CITY OF POQUOSON
Department of Community Development
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Minor Water Quality Impact Assessment

Finalized: April 11, 2022

Per City of Poquoson Code of Ordinances 11.4-5(b), a water quality impact assessment is required for any proposed land disturbances within the Resource Protection Area (RPA), and may be required for properties solely within the Resource Management Area (RMA) as deemed necessary by the City. The purpose of this assessment is to identify the impacts of the proposed project on water quality and lands within these environmentally-sensitive areas. This assessment ensures that development in these areas will be the least disruptive to environmentally sensitive areas, and also specifies what mitigation is required to address water quality impacts.

This form is to be used for any development or redevelopment on a single family residential property totaling less than 5,000 square feet of land disturbance. If greater than 5,000 square feet of land disturbance will occur in the RPA or if the encroachment will occur in the seaward 50 feet of the RPA, a Major Water Quality Impact Assessment may be required instead of this form. Please be aware that certain land disturbing activities cannot be administratively approved by City staff and may require an exception by the Board of Zoning Appeals.

If greater than 2,500 square feet of land disturbance will occur, a Land Disturbance Permit from the Department of Community Development is required. Some projects may require review and approval by the Poquoson Wetlands Board, Virginia Marine Resources Commission (VMRC), Virginia Department of Environmental Quality (DEQ) and/or U.S. Army Corps of Engineers. Documentation that those required permits have been obtained must be provided prior to commencement of land disturbing activities.

Required Information

1. Property Information:

   Physical address of parcel: _____

   Parcel ID: _____

   Year lot/parcel was created or platted: _____

2. What type of development/redevelopment is proposed in the Resource Protection Area (RPA; lands within 100 feet of a perineal body of water or wetland)?

   _____ Expansion or addition to existing principal structure

   _____ New principal structure

   _____ Accessory structure (detached shed, garage, patio, or swimming pool)

   _____ Road/driveway

   _____ Other: _____

3. Will the proposed development/redevelopment encroach into the seaward 50 feet of the 100-foot RPA buffer (the portion of the RPA buffer that is closest to the perennial waterbody or wetlands)?

   _____ Yes _____ No

4. Are there any alternatives that have been explored where the RPA can be avoided? Examples include reducing setbacks, altering construction footprint, alternative site layouts, etc.

   _____ Yes _____ No

   Please explain. If the answer was yes, please include why the list alternatives are not practicable. Additional sheets of paper can be used if necessary.

   _____

   _____

   _____

   _____

5. Describe the existing condition of the RPA buffer vegetation. What vegetation (trees, shrubs, groundcover, or turf grass) will be removed by the proposed project? What impact will the proposed project have on adjacent waters or wetlands? Please use additional sheets of paper as needed.

   _____

   _____

   _____

6. What is the total area (in square feet) of the proposed (new) encroachment into the RPA?

   _____ ft^2

7. Determine vegetative mitigation required by project. Using the answer to Question 5, if the total area of encroachment is than ¼ acre (up to 10,890 feet), use "Restoration/Establishment Table A" (attached) to calculate the required mitigation plantings. This table is typically used for construction projects that have a calculated total area of disturbance.

   If no new impervious surface is proposed and only a small amount of vegetation will be removed, the attached "Vegetation Replacement Rates" table may be used. This table is normally used for minor vegetation removal for sight lines, vistas, and access paths.

   NOTE: *If the total area of encroachment is more than ¼ acre (greater than 10,890 square feet), different vegetative restoration and establishment tables and documentation must be used. Please contact City staff to request additional information.*

   What mitigation plantings are required?

   # Canopy trees: _____

   # Understory trees: _____

   # Small shrubs/woody groundcover: _____

   If proposed mitigation will exceed requirements or if requirements are not practical for the site, please explain below:

   _____

   _____

   _____

   _____

   _____

   _____

   _____

   _____

8. **Attach a landscaping/vegetation plan demonstrating how and where the mitigation will be achieved onsite.** The plan must indicate the square feet of vegetative plantings to offset the proposed RPA encroachment. All three layers of vegetation (groundcover, shrubs, and trees) should be clearly incorporated into the landscape mitigation plan, as practical. Plantings should be in the RPA and intercept stormwater flowing from the proposed development, where practicable.

   Native plants should be used as replacement vegetation. A list of native plants appropriate for the Coastal Plain is located at https://www.dcr.virginia.gov/natural-heritage/document/cp-nat-plants.pdf.

RESTORATION/ESTABLISHMENT TABLE A

A. ¼ acre or less of buffer
(Up to 10,890 square feet or less of buffer area.)

For every 400 square-foot unit (20'x20') or fraction thereof, plant:

one (1) canopy tree @ 1½" - 2" caliper or large evergreen @ 6'
two (2) understory trees @ ¾" – 1 ½" 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"

Example:
A 100-foot wide lot x 100-foot wide buffer is 10,000 square feet.
Divide by 400 square feet (20'x20' unit) to get:
25 units

Units	x	plant/unit	Number of plants
25 units	x	1 canopy tree	25 canopy trees
		2 understory trees	50 understory trees
		3 small shrubs	75 small shrubs
			150 plants

VEGETATION REPLACEMENT RATES

VEGETATION REMOVED	PREFERRED REPLACEMENT VEGETATION	ACCEPTABLE ALTERNATIVE VEGETATION
1 tree or sapling ½"-2 ½" caliper	1 tree @ equal caliper or greater	**Or** 2 large shrubs @ 3'-4' **Or** 10 small shrubs or woody groundcover *@ 15"-18"
1 tree ≥ 2 ½" caliper	1 tree @ 1½" - 2" caliper,or 1evergreen tree @ 6' min. ht., per every 4" caliper of tree removed (ex: a 12" cal. tree would require 3 trees to replace it)	**Or** 75% trees @ 1½" - 2" and 25% large shrubs @ 3'-4' per every 4" caliper of tree removed. (ex: a 16" cal. tree removed would require 3 trees and 1 large shrub) **Or** 10 small shrubs or woody groundcover @ 15"-18" per 4"caliper of tree removed (ex: a 8" caliper tree removed requires 20 small shrubs)
1 large shrub	1 large shrub @ 3'-4'	**Or** 5 small shrubs or woody groundcover @ 15"-18"

* Woody groundcover is considered to be a woody, spreading shrub that remains close to the ground, to 18" high, such as a shore juniper, *juniperus conferta*. Vines may not be considered "woody groundcover" for the purpose of vegetation replacement.

Source: Department of Conservation and Recreation Chesapeake Bay Local Assistance "Riparian Buffers Modification & Mitigation Guidance Manual" (reprinted 2006).
https://www.deq.virginia.gov/Portals/0/DEQ/Water/Publications/RiparianBufferManual.pdf