

(h) In case a tract is subdivided into lots along the road frontage or ~~only~~ into lots which are more than double the minimum required area, such lots shall be SO arranged to allow FOR the opening of future streets, and ~~economy in providing~~ future utilities TO THE UNDEVELOPED LAND.

(i) Lots should not derive DIRECT access from a major highway or arterial street. Where lots front on a major highway or arterial street, driveway access to such lots shall be derived from collector or local streets. Residential lots located on freeway, expressway, major highway or arterial streets shall have TEN (10) FEET OF extra depth to permit A deep setback for buildings.

(j) Where residential lot lines include or adjoin an easement, right-of-way, or area used or proposed to be used for a high tension power line, underground HIGH VOLUME AND PRESSURE gas transmission main, railroad or denied-access motorway, the plan should :

(1) Border such area with a parallel street at a distance which will permit lots of sufficient depth to allow a one hundred (100) foot distance between the easement or right-of-way and any proposed structure(s) on the lot(s).

(2) Provide cul-de-sacs or loops at right angles to the easement or right-of-way so as to permit lots of more than normal depth to abut on it.

#### Section 13-109 FLOODPLAIN DEVELOPMENT

(a) Lots adjacent to the fifty (50) year floodplain shall be so arranged so as to place rear or side yards adjacent to the floodplain except on lots over an acre.

(b) Lots shall not be platted within a AN EXISTING OR NATURAL fifty (50) year floodplain, tidal marsh or swamp.

(c) Floodplains shall be retained or restored as nearly as possible to their natural state and dedicated AND DEEDED to Anne Arundel County WITH THE DEVELOPER RESERVING AN EASEMENT UNTO A LEGALLY CONSTITUTED COMMUNITY ASSOCIATION OR HOME OWNERS ASSOCIATION THE RIGHT TO USE THE AREA IN ANY MANNER SO LONG AS IT IS NOT INCONSISTENT WITH THE MAINTENANCE AND PRESERVATION OF THE AREA AS A FIFTY (50)YEAR FLOODPLAIN, CONSISTENT WITH THESE REGULATIONS.

(1) Building materials and other debris shall not be discarded in floodplains. Fallen trees, dead and dying woody vegetation and all other debris shall be removed from the channel and floodplain.

(2) No other work shall be done, except that required or authorized by the Office of Planning and Zoning upon advice of the Department of Public Works, the Soil Conservation District or the Department of Natural Resources pursuant to the following :

(i) Clearing, grading and vegetative stabilization where needed to restore the natural state of the floodplain, or enhance its channel alignment and shaping so as to contain the fifty (50) year storm flow.

(ii) Establish erosion control measures such as energy dissipaters, flumes, riprap, slope revetment and channel liners where need for critical area protection exists.