



**DEPARTMENT OF
PLANNING & ZONING**

110 Vincit St., Suite 104 | Centreville, MD 21617

Permits: (410) 758-4088

Email: PermitApplications@qac.org

Buffer Management Plan for Shoreline Disturbance

This form must be completed by the property owner for any disturbance of natural vegetation or construction within the Critical Area Buffer. It is also required for activities related to Buffer establishment, Buffer mitigation, and disturbances associated with providing access to private piers or shorelines. This includes shoreline stabilization efforts such as erosion control, bulkhead repairs and construction, revetment repair and installation, and living shoreline projects. All plants used must be native to Maryland.

Once completed and approved, this form will serve as your official Buffer Management Plan and provide our office with a record of your proposed Buffer impact and the mitigation measures you plan to implement. For assistance in completing this form, please contact the Permit Department at (410) 758-4088.

Date: _____

A. Property Owner Information

Property Owner's Name: _____

Property Owner's Mailing Address: _____

Cell #: _____ Work #: _____ Email: _____

B. Property Information

Property Address: _____

Contact Person: _____ Cell #: _____ Tax Account#: _____

Tax Map #: _____ Block(s): _____ Parcel(s): _____ Lot(s): _____

Critical Area? IDA LDA RCA N/A

C. Proposed Development Activity/Disturbance(s)

Please check the purpose(s) for your proposed disturbance(s) to the Buffer:

Required Buffer Establishment for new subdivision Associated subdivision #: _____

Shore erosion control Associated permit #: _____

Access to pier/shoreline

D. Mitigation Ratios – Work Performed by Water Only

Different types of Buffer management activities require different mitigation ratios. The purpose of mitigation is to improve the Buffer wherever possible. The table below provides the mitigation ratios for various types of Buffer management activities. *Please note: mitigation ratios are cumulative.*

Activity	Number of Plants
Shore Erosion Control (< 100 ft of Shoreline)	One 1" Caliper Tree – Minimum 6' Tall
Shore Erosion Control (100 ft to ≤ 300 ft of Shoreline)	Two 2" Caliper Trees – Minimum 8' Tall
Shore Erosion Control (> 300 ft to ≤ 500 ft of Shoreline)	One Canopy Tree & Three Large Shrubs
For Every Additional 100 ft (or part thereof) > 500 ft	One Large Shrub & Three Small Shrubs
Pier	Three Large Shrubs

E. Mitigation Ratios – Work Performed on Land Only

Shore erosion control with land disturbance is calculated by combining the area disturbed along the shoreline with the area disturbed landward of the shoreline. For example: 100 linear feet of shoreline x 10 feet landward = 1,000 square feet of disturbance. See the chart below to calculate the required mitigation for this type of disturbance. Any work landward for the Mean High Water Line (MHWL) requires Buffer mitigation for disturbance within the 100-foot Shore Buffer.

A local jurisdiction shall apply the following planting credits for the type and size of the vegetation proposed:

Vegetation Type	Minimum Size Eligible for Credit	Maximum Sqft Credit Allowed	Maximum Percent of Credit	# of Plants
Canopy Tree	2” Caliper & 8’ Tall	200 sqft	Not Applicable	
Canopy Tree	1” Caliper & 6’ Tall	100 sqft	Not Applicable	
Understory Tree	1” Caliper & 6’ Tall	75 sqft	Not Applicable	
Large Shrub	1 Gallon & 4’ Tall	50 sqft	30%	
Small Shrub	1 Gallon & 18” Tall	25 sqft	20%	
Herbaceous Perennial	1 Quart	2 sqft	10%	
Planting Cluster 1	1 Canopy Tree & 3 Large Shrubs or 6 Small Shrubs	300 sqft	Not Applicable	
Planting Cluster 2	2 Understory Trees and 3 Large Shrubs or 6 Small Shrubs	350 sqft	Not Applicable	

***No Bare Root Stock Permitted**

F. Justification

Please provide a brief explanation of your proposed project in the space below.

Examples:

- 600 square feet partially cleared for shore access; canopy will be maintained, and disturbance will be limited to three saplings and several shrubs. The path will consist of wood chips.
- Removal of a 3,000-square-foot area of poison ivy along the shore access pathway. Method of removal includes digging and targeted application of an approved herbicide to individual plants. Any resulting bare area will be mulched to prevent soil erosion. No trees or shrubs will be removed.
- 700 square feet of Buffer disturbance on a BEA lot for an attached addition to a single-family dwelling. No removal of trees or shrubs.

Note: The applicant must show the 100-foot Buffer on the plat.

G. Calculation of Mitigation for Disturbance or Development in the Buffer

Total Buffer Area Cleared or Disturbed: _____ sqft

And/Or

Number of Trees Removed: _____

Mitigation Ratio (refer to table above): _____

H. Schematic Drawing

Please attach a scaled schematic drawing identifying all areas of impact within the Buffer, including specific trees or shrubs to be removed, if possible, and the proposed locations for replanting within the Buffer. The drawing must show the location of the Critical Area Buffer. Indicate the specific types of vegetation to be removed, as well as the types and quantities of vegetation that will be used for mitigation. Pictures or photos of existing conditions are acceptable.

I. Certifications

I certify these statements to be true and accurate and that any trees to be removed are on my property. I hereby grant County/Local Jurisdiction Officials permission to enter my property for inspections of this Buffer Management Plan

Applicant Signature: _____ **Date:** _____

I will notify the County/Local Jurisdiction Officials immediately following the Buffer planting to verify compliance with this Buffer Management Plan. Buffer plantings must take place within _____ days of the approval of this plan.

Applicant Signature: _____ **Date:** _____

For Office Use Only

Approval Information:

This Buffer Management Plan is approved as of _____ . Expiration Date: _____

Signature: _____ **Date:** _____
Authorized County/Local Jurisdiction Official

Inspection Record:

Signature: _____ **Date:** _____
Authorized County/Local Jurisdiction Official

Signature: _____ **Date:** _____
Authorized County/Local Jurisdiction Official