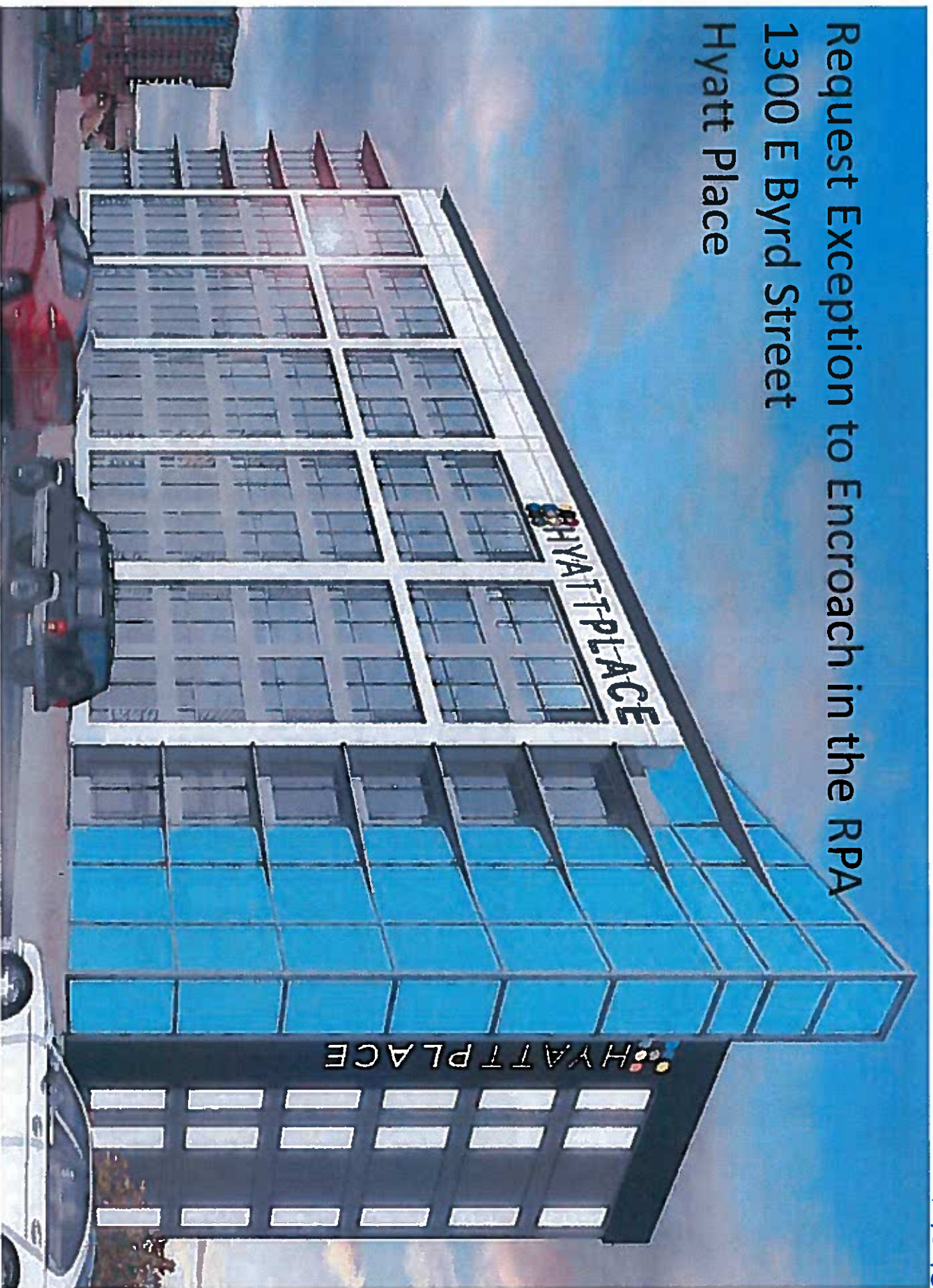


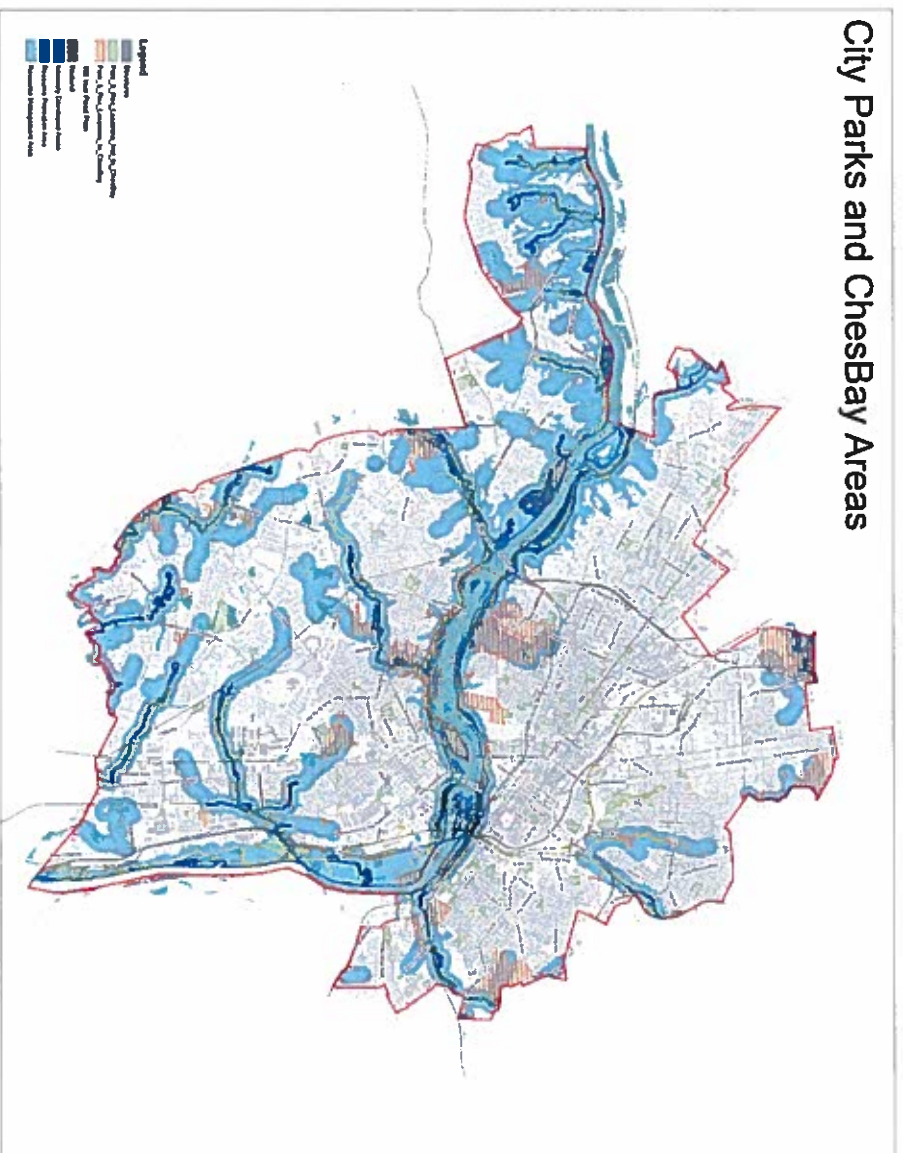
Request Exception to Encroach in the RPA
1300 E Byrd Street
Hyatt Place



Handout - Janet
Fireproof - wife
1-16-18 cpc

Chesapeake Bay Protection Areas

City Parks and ChesBay Areas



An official GIS Map can be found on the City website @ www.richmondgov.com/PublicUtilities/WaterResources.aspx

