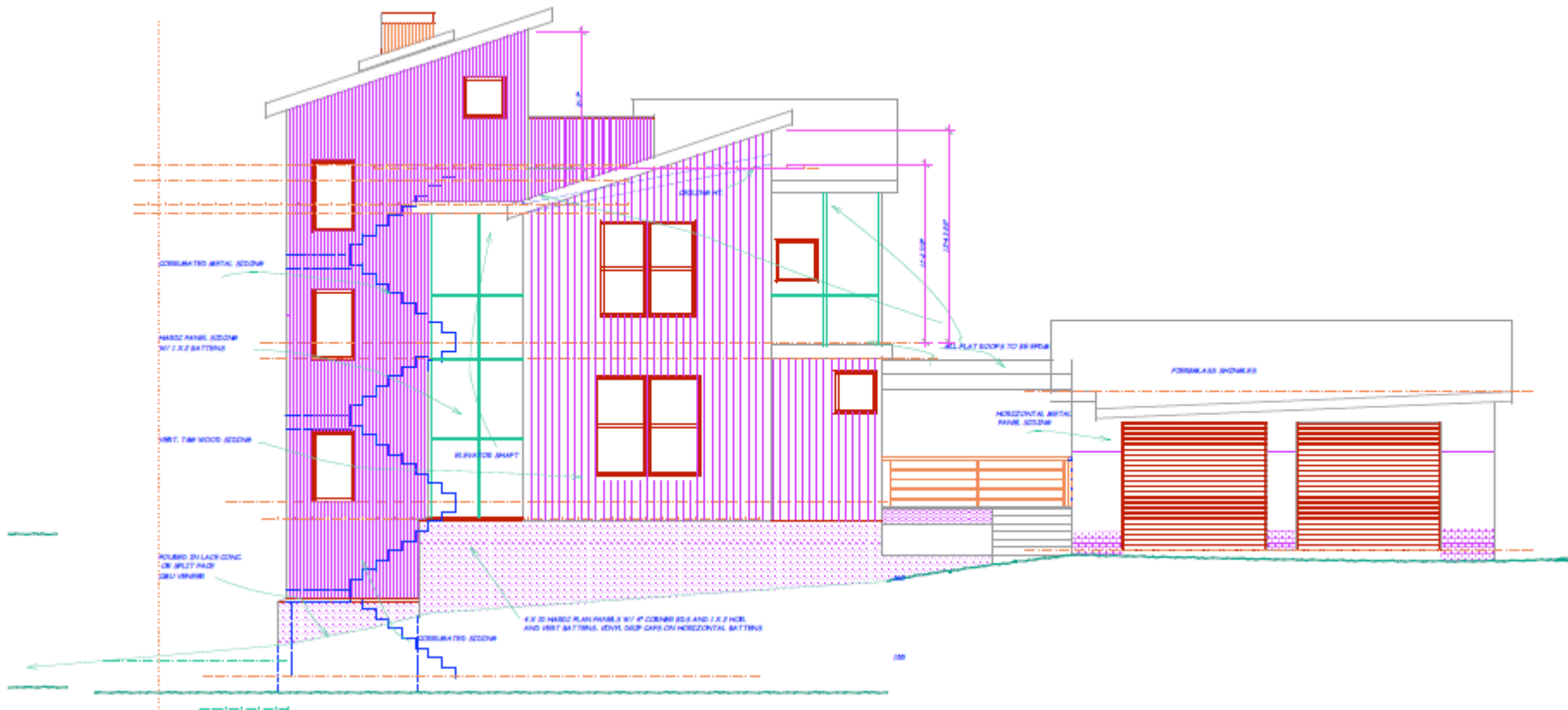
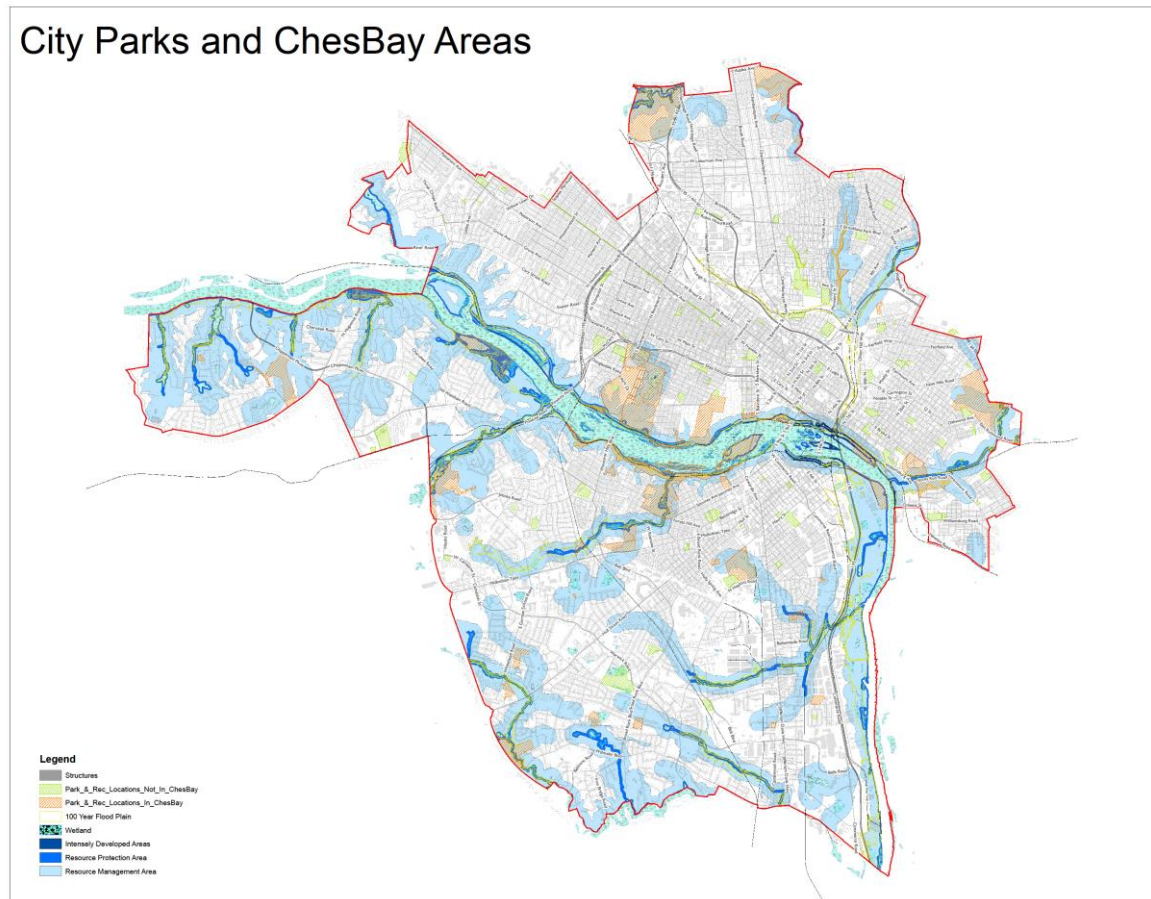


