

**MEMORANDUM**

**DATE:** May 19, 2005

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division *DK*

**FROM:** Dolores M. Kinney, Senior Planner (301) 495-1321  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Subdivision of Parcel 140

**PROJECT NAME:** Shiloh Church Road

**CASE #:** 120060780

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** Rural

**LOCATION:** Located on the east side of Shiloh Church Road, approximately  
2,800 feet south of the intersection with Comus Road

**MASTER PLAN:** Clarksburg

**APPLICANT:** James Reise

**ENGINEER:** Macris, Hendricks & Glascock, P.A.

**FILING DATE:** January 26, 2006

**HEARING DATE:** June 1, 2006

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50, Montgomery County Subdivision Regulations and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one (1) lot for one residential dwelling unit.
- 2) The applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) All septic easements must be completely outside of the stream buffer.
- 4) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
- 5) Compliance with conditions of MCDPWT letter dated, April 14, 2006 unless otherwise amended.
- 6) Compliance with the conditions of the MCDPS stormwater management approval dated February 28, 2006.
- 7) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated May 15, 2006.
- 8) Other necessary easements.

**SITE DESCRIPTION:**

Parcel 140 ("Subject Property") is located on the east side of Shiloh Church Road, approximately 2,800 feet south of the intersection with Comus Road (Attachment A). It is zoned Rural and contains 9.37 acres. The Subject Property contains a stream and associated buffer and forests.

**PROJECT DESCRIPTION:**

This is a preliminary plan of subdivision to create one (1) lot for the construction of a one-family detached dwelling unit (Attachment B). The proposed lot will have a lot width of approximately 270 feet, which is narrower than the 300 feet required in the Rural Zone. However, this application is submitted for review under Section 59-C-9.71 (b) of the Zoning Ordinance in which a lot is exempt from the current area and dimensional requirements because it was created by a deed executed on or before June 4, 1974. The lot must comply with the requirements of the applicable zone applicable prior to classification in the Rural Zone, which in this case, was R-200. The R-200 Zone allowed a lot width of 100 feet. The applicant provided a copy of the deed, which shows that the Subject Property was created in 1972. As such, the dimensional requirements of the R-200 zone apply and the lot width is appropriate at 270 feet.

The proposed lot will be served by private well and uses sand mounds for the septic system. Access to the site will be directly from Shiloh Church Road. The plan proposes to protect and preserve the environmentally sensitive features through a conservation easement.

## **DISCUSSION OF ISSUES**

### **Master Plan Compliance**

The Clarksburg Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to maintain the rural residential character, which this plan does.

The Subject Property is east of the Agricultural Reserve and is recommended for a rural land use pattern. The Master Plan recommends the area west of Shiloh Church Road as Rural Density Transfer (RDT) Zone while the subject property is zoned Rural. The Master Plan recommends a land use pattern east of Ten Mile Creek that balances environmental concerns, county housing needs, and the importance of I-270 as a high-technology employment corridor.

Because this area is separated from the larger Agricultural Reserve by Ten Mile Creek, agricultural preservation is not the primary objective. The key land use objective in this area is to provide housing while mitigating water quality impacts in Ten Mile Creek. The Master Plan recommends an open space pattern extensive enough to help protect the many natural attributes of the larger watershed.

### **Environment**

Approximately 6.64 acres of the Subject Property contains existing forest, which is two-thirds of the site. The remainder of the property is grass/field. The Subject Property is zoned Rural and, therefore, must comply with Section 22A-12(f) of the Montgomery County code which requires residential developments in an agricultural resource area to either retain or plant a certain percentage of forest onsite. For this particular plan, the appropriate threshold is the conservation threshold as defined by the Forest Conservation Law.

The preliminary forest conservation plan forwarded to the Planning Board for approval indicates preservation of all 6.64 acres of existing forest on the subject site. All forests and areas within the environment buffers will be placed into a Category I Forest Conservation Easement. The plan submitted meets the requirements of the forest conservation law and regulations by maximizing forest retention and permanently protecting forest in environmentally sensitive areas, contiguous forest and wildlife habitat.

