

(2) acres and the minimum size one (1) acre with not more than fifty percent (50%) of lots smaller than two (2) acres. In a cluster or planned unit development, local open space held in common may be credited to an individual lot which it abuts, but the same area may not be credited to more than one (1) lot in calculating its required minimum size.

(b) Where an adequate public sanitary sewage system is within two thousand (2,000) feet, sanitary sewers shall be installed by the developer to adequately serve all lots with connections to the public system. In the event the developer is unable to acquire necessary easement rights outside of his property lines, the County, according to established County policy, will acquire such easement, at the developer's expense, for the connection within the two thousand (2,000) feet.

(c) A proposed plat shall be disapproved unless each lot therein will be furnished with an adequate potable water supply by one of the following methods:

(1) Connection to the public water system.

(2) A private individual water well serving a single dwelling unit approved by the County Health Officer and the Maryland State Department of Health.

(3) A privately operated water TREATMENT collection and distribution system approved by the County Health Department, the State Department of Health, and the County Department of Public Works.

(d) Where an adequate water supply is within two thousand (2,000) feet of the Subdivision, the developer shall provide a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. Where public water supply is not available within two thousand (2,000) feet, but is programmed for extension within the 5-year Capital Program, provisions shall be made to receive same between the house and the meter vault. In the event the developer is unable to acquire necessary easement rights outside of his property lines, the County, according to County policy, will require such easement for the connection within the two thousand (2,000) feet at the developer's expense. Adequate water supply shall be determined according to established standards by the Department of Public Works as to quantities, the County Health Department as to quality, and the Fire Prevention Bureau as pertains to fire flow.

(e) The cost of off-site improvements AND EASEMENTS required by any of the preceding statements AND PAID FOR BY THE DEVELOPER may be credited to the developer according to established COUNTY policy of the Department of Public Works AND LAW AS PART OF THE PUBLIC WORKS AGREEMENT.

Section 13-115.2 STORM DRAINAGE

(a) No part of any lot shall be platted within the fifty (50) year floodplain. Such floodplain shall be left as nearly as possible in its natural state and no clearing, grading or other work shall be done, except that required or authorized by the Public Works Department and Section 13-109 of these regulations. Land within the fifty (50) year floodplain shall be dedicated to public use in the same manner as other public areas IN ACCORDANCE WITH SECTION 13.109 (c).

(b) Storm water calculations FOR CLOSED SYSTEMS shall be based on a ten (10) year expectancy FREQUENCY except for the floodplain and except for sumps, which shall be computed on a twenty