

# ATTACHMENT 1

## East of I-270

In the Ten Mile Creek watershed East of I-270, a 15 percent imperviousness cap applies to new development on properties ~~greater than 2 acres in size~~ that are recommended for the Clarksburg East Environmental Overlay Zone. Properties already developed (as of April 1, 2014) with imperviousness exceeding this cap may improve their properties and maintain the existing level of imperviousness providing the use of the property does not change. A change of use will trigger the application of the imperviousness cap (see Figure 11 and the Clarksburg East Environmental Overlay Zone).

## West of I-270

West of I-270, a 6 percent imperviousness limit applies to all new development on properties ~~greater than 2 acres in size~~ that are recommended for the Clarksburg West Environmental Overlay Zone, with the exception of County-owned properties. The County-owned properties cannot add imperviousness (0% cap). Properties already developed (as of April 1, 2014) with imperviousness exceeding this cap may improve their properties and maintain the existing level of imperviousness providing the use of the property does not change. A change of use will trigger the application of the imperviousness cap (see Figure 11 and the Clarksburg West Environmental Overlay Zone).

### **A. Environmental Buffers**

It should be noted that in the standard review of NRI/FSDs, field collected data, as well as mapped and documented current and historical information, are used by M-NCPPC staff. The requirement in most of the Ten Mile Creek watershed to delineate buffers around ephemeral streams will add a mapped environmental feature to NRI/FSDs that will require the review by M-NCPPC staff of additional data. All available data, including those collected on some of the large developable properties in the Ten Mile Creek watershed during the development of the 10 Mile Creek Master Plan Amendment, will be considered to help determine and verify the various environmental features shown on NRI/FSDs within this watershed.

In addition to the requirements stated elsewhere in these Guidelines, the following requirements apply in the portion of the Ten Mile Creek watershed within the 10 Mile Creek Master Plan Amendment planning area (see Figure 11):

- Except for the Historic District, environmental buffers must be a minimum 200 feet wide around perennial and intermittent streams, and springs and seeps, and must be expanded to include:
  - All erodible soils (See Appendix C) that begin within or abut the minimum buffers
  - Wetlands that extend beyond the buffer
  - All slopes 15 percent or greater that begin within or abut the minimum buffers.
- A minimum 50 foot buffer must be provided around all wetlands, and must be expanded according to the criteria contained in Table 7. (Note: Because all of Ten Mile Creek is a Use Class I-P stream the same buffers apply for both SPA and non-SPA areas, so only one Table is required.)
- A minimum 50 foot buffer must be provided around all ephemeral streams (not including roadside or other constructed ditches). The environmental buffer expansion requirements in these Guidelines for intermittent and perennial streams do not apply to ephemeral streams.
- In areas covered by the Clarksburg East and West Environmental Overlay Zones, the 80% open space

| required by the Overlay Zones~~RNC zone~~ must encompass, at a minimum, all environmental buffer areas as described above and forest protection areas, as described below in Section F.