



TOWN OF IRVINGTON

4203 Irvington Rd
PO Box 174
Irvington, VA 22480
Zoning (804)-438-6044
lbrown@town.irvington.va.us

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 Areas (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 Lara Brown, Zoning Administrator at (804) 438-6044.

Property Owner Brian & Ashley Somnardahl Address 416 Henri Rd, Richmond, VA, 23226
ASHLEY

Tax Map# 33-383H Phone# 804-928-1159 E-mail brian.sommardahl@patientfirst.com

Site 911 Address or driving directions: 79 Cedardale Ln

Single-family residence Accessory structure
Commercial/community development Silvicultural conversion
Agricultural conversion Water access
Shoreline erosion project Roadway
Grading Fill Bay Act violation
Redevelopment Other: _____

Description of project: Removal of a portion of driveway, concrete, walk and steps and construction of an addition, pool and pool apron.

ft² of impervious area within RPA 5,407 (BMP: yes no), type: No

ft² of land disturbance within RPA 6,450

Land Disturbance Permit obtained: yes no

Number of 10'x10' units: (ft² of land disturbance in RPA/100 = units) 2 (20x20)

Existing vegetation to be removed:

Trees (quantity, type, size) 0

Shrubs (quantity, type, size) 0


Groundcovers 0

Lawn grass (ft²) _____

LANDSCAPE AGREEMENT

In order to pursue the aforesaid activity on this property, (Tax Map# 33-383H), 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. Use page 3 to help compose a landscape plan and complete the list below.

	SPECIES	SIZE	QUANTITY
	0		
TREES			
SHRUBS	18-Bar Harbor Juniper		
GROUND COVERS	Standard grass fescue		


2/4/25
BRIAN C. SOUMARDAHL

Property Owner (sign)
Date
Property Owner (print)

Representing agent: _____ Planting Deadline: _____

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: _____

Town of Irvington 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 ratio is 2:1 for every canopy tree, 2:1 for every understory tree and 1:1 for every shrub 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 (100ft²) 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 5,150ft² 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.

OR

Your own landscape plan if approved by the Town of Irvington

- Site lines, Access Paths, Woodlot Management:

The following may be removed if determined necessary, but only after a site inspection by Town of Irvington 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 the Town of Irvington 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.