# Request Exception to Encroach in the RPA 5612 Langdon Ct



# Chesapeake Bay Protection Areas



An official GIS Map can be found on the City website @  
[www.richmondgov.com/PublicUtilities/WaterResources.aspx](http://www.richmondgov.com/PublicUtilities/WaterResources.aspx)

# Chesapeake Bay Protection Areas

- There are three types of buffers in the CBPA.
  - **The RMA** - A *Resource Management Area* shall be provided contiguous to the entire inland boundary of the resource protection area. The following land categories shall be considered for inclusion in the resource management area and, where mapping resources indicate the presence of these land types contiguous to the resource protection area, should be included in designations of RMAs:
    - 100 year floodplains
    - Highly erodible soils including steep slopes
    - Non-tidal wetlands not included in the RPA
    - **500-foot buffers** (protect RPAs and those other areas listed)
    - **600-foot buffers** outward from the center of the stream in areas where the RMA has no site specific evaluation.
  - **The RPA** – *The Resource Protection Area* consists of lands adjacent to water bodies with perennial flow that have an intrinsic water quality value due to the ecological and biological processes they perform or lands that are sensitive to impacts which may cause significant degradation to the quality of state waters. The City has included the following areas:
    - Tidal wetlands
    - Non-tidal wetlands contiguous to tidal wetlands or water bodies with perennial flow
    - Tidal shores
    - Other land considered necessary for water quality protection
    - And buffered areas 100 feet landward of and adjacent to those listed above.
  - **The IDA** – *The Intensely Developed Area* is an overlay to the RPA, this category includes “areas of existing development and infill sites where little of the natural environment remains.” Development in an IDA is treated as redevelopment, in which case the performance requirement is for a ten percent (10%) reduction in nonpoint source pollution where runoff is not already treated by a BMP.



