

MAJOR BUFFER ENHANCEMENT/MANAGEMENT PLAN

Please attach site plan.

Property Owner _____

Address of property _____

Election District _____ Map _____ Grid _____ Parcel _____ Lot _____

Size of property _____ Acres

Total area of new lot disturbance: _____ square feet

Total area of tree/vegetation removal: _____ square feet X 2= _____ square feet
 Understory to be removed (See the Mitigation Requirements on the back of this sheet to calculate replacement requirements).

Canopy trees to be removed (See the Mitigation Requirements on the back of this sheet to calculate replacement requirements).

In accordance with the Critical Area Program Habitat Protection Area requirements, the buffer, if not fully forested or is not fully established in woody or wetland vegetation, shall be established to the extent required in the following table (if the buffer is fully established, an area onsite or offsite must mitigated; a fee in lieu will be considered only if planting options do not exist and the fee has been established at \$1.50/square foot):

Development Category	Extent of buffer establishment required
New development on a vacant lot (prior to April 12, 1988)	Establish the buffer based on total lot coverage outside the buffer
New development on vacant lot (after April 12, 1988)	Fully establish the buffer
New subdivision or new lot	Fully establish the buffer
New lot with an existing dwelling unit	Establish the buffer based on total lot coverage outside the buffer
Conversion of a land use on a parcel or lot to another land use	Fully establish the buffer
Addition or accessory structure	Establish the buffer based on net increase in lot coverage outside the buffer
Substantial alteration	Establish the buffer based on total lot coverage

Signature _____ Printed name _____

Mailing address _____

Email address: _____ Daytime phone _____

BUFFER ENHANCEMENT/MANAGEMENT PLAN MITIGATION REQUIREMENTS

In accordance with the applicable activity located within the buffer, the following mitigation ratios apply (measurements based upon canopy calculation or square footage of disturbance):

Activity	Mitigation Ratio	
	Permanent Disturbance	Temporary Disturbance
Septic on a lot created before local program approval if located in existing grass or if clearing is not required	Not applicable	0
Septic system in a forest or developed woodland on a lot created before local program approval of clearing is required	1 :1	Not applicable
Shore erosion control	1:1	1:1
Riparian water access	2:1	1:1
Development or redevelopment of a water-dependent facility	2:1	1:1
Variance	3:1	1:1
Violation	4:1	Not applicable

The following planting credits for the type and size of the vegetation may be calculated as follows:
<http://www.nativeplantcenter.net/>

Vegetation Type	Minimum Size Eligible for Credit	Maximum Credit Allowed (Square Feet)	Maximum Percent of Credit
Canopy tree	2-inch caliper	200	Not applicable
Canopy tree	3/4-inch caliper	100	Not applicable
Understory tree	3/4-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 1*	1 canopy tree plus 3 large shrubs or 6 small shrubs of sizes listed above	300	Not applicable
Planting Cluster 2*	2 understory trees plus 3 large shrubs or 6 small shrubs of sizes listed above	350	Not applicable

* These options are available only for buffer establishment and buffer mitigation of less than 1/2 acre. 100% dead does not require replanting. Area must be stabilized with native vegetation or ground cover.

PROPOSED MAINTENANCE PLAN

Area to be planted within two growing seasons on or before _____per approved plan and maintained thereafter.

Large/small shrubs to be planted (you may also list any herbaceous perennials here):

Canopy trees to be planted:
