



Instructions for BCA Buffer Modification/Structure Application

1. When do I need to submit an application? What do I need to do?

An application is required for any activity in the Resource Protection Area (RPA) along the shore of Swift Creek Reservoir in Brandermill. Activities include: grading, filling, building, removal of vegetation, and any other disturbances. If you are proposing to do any activities in these areas, you must fill out the application, available at the BCA office. The application must be complete to be reviewed. After you complete the application, return it to the BCA office so it can be routed and reviewed by the applicable BCA committee and sent to the Chesterfield County Environmental Engineering Department for approval or denial. If the application is approved by the county, you will be contacted by the BCA to schedule an on-site meeting to review all approved documents. After the on-site meeting, you may proceed with the activity.

2. What activities may be considered for approval?

- Construction of a new principal structure within the RPA buffer
- Construction of an accessory structure (such as a walkway, steps, etc.) anywhere in the 100-foot RPA
- Expansions and alterations to an existing (built prior to adoption of the ordinance) nonconforming, principal structure anywhere in the RPA buffer
- Disturbance of steep slopes
- Tree/vegetation removal for a sight line, path, or because the plants are dead, diseased or dying

3. What else needs to be submitted with the application?

The plans submitted must be drawn to scale and the following items must be clearly shown on the overhead plan view.

- Any existing buildings/structures on the property (house, garage, pool, deck, patio, retaining wall, etc.)
- Location and dimensions of proposed activity
- Type of materials to be used (i.e.: timber retaining wall, steps, walkway, etc.)
- Any perennial streams, wetlands or ponds on or adjacent to the property
- The 50-ft and/or 100-ft RPA buffer lines
- Approximate contours on the land (topography)
- Location of slopes $\geq 25\%$.
- All trees greater than 6 inches in diameter measured 4.5 feet from the ground, include diameter and species
- Any vegetation proposed for removal or alteration
- Erosion and sediment controls if necessary
- Mitigation plan if necessary or desired

4. Why is mitigation required?

Natural vegetation is important for controlling the rate of stormwater runoff, removing excesses nutrients and pollutants from storm and groundwater, and preventing soil erosion. When natural vegetation is removed, these functions are lost. Therefore, the replacement of natural vegetation is required to ensure that the RPA area functions properly.

5. When might mitigation be required?

When a proposal includes the removal of a large amount of vegetation from the RPA, mitigation may be required to enhance the pollutant filtering function of the remaining buffer. Mitigation is not required for activities on steep slopes that are not in the RPA. Disturbed steep slopes must be matted with EC-2 (degradable) erosion control matting.

6. What are typical mitigation requirements?

- a. Mitigation plants must be species that are native to the coastal plain of Virginia. A list of plant species can be found at: http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml
- b. Mitigation plantings should be a mix of native trees, canopy trees, understory trees, and shrubs to provide the most effective buffer
- c. Mitigation plantings must be located somewhere within the 100-foot RPA buffer. Mitigation requirements, if necessary, will be determined by Chesterfield County.
- d. Mitigation size requirements
Canopy and understory trees must be a minimum of 1-inch caliper and 6 feet tall.
Shrubs must be a minimum 3-gallon size.

Each request is site- or project-specific and the following table is only an example of a typical mitigation rate.

Mitigation Rates Table

Impervious Area (SF)	Mitigation Rate
400	1 tree and 3 shrubs
400 – 1000	1 canopy tree, 2 understory trees and 3 shrubs per 400 square feet (or fraction thereof)
1000	Plant at same rate as 400 – 1000; or rate may be determined by director of the Environmental Division

7. What if I have questions or need additional information?

Call the BCA Office at 744-1035 or the Chesterfield County Environmental Engineering Department at 748-1035.