## Section 14-264 Development criteria for resources protection areas...

**(6) Water quality impact assessment.** A water quality impact assessment shall be required for any proposed development within the resource protection area consistent with this division and for any other development in Chesapeake Bay Preservation Areas that the Administrator determines may warrant such assessment because of the unique characteristics of the site or intensity of the proposed use or development.

a. The purpose of the water quality impact assessment is to identify the impacts of proposed development on water quality and lands in the resource protection areas consistent with the goals and objectives of the Act, this article, and the City's programs, and to determine specific measures for mitigation of those impacts. An approved water quality impact assessment shall demonstrate the following:

*(1) The absence of significant adverse impacts of nonpoint source pollution on topography, soils, environmentally sensitive areas, hydrology, and the quality of State waters; or*

*(2) That any such adverse impacts are mitigated. Calculations shall be performed in accordance with guidelines developed by the City pursuant to [Section 14-263](#) or in accordance with generally accepted engineering methods approved by the City.*

b. *The water quality impact assessment shall be of sufficient specificity to demonstrate compliance with the criteria of the City's program.*

**(7) Buffer area requirements for intensely developed areas.** In intensely developed areas, the City may exercise discretion regarding whether to require establishment of vegetation in the 100-foot wide buffer area. However, while the immediate establishment of vegetation in the buffer area may be impractical, the City shall give consideration to implementing measures that would establish vegetation in the buffer in these areas over time in order to maximize water quality protection, pollutant removal, and water resource conservation. Where buffers are to be established, they shall be designed in accordance with the standards established in the Riparian Buffer Modification & Mitigation Guidance Manual, 2003, prepared by the Chesapeake Bay Local Assistance Division of the Department of Conservation and Recreation and as may be amended by the Commonwealth of Virginia from time to time.

## Section 14-292 Nonconformities, exemptions and exceptions...

(c) *Exceptions.*

(1) Exceptions to the requirements of Sections [14-263](#) and [14-264](#) may be granted, provided that a finding is made that:

a. The requested exception to the criteria is the minimum necessary to afford relief;

b. Granting the exception will not confer upon the applicant any special privileges that are denied by this division to other property owners who are subject to its provisions and who are similarly situated;

c. The exception is in harmony with the purpose and intent of this division and is not of substantial detriment to water quality;

