

Critical Area Project Application
Town of Ocean City
(Over 50% of site with or without SWM)

Date: _____ File# _____

Project Name: _____

Project Address _____

Tax Map: _____ Parcel: _____ Block: _____ Lot# _____ Zoning _____

Property Owner _____ Phone _____

Property Owner Address _____

Parcel size (SA): _____

I. PROJECT DESCRIPTION

Is project in the 100-foot buffer? Yes _____ No _____ (If no go to section 3)

II. SETBACK REQUIREMENTS

- Parcel/lot size of upland area:
- 40,000 sf or more setback = 25'
- 25,000sf to 39,999 sf setback = 20'
- 15,000sf to 24,999sf setback = 15'
- Up to 15,000 sf setback = 10' except for
 - Residential R-1 = 15'
 - Mobile home MH = 5'

No structures allowed in setback. Pervious decks and walkways allowed to cover 60% of setback (pervious construction details required). Remaining 40% of setback must be vegetated. Non-conforming replacement/repair and maintenance of decks and walkways are allowed to remain however existing decks must remain pervious in nature. Removal of concrete must be replaced with pervious material.

Setback width sf (SW) = _____
Setback length sf (SL) = _____
Setback area (SB) = (SW)*(SL): _____ * _____ = _____
Setback planting requirement (REQ) = (SB) * 40%: _____ * 40% = _____

Provide landscaping plan for setback

III. SITE CONDITIONS

_____ Site Area sf (square feet) = (SA),
 _____ Proposed coverage sf (including decks) = (PC)
 _____ *If required*, Area of site treated by BMP = (SWM)
 _____ (See attached SWM Computations)
 _____ Vegetation removed Critical Area 1:1 = (VRCA)
 _____ Vegetation removed Buffer 2:1 = (VRBA)

IV. CRITICAL AREA MITIGATION CALCULATIONS

CAM Factor (CF%) = (PC)-(SWM) / (SA): _____ - _____ / _____ = _____

Critical Area Mitigation (CAM) = (PC) (CF%) (\$1): _____ * _____ * (\$1) = _____

Program Fee (FEE) = (CAM) * 10%: _____ * 10% = _____

Vegetation removed (VEG) = (VRBA) + (VRCA): _____ + _____ = _____

Net Landscape req. (NET) = (CAM) + (VEG) – (FEE): _____ + _____ - _____ = _____

Must provide:

- Landscaping plan with credits (Existing trees not included)**
- Site plan with lot coverage tabulated**
- MUST PROVIDE SWM PLAN AND DETAILS WITH 10% RULE WORKSHEET**

Landscaping	Size	Conversion SF	Conversion \$	Placement
Large Tree	> 2" caliber	200 SF	\$200	14' on center
Small Tree	> 1.5" caliber	100 SF	\$100	10' on center
Large Shrub	36" min hght/sprd	75 SF	\$75	8' on center
Small Shrub	24" min hght/sprd	50 SF	\$50	5' on center
Plants		2 SF	\$2	1-2' on center
Rain Garden 5 x 5	1 shrub 3 plants	400 sf	\$400	Drainage area 500 sf
Rain Garden 10 x 10	1 tree, 3 shrubs, 9 plants	1600 sf	\$1,600	Drainage area 2000 sf

V. AFFORESTATION CHECK

All development or redevelopment within the Critical Area boundary must be vegetated with plant material in an amount of 15% of the site area.

Afforestation (AFF) = (SA) * 15% : _____ * 15% = _____

Plantable Area (PL) = (SA) – (PC) : _____ - _____ = _____

The area for (PL) must be plantable. If (NET) is larger than the (PL) plant spacing must be verified. Existing trees can be applied to the 15% afforestation but not (CAM)

VI. HABITAT PROTECTION (skip if it is less than 40,000 SF)

For lots of 40,000 square feet or greater, the applicant must consult with the Maryland Department of Natural Resources to determine the existence of any Habitat Protection Areas that may be affected by the proposed development.

VII. LANDSCAPE PLAN

Proposed landscape/mitigation plan with plant schedule (including location, botanical name, common name and installation site and should show all required vegetation according to the Mitigation or Afforestation requirements

(NET) =	Botanical Name	Credit	Proposed Quantity New	Total	Existing 15% Afforest
	Large tree	200			
	Small tree	100			
	Large shrub	75			
	Small Shrub	50			
	Plant	2			
	Rain Garden				
	5 x 5	500			
	10 x 10	1400			
	Other BMP				
	TOTAL PROPOSED				
(NET) - TOTAL PROPOSED = MITIGATION FEE OWED \$					
(Required Minimum 15% of parcel)					

VII. SITE PLAN REQUIREMENTS

Critical Area site plan must be drawn to scale and shall include the following information:

- 1. Site plans must be drawn to scale**
- 2. A title block, including the name of the project or development and the names of the property owner, project data including street name, tax map -parcel and lot,**
- 3. Property lines and approximate location of adjoining property structures**
- 4. North arrow, scale, and legend,**
- 5. All improvements and impervious surfaces (including all structures, sidewalks, sheds, decks, driveways, pools, utilities, etc.) labeled as existing or proposed show dimensions and sf of each tabulate**
- 6. Location and type of Stormwater BMP's and installation details**
- 7. Drainage area to each BMP**
- 8. Existing and proposed grades and elevation (Topography)**
- 9. Positive drainage toward the City Right-of-way.**
- 10. Containment on property line to prevent drainage onto adjoining lots**
- 11. Limit of all proposed clearing, grading and disturbance.**
- 12. Existing vegetation, size and type with legend, and**
- 13. Proposed landscape/mitigation plan (including location, botanical name, common name and installation site)**
- 14. Mean high water line, bulkhead, rip/rap or delineation of private and State tidal wetlands and Delineation of non-tidal wetlands (If applicable)**
- 15. 100-foot Buffer and setback delineated (If applicable)**
- 16. Habitat protection areas (if applicable)**

Reviewed by: _____ Environmental Engineer Date _____