



City of Annapolis
 Department of Planning and Zoning
 145 Gorman Street, 3rd Fl
 Annapolis, MD 21401-2535

FOR CITY USE ONLY	
PROJECT #	_____
COMPLETED	_____

PlanZone@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Critical Area Buffer Management Plan

As Required by the State of Maryland Critical Area Commission

Property information

Owner of property City of Annapolis, Department of Public Works

Address 145 Gorman Street

City Annapolis ST MD Zip 21401 Phone 410.263.7949

Email address efmckeown@annapolis.gov

Other contact Mark Joseph Herbkersman, Architect, Lothorian, LLC

Address 13536 Jarrettsville Pike

City Phoenix ST MD Zip 21131 Phone 410.667.7665

Email address markh@lothorian.com

Project address (if different) Truxtun Park Pool 231,299 Pump House Road

Critical Area designation RCA Zoning _____

Is the property in a Buffer Exempt Area, BEA? Yes No

Expected start date of project September, 2019 Expected planting date April, 2020

Proposed Project

Provide a brief explanation of your proposed project and the methods and/or equipment to be used in the space below.

The project consists of the redevelopment/replacement of the existing Truxtun Park Swimming Pool and related facilities on Pump House Road in Annapolis. The project resides within the 32 acre Truxtun Park and Critical Area expanding the footprint of the existing facility. The scope includes demolition of the existing pool(s) bath house/pool decks and mechanical areas. The new design includes a children's splash pad, a leisure pool with water/play amenities and a 25 yard lap pool. The site redevelopment also includes a new year-round bath house/locker facility, guard room, lobby area, seasonal family changing rooms and a seasonal snack bar.

Justification of Project

Provide justification for the proposed project and its intended purpose in the space below.

The purpose of this project is a replacement for a failing (leaking) existing pool and dated facilities. Through best management practices and design, the amount of impervious surfaces has been reduced and existing run-off conditions have been improved with storm water management practices. An eroding slope behind the proposed pool site will be planted with native understory trees, shrubs, and perennials to help hold the soil and slope, and reduce further erosion. Additional plantings are required and provided, due to the RCA designation of the property.

Long-term Management Plan

Provide a description of the management plan to be utilized. The plan is required to control invasive species, pests and predation. Monitoring and replacement of plants that do not survive is required for two years.

Plantings to be selected are native to the region and will be monitored for a period of two years. The majority of storm water runoff is to be treated through appropriate storm water facilities proposed on site.

For more information on the application process, please visit www.annapolis.gov and refer to the City Code, Chapter 21.54, Critical Area Overlay.

STEP 1: FOR NON-BEA DESIGNATED SITES ONLY. For BEA sites, start at Step 2.

BUFFER ESTABLISHMENT - Required for development or redevelopment activities outside of the of the 100-foot buffer on a parcel containing the buffer.

Development or redevelopment activity that occurs on a lot or parcel that includes a buffer to tidal waters, a tidal wetland or a tributary stream must establish the buffer based on the chart below if the buffer is not fully forested or fully established in woody or wetland vegetation.

Development Category	Lot Created Before 1987	Lot Created After 1987
Development on a vacant lot	Establish the buffer based on total sq. ft. of lot coverage outside the buffer	Fully establish the buffer
Subdivision	Fully establish the buffer	
New lot with an existing dwelling	Establish the buffer based on total sq. ft. of lot coverage outside the buffer	
Conversion of a land use on a parcel or lot to another land use	Fully establish the buffer	
Addition, accessory structure or redevelopment	Establish the buffer based on net sq. ft. of increase in lot coverage outside the buffer	
Substantial alteration	Establish the buffer based on total sq. ft. of lot coverage outside the buffer	

Lot coverage means the total area that is occupied by a structure, accessory structure, parking area, driveway, roadway; or an area covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement or any manmade material. This includes but is not limited to the footprint of homes and accessory structures, walkways, steps, patios, garden ponds, and pools.

Calculation of Buffer Establishment:

The following process is used to compute the amount of buffer establishment required for development or redevelopment activity. Follow the steps below to calculate the buffer establishment planting requirements.

- | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--|------------------------------|--|---|--|
| <ol style="list-style-type: none"> 1. Determine the development category from the table above 2. Determine the extent of buffer establishment per the table above 3. Calculate the square footage of planting required based on the criteria above for buffer establishment. Place this amount in the final calculation chart for Step 1. | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; padding-right: 10px;">Redevelopment</td> <td style="border-bottom: 1px solid black; width: 100px;"></td> </tr> <tr> <td style="text-align: right; padding-right: 10px;">No net increase in lot cover</td> <td style="border-bottom: 1px solid black; width: 100px;"></td> </tr> <tr> <td style="text-align: right; padding-right: 10px;">0</td> <td style="border-bottom: 1px solid black; width: 100px;"></td> </tr> </table> | Redevelopment | | No net increase in lot cover | | 0 | |
| Redevelopment | | | | | | | |
| No net increase in lot cover | | | | | | | |
| 0 | | | | | | | |

STEP 2: FOR SITES DESIGNATED NON-BEA or BEA

TREE REMOVAL MITIGATION - Required for development or redevelopment activity inside the 100-foot buffer or expanded buffer.

Tree removal for development or redevelopment activity that occurs within the buffer requires planting mitigation. The amount of planting mitigation is based on the canopy coverage area of the trees removed. (For trees that are dead, dying, diseased, invasive or hazardous see section B below).

Calculation of Buffer Mitigation for Tree Removal:

The following process is used to compute the amount of buffer mitigation required for tree removal in the buffer. Follow the steps below to calculate the replacement planting mitigation requirements:

- | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|------------|--|
| <ol style="list-style-type: none"> 1. Determine the square footage of the canopy coverage area for the removal of trees due to the development or redevelopment activity 2. The figure from line number 1 above is the amount of mitigation required for the tree removal. Place this amount in the final calculation chart for Step 2. | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; padding-right: 10px;">5,157 s.f.</td> <td style="border-bottom: 1px solid black; width: 100px;"></td> </tr> <tr> <td style="text-align: right; padding-right: 10px;">5,157 s.f.</td> <td style="border-bottom: 1px solid black; width: 100px;"></td> </tr> </table> | 5,157 s.f. | | 5,157 s.f. | |
| 5,157 s.f. | | | | | |
| 5,157 s.f. | | | | | |

STEP 3: FOR SITES DESIGNATED NON-BEA or BEA

MITIGATION FOR DISTURBANCE WITHIN THE BUFFER - Required for development or redevelopment activity inside the 100-foot buffer or expanded buffer.

A development or redevelopment activity that occurs on a lot or parcel within the buffer requires planting mitigation. The amount of planting mitigation is based on the type of activity and the limit of disturbance area.

Activity	Mitigation Ratio	
	Permanent Disturbance	Temporary Disturbance
Shore erosion control	1:1	1:1
Riparian water access	2:1	1:1
Development or redevelopment of water-dependent facilities	2:1	1:1
Buffer-Exempt Area (BEA development or redevelopment)	2:1	N/A
Variance (Non-BEA development or redevelopment)	3:1	1:1
Violation	4:1	N/A

Permanent disturbance means a material, enduring change in the topography, landscape or structure that occurs as part of a development or redevelopment activity. Temporary disturbance means a short-term change in the landscape that occurs as part of a development or redevelopment activity.

Calculation of Mitigation for Disturbance to the Buffer:

The following process is used to compute the amount of mitigation for the development or redevelopment activity. Follow the steps below to calculate the buffer mitigation planting requirements:

1. State the development category from the table above.
2. List the corresponding mitigation ratio for each activity.
3. List the total square footage of area disturbed within the buffer for permanent and temporary disturbance.
4. Calculate the area of mitigation required for both permanent and temporary disturbance (multiply the sq. ft. of disturbed area by the appropriate activity ratio).
5. Add together the totals of the required mitigation for permanent disturbance and temporary disturbance. Place this amount in the final calculation chart for Step 3.

Permanent Disturbance	Temporary Disturbance
Variance (Redevelop)	Variance (Redevelop)
3:1	1:1
11,314	4,445
11,314 x 3	4,445 x 1
33,942	4,445

STEP 4: FOR SITES DESIGNATED NON-BEA or BEA

MITIGATION FOR REMOVAL OF DEAD, DYING, DISEASED OR HAZARDOUS TREES WITHIN THE BUFFER

Trees Removed	Mitigation Requirement
For each 1" or greater caliper dead, dying, diseased, invasive or hazardous tree	Replacement with minimum 3/4" caliper, native, canopy tree

Calculation of Mitigation for Removal of Dead, Dying, Diseased, Invasive or Hazardous Trees:

Mitigation is calculated on a ratio of 1:1 for the removal of dead, dying, diseased, invasive or hazardous trees.

