

*by resolution after public hearing. Copies of the Subdivision Regulations shall be made available to the public, and a reasonable charge therefor may be made.*

459. *Any such Subdivision Regulations may exempt from the requirements of governmental approval, subdivisions wherein the number of new lots is less than a designated number, or plats that do not involve new streets, or such other plats of subdivisions as such ordinance shall designate. In all cases involving such exempted subdivisions, the Planning Board Chairman, or its Director, shall certify the exemption on the plat, deed or instrument to be filed with the Clerk of the Circuit Court for recording.*

460. *The County Commissioners of Baltimore County may appoint a Joint Committee for the processing and approval of subdivision plats. The Joint Committee shall consist of representatives of the office of Planning and the Department of Public Works and shall be known as the Joint Subdivision Planning Committee. The approvals of the Joint Subdivision Planning Committee shall be in addition to those required by the Planning Board and the Department of Public Works.*

461. *The Joint Subdivision Planning Committee shall establish such rules and regulations as they may consider necessary for proper public notice regarding proposed subdivisions and hearing thereon.*

462. (a) *In acting upon subdivisions, the Planning Board shall require, among other conditions in the public interest, that the tract shall be adequately drained, and the streets shall be of sufficient width and suitable grade and suitably located to accommodate the prospective traffic, to provide access for fire-fighting equipment to buildings and to be coordinated so as to comprise a convenient system, conforming to the official map, or if there is no official map, relating properly to the existing street system. Where the Planning Board after hearing has adopted portions of the Master Plan with proposals regarding the street system within the proposed subdivision, the Board may require that the streets shown conform in design and in width to the proposals shown on the Master Plan. No street shall be less than 50 feet within right of way lines and shall be of such width as may be required in the subdivision regulations or as shown on the Master Plan or Official Map of the County.*

(b) *The Planning Agency shall further require that all lots shown on the plats shall be adaptable for the intended purposes without danger to health or peril from flood, fire, erosion, or other menace.*

(c) *If portions of the Master Plan contain proposals for drainage rights-of-way, flood areas in fee, schools, parks, or playgrounds within the proposed subdivision or in its vicinity, or if standards for the allocation of portions of subdivisions for drainage rights-of-way, flood areas in fee, school sites, park and playground purposes have been adopted, before approving subdivisions the Planning Board may further require that such drainage rights-of-way, flood areas in fee, school sites, parks or playgrounds be shown in locations and of sizes suitable to their intended uses. The County Commissioners shall be permitted to reserve the location and extent of school sites, public parks and playgrounds shown on the Master Plan or any part thereof for a period of one year after the approval of the*