

improvement shall be the prerogative of the Planning and Zoning Office. Within two (2) years of final approval of the subdivision, the developer shall execute a Public Works Agreement, that is, a contract between the developer and Anne Arundel County to complete the necessary improvements in accordance with approved plans and specification by a given date; such contract to be guaranteed by a surety bond, ~~a~~ OR PERFORMANCE bond, certified check, cash, certificate of deposit, an irrevocable letter of credit from a local bank or other accredited institution or such other security as required by law, such bond and amount to be approved by the Public Works Department. General inspection fees, as determined by the Department of Public Works shall be required to be deposited with the County.

ARTICLE V—OTHER DIVISION OF PROPERTY

Section 13-123 PLANNED UNIT DEVELOPMENT

(a) Planned Unit Development shall be permitted only as authorized by the Zoning Ordinance and will contain a variety of residential housing types and other uses which are planned as a unit. Such development shall be in essential harmony with related surrounding land uses.

(b) The standards and requirements of these regulations may be modified by the Planning and Zoning Officer in the case of plans for complete communities or neighborhood units or other large-scale developments which achieve substantially the objectives of the regulations contained herein and which are further protected by such covenants or other legal provisions as will assure conformity to and the achievement of the General Development Plan.

Section 13-124 COMMERCIAL AND INDUSTRIAL SUBDIVISIONS, GENERAL PROCEDURAL REQUIREMENTS

It is recognized that the subdivider, in creating Commercial and Industrial subdivisions, faces unique problems of lot design not normally encountered in residential subdivisions. For this reason, the initial emphasis of the Office of Planning and Zoning shall be upon street layout and block arrangement. Generally, the procedural requirements shall be for the owner to follow the regular procedure outlined in these regulations, however, the subdivider need only show two (2) lots along with the street and block layout. Then, from time to time, as prospective buyers or users express interest in lots sized to their required specifications, and following informal discussions with the Office of Planning and Zoning, the owner shall submit an amendment to the approved Record Subdivision Plat for consideration. Regular procedural requirements of the Planning and Zoning Office following receipt of a Final Subdivision Plat shall then apply, EXCEPT THOSE STREETS THAT HAVE BEEN BUILT BY FOLLOWING AN APPROVED SET OF PLANS ON THE PREVIOUSLY APPROVED FINAL PLAT, SHALL NOT HAVE TO BE REBUILT BECAUSE OF THE ADOPTION OF NEW CRITERIA BY THE PUBLIC WORKS DEPARTMENT OR THE COUNTY COUNCIL. THIS SHALL ALSO APPLY TO STORM DRAINAGE FACILITIES WITHIN SAID SUBDIVISION UNLESS RUNOFF CHARACTERISTICS HAVE BEEN CHANGED BY THE NEWLY PROPOSED IMPROVEMENTS OR UNAUTHORIZED EXISTING IMPROVEMENTS.

Section 13-124.1 OTHER REQUIREMENTS

In addition to the principles and standards in this ordinance which are appropriate to the planning of all subdivisions, the subdivider shall