

# Chesapeake Bay Preservation Area

The water from rainstorms, irrigation, and miscellaneous home use has significant impacts on the environment. Unlike household sewerage, these water sources are not treated. Draining over rooftops, pavements, turf lawns, and shrub beds to eventually make its way to streams and rivers and ultimately into the ocean, bringing along whatever pollutants it may come across. These pollutants typically include parking lot and driveway sediments such as oil, antifreeze, tire rubber, exhaust particles, lawn herbicides and fertilizers, and miscellaneous substances such as car soap, paint, and construction material.

Generally known as stormwater runoff, whether this water is routed through pipes or infiltrated through to the groundwater, every state, county, city, and homeowner has to deal with it. If not collected, conducted, or stored in a conscientious manner, stormwater runoff can lead to flooding, erosion, pollution, and other consequences. The net effect of every new development, including single-family homes, contributes to the weight of these consequences. If your home site drains directly (or indirectly) into the Chesapeake Bay, then it is located within the Chesapeake Bay Watershed. The development practices occurring within this watershed are critical to the Chesapeake Bay's existence and in turn, your health, safety, and welfare.

Stormwater runoff has been identified as the single most contributing factor to the water quality degradation of the Chesapeake Bay. In order to reduce and prevent pollution to the Chesapeake Bay and other sensitive environments, the Commonwealth of Virginia enacted the Chesapeake Bay Preservation Act in 1988. This act allowed state and local municipalities to form a partnership to achieve a better water quality for the Chesapeake Bay Preservation Area (CBPA).

The CBPA policies formed by state and municipal agencies offer guidelines for all types of development in the Chesapeake Bay Watershed. Whether your project includes single or multi-family homes, subdivisions, or small businesses, WPL can assist you in your CBPA development. WPL has an extremely successful record for projects submitted to the CBPA Review Board. Not only because we represent the clients, but also because we represent the stewardship of the land. Based on our success, we recommend the following steps to guide you through the CBPA review process, from project conception to completion:

## 1) Survey

Every site development needs a detailed survey. Whether the site is initially field measured with a tape or professionally drafted by a licensed surveyor, the CBPA review process requirements exceed traditional city review requirements. All understory vegetation must be mapped and identified, and all trees must be mapped, sized by caliper and canopy, and identified. The surveyors and landscape architects of WPL have extensive experience in all forms of survey and plant identification and are prepared to offer these services.

## 2) Design

In order to generate a design, WPL's landscape architects visit the site and perform a site inventory and analysis of the existing conditions. They also meet with the client to get an understanding of what the client hopes to achieve. Once the existing conditions and the client's

aspirations are completely understood, a design concept is formed. This concept will exhibit responsible land use in accordance with CBPA guidelines and cutting edge stormwater management solutions. The landscape architect gets input from both the client and the city reviewers before refining this concept into an illustrative site plan. This colored and scaled plan will show general surface materials, general plant types, building location, and buffer zones as indicated by the CBPA regulations.

3) CBPA Board Review

WPL can represent the client by presenting the illustrative site plan to the CBPA Board and by explaining the stormwater management solutions. The reviewer's comments are then compiled and used to revise the plan if necessary.

4) Site Plan Review

Upon approval of the CBPA Board, the illustrative site plan must be used to generate working construction documents. These documents are blueprints, showing important details such as drainage systems, grading plans, planting plans, site improvement plans, surveys, and demolition plans. They need to be designed by a licensed professional and reviewed for compliance with the existing municipal ordinances prior to their approval. Approval by the local site plan review process assists the client or contractor in obtaining necessary permits for construction.

Each CBPA development project has its own complications. In many cases, the review process can be just as complex as the design itself. WPL has used the above four basic steps to ensure success in almost every project. Because of our expertise and experience, we are equipped to guide your CBPA project to success.