

(20) year frequency. FLOODPLAINS AND CULVERTS SHALL BE BASED ON A FIFTY (50) YEAR FREQUENCY. In all instances where it is determined that a pipe greater than forty-eight (48) inch diameter capacity (computed on the basis that $n = .015$) is required, the fifty (50) year floodplain shall be provided. When pipe of forty-eight (48) inches or less is required, pipe shall be provided and installed by the developer. Where conditions within a given subdivision are such that the transition from a pipe to a floodplain occurs, the developer may, with the approval of the Planning and Zoning Office, use larger pipe in lieu of the floodplain.

(c) Off-site easements shall be provided by the developer where deemed necessary by the Planning and Zoning Office acting on the advice of the Public Works Department. 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 easements at the developer's expense. Necessary on-site easements and all necessary on-site facilities shall be provided by the developer. Where the developer's property abuts an existing county street or road, drainage facilities on or under such street or road shall be considered on-site drainage facilities and as such shall be provided by the developer in a proportion to be discerned by the Planning and Zoning Office on the advice of the Public Works Department.

(d) To provide for necessary off-site storm drainage facilities within the watershed in which his subdivision is located, the developer shall do one of the following at the discretion of the Planning Administrator acting on the advice of the Public Works Department:

(1) Provide for the construction of all necessary structures through and between his subdivision and an acceptable outlet ~~(a stream approved for storm drainage purposes by the Planning and Zoning Office on the advice of the Public Works Department and when necessary, the Soil Conservation Service, or tidal water)~~ (SEE SECTION 13-103 (1)). If such construction has already been provided for by another developer under paragraph (3) of this subsection, then the developer shall pay his normal contribution as provided for under paragraph 3 of this subsection.

(2) Commit, or have committed, all property owned, controlled by or under option or contract to him, for a future benefit tax assessment to be levied in accordance with Chapter 733, Laws of Maryland of 1953 (House Bill 787). This alternative may be chosen by the developer only with the approval of the County Council on recommendation of the Planning and Zoning Office.

(3) Contribute, in cash, fifty dollars (\$50.00) per lot for a single or two (2) family lots and one and one-half cents (\$.015) per square foot of land area being developed in apartments towards off-site facilities, to be paid for prior to the approval of the plat.

(e) In commercial and industrial areas where the developer desires to install pipe in the area normally covered by the fifty (50) year floodplain, he may do so providing that adequate provision is made therefor and complete plans submitted. In all cases the developer shall assume full responsibility for carrying the storm water through and from his property to an acceptable outlet. As an alternative, the developers of commercial or industrial areas may contribute one and one-half cents (\$.015) per square foot of land areas being developed, such contribution to be acceptable only at the discretion of the Planning and Zoning Office upon recommendation of the Department of Public Works.