

1) Water Quality Measures

a) Impervious Cover Limits

- i) For the recharge zone and 1 mile upstream of the recharge boundary, impervious cover shall be limited to 15% of net site area**
- ii) For the contributing zone starting at 1 mile upstream from the recharge zone boundary, impervious cover shall be limited to 20% of net site area**
- iii) Net site area shall include all acreage except for creek setbacks and golf courses**

b) Stream Buffer Zones

- i) For streams draining greater than 640 acres the buffer shall be the larger of the 100 year flood plain or 300 feet on each side of the center line**
- ii) For streams draining from 320 to 640 acres the buffer shall be the greater of the 100 year flood plain or 200 feet on each side of the center line**
- iii) For streams draining from 128 to 320 acres the buffer shall be the greater of the 100 year flood plain or 100 feet on each side of the center line**
- iv) For streams draining from 40 to 128 acres the buffer shall be the greater of the 100 year flood plain or 75 feet on each side of the center line**
- v) For streams draining less than 40 acres (intentionally left blank)**

c) Use of Best Management Practices (BMP's)

- i) Within a project, in any drainage area that has greater than 10% impervious cover, a combination of BMP's shall be used to treat the storm water runoff to "non-degradation" standards defined as no increase in average annual loadings**
- ii) All BMP's shall be dedicated to a regional authority for monitoring and maintenance**

- d) Critical Environmental Features**
 - i) Features shall be located and measures taken to provide setbacks (this needs to be expanded)**
- 2) Regional Planning Assumptions**
 - a) Residential Density Limits**
 - i) Within the recharge zone and 1 mile upstream of the recharge zone residential density shall be limited to 1 unit per gross acre on a project by project basis**
 - ii) In the contributing zone farther than 1 mile upstream of the recharge zone residential density shall be limited to 1.25 units per gross acre on a project by project basis**
 - b) Commercial Density Limits**
 - i) There shall be no more than three large commercial centers in the aquifer region.**
 - ii) The most appropriate location of the commercial centers should be apparent after a roadway plan is developed.**
 - iii) Use limits should be placed on commercial activities that involve the potential of catastrophic pollution of the aquifer**
- 3) Open Space Planning and Management**
 - a) A broad brush open space plan should be developed keeping in mind existing land purchases, major creek setback corridors and the proposed “walk for a day trail”**
 - b) Cluster development should be encouraged**
 - i) To obtain a commitment for sewer service, 50% of the gross acreage should be set aside as open space**
 - ii) The open space should be planned so that open space on adjacent tracts is contiguous**
- 4) Infrastructure Planning and Financing**
 - a) Water Infrastructure Planning**
 - i) Based on the density limits contained in #2 above , a surface water system should be designed**

- ii) Major roadways should be built as growth demands**
- 5) Regional Aquifer Authority**
 - a) A regional aquifer authority should be established legislatively**
 - i) This authority should have the power of the existing BSEACD and HTGWCD**
 - ii) The obligation to monitor and maintain BMP's should be added as an authority and obligation and a funding mechanism for maintenance should be legislatively enacted, subject to voter approval**
 - iii) No land use controls should be allowed that are inconsistent with the land use and water quality measures contained above**
 - iv) Included in the authority should be a mechanism to purchase open space and a funding mechanism should be legislatively provided**