specific statements signed by the Approving Authority for a variety of different applications. These statements ensure compliance with regulations and promote consistency in enforcement. Below are standardized templates for various scenarios:

General Requirements

- Plats must be signed by the Approving Authority and recorded in the land records within six months of preliminary plan approval. Subdivisions served by community water supply and sewerage systems do not have a preliminary plan requirement in COMAR 26.04.03 and therefore the recordation timeframe does not apply in these instances.
- A written request for an extension may be submitted before the six-month period ends, allowing a **one-time 12-month extension** at the Approving Authority's discretion.

1. <u>Individual Water Supply (Wells) and Individual On-site Sewage Disposal Systems (OSDS)</u>

This proposed subdivision of land as represented hereon and on the approved preliminary plan has been found to be in compliance with the Code of Maryland Annotated Regulations 26.04.03 allowing for the subdivision of land utilizing individual water supply systems and individual on-site sewage disposal systems until such time as community systems are made available. This subdivision is in conformance with the current County Comprehensive Water and Sewer Plan therefore complies with Environment Article §9-512. The ____ County Approving Authority is the delegated authority per Environment Article §1-301 therefore the Approving Authority's signature on the plat certifies that the parcels shown hereon are in compliance with the applicable laws and regulations as of the approval date.

Approving Authority

Date

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2. Individual Wells and Community Sewerage Sys This proposed subdivision of land as represented hereon been found to be in compliance with the Code of Maryland subdivision of land utilizing community sewerage systems a community water supply system is available. This subdivision Comprehensive Water and Sewer Plan therefore complie County Approving Authority is the delegated authority the Approving Authority's signature on the plat certifies the compliance with the pertinent laws and regulations as of the	and on the approved preliminary plan has d Regulations 26.04.03 allowing for the and individual water supply systems until division is in conformance with the County with Environment Article §9-512. The per Environment Article §1-301 therefore that the parcels shown hereon are in
Approving Authority	 Date
3. Community Water Supply and Individual OSDS	
This proposed subdivision of land as represented hereon been found to be in compliance with the Code of Maryland subdivision of land utilizing community water supply system systems until such time as community sewerage systems in conformance with the County Comprehensive Water are Environment Article §9-512. The County Approving Authorized the parcels shown hereon are in compliance with the pertapproval date.	d Regulations 26.04.03 allowing for the ms and individual on-site sewage disposal are made available. This subdivision is ad Sewer Plan therefore complies with Authority is the delegated authority per ority's signature on the plat certifies that
Approving Authority	Date
4. Community Water Supply and Community Sew	erage Systems (Existing systems)
This proposed subdivision of land as represented hereon to be in compliance with the Code of Maryland Regulation land utilizing community water supply systems and commis in conformance with the current approved County Compliant Complies with Environment Article §9-512. The delegated authority per Environment Article §1-301 there on the plat certifies that the parcels shown hereon are in cregulations as of the approval date.	is 26.04.03 allowing for the subdivision of unity sewerage systems. This subdivision prehensive Water and Sewer Plan County Approving Authority is the fore the Approving Authority's signature
Approving Authority	 Date
Note - Subdivisions served by Community Water Supply a include on the plat the owner statement below:	and Community Sewerage Systems must
As the owner of this property, I hereby certify that commu will be available to all lots offered for sale.	nity water supply and sewerage facilities
Owner	 Date

5. Community Water Supply and Community Sewerage Systems (Proposed systems)

This proposed subdivision of land as represented hereon an found to be in compliance with the Code of Maryland Regula subdivision of land utilizing community water supply and con under contract and will be available to the property at time of conformance with the current approved County Comprehens complies with Environment Article §9-512. The County authority per Environment Article §1-301 therefore the Approcertifies that the parcels shown hereon are in compliance with of the approval date.	ations 26.04.03 allowing for the nmunity sewerage systems that are f sale. This subdivision is in sive Water and Sewer Plan therefore Approving Authority is the delegated oving Authority's signature on the plat
Approving Authority	Date
Note - Subdivisions to be served by Community Water or Coplat the owner statement below:	ommunity Sewerage must include on the
As the owner of this property, I hereby certify that community will be available to all lots offered for sale and that the plans supply and community sewerage facilities, including all nece approved by the Department of the Environment. Further, I maintained and operated so as to provide for a continuous a disposal service to the properties served.	s to develop the community water essary points of discharge, have been certify that the facilities will be
Owner	 Date
6. <u>Agricultural Parcels</u>	
This parcel is not considered a subdivision for building devel Regulations 26.04.03. The division of land into parcels great purposes only. The County Approving Authority is the division of land into parcels great purposes only. The County Approving Authority is the division of Article §1-301 therefore the Approving Authority's signature shown hereon are not for development purposes and do not Regulations 26.04.03 regarding water supply and sewerage date.	ter than 3 acres is for agricultural lelegated authority per Environment on the plat certifies that the parcels t comply with Code of Maryland
Approving Authority	 Date

7. Property Line Adjustment Plats

	This plat represents a change in lot lines or street lines that the County Apple Authority has determined, according to the Code of Maryland regulations 26.04.0 subdivision definition, will not adversely affect the safety and adequacy of existing supplies or sewage disposal areas on the subject lot/s or adjacent lots. The propadjustment is in conformance with the current approved County Comprehensive Sewer Plan therefore complies with Environment Article §9-512. The County Approving Authority is the delegated authority per Environment Article §1-301 are County Approving Authority's signature on this plat confirms the above determine the approval date.			
	Approving Authority	 Date		
8.	Other plat types that are not considered subdivision (e.g. For utility and other easements, etc.)	rest conservation areas,		
	The County Approving Authority has determined that, according to the Code of Maryland regulations 26.04.03 subdivision definition, this plat does not constitute a subdivision and does not adversely affect the safety and adequacy of existing water sup or sewage disposal areas. The plat is in conformance with the current approved County Comprehensive Water and Sewer Plan and therefore complies with Environment Article §9-512. The County Approving Authority is the delegated authority per Environment Article §1-301 and the County Approving Authority's signature on this plat confirm the above determination as of the approval date.			
	Approving Authority	 Date		