



# COUNTY OF LANCASTER

Department of Planning/Land Use  
8311 Mary Ball Road  
Lancaster, VA 22503

(804) 462-5129  
Fax (804) 462-0031

## 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 **Brian Barnes**, Environmental Codes Compliance Officer at (804) 462-5220.

Property Owner \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_

Tax Map# \_\_\_\_\_ Phone# \_\_\_\_\_ E-mail \_\_\_\_\_

Site 911 Address or driving directions: \_\_\_\_\_  
\_\_\_\_\_

Single-family residence\_\_\_ Accessory structure\_\_\_  
Commercial/community development\_\_\_ Silvicultural conversion\_\_\_  
Agricultural conversion\_\_\_ Water access\_\_\_  
Shoreline erosion project\_\_\_ Roadway\_\_\_  
Grading\_\_\_ Fill\_\_\_ (PE stamp req.) Bay Act violation \_\_\_  
Redevelopment\_\_\_ Other: \_\_\_\_\_

Description of project: \_\_\_\_\_  
\_\_\_\_\_

ft<sup>2</sup> of impervious area within RPA \_\_\_\_\_(BMP: yes no), type: \_\_\_\_\_  
ft<sup>2</sup> of land disturbance within RPA \_\_\_\_\_  
Land Disturbance Permit obtained: yes no  
Number of 10'x10' units: (ft<sup>2</sup> of land disturbance in RPA/100 = units) \_\_\_\_\_

Existing vegetation to be removed:  
Trees (quantity, type, size) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Shrubs (quantity, type, size) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Groundcovers \_\_\_\_\_  
Lawn grass (ft<sup>2</sup>) \_\_\_\_\_

**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 to help compose a landscape plan and complete the list below. Lawngrass or turf is not an adequate replacement and is not consistent with the CBPA or VSMP, law, regulation or guidance.

	SPECIES	SIZE	QUANTITY
<b>TREES</b>	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
<b>SHRUBS</b>	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
<b>GROUND COVERS</b>	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

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

Representing agent: \_\_\_\_\_ **Planting Deadline:** \_\_\_\_\_ **(same season)**

*Office Use, Regulations Review:*  
*-Disturbance and encroachment minimized      -Wetlands Permit obtained      -Land Disturbance Permit obtained*  
*-Existing vegetation maximized                      -Replacement strategy sufficient*  
 Requirements to suffice Bay Act Regulations: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ **Lancaster County Official**                      \_\_\_\_\_ **Date**

**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, replacement trees and shrubs must be one replacement tree (2.5") or ten small shrubs (15"-18") for every 4" DBH of vegetation removed. Replacement trees must be 2.5" caliper and shrubs must be 2' tall.

**Option B:** For large areas when units must be used instead of counting individual trees and shrubs: Calculate the number of units within the RPA that are to be disturbed, cleared, graded, become impervious, etc. Each 10'x10' area (100ft<sup>2</sup>) is a unit. Multiply .5 by the number of units to **calculate** the amount of trees required for planting. Multiply .5 by the number of units to **calculate** the amount of understory trees required for planting. Then multiply .75 by the number of units to **calculate** the amount of shrubs required. Trees shall be 1.5"-2" caliper and shrubs shall be 2' tall. Steep slopes (**2:1 or greater**) shall be planted with low woody shrubs, groundcovers, and warm season deep-rooted grasses.

*Example:: A riprap project requires 5,150ft<sup>2</sup> of bank grading and removal of vegetation within the 100'RPA.  $5,150/100 = 51.5$  rounded to 52 units.*

*26 canopy trees, 26 understory trees, and 39 shrubs would be required for the example.*



**- 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 insure 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 with only permeable material.

**- Agriculture & Silviculture Conversion:**

Where these 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 Protection 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.