Chesapeake Bay Protection Areas

- There are three types of buffers in the CBPA.
 - **The RMA** - A *Resource Management Area* shall be provided contiguous to the entire inland boundary of the resource protection area. The following land categories shall be considered for inclusion in the resource management area and, where mapping resources indicate the presence of these land types contiguous to the resource protection area, should be included in designations of RMAs:
 - 100 year floodplains
 - Highly erodible soils including steep slopes
 - Non-tidal wetlands not included in the RPA
 - **500-foot buffers** (protect RPAs and those other areas listed)
 - **600-foot buffers** outward from the center of the stream in areas where the RMA has no site specific evaluation.
 - **The RPA** – *The Resource Protection Area* consists of lands adjacent to water bodies with perennial flow that have an intrinsic water quality value due to the ecological and biological processes they perform or lands that are sensitive to impacts which may cause significant degradation to the quality of state waters. The City has included the following areas:
 - Tidal wetlands
 - Non-tidal wetlands contiguous to tidal wetlands or water bodies with perennial flow
 - Tidal shores
 - Other land considered necessary for water quality protection
 - And buffered areas 100 feet landward of and adjacent to those listed above.
 - **The IDA** – *The Intensely Developed Area* is an overlay to the RPA, this category includes “areas of existing development and infill sites where little of the natural environment remains.” Development in an IDA is treated as redevelopment, in which case the performance requirement is for a ten percent (10%) reduction in nonpoint source pollution where runoff is not already treated by a BMP.



Section 14-264 Development criteria for resources protection areas...

(6) Water quality impact assessment. A water quality impact assessment shall be required for any proposed development within the resource protection area consistent with this division and for any other development in Chesapeake Bay Preservation Areas that the Administrator determines may warrant such assessment because of the unique characteristics of the site or intensity of the proposed use or development.

a. The purpose of the water quality impact assessment is to identify the impacts of proposed development on water quality and lands in the resource protection areas consistent with the goals and objectives of the Act, this article, and the City's programs, and to determine specific measures for mitigation of those impacts. An approved water quality impact assessment shall demonstrate the following:

(1) The absence of significant adverse impacts of nonpoint source pollution on topography, soils, environmentally sensitive areas, hydrology, and the quality of State waters; or

(2) That any such adverse impacts are mitigated. Calculations shall be performed in accordance with guidelines developed by the City pursuant to Section 14-263 or in accordance with generally accepted engineering methods approved by the City.

b. *The water quality impact assessment shall be of sufficient specificity to demonstrate compliance with the criteria of the City's program.*

(7) Buffer area requirements for intensely developed areas. In intensely developed areas, the City may exercise discretion regarding whether to require establishment of vegetation in the 100-foot wide buffer area. However, while the immediate establishment of vegetation in the buffer area may be impractical, the City shall give consideration to implementing measures that would establish vegetation in the buffer in these areas over time in order to maximize water quality protection, pollutant removal, and water resource conservation. Where buffers are to be established, they shall be designed in accordance with the standards established in the Riparian Buffer Modification & Mitigation Guidance Manual, 2003, prepared by the Chesapeake Bay Local Assistance Division of the Department of Conservation and Recreation and as may be amended by the Commonwealth of Virginia from time to time.

Section 14-292 Nonconformities, exemptions and exceptions...

(c) Exceptions.

(1) Exceptions to the requirements of Sections 14-263 and 14-264 may be granted, provided that a finding is made that:

a. The requested exception to the criteria is the minimum necessary to afford relief;

b. Granting the exception will not confer upon the applicant any special privileges that are denied by this division to other property owners who are subject to its provisions and who are similarly situated;

c. The exception is in harmony with the purpose and intent of this division and is not of substantial detriment to water quality;