1. Number of trees to be removed. Replacement number equals the number of removed trees. Place this amount in the final calculation chart for Step 4. 0

STEP 5: FINAL CALCULATION CHART FOR BUFFER ESTABLISHMENT AND BUFFER MITIGATION

The total buffer planting requirements are based on the cumulative total of the Buffer Establishment and Buffer Mitigation*. Follow the steps below to calculate the total planting amount required.

- | | | |
|-------------------------------------------------------------------------------|-----------------|--------|
| 1. List the square footage of buffer establishment from Step 1. | | 0 |
| 2. List the square footage of mitigation for tree removal from Step 2. | | 5,157 |
| 3. List the square footage of mitigation for disturbance from Step 3. | | 38,387 |
| 4. Add the square footage from steps 1, 2 and 3 above. | Total sq. ft. = | 43,544 |
| 5. List the number of replacement trees required for tree removal from Step 4 | | 0 |

6. **PERMANENT DISTURBANCE (REMOVAL OF LOT COVERAGE) REDUCTION** -4,227.
 *Note: Planting credit for mitigation required may also be applied toward buffer establishment requirements if applicable.
TOTAL = 39,317.

STEP 6: BUFFER PLANTING PLAN AND SCHEMATIC DRAWING

Buffer Management Plan applications must include a schematic drawing identifying the areas of impact to the Critical Area. The schematic drawing must show the proposed activity, the limit of disturbance, existing and proposed lot coverage features, existing trees and shrubs, and the 100' buffer and if required, the expanded buffer area. Vegetation to be removed and the replacement plantings are to be shown and labeled. A table listing the vegetation that will be used for establishment and/or mitigation must be provided. The table should include the species type, quantity of plants, sizes of plants along with the corresponding planting credit for each plant type. All plants must be native to the region and appropriate for the proposed site conditions. Landscaping stock planted in accordance with the table below shall be 100% guaranteed for at least 2 years after planting is completed.

Planting Location

All mitigation should be located within the Critical Area in the following order preference:

1. On-site within the Buffer
2. On-site adjacent to the Buffer
3. On-site within the Critical Area
4. Off-site (follow order of preference 1-3 above)
5. Fee-in-lieu payment (only if options 1-4 cannot be met)

Buffer Establishment and Mitigation Credits for Various Vegetation

Planting requirements can be met by utilizing the following credit tables:

Landscaping Stock Planting Credit Table			
Vegetation Type	Minimum Size at Time of Installation Eligible for Credit	Maximum Credit Allowed (square footage per plant)	Maximum Percent of Credit (per type of vegetation)
Canopy tree	2 inch caliper	200	Not applicable
Canopy tree	¾ inch caliper	100	Not applicable
Understory tree	¾ inch caliper	75	Not applicable
Large shrub	3 feet high	50	30
Small shrub	18 inches high	25	20
Herbaceous Perennial	1 quart or based on the area covered by plugs or seed mix	2	10
Planting Cluster for buffer establishment or mitigation of less than ½ acre	1 canopy tree; and 3 large shrubs or 6 small shrubs of sizes listed above	300	Not applicable
Planting Cluster for buffer establishment or mitigation of less than ½ acre	2 understory trees; and 3 large shrubs or 6 small shrubs of sizes listed above	350	Not applicable

Alternative planting standards may be permitted based on the following table below if applicable:

Requirement Type	Amount of Planting	Options
Establishment	Less than ¼ acre	Landscaping stock for the entire required area according to the planting credit table (shown above)
Establishment	¼ acre to less than or equal to 1 acre	At least 25% of the entire required area in landscaping stock according to the planting credit table (shown above) and the remainder according to the optional planting table (shown below) or natural regeneration
Establishment	Greater than 1 acre	At least 10% of the entire required area in landscaping stock according to the planting credit table (shown above) and the remainder according to the optional planting table (shown below) or natural regeneration
Mitigation	Less than 1 acre	Landscaping stock for the entire required area according to the planting credit table (shown above)
Mitigation	1 acre or greater	At least 50% of the entire required area in landscaping stock according to the planting credit table (shown above) and the remainder according to the optional planting table (shown below)