Since the review of the preliminary forest conservation plan, a representative of the applicant raised the possibility of removing forest located outside of the environmental buffers at the back of the property. Environmental Planning objects to this forest removal for a number of reasons including:

- 1) Access to this portion of the property requires a stream crossing and cutting through forest in the stream buffer;

- 2) There is no justification for the forest removal because the house and septic fields are located within the unforested portion of the site near Shiloh Church Road;
- 3) Removal of forest would fracture contiguous forest and provide sunny habitat for non-native invasive plants to expand deeper into the existing forest; and
- 4) Clearing of forest at the back of the property would disturb habitat for interior forest dwelling birds.

The applicant is permitted and encouraged to use the forest for passive recreation uses but any removal would be inconsistent with the forest conservation law in terms of maximizing forest retention, protection of contiguous forest, and providing wildlife habitat.

### **Citizen Outreach and Correspondence**

This plan submittal pre-dated new requirements for a per-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

### **ANALYSIS**

Staff's review of Preliminary Plan #120060780 (Formerly 1-06078), Shiloh Church Road, indicates that the plan conforms to the recommendations of the Clarksburg Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's rural residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that the public facilities will be adequate to support and service the proposed lot, as demonstrated in Attachment C, the data table. Staff further finds that the size, width, shape, and orientation of the lot is appropriate for the location of the subdivision.

### **CONCLUSION:**

Staff finds that Preliminary Plan #120060780 (Formerly 1-06078), Shiloh Church Road, conforms to the Clarksburg Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

### **Attachments**

- Attachment A Vicinity Development Map
- Attachment B Proposed Development Plan
- Attachment C Data Table
- Attachment D Agency Comments

# SHILOH CHURCH ROAD (120060780)

ATTACHMENT A



Map compiled on February 14, 2006 at 12:11 PM | Site located on base sheet no - 232NW15

## NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N

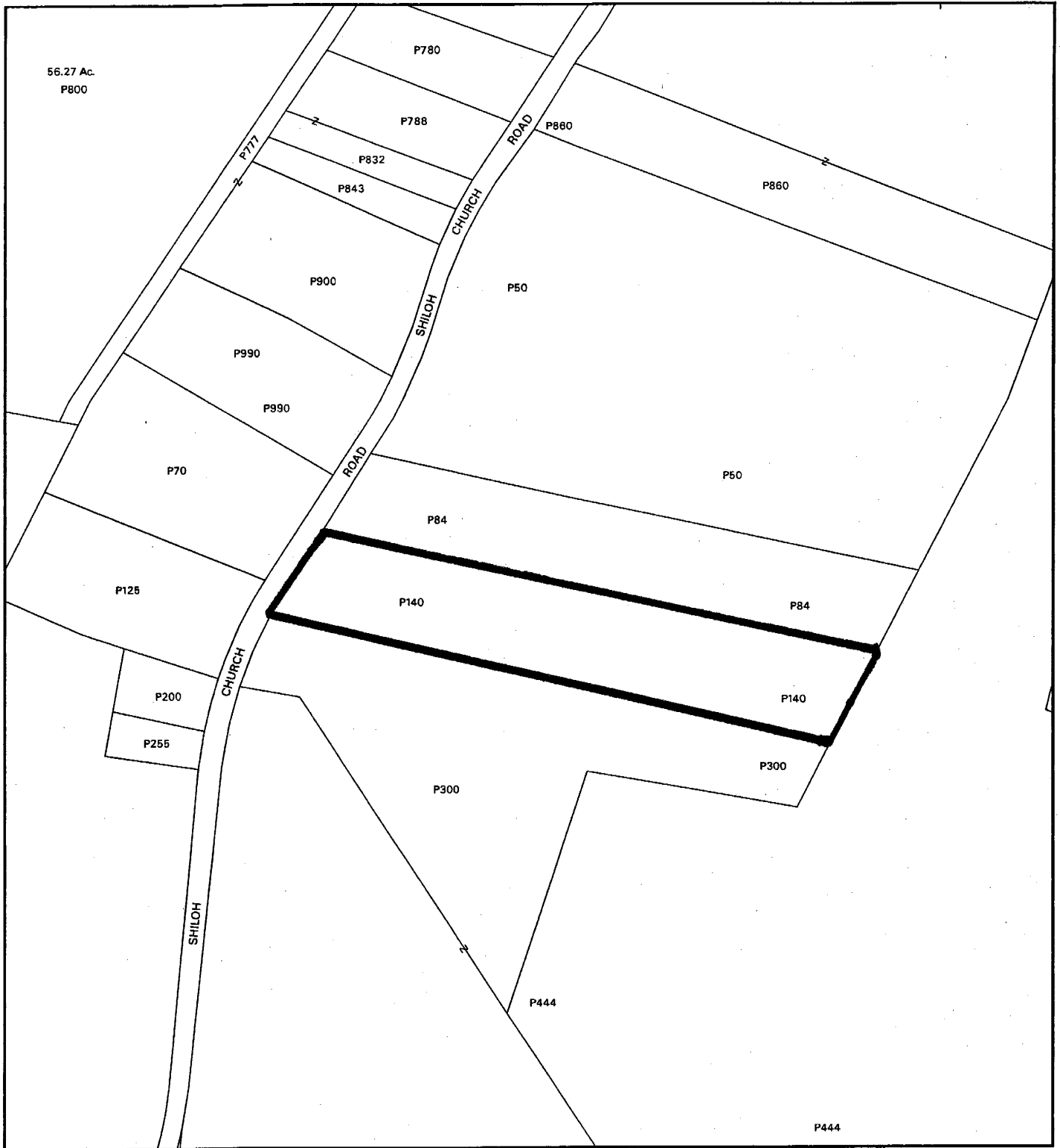


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1 inch = 400 feet  
1 : 4800

# SHILOH CHURCH ROAD (120060780)



Map compiled on February 14, 2006 at 12:09 PM | Site located on base sheet no - 232NW15

## NOTICE

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1 inch = 400 feet  
1 : 4800



## Preliminary Plan Data Table and Checklist

<b>Plan Name: Shiloh Church Road</b>				
<b>Plan Number: 120060780</b>				
<b>Zoning: Rural</b>				
<b># of Lots: 1</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: 1 one-family detached dwelling unit</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval on the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	5 acres	9.37 acres	<i>DML</i>	May 19, 2006
Lot Width	300 ft.	Grandfathered*	<i>DML</i>	May 19, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>DML</i>	May 19, 2006
Setbacks				
Front	50 ft. Min.	Must meet minimum	<i>DML</i>	May 19, 2006
Side	20 ft. Min./ 40 ft. total	Must meet minimum	<i>DML</i>	May 19, 2006
Rear	35 ft. Min.	Must meet minimum	<i>DML</i>	May 19, 2006
Height	50 ft. Max.	May not exceed maximum	<i>DML</i>	May 19, 2006
Max Resid'l d.u.	1	1	<i>DML</i>	May 19, 2006
Site Plan Req'd?	No	No	<i>DML</i>	May 19, 2006
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	Yes	<i>DML</i>	May 19, 2006
Road dedication and frontage improvements	Dedication	Yes	DPWT	April 14, 2006
Environmental Guidelines	Yes	Yes	Environmental Planning	May 19, 2006
Forest Conservation	Yes	Yes	Environmental Planning	May 19, 2006
Master Plan Compliance	Yes	Yes	Community Based Planning	May 18, 2006
Other				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Yes	DPS	February 28, 2006
Water and Sewer (WSSC)	Yes	Yes	WSSC	February 28, 2006
Well and Septic	Yes	Yes	DPS	May 15, 2006
Local Area Traffic Review	N/A	N/A	<i>DML</i>	May 19, 2006
Fire and Rescue	Yes	Yes	MCFRS	February 27, 2006