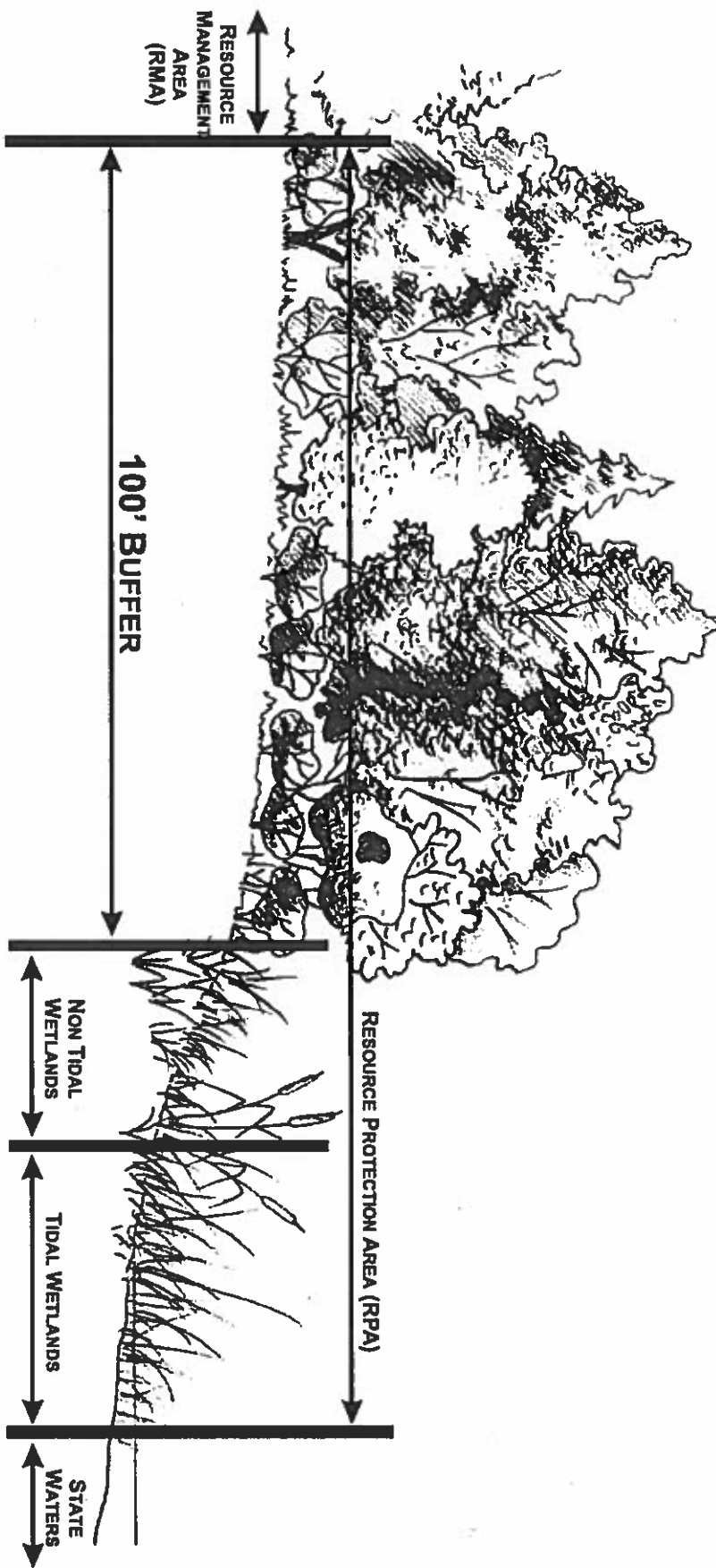
d. The exception request is not based upon conditions or circumstances that are self-created or self-imposed;

e. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality; and

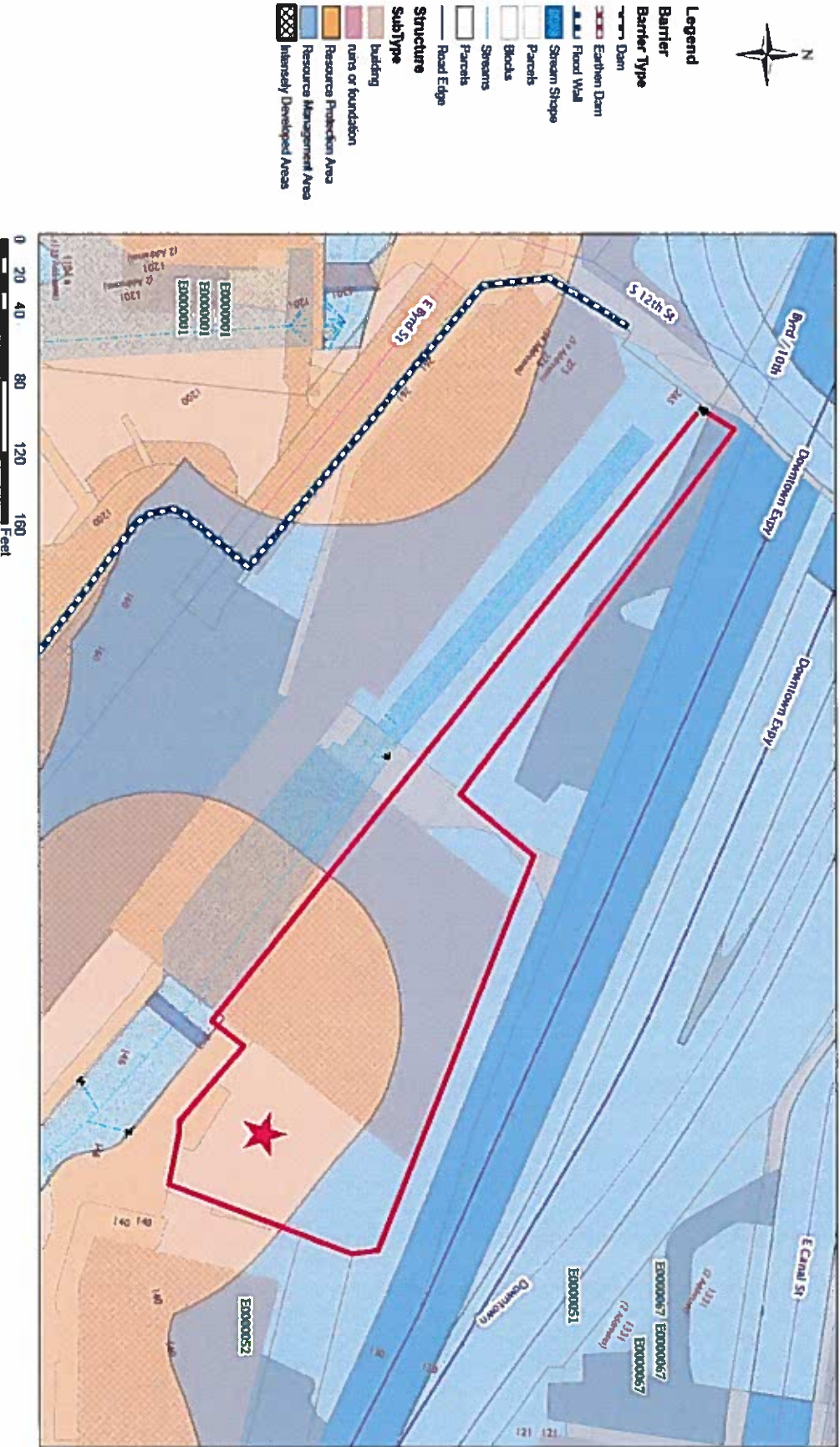
f. Other findings, as appropriate and required by the City, are met.

