

Checklist for CBPA Site Plan Submittal

The following shall be prepared by a **certified land surveyor, professional engineer or landscape architect.**

- Property Boundaries**
- Vertical Datum Used**
- Delineation of Resource Protection Area (RPA)**
**Broken down into 50-foot seaward and 50-foot landward portions of RPA buffer*
- Delineation of RMA boundaries**
**Areas outside of RPA, but still shown to be in the Chesapeake Bay Preservation Area District, will need to be depicted as the Resource Management Area (RMA)*
- Physical Structures (existing and proposed)**
**Drawn to scale*
**Include building setback lines*
**Include roadways, driveways, sidewalks and all other paved areas*
**For land disturbance and fill projects please depict limits of disturbance (LOD)*
- Landscaping/Canopy/Vegetation (existing and proposed)**
**Please also indicate any existing trees or thick areas of vegetation proposed to be removed*
**Landscape plans may be submitted separately if necessary*
- CBPA Notes placed on plan per Sec. 26-522 of Chesapeake City Code:**
 - a. All land disturbance, uses, development and redevelopment in the Chesapeake Bay Preservation Area District are required to retain an undisturbed vegetated 100-foot buffer area around RPA features, such as wetlands, shorelines and along waterbodies with perennial flow;*
 - b. On-site sewage treatment systems with one drainfield shall be pumped out at least once every five years, subject to the provisions in subsection 26-520(b)(5);*
 - c. Only certain specified activities may be permitted in the RPA, such as approved water-dependent facilities; redevelopment; roads and driveways; flood control and stormwater management facilities; bona fide agricultural activities; and wetlands restoration activities, as approved by the CBPA review committee pursuant to section 26-519.*
 - d. Canopy coverage as required by subsection 26-520(b)(3) including the natural growth of understory and groundcover, shall be continuously preserved and maintained. Dead, diseased and dying trees may be removed and replaced as approved by the director of development and permits, or designee, subject to the canopy coverage requirements.*
 - e. Any stipulations attached to a CBPA approval by the city manager's designee, the CBPA review committee or the CBPA board. In the event the stipulations appear to be inconsistent with one or more of the notes required above, the language used in the notes shall be harmonized in order that the more stringent requirement will control.*