

plat), and each lot owner shall receive a deed in fee to the individual lot, with an easement over the surface of the lands held in trust. The trustee shall be a corporate fiduciary or an association of the homeowners in the area, and the conveyance shall specify the method of maintenance and utilization of said areas within the development that are declared to be open for common use by property owners within the development. Said conveyance shall be recorded prior to the plat, and entered thereon.

Section 13-351.21-I—Application

Subject to the provisions hereinafter set forth, every application for a PUD—Planned Unit Development shall be accompanied by a preliminary plan and report of the proposed development, a preliminary site plan, and maps covering details of the tract to be developed. Upon receipt, the Office of Planning and Zoning shall review said preliminary report with reference to the compatibility of a PUD—Planned Unit Development with existing development in the surrounding area and the General Development Plan of Anne Arundel County. Upon review of the site plan, the Office of Planning and Zoning shall make recommendations to the applicant as to the desirability of the proposed development.

Section 13-351.21J—Preliminary Site Plan

- (1) A preliminary site plan shall include the following:
 - (a) Boundaries of the proposed development area.
 - (b) Existing zoning of the area and the zoning of adjoining properties.
 - (c) Existing roadways, easements and waterways.
 - (d) Indication of availability of all utilities.
 - (e) A survey and report of the physical condition of the tract, including the following:
 - (i) Surrounding areas (where conditions make such information appropriate).
 - (ii) Condition of soil and subsoil, ground water levels, ~~drainage~~, topography, location and character of surface water and of areas subject to flooding (on or ~~off~~ ABUTTING the tract).
 - (iii) Probability of erosion subsidence or slipping of the soil or other dangers, annoyances or inconveniences which may be pertinent in determining the suitability of the tract for a planned unit development.
 - (f) General plan of development
- (G) ALL OTHER INFORMATION SET FORTH IN SECTION 13-112 OF THIS CODE.

(2) Maps covering details of the tract and the proposed development shall be at a scale of not less than one hundred feet (100') to the inch, but in large developments, other maps at appropriate smaller scales may be required. The preliminary plan and report may include all matters required for the final plan and report, but shall include at least the following:

- (a) Proposed title of the project, and the name of the engineer, architect and landscape architect and developer.