\* Grandfathered pursuant to Section 59-C-9.71(b) of the Zoning Ordinance.  
Lot was created prior to establishment of the Rural zone



**AGENCY  
CORRESPONDENCE**



**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**  
Department of Park & Planning, Montgomery County, Maryland  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

TO: Cathy Conlon, Supervisor, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division *MP*

DATE: May 16, 2006  
May 19, 2006 (Revised)

SUBJECT: Preliminary Plan 120060780  
Shiloh Church Road

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The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan with the following conditions:

1. No clearing or grading permitted without staff approval of a final forest conservation plan.
2. Final forest conservation plan must be submitted consistent with Section 109.B. of the Forest Conservation Regulation.
3. All septic easements must be completely outside of the stream buffer.

**DISCUSSION**

The subject site is 9.37 acres and located south of Comus Road along Shiloh Church Road. The property does not include any structures and is zoned RDT. The site is approximately 2/3 forested and the remaining 1/3 is grasses/fields. The preliminary plan shows one single-family house on the property and associated septic areas.

**Forest Conservation**

There is 6.64 acres of existing forest on the property. The subject site is zoned RDT and therefore must comply with Section 22A-12(f) of the Montgomery County code. This section of the code requires developments in an agricultural resource area to either retain or plant a certain percentage of forest onsite. For this particular plan, the appropriate threshold is the conservation threshold.

The preliminary forest conservation forwarded to the Planning Board for approval indicates preservation of all 6.64 acres of existing forest on the subject site. All forest and areas within environmental buffers will be placed into a category I forest conservation easement. The plan

submitted meets the requirements of the forest conservation law and regulation in terms permanently protecting forest in environmentally sensitive areas, contiguous forest, wildlife habitat, and for maximizing forest retention.

Since the review of the preliminary forest conservation a representative of the applicant raised the possibility of removing forest outside of the environmental buffers at the back of the property. Environmental Planning objects to this forest removal for a number of reasons including:

- 1) Access to this portion of the property requires a stream crossing and cutting through forest in the stream buffer;
- 2) There is no justification for the forest removal because the house and septic fields are located within the unforested portion of the site near Shiloh Church Road;
- 3) Removal of forest would fracture contiguous forest and provide sunny habitat for non-native invasive plants to expand deeper into the existing forest; and
- 4) Clearing of forest at the back of the property would disturb habitat for interior forest dwelling birds.

The applicant is allowed and encouraged to use the forest for passive recreation uses but any tree removal would be inconsistent with the forest conservation law in terms of maximizing forest retention, protection of contiguous forest, and providing wildlife habitat.

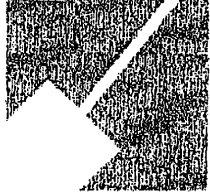
### **Environmental Guidelines**

The site includes stream buffers, and wetlands. These areas will be protected by Category I forest conservation easements. There is no encroachment proposed into the environmentally sensitive areas on the property.

### **RECOMMENDATION**

Environmental Planning recommends approval of the preliminary plan of subdivision and Planning Board approval of the preliminary forest conservation plan. The site meets the requirements of Chapter 22A of the Montgomery County code through the retention of all existing forest.

MARYLAND-NATIONAL CAPITAL  
PARK & PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS



TO: George Haskins

SUBJECT: Preliminary Forest Conservation Plan # 120060780  
Preliminary Plan Shiloh Church Road  
Date Received March 3, 2006

SENT VIA FAX TO: 301 948-0693

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

**SUBMISSION ADEQUACY**

Adequate as submitted

**RECOMMENDATIONS**

Approve subject to the following conditions:

1. No clearing or grading permitted without staff approval of a final forest conservation plan.
2. Final forest conservation plan must be submitted consistent with Section 109.B. of the Forest Conservation Regulation.
3. All septic easements must be completely outside of the stream buffer.