Optional Flexible Stocking Size Planting Credit Table			
Stock Size of Trees Only	Required Number of Stems Per Acre	Survivability Requirement	Minimum Financial Assurance Period After Planting
Bare-root seedling or whip	700	50 percent	5 years
½-inch to 1-inch container grown	450	75 percent	2 years
More than 1-inch container grown	350	90 percent	2 years

STEP 7: FINANCIAL ASSURANCE

For Buffer Management Plans that total more than 5,000 square feet for Buffer Establishment or Buffer Mitigation separately, or a combined total of 5,000 square feet for Buffer Establishment and Buffer Mitigation must include a long-term protection plan that provides financial assurance to cover the planting and survivability requirements and a provision for a minimum of two years monitoring. A completed and signed City of Annapolis Landscape Maintenance Agreement and application for a Landscape Bond must be submitted to the City of Annapolis Department of Planning and Zoning prior to approval.

STEP 8: AUTHORIZATION

Application form must be signed by PROPERTY OWNER. An agent signature is not acceptable.

I certify these statements to be true and accurate and that any trees to be removed are on my property. I hereby grant the City of Annapolis officials permission to enter my property for inspections of the Buffer Management Plan.

Owner signature _____ Date _____

City of Annapolis Authorized Signature

Planning & Zoning _____ Date _____



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Special Exception Application

Property Information

Site address Truxtun Park Pool, Pump House Road, Annapolis, MD 21403
 Total site area +/-32.6Ac Limit of disturbance 2.36Ac Zoning district R2
 Critical Area designation RCA BEA Yes No
 Number of lots 1 Number of units 1

Owner Information

Owner of property City of Annapolis, Department of Public Works
 Mail address 45 Gorman Street
 City Annapolis ST MD Zip 21401
 Phone(s) 410.263.7949 Email address efmckeown@annapolis.gov
 Agent (if not owner) Mark Joseph Herbkersman, Architect, Lothorian, LLC Tax ID number 06-829-90008350
 Phone(s) 410.667.7665 Email address markh@lothorian.com

Project Description

Project type: Special Exception (SE)

Sub-type (mark one)

- With Site Design Plan Review
 Without Site Design Plan Review

Description of proposed project:

The project consists of the redevelopment/replacement of the existing Truxtun Park Swimming Pool and related facilities on Pump House Road in Annapolis. The project resides within the 32 acre Truxtun Park and Critical Area expanding the footprint of the existing facility. The scope includes demolition of the existing pool(s) bath house/pool decks and mechanical areas. The new design includes a children's splash pad, a leisure pool with water/play amenities and a 25 yard lap pool. The site redevelopment also includes a new year-round bath house/locker facility, guard room, lobby area, seasonal family changing rooms and a seasonal snack bar. The site design includes new pool deck areas for seating and dining, both hard-scape and soft-scape and below grade foundation for a future dome enclosure over the lap pool. Pool mechanical equipment and storage are in a basement below the bath house. The entire parking area for 100 cars is updated and will feature a storm water/rain garden, new landscaping, planted areas and amenities.

On a separate sheet of paper, please address the applicable criteria from City Code [Chapter 21.26](#).

Submittal Requirements Checklist (Mark each box as completed)

Ten (10) copies are required for each submittal and all submittal items should be folded and assembled as individual packages. If your drawings are 28"x18" or larger, please submit one full-size packet and nine (9) packets in reduced 11"x17" size.

- Completed Application Form, including written responses to all applicable review criteria
- Application fee (see Fee Schedule)
- List of persons and their addresses having a financial interest/ownership in the property
- Vicinity map showing location of subject property
- Architectural plans, as applicable:
 - Exterior building elevations/facades showing existing and proposed improvements
 - Interior floor plans of existing and proposed structures, as applicable
- Site Plan (which may include the following information, as applicable):
 - Layout of existing and proposed improvements
 - Metes and bounds (surveyed boundaries and dimensions) of the property
 - Landscaping
 - Tree preservation/conservation areas
 - Critical area mitigation/lot coverage tabulations/BEA policy standards, as applicable
 - Lighting and utilities (sewer, water and power)
 - Utility plan (sewer, water, power)
 - Grading/sediment control plan
 - Land use information (use, zoning and owners of adjoining properties)

Two (2) sets of #10 envelopes, with postage, addressed to all property owners within 200 feet of the subject property. Applicant must coordinate the mailing of the public notice with the Department.