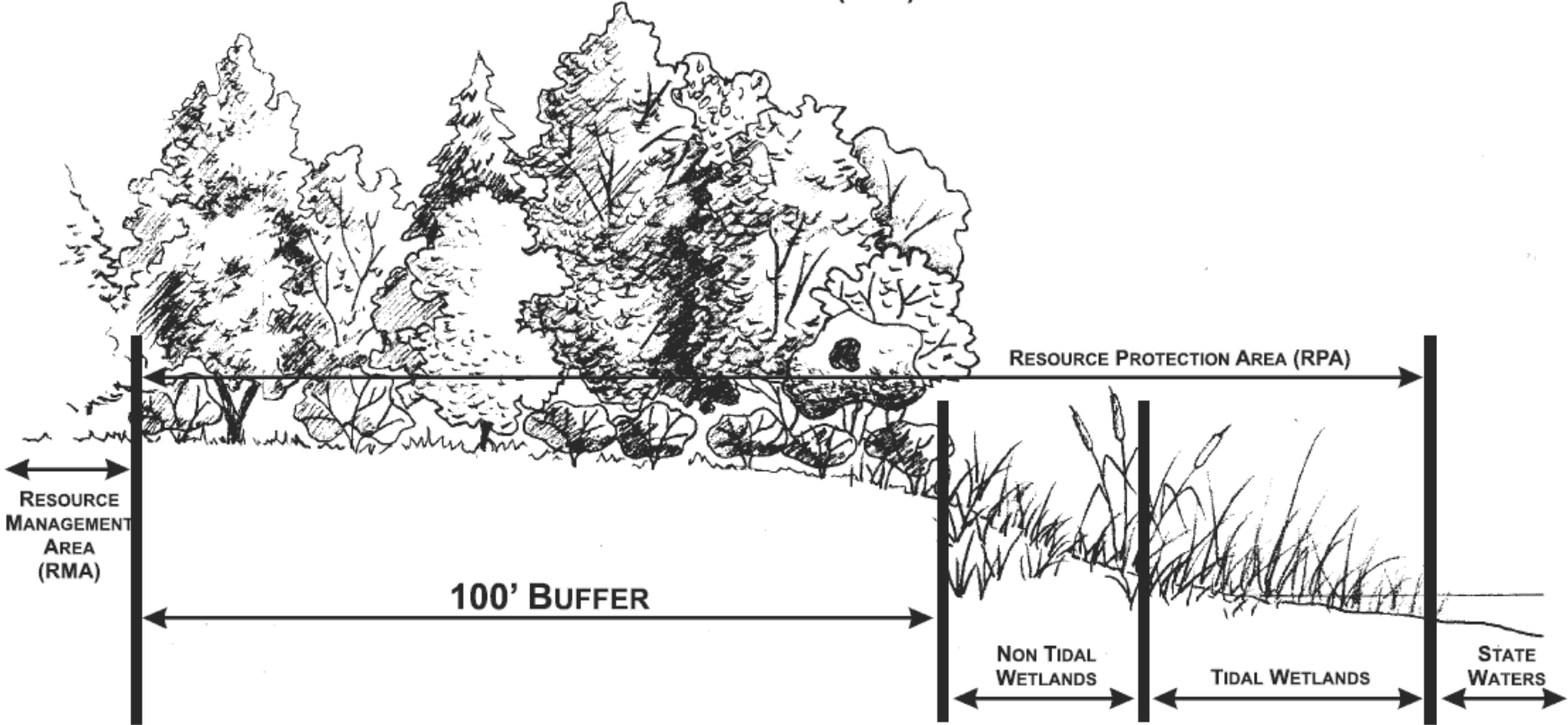
d. The exception request is not based upon conditions or circumstances that are self-created or self-imposed;

e. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality; and

f. Other findings, as appropriate and required by the City, are met.