SIGNATURE

Mark Pfeiffer  
Environmental Planning Division

(301) 495-4730

DATE: March 20, 2006



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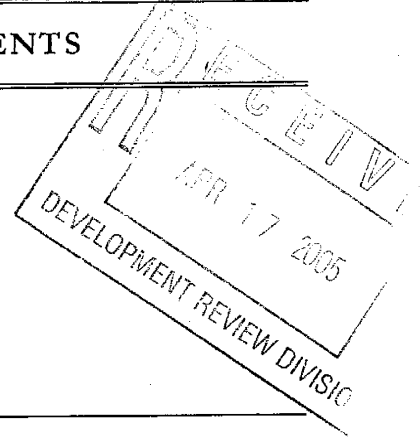
## FIRE MARSHAL COMMENTS

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**DATE:** 2-27-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240.777.2436  
**RE:** APPROVAL OF ~ *SHILOH CHURCH ROAD 1-20060780*

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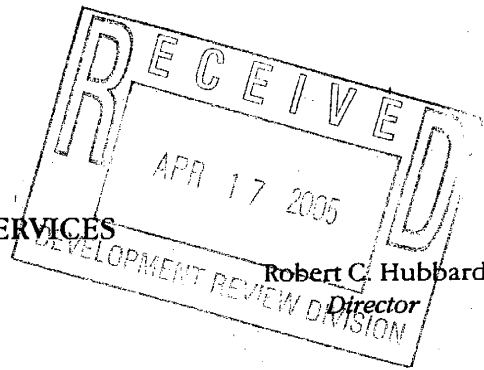
### 1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 2-27-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services



DEPARTMENT OF PERMITTING SERVICES



Douglas M. Duncan  
County Executive

February 28, 2006

Robert C. Hubbard  
Director

Mr. Adolfo Carpio  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request  
for Shiloh Church Road  
SM File #: 223006  
Tract Size/Zone: 9.37 acs/RDT  
Total Concept Area: 0.61acs  
Lots/Block: 1  
Parcel(s): P140  
Watershed: Ten Mile Creek

Dear Mr. Carpio:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge through the protection of the wetland and stream buffer, meeting the forest conservation requirements of the Planning Board, and the provision for safe overland conveyance of the flow from the roadway and home site in a grassed waterway. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **conditions** will need to be addressed **during** to the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. An engineered sediment control plan must be submitted for this development.
3. The sediment control plan must include an analysis of the drainage path from the road to the stream valley buffer. If necessary, a parabolic grassed waterway is to be designed and constructed. The top width of the waterway should be no less than 20 feet.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable



Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Richard Gee at 240-777-6333.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN223206

cc: C. Conlon  
S. Federline  
SM File # CN223006

QN - On Site; Acres: 0.61  
QL - waived; Acres: 0.61  
Recharge waived



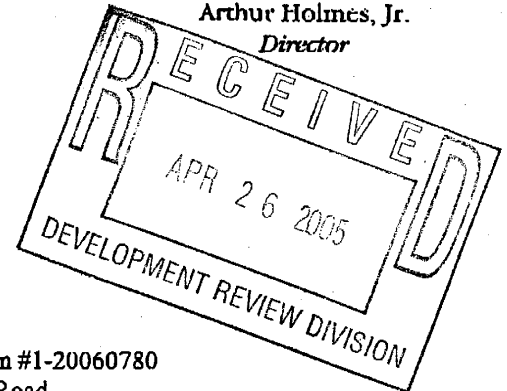
DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

April 14, 2006

Arthur Holmes, Jr.  
Director

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760



RE: Preliminary Plan #1-20060780  
Shiloh Church Road

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 1/25/06. This plan was reviewed by the Development Review Committee at its meeting on 2/27/06. We recommend approval of the plan subject to the following comments:

- All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
1. Show all existing planimetric and topographic details specifically storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
  2. Necessary dedication for Shiloh Church Road in accordance with the master plan.
  3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
  4. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
  5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
  6. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.
  7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
  8. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

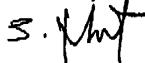


Ms. Catherine Conlon  
Preliminary Plan No. 1-20060780  
Date April 14, 2006  
Page 2

9. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
- A. Improve Shiloh Church Road to Country Road Standards along the site frontage. Extend the existing culvert as necessary.
  - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
  - D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Development Review Group  
Traffic Engineering and Operations Section  
Division Of Operations

m:/subdivision/farhas01/preliminary plans/1-20060780, Shiloh Church Road .doc

Enclosures (1)

cc: James Riese  
David Crowe, Macris, Hendricks & Glascock  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Preliminary Plan Folder  
Preliminary Plans Note Book



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

MEMORANDUM

May 15, 2006

TO: Ms. Cathy Conlon, Development Review,  
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-06078, Shiloh Church RD- 1 lot

This is to notify you that the status of the plan received in this office on July 21, 2005, is as follows:

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. Proposed sand mound sites must be staked with 4-foot high "orange construction fencing" prior to the issuance of any permits (well, building, septic). The fencing must remain in place to protect the future mound sites from physical compaction until all construction activities are completed.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

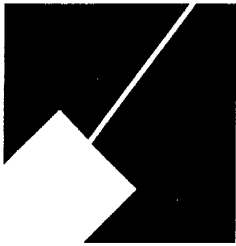
cc: Owner  
Surveyor  
File

*Approved: D. Crowe*

*1 pg.*  
*5/17/06*  
*WJC*



M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

May 18, 2006

MEMORANDUM

TO: Dolores M. Kinney, Senior Planner  
Development Review Division

VIA: Sue Edwards, I-270 Corridor Team Leader *Sue*  
Community-Based Planning Division

FROM: Nellie Shields Maskal, Community Planner *NM*  
Community-Based Planning Division

SUBJECT: Shiloh Church Road Property: Preliminary Plan 12006060 (Formerly 1-06078); Clarksburg Master Plan

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**Relationship to the Clarksburg Master Plan**

The subject 9.3-acre property is located in the Ten Mile Creek Area of the 1994 Clarksburg Master Plan Area. It is zoned Rural and is situated east of Shiloh Church Road near Comus Road. The Land Use Plan proposed for the Ten Mile Creek Area is shown in Figure 1.

The subject property lies just east of the Agricultural Reserve and is recommended for a rural land use pattern. The Master Plan recommends the area west of Shiloh Church Road as RDT Zone while the subject property is zoned Rural. The Master Plan recommends a land use pattern east of Ten Mile Creek that balances environmental concerns, County housing needs, and the importance of I-270 as a high-technology employment corridor (page 89 of the Master Plan).

Because this area is separated from the larger Agricultural Reserve by Ten Mile Creek, agricultural preservation is not the primary objective. The key land use objective in this area is to provide housing while mitigating water quality impacts in Ten Mile Creek. The Master Plan recommends an open space pattern extensive enough to help protect the many natural attributes of the larger watershed.

A more detailed discussion of the environmental characteristics and concerns in this area is included in the Master Plan Environmental Plan chapter. During the Master Plan

process, the importance of protecting these environmental resources was weighted against County needs, in particular, the long term County-wide need for additional areas for single-family detached housing and the future of I-270 as a significant employment corridor. The Master Plan recommends an extensive level of environmental mitigation because all of the environmental studies done as part of the Master Plan process have identified Ten Mile Creek as a fragile stream due to its delicate ecosystem, low base flow, and highly erodible stream banks.

### **Conclusion**

Staff recommends approval of this application for one (1) lot since it complies with the land use objectives of the Clarksburg Master Plan.

Attachment

NSM:tv: G:\Maskal\12006060.doc

# Ten Mile Creek Area Land Use Plan

FIGURE 1

