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# Erosion Control Above Mean High Water



## Before 2012

- Disturbance to the Critical Area Buffer limited to water-dependent activities.
- Grading, placement of fill or rock, or retaining wall required a variance from the Board of Appeals.



## After 2012

- Erosion control measures above mean high water are permitted with an approved Buffer Management Plan and Zoning Permit.
- Each application to the County shall comply with the requirements in Appendices A and N.



## Appendix A

- Technical minimum requirements for a site plan.



## Appendix N Construction Standards:

- Shall not have a cross-section width which is greater than 10' or 2 Xs the height of the bank, whichever is less.
- Shall not have a cross-section height which is greater than 5' or  $\frac{1}{2}$  the cross-section width, whichever is less.
- Wooded bulkhead structures prohibited.
- Revetments shall use filter cloth and fill standards consistent with MDE guidelines.
- There shall be no grading of the bank other than needed to cut a max. 15' wide path unless demonstrated wider is needed. No other cutting or removal of existing vegetation shall be allowed.




## Appendix N Construction Standards (cont.):

- Work shall be performed from the water, or where open lawn already exists landward of the bank, from open work areas that are a max. 15' wide unless demonstrated that construction is not feasible without a wider path.
- Minor fill of eroded gullies, depressions remaining from the root wads of wind-thrown or under-cut fallen trees or to protect on-site disposal systems and well infrastructure may be approved by the Planning Director.
- Mitigation for the disturbance to the Buffer shall be at 2:1 based upon the area disturbed.
- All mitigation shall be native and planted within Buffer.



## Appendix N Construction Standards (cont.):

- A grading permit and/or SCD review and approval may be required based upon the amount of disturbance.



## Appendix N Application Criteria:


- Photographic evidence.
- Site location on USGS Map.
- Field verified Buffer.
- Location of stockpiles, which must be located outside of the Buffer to the extent feasible. If permitted within the Buffer, no clearing may be permitted and they must be pre-approved by the Planning Division.
- Information regarding construction path width; will it be constructed from land or water.





## Appendix N Application Criteria (cont.):

- Buffer Management Plan with mitigation based upon clearing and disturbance.



## Appendix N Variance Required:

- Deviation from the criteria requires a variance from the Board of Appeals.



Thanks for listening 😊

- Questions?
- [www.charlescountymd.gov](http://www.charlescountymd.gov)
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