Resource Protection Area Map Update

OCTOBER 2017
What is protected by Resource Protection Area?

- All natural and man-made streams
- Tidal wetlands
- Non-tidal wetlands connected to tidal wetlands or to a perennial stream
- A 100-foot wide “buffer” adjacent to these features
- Adjacent 25 percent or greater slopes
Natural stream types

Perennial Stream
Flow is year-round

Intermittent Stream
Flow is sporadic, but Groundwater is a source

Ephemeral Stream
Flow occurs following precipitation events
RPA Delineation

LEGEND

- **SURVEYED WATERS OF THE U.S.**
- **APPROX. DATAPoint LOCATION**
- **FIELD-VERIFIED RESOURCE PROTECTION AREA (RPA)**
- **SLOPES 25% AND GREATER ADJACENT TO 100’ RPA BUFFER**
- **COUNTY-MAPPED RPA**
Why Resource Protection Area?

- Regional effort to improve Chesapeake Bay health
- “Buffers” protect environmentally sensitive areas
- “Buffers” also help reduce flood and erosion risks to structures.
- The Chesapeake Bay Preservation Ordinance (Chapter 61) establishes RPAs in Arlington, as required by State law (Chesapeake Bay Preservation Act).
RPA Map Update 2017

- Adopted by the County Board in July, 2017
- **Effective date January 1, 2018**

- About 1500 properties with RPA
- Majority of properties not impacted
- 255 will have RPA mapping removed
- 196 will have RPA mapping added
- Others may have RPA mapping modified
What’s allowed in the RPA?

No permit required for:
- Repairs, home gardening and maintenance work;
- Removal of dead, dying or hazardous trees/shrubs;
- Removal non-native invasive or noxious vegetation.
Water Quality Impact Assessment required for:

- Development or redevelopment projects on properties where **RPA is present**.
- Any project requiring a building, fence* or land disturbing activities permit on **an RPA property**.
- Adding new paved surfaces in the RPA
- The removal of trees with a diameter > 3 inches in the RPA

An **exception** may be required for some projects.
- Slightly larger addition (110 sf) to replace existing rear patio
- Two rain barrels on new downspout
- Soil amendment in stockpile area
- Removal of English ivy on RPA trees
Formal Exception Process

- Chesapeake Bay Ordinance Review Committee reviews exceptions requests
- Meets as needed
- May add time to the review process (5-7 weeks)
- Types of mitigation requested:
  - Tree replacement or protection
  - Invasive plant removal/control
  - Additional stormwater management measures
  - Additional erosion control measures during construction
612 N Abingdon Street – 2007 vs 2015

- Teardown/rebuild with new home in the RPA
- Formal exception requested and approved
- Plantings along stream and ivy removal required
- Pervious driveway
Appendix C. Water Quality Impact Assessment Data Sheet

Applicant: TRADITION HOMES LLC
Project address: 612 N. ABINGDON STREET

Section 1: Type of activity proposed
Activity type (check all that apply):
- New construction (residential, commercial, public, etc.)
- alteration of non-residential structure
- Residential addition
- Demolition of residential structure

Section 2: Key details of the proposed activity

| Area of disturbance on parcel (ft²) | 3,964 SF | Includes building footprint plus soil disturbance, ingress/egress areas, alignment areas, etc. |
| Area of disturbance within RPA (ft²) | 681 SF | Disturbance within RPA includes removal of trees 3” in diameter |
| Area of disturbance on slopes greater than or equal to 15 percent located adjacent to landfill RPA boundary (ft²) | 0 SF | Does not apply to RPA parcels along Chelan Bridge Road (15 percent and greater slopes are included as part of RPA) |

Section 3: Plan and Narrative

Provide a plan showing the location of the proposed activity, along with the RPA boundary (determined using the RPA delineation guidance in Section 3.1). For projects where a County permit is required (e.g., decks, additions), submit the required scale drawing (plan or plan) showing the proposed structure location along with the location of the RPA boundary, the proposed limits of disturbance, and the approximate location of all trees ≥3” in diameter within the RPA, including trees proposed to be removed.

Section 4: Exception Request Form

Applicant: TRADITION HOMES LLC
Project address: 612 N. ABINGDON STREET

Section 1: Brief description of exception request

STEPS TAKEN TO REDUCE IMPACT TO RPA INCLUDE:
- NO TREES TO BE REMOVED, SUPER SILT FENCE PROVIDED ON DOWNSTREAM SIDE DURING CONSTRUCTION
- MINIMIZING NEW HOUSE FOOTPRINT
- USING PERVIOUS PAVING FOR DRIVEWAY
- GRAVEL TO BE PLACED UNDER DECK
- AC UNITS UNDER DECK TO BE ATTACHED TO BASEMENT WALL WITH BRACKETS, INSTEAD OF USING CONCRETE PAD AT GRADE.
- ADDING NATIVE VEGETATION TO RPA (TREES, SHRUBS & GROUND COVER)
- REMOVAL OF INVASIVE PLANTS IN RPA (IVY ON TREES)

Section 2: Parcel, structure, and ownership information

Data parcel ownership began: 04-09-1994
Date(s) of construction of any prior work by current owner (alterations, additions, decks, patio, etc.): _ Individually |
Date existing principal structure built: 1959
Data Type of prior work
1. N/A
2. N/A
3. N/A
4. N/A

STAFF USE ONLY

☐ Allowable development in RPA (§ 61-7-A)
☐ Allowable modification in RPA (§ 61-7-B)
☐ Allowable encroachment in RPA (§ 61-7-C)
☐ Expansion of nonconforming structures or use in RPA (§ 61-14) (exception request required)
☐ Exempted activity in RPA (§ 61-15)
☐ Proposed development in RPA on 15 percent slopes adjacent to RPA

CBORC hearing required? ☐ Yes ☑ No
Data public notification sent certified mail: ☑ Yes ☐ No
Hearing date: CBOIRC decision: ☑ Approved ☐ Not approved
Date of final approval letter:
Web sites

- RPA Map Update
  https://building.arlingtonva.us/chesapeake-bay-preservation-ordinance-rpa-map-update/

- Chesapeake Bay Preservation Ordinance
  https://building.arlingtonva.us/chesapeake-bay-preservation-ordinance/

- AC Maps
  https://maps.arlingtonva.us/

- Chesapeake Bay Ordinance Review Committee
  https://commissions.arlingtonva.us/cborc/
Questions?

Christin Jolicoeur
Watershed Projects Program Manager
(703) 228-3588
cjolicoeur@arlingtonva.us

Aileen Winquist
Watershed Outreach Program Manager
(703) 228 3610
awinquist@arlingtonva.us