

fire-fighting apparatus, recreation, health, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.] *In exercising the powers referred to in Section 230 the Howard County Planning Commission shall prepare regulations and amendments thereto, governing the subdivision of land and building development within its jurisdiction. Such regulations and amendments may provide for (1) the harmonious development of the county; (2) the coordination of roads within the subdivision with other existing, planned, or platted roads or with other features of the county or with the Commission's master plan or with any road plan adopted or approved by the Commission as part of the Commission's master plan; (3) adequate open spaces for traffic, recreation, light, and air, by dedication or otherwise, and the dedication to public use or conveyance of areas designated for such dedication under the provisions of zoning regulations relating to average lot size, cluster subdivision or planned community development; (4) the conservation of or production of adequate transportation, water, drainage, and sanitary facilities; (5) the preservation of the location of and the volume and flow of water in and other characteristics of natural streams and other waterways; (6) the avoidance of population congestion; (7) conformity of resubdivided lots to the character of lots within the existing subdivision with respect to area, frontage, and alignment to existing lots and streets; (8) regulation of building development for residential, commercial and industrial land improvements; (9) control of subdivision or building (except for agricultural purposes) in flood plain areas of streams and drainage courses, and on unsafe land areas; (10) preservation of outstanding natural or cultural features and historic sites or structures; (11) control of soil erosion during land development and building construction; or (12) other benefits to the health, comfort, safety, or welfare of the present and future population of the county.*

(b) Such regulations shall provide standards and criteria for preparing storm water run-off calculations and drainage structure design, for reservation of storm easements and for the fifty year flood plain to the county and for the installation or construction by any owner or developer of residential, commercial, industrial or institutional property of all storm water or surface drainage systems on-site to carry water coming onto and through the property.

[b] *(c) Such regulations may also include provision as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility water mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the Planning Commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the completion of such improvements, except where water mains and appurtenances or sewerage facilities are to be installed prior to the final approval of the plat, the Planning Commission shall require the applicant to deliver to the County Commissioners a certified check or a bond with corporate surety to secure to the County the actual construction and installation costs of such improvements at a time, and according to specifications fixed by, or in accordance with regulations of the Planning Commission; and in the event water mains and appurtenances or sewerage facilities are to be installed in any subdivision, the same shall not be finally approved by the Planning Commission*