



COUNTY OF LANCASTER

Department of Planning/Land Use
8311 Mary Ball Road
Lancaster, VA 22503
(804) 462-5129
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WATER QUALITY IMPACT ASSESSMENT / LANDSCAPE PLAN AGREEMENT

This form is designed to aid in the assessment of impacts for proposed activities within a Resource Protection Area (RPA) and to ensure proper replacement and installation of vegetation. The applicant shall complete and remit to the above address. For inquiries or appointments, contact the Environmental Codes Compliance Officer at 804-462-7581.

Property Owner: _____ Address: _____

Tax Map # _____ Phone # _____ Email: _____

Site 911 Address or driving directions: _____

- | | |
|--|--|
| <input type="checkbox"/> Single family residence | <input type="checkbox"/> Accessory structure |
| <input type="checkbox"/> Commercial/community development | <input type="checkbox"/> Silviculture conversion |
| <input type="checkbox"/> Agricultural conversion | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Shoreline erosion project | <input type="checkbox"/> Roadway |
| <input type="checkbox"/> Grading <input type="checkbox"/> Fill (PE stamp req.) | <input type="checkbox"/> Bay Act Violation |
| <input type="checkbox"/> Redevelopment <input type="checkbox"/> Other: | |

Description of project: _____

Square feet of impervious area within the RPA _____ BMP: Yes No
Square feet of land disturbance within the RPA _____
Land Disturbance Permit obtained: Yes No
Number of 20' x 20' units: ft² of land disturbance in RPA/400 = units _____

Existing Vegetation to be removed:

Trees (quantity, type, size) _____

Shrubs (quantity, type, size) _____

Groundcovers: _____

Lawn grass (ft²): _____

CHESAPEAKE BAY ACT WORKSHEET

RPA BUFFER RESTORATION/ESTABLISHMENT

(1/4 acre or less of buffer)

Square feet of RPA buffer disturbance: _____

Divide buffer square footage by 400' to obtain buffer units: _____

Then plug the buffer unit into each buffer unit box below and multiply by the plant/unit to determine the number of plants required.

For every 400 square-foot unit (20' x 20') or fraction thereof, plant:

- one* (1) canopy tree @ 1^{1/2}" – 2" caliper or large evergreen @ 6'
- two* (2) understory trees @ 3/4" – 1^{1/2}" caliper or evergreen @ 4'
- or *one* (1) understory tree and *two* (2) large shrubs @ 3'- 4'
- three* (3) small shrubs or woody groundcover @ 15" – 18"

Buffer Units	x	Plant/unit	=	Number of Plants	Unit
	x	1 canopy tree	=		canopy tree(s)
	x	2 understory trees	=		understory trees
	x	3 small shrubs	=		small shrubs
Total Plants					

Select Vegetation Types:

In order to establish a successful buffer planting, the following should be considered: available sunlight, slope, flood zone and salt spray. The attached plant lists from CBLAD's Riparian Buffers Guidance Manual lists can be used to assist you in selecting plant material appropriate for site conditions. For example, if your site is in a FEMA mapped flood zone, consider choosing plants from the flood tolerant and salt tolerant lists.

Turf grass (lawn) is to be discouraged in the 100' RPA buffer. Lawn contributes a large portion of the nutrient pollution to the Chesapeake Bay watershed and increases the amount of stormwater runoff leaving a site.

LANDSCAPE AGREEMENT

In order to pursue the aforesaid activity on this property, (Tax Map # _____), I agree to properly install and maintain the vegetation as required and in accordance with the attached guidelines. Any vegetation required shall be native to this area and planted within the 100' Resource Protection Area buffer. Use page 3 and the CBLAD plant lists (attached) to help compose a landscape plan and complete the list below. Lawn grass or turf is not an adequate replacement and is not consistent with the CBPA or VSMP, law, regulation or guidance.

Trees _____

Shrubs _____

Groundcovers _____

Property Owner (sign) **Date** **Property Owner (print)**

Representing Agent: _____ **Planting Deadline** _____ **(same season)**

Lancaster County Official **Date**

Office Use Only _____

Disturbance and encroachment minimized Wetlands Permit Obtained Land Disturbance Permit Obtained
 Existing vegetation maximized Replacement strategy sufficient

Requirements to suffice Bay Act Regulations: _____

INSTRUCTIONS PAGE

This agreement must include a site plan showing:

Lot size	RPA lines	Erosion control methods
Existing structures	Limit of wetlands	Limits of land disturbance
Proposed structures	Construction access	Replacement vegetation
Wooded areas	Shoreline	BMP's
Property lines	Existing vegetation to be removed within the RPA	

The following is a general guideline used in determining the minimum amount of replacement vegetation for most projects. Replacement strategies may be site specific. Some vegetative BMP's may have separate guidelines.

Determining the required amount of replacement vegetation:

Option A: For small areas where the number and type of plants removed are known, such as removal for sight lines or vistas where pruning and trimming are the first option or for access paths, the replacement rate may be derived from the Vegetation Replacement Rates Table taken from the CBLAD Riparian Buffers Guidance Manual (table attached).

Option B: For areas $\frac{1}{4}$ acre or less of buffer (up to 10,890 ft²) where large amounts of vegetation have been removed illegally or; as part of shoreline erosion control projects, restoration/establishment calculations must use buffer units. Calculate the number of units within the RPA that are to be disturbed, cleared graded, become impervious, etc. For every 400 square foot unit (20'x20') or fraction thereof, plant: *one* (1) canopy tree @ 1^{1/2}" – 2" caliper or large evergreen @ 6', *two* (2) understory trees @ 3/4" – 1^{1/2}" caliper or evergreen @ 4', or *one* (1) understory tree and *two* (2) large shrubs @ 3'- 4', and *three* (3) small shrubs or woody groundcover @ 15" – 18". *Example: A 100 ft wide lot x 100 ft wide buffer is 10,000 ft². Divide by 400 square feet (20'x20' unit) to get: 25 buffer units. Plug this number into the equations on page 2. Based on this, 25 canopy trees, 50 understory trees and 75 small shrubs would be required for this example.*

Option C: For guidance on buffer restoration greater than $\frac{1}{4}$ acre (more than 10,890) consult Table B of the CBLAD Riparian Buffers Guidance Manual (attached).

Site Lines, Access Paths & Woodlot Management: The following may be removed if determined necessary, but only after a site inspection by Lancaster County Staff: Trees that are dead, diseased, dying, uprooted, or leaning. Staff will discuss appropriate removal of vegetation to ensure the health of all trophic layers and give instruction for replacement vegetation when required. The construction of access paths shall be done so to effectively control erosion and surfaced only with permeable material.

Agriculture & Silviculture Conversion: Where the land uses within the 100' RPA cease and are converted to other uses, the full 100' wide vegetative buffer shall be reestablished with woody vegetation.

Chesapeake Bay Preservation Act Violation: Unauthorized removal of vegetation within the Resource Protections Areas of Lancaster County is deemed a violation of the Chesapeake Bay Preservation Act, a class 1 misdemeanor. Replacement vegetation will be prescribed in addition to any other fines or penalties that may be levied.

SITE DRAWING/AERIAL VIEW: (to scale, 1' = 25' preferred)