Additional information, such as traffic impact studies, tree inventories, landscape maintenance agreements and moderately priced dwelling unit agreements, may be required in conjunction with a specific application.

A dated picture of the Public Notice Sign posted in front of the property is also a required part of the application. Sign will be available from Planning and Zoning when the application is determined to be otherwise complete. The sign must be posted for 15 days.

Signature of property owner  Date 2/14/2019

For more information on the application process, please visit www.annapolis.gov and refer to the City Code, [Chapter 21.26](#) Special Exceptions.

You can also track the progress of your application under "Project Search" at the City's on-line permitting site: <http://etrakit.annapolis.gov/>.

APPLICATION CHECKLIST

General Project Information

Please include the following text information, if applicable to the site, in the project application materials. This information may be included in the form of letters, reports, or site plan notes.

- | | |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Project name and location | <input checked="" type="checkbox"/> Area of Canopy Clearing within Buffer |
| <input checked="" type="checkbox"/> Project Purpose | <input checked="" type="checkbox"/> 10% Stormwater Rule Spreadsheet |
| <input checked="" type="checkbox"/> Agency sponsoring project | <input checked="" type="checkbox"/> Soil erosion and sediment control measures and implementation strategy |
| <input checked="" type="checkbox"/> Project description | <input checked="" type="checkbox"/> Lot coverage information |
| <input checked="" type="checkbox"/> Anticipated timeline | <input checked="" type="checkbox"/> Mitigation required for clearing of forest area |
| <input checked="" type="checkbox"/> Total acreage in Critical Area | <input checked="" type="checkbox"/> Mitigation required for impacts to the Buffer |
| <input checked="" type="checkbox"/> Total forest area cleared | <input checked="" type="checkbox"/> Afforested area |
| <input checked="" type="checkbox"/> Method of stormwater control | |
| <input checked="" type="checkbox"/> Area of Disturbance within Buffer | |
| <input checked="" type="checkbox"/> Whether project is on locally-owned, privately-owned, or leased land | |

General Mapping Features

Please include the following features on all site plans:

- | | |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Tract or lot lines |
| <input checked="" type="checkbox"/> Project boundary | <input checked="" type="checkbox"/> Critical Area boundary (Breakdown by IDA, LDA, RCA) |
| <input checked="" type="checkbox"/> Scale | <input checked="" type="checkbox"/> Limit of Disturbance |
| <input checked="" type="checkbox"/> Orientation | |
| <input checked="" type="checkbox"/> Project Name and Location | |

- ✓ **Limit of Disturbance within Buffer**
- ✓ **Area of canopy clearing within Buffer**
- **One hundred-year floodplain boundary**
- **Agricultural lands**
- **Dredging activity and spoil site**
- ✓ **Topography**
 - Including steep slopes (15% or greater) and proposed grading.
- **Soil**
 - Type
 - Area of hydric soils
 - Area of highly erodible soils

- ✓ **Vegetative cover**
 - Existing Forest
 - Forest Clearing
 - Afforestation/Reforestation
 - Mitigation Areas
- ✓ **Existing and proposed structures**
 - Including, buildings, roads, paved areas or other areas of lot coverage, parking lots, storm drains, septic areas, stormwater management systems, and shore erosion control structures.
- **Surface mining sites and wash plants**

Habitat Protection and other Sensitive Area Mapping Features

Please show the following Habitat Protection Area features on all site plans, if relevant to the particular project site:

- ✓ **Buffers:**
 - Minimum 100 ft. from tidal waters, landward edge of tidal wetlands and tributary streams
 - Expanded Buffer to include 15% or greater slopes, hydric soils and highly erodible soils
 - 25 ft. from nontidal wetlands
- ✓ **Tidal Wetlands**
- ✓ **Nontidal Wetlands**
- **Threatened and Endangered Species, Species in need of conservation**
- **Plant and Wildlife Habitats**
 - Colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forest, forest interior dwelling bird habitat, areas of state or local significance, and natural heritage areas
- **Anadromous Fish Propagation Waters**

Mitigation Planting Plans (Buffer Management Plans, Forest Mitigation Plans,
Other Plans)

If mitigation is required as a result of the project, the submittal must include a proposed mitigation plan demonstrating compliance with the requirement. A Planting Agreement Form must also be submitted with all mitigation plans (Attachment C).