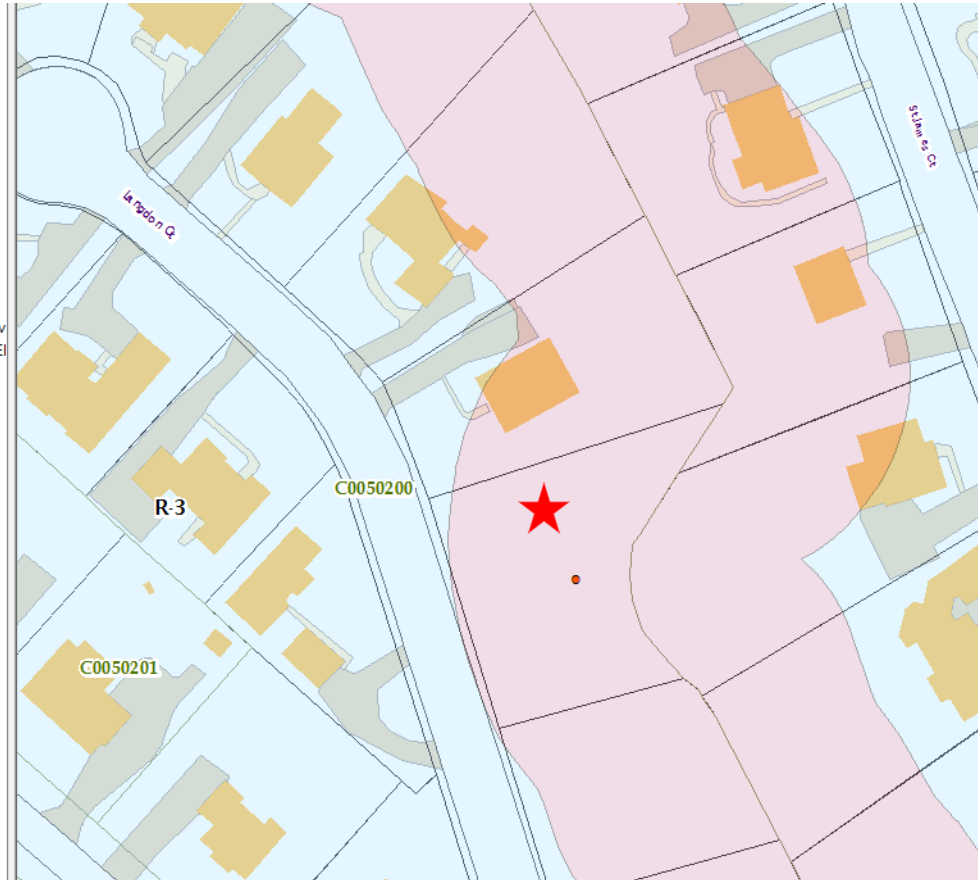
# The Chesapeake Bay Buffer

CHESAPEAKE BAY PRESERVATION AREA  
RESOURCE PROTECTION AREA (RPA) CROSS SECTION



# 5612 Langdon Ct

- Parks and Recreation Locations
- Environmentally Sensitive Areas
- FEMA (Flood Insurance Rate Maps)
  - Base Flood Elevation
  - Cross Section
  - 100 Year Flood Plain
  - 500 Year Flood Plain
  - fema\_DFIRM
    - FLD\_ZONE\_Revised
      - Zone AE: Floodway Areas
      - Zone AE: 1% Annu. Chance FLD (Base FLD Elev
      - Zone A: 1% Annu. Chance FLD (No Base FLD El
      - Zone X: 0.2% Annu. Chance FLD (500 yr)
      - Zone X: 0.2% Protected by Levee (500 yr)
      - Zone X: Outside 0.2% Annu. Chance FLD
- Wetland
- Chesapeake Bay Areas
  - Resource Protection Area
  - Resource Management Area
  - Intensely Developed Areas
- Stormwater Utility
- Sewer Utility
- Verified Perennial Point
- Inspector Areas
- ShockoeFloodplain
- Richmond Citydata
- Henrico
- Orthos
- Orthophotography 2017
- Ortho 2013
- Ortho 1000













# 5612 Langdon Ct

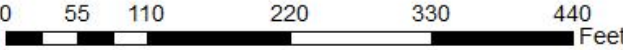


### Legend

-  Wetland
-  Resource Protection Area
-  Resource Management Area
-  Intensely Developed Areas
-  Street Labels, small extent

### Structure SubType

-  building
-  ruins or foundation
-  Zoning, small extent





# 5612 Langdon Ct





# 5612 Langdon Ct



**BALZER STAMP**  
 Checkmate  
 New River Valley  
 Roanoke  
 Shenandoah Valley  
 15871 City View Drive, Suite 202  
 Midlothian, VA 23113  
 804-734-0571  
 FAX 804-734-3535