The Chesapeake Bay Buffer

CHESAPEAKE BAY PRESERVATION AREA
RESOURCE PROTECTION AREA (RPA) CROSS SECTION



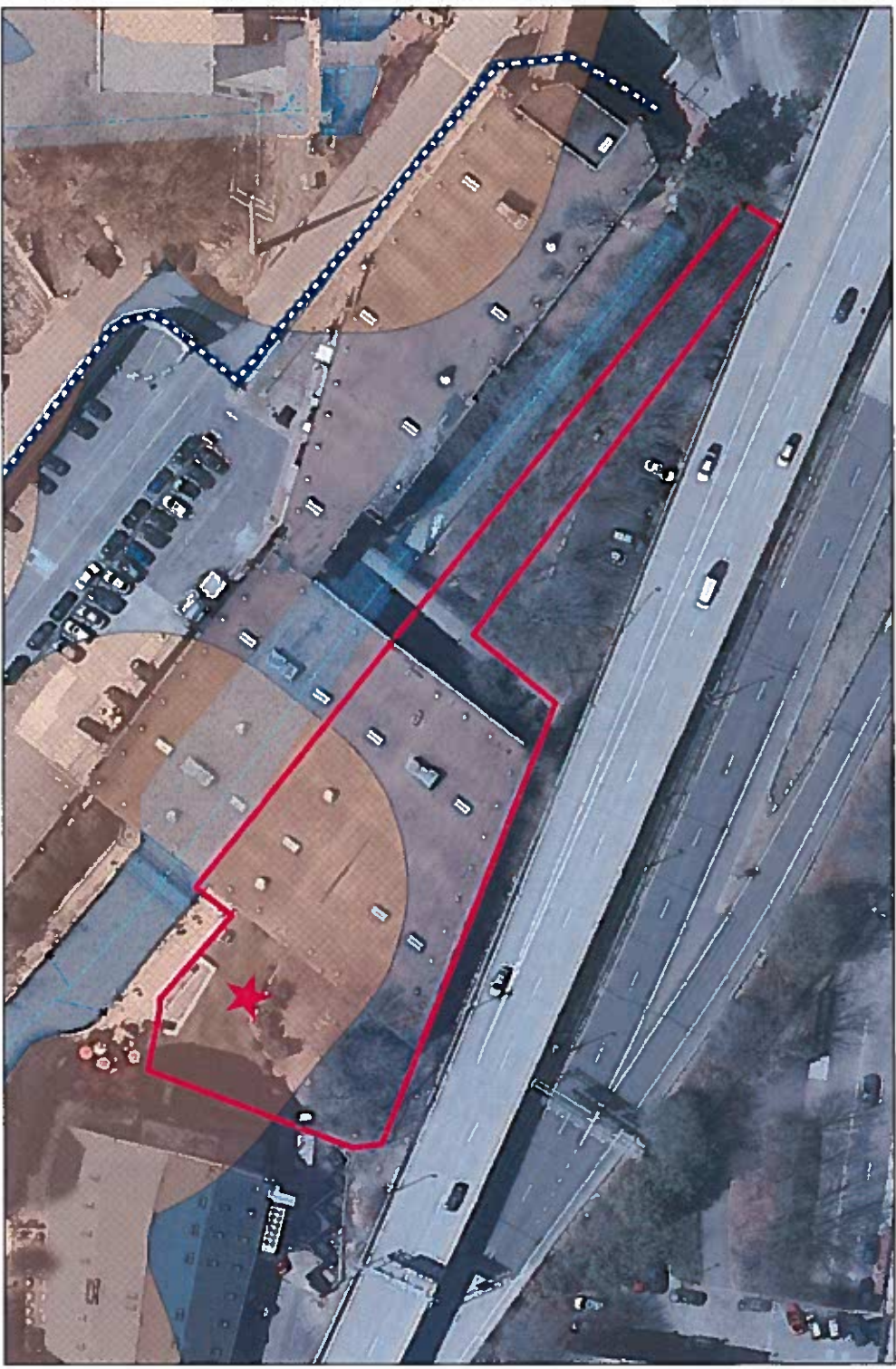
1300 E Byrd Street Hyatt Place



1300 E Byrd Street Hyatt Place



- Legend**
- Barrier
 - Barrier Type
 - Dam
 - Earth Dam
 - Flood Wall
 - Stream Shape
 - Resource Protection Area
 - Intensely Developed Areas



0 20 40 80 120 160 Feet