A plan drawn to scale showing:

- Limit of disturbance**
- Total area of canopy cover removed**
- Arrangement of the proposed planting**

A landscape schedule that meets the planting standards outlined in COMAR 27.01.09.01-2 and that includes:

- Species type**
- Quantity of plants**
- Size of plants proposed**
- Proposed planting date**

A maintenance plan that includes:

- Invasive species and pest control practices**
- Watering schedule**
- Signature of the responsible party**
- Provisions for a minimum of 2 years of monitoring.**
- A reinforcement planting provision if survival rates fall below 80%.**

Minimum Documentation Requirements

The following approvals and documents must be obtained prior to scheduling the project for review by the Project Subcommittee:

- Maryland Department of the Environment (MDE)**
 - Tidal wetlands approval
 - Nontidal wetlands approval
 - Water Quality Certification

- Army Corps of Engineers (ACOE) Tidal Wetlands Permit (404)**

The following permits should be secured or must be in their final stages (i.e., public comment period completed, permit conditions in final form), if applicable to the site, prior to scheduling the project for review by the Project Subcommittee:

- Maryland Department of the Environment (MDE)**

- _____ Stormwater Management approval
- _____ Sediment and erosion control plan approval

- _____ **Maryland Department of Natural Resources (DNR)**

- _____ Environmental Review letter

- _____ **Maryland Historic Trust (MHT)**

- _____ Review letter

State / Federal Agency Recommendations

Review and comment from the appropriate MDE, MHT, DNR, and ACOE units is required, if applicable to the site, for the following resources and habitats:

_____ **Threatened and Endangered Species**

_____ **Plant and Wildlife Habitat**

_____ **Riparian Forests**

_____ **Forest Interior Dwelling Birds (FIDs)**

_____ **Natural Heritage Areas**

_____ **Colonial water birds**

_____ **Submerged Aquatic Vegetation**

_____ **Anadromous Fish Propagation Waters**

_____ **Other Aquatic Species (Shellfish, etc.)**

_____ **Historic Waterfowl Staging and Concentration Areas**

_____ **Historic Resources (MHT)**

Planting Agreement for Local Projects

Local Agency

Project Number

Agency Contact

Phone Number

Commision Approval Date

CAC Planner

Project Name

Project Location

Square Feet Cleared Outside 100ft Buffer

Mitigation Ratio for Clearing Outside Buffer

$8,509 \times 1 (1:1) = 8,509$ - TREE REMOVAL
 $5,157 \times 1 (1:1) = 5,157$ - TREE REMOVAL
 $4,445 \times 1 (1:1) = 4,445$ - TEMP DIST.
 $11,314 \times 3 (3:1) = 33,942$ - PERM. DIST.
 Square Feet Disturbed/Cleared Within Buffer

Mitigation Calculation Outside Buffer

Mitigation Ratio for Disturbance/Clearing Within Buffer

15% Afforestation Provided (if required)

Mitigation Calculation Within Buffer

Total Mitigation Requirement

Planting and Natural Regeneration Plan Summary (Planting Plans should be submitted separately)

The landscape plan calls for extensive planting distributed around the entire property. All plant species are to be native to the Chesapeake and Atlantic coastal bays region. Species have been selected based on an analysis of surrounding native species, soil types, and sun exposure. Plants shall be planted by hand in areas of critical root zones of existing trees. All existing and newly planted materials shown on the drawings shall be maintained in accordance with the City's approved landscape maintenance agreement. At the end of a two year monitoring period, the survival of the plantings shall be assessed to determine the need for replacement plantings.

Planting Date

March 16 - May 22

Year

2020

First Site Visit Date

Completed by

Second Site Visit Date

Completed By

Date Mitigation Complete

Responsible Contact for Mitigation (Print)

Signature

Date

Revised May
2015