

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

Date Permit Number (To be completed by Town)

Project Name

Project Address Zoning

Property Owner and Contact

Property Owner Address

Email Address Phone Number

Parcel Size (SA)

Multi Family Commercial only **Perimeter** **Landscape Zone**

I. PROJECT DESCRIPTION

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

II. SETBACK REQUIREMENTS

If work is in setback, mitigation planting must be provided in setback first.
 No impervious structures allowed in setback. Pervious deck and walkways allowed to cover 60% of setback.
 Remaining 40% of setback must be vegetated.
 Non-conforming replacement/repair and maintenance for existing decks and walkways are allowed to remain,
 however, existing decks allowed must be built pervious. Removal of concrete must be replaced with pervious material.
 (pervious construction details required)

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

10

Setback width sf (SW) =

Setback length sf (SL) =

Setback area (SB) = (SW) * (SL) :	$\frac{n/a}{(SW)} *$	$\frac{n/a}{(SL)} =$	#VALUE!
Setback planting requirement (REQ)	$\frac{\#VALUE!}{(SB)} *$	$\frac{40\%}{40\%} =$	#VALUE! (REQ)

Landscaping Plan for setback required

Notes:

III. SITE CONDITIONS

0 Site Area (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 Area 2:1 = (VRBA)

Input Total Points - Limited to trees and large shrubs per conversion chart below

IV CRITICAL AREA MITIGATION CALCULATIONS

CAM Factor (CF%) (PC)-(SWM)/(SA) #DIV/0! 20% Minimum (.2)
 Critical Area Mitigation (CAM) PC)(CF%) #DIV/0! Points
 Program Fee (FEE) (CAM) * 10%*(\$1) #DIV/0! Dollars
 Vegetation removed (VEG) (VRBA) + (VRCA) 0 Points
 (Trees that must be replaced in addition to NET below)
 Net Landscaping (NET) (CAM) - (FEE) #DIV/0! Points

Outside 5' perimeter of development activity

Must provide:

- Landscaping plan with credits (Existing trees not included, but should be shown on plan)
- Site plan with lot coverage tabulated
- Must provide SWM plan and details with 10% rule, *if required*

Landscaping	Size	Conversion POINTS	Placement	
Large Tree	> 2" caliper	200	14' on center	
Small Tree	> 1.5" caliper	100	10' on center	
Large Shrub	36" min hght/sprd	75	8' on center	
Small Shrub	24" min hght/sprd	50	5' on center	
Plants		2	1-2' on center	
Rain Gardens for Single Family Property only	Rain Garden 5 x 5	1 shrub 3 plants	400	Drainage area 500 sf
	Rain Garden 10 x 10	1 tree, 3 shrubs, 9 plants	1400	Drainage area 2000 sf

Must show drainage area to RG

V. AFFORESTATION CHECK

All development or redevelopment requires that 15% of the site is vegetated. With NO improvements.*
 The plantable area must be vegetated for 15% of SA or LOD
 If existing conditions % is < 15% of SA or LOD, site is grandfathered at that percentage and it must be maintained
 The area of PL must be plantable

Afforestation (AFF): (SA) * 15% $\frac{0}{(SA)}$ * $\frac{15\%}{15\%} = \frac{0}{(AFF)}$ 0
 Plantable area (PL): (SA)-(PC) $\frac{0}{(SA)}$ - $\frac{0}{(PC)} = \frac{0}{(PL)}$ 0

Notes: * except for sidewalk extension with pervious pavers are considered plantable

VI. HABITAT PROTECTION

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 REQUIREMENTS

Proposed landscape/mitigation plan with plants schedule
 Mitigation **PLUS** removed landscaping

MITIGATION =	#DIV/0!	+	0	=	#DIV/0!
OWED	NET		REMOVED		TOTAL POINTS
Size	Credit	Proposed Quantity New	Total		
Large tree	200		0		
Small tree	100		0		
Large shrub	75		0		
Small Shrub	50		0		
Plant	2		0		
Rain Garden*					
5 x 5	400		0		
10 x 10	1400		0		
Other BMP			0		
TOTAL PROPOSED			0		

* Notes:
 1) Use of the standardized Rain Gardens are for Single Family Properties only.
 2) Plans must show drainage areas to each Rain Garden

Replacement Landscape Required 0

TOTAL POINTS	#DIV/0!	
TOTAL POINTS-PROPOSED * \$1.00=MITIGATION FEE OWED (Required Minimum 15% of parcel)	#DIV/0!	0

Notes:

VIII. SITE PLAN REQUIREMENTS

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

1. Site Plan drawn to scale.
2. Title block, including name of the project or development and the names of the property owner, project data including street name, tax map and parcel info.
3. Property lines and approximate location of adjoining property structures.
4. North arrow, scale and legend.
5. All improvements and lot coverage tabulated.
6. Location and type of stormwater controls and construction details.
7. Drainage area to each stormwater control.
8. Existing and proposed grades.
9. Positive drainage toward the Town right-of-way.
10. Containment on property lines to prevent drainage onto adjoining lots.
11. Limit of all proposed clearing, grading and disturbance.
12. Existing and proposed vegetation, quantity, size and type. Include botanical name.
13. High water line, bulkhead, rip/rap or delineation of private and state tidal wetlands and delineation of non- tidal wetlands.
14. The 100' foot buffer and setback line delineated.
15. Habitat protection areas (if applicable).

