



CRITICAL AREA REPORT CRITERIA

If your property is located within the Chesapeake Bay Critical Area, you will need to provide the Zoning Office with more information in order to process your request. In reviewing your application, the Office of Planning and Zoning must determine the impact your proposal will have on stormwater management and plant and animal habitat in conformance with Critical Area Law.

You are responsible for submitting 4 copies of a Critical Area Report with your Zoning Application. Each copy of the Critical Area Report should include:

1. Project Notification Application Form
2. A Site Plan – The site plan of the property should be drawn to an engineers scale (1"=20', 30' or 40') showing the applicable features of the subject property; steep slopes, existing tree line, wetlands (tidal and non-tidal), mean high water line, floodplain, proposed landscaping, all buffers, and all existing structures.
3. A topographic map to scale (available in the mapping office on the 4th floor of building 2664 Riva Rd)
4. A narrative statement (a paragraph or less) on a separate sheet addressing each point listed below:
 - A. Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.
 - B. Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.
 - C. Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).
 - D. Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.
 - E. If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.