Review by _____
 Date _____

**TOWN OF OCEAN CITY
ENGINEERING INSPECTION DEPARTMENT
CRITICAL AREA MITIGATION**

DATE: _____ **PERMIT:** _____ **0**

OWNER: _____ **0** **LOCATION:** _____ **0**

CONTRACTOR: _____

Landscaping	Unit Cost	Quantity	Total
Large tree	200		
Small tree	100		
Large shrub	75		
Small shrub	50		
Plants	2		
Lg. rain garden	1600		
Sm. rain garden	400		

Total Provided _____

Total Required _____ **#DIV/0!**

Signatures:

Contractor

Environmental Engineer

C/O Release OK

Date:

Landscaping worksheet

Address	
Name	0
Parcel/lot Size	0 Sq FT
Perimeter	0 Ft
Trees	0
Shrubs Required	0

Landscaping Zone Circle all that apply

- [Ocean](#)
- [East Coastal](#)
- [West Coastal](#)
- [Critical area Buffer](#)
- [Critical Area Setback](#)
- [Tidal Wetland](#)

Ocean Plants

East Coastal Plants

West Coastal Plants

Critical Area Buffer/setback plants

Minimum Landscaping Requirements for Lot size and Planting Schedule

15% for Single Family lots

2,000 Sf or less	300 Points		1 small tree		4 small shrubs
2,000 to 3,000	450 points		1 small tree		7 small shrubs
3,000 to 4,000	600 points		1 small tree	2 large shrubs	9 small shrubs
4,000 to 5,000	750 points		1 small tree	2 large shrubs	10 small shrubs
5,000 to 6,000	900 points		1 small tree	3 large Shrubs	14 small shrubs
7,000 to 8,000	1200 points	1 large tree	2 small treee	4 large shrubs	10 small shrubs
9,000 to 10,000	1500 points	1 large tree	2 small treee	6 large shrubs	13 small shrubs
10,000 to 11,000	1650 points	1 large tree	2 small treee	7 large shrubs	18 small shrubs
over 11,000	15% of lot size	varies with lot size			

Additional landscaping will apply toward Critical Area Mitigation Requirement.

Large Trees 200

Small trees 100

Large Shrubs 75

Small shrubs 50

5' tree with 2" caliper

5' tree with 1.5' caliper

3 gal 3' tall or wide

2 gal 2' tall or wide

box elder
 red maple
 river birch
 mockemut hickory
 bitternut hickory
 pignut hickory
 shagbark hickory
 hackberry
 Atlantic white cedar
 common persimmon
 American beech
 white ash
 green ash
 black walnut
 sweet gum
 tulip poplar
 red mulberry
 black gum, sourgum
 shortleaf pine
 pitch pine
 loblolly pine
 Virginia pine
 American sycamore
 black or wild cherry
 white oak
 swamp white oak
 scarlet oak
 red oak
 blackjack oak
 swamp chestnut oak
 water oak
 pin oak
 chestnut oak
 northern red oak
 post oak
 black oak
 black locust
 black willow
 bald cypress
 American basswood
 American elm

serviceberry, shadbush
 paw paw
 chinquapin
 eastern redbud
 white fringetree
 flowering dogwood
 cockspur hawthorn
 southern thorn
 American holly
 eastern red cedar
 sweetbay magnolia
 eastern hop - hornbeam, ironwood
 southern crabapple
 sweet crabapple
 sassafras
 Crepe Myrtle
 Arborvites

smooth alder
 Devil's walking stick
 possum haw
 mountain laurel
 shining or winged sumac
 staghorn sumac
 black haw
 red chokeberry
 high-tide bush, groundsel tree
 American beautyberry
 buttonbush
 sweet pepperbush, summersweet
 silky dogwood
 wigh hazel
 inkberry
 winterberry
 tassel-white, Virginia sweetspire
 fetterbush
 spicebush
 male-berry
 wax myrtle, southern bayberry
 northern bayberry
 pink azalea, pinxterbloom
 swamp azalea
 sweet or smooth sumac
 swamp rose
 common elderberry
 highbush blueberry
 deerberry
 souther arrowwood
 naked witherod
 Azelea
 Roses

sweet fern
 strawberry bush, hearts -a -bustin'
 black huckleberry
 dangleberry
 dense St Joh's wort
 sheep laurel
 stagger-bush
 beach plum
 dwarf or coast azalea
 pature rose
 early lowbush blueberry
 maple-leaved arrowwood

Yucca
 Fountain Grasses

Additional landscaping will apply toward Critical Area Mitigation Requirement.

Native Plants

Non Native Plants