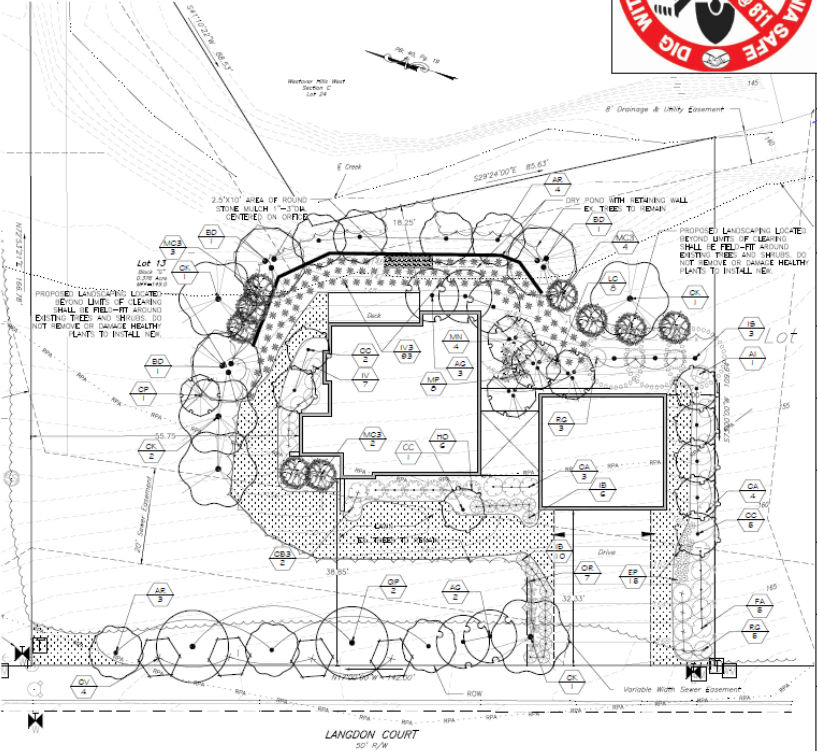
**5612 LANGDON COURT**  
 LANDSCAPE MITIGATION PLAN  
 CITY OF RICHMOND, VIRGINIA

DESIGN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 11-10-2019  
 SCALE: 1" = 10'  
 SHEET NO. **5**  
 JOB NO. 5418244.00

PLANT SCHEDULE					
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT
EV	3	Ilex opaca / Satyr Hill / Satyr Hill American Holly	CONT. OR 8" B&B		4'-5" MIN.
MCS	9	Morella cerifera / Wax Myrtle	D & B		4'-5" MIN.
LARGE TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT
AR	7	Acer rubrum / Red Maple	CONT. OR 8" B&B	1.50" CAL. MIN.	8" MIN.
BD	3	Betula nigra / Duraheat / Duraheat River Birch	D & B	MULTI-STEM	6'-8" MIN.
CK	5	Quadrata kertzeke / American Yellowwood	D & B	1.50" CAL. MIN.	8'-10" MIN.
OP	2	Quercus phellos / Willow Oak	D & B	1.50" CAL. MIN.	8" MIN.
SMALL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT
SC	5	Amselcher x grandiflora / Autumn Brilliance / Autumn Brilliance / Serviceberry	5" X 5"	MULTI-STEM	6'-8" MIN.
CC	8	Cercos canadensis / Eastern Redbud	CONT. OR 8" B&B	0.75" CAL. MIN.	5'-6" MIN.
EV	4	Cornus virginica / White Flamingtree	CONT. OR 8" B&B	0.75" CAL. MIN.	4'-5" MIN.
CP	1	Cornus florida / Cherokee Princess / Cherokee Princess Dogwood	CONT. OR 8" B&B	0.75" CAL. MIN.	5'-6" MIN.
MN	4	Magroba virginiana / Northern Belle / Northern Belle Sweet Bay Magnolia	D & B	MULTI-STEM	6'-8" MIN.
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HT	SPR
AI	1	Aronia melanocarpa / Troopers Beauty / TM / Black Chokeberry	3 gal	18" MIN.	15'-18" MIN.
CBS	2	Callicarpa americana / American Beautyberry	3 gal	18"-24" MIN.	18" MIN.
CA	7	Calycanthus flouidei / Aphrodisiac / Northern Belle Sweet Shrub	3 gal	18"-24" MIN.	18" MIN.
FA	5	Fothergilla garden / Mt. Airy / Dwarf Witchelder	3 gal	18" MIN.	15'-18" MIN.
HD	6	Hydrangea spirofolata / Snow Queen / Snow Queen Oakesd Hydrangea	3 gal	18"-24" MIN.	18"-24" MIN.
IB	16	Ilex vomitoria / Bordeaux / Bordeaux Holly	3 gal	12"-15"	18" MIN.
IV	7	Itea virginica / Henry's Garnet / Henry's Garnet Sweetshrub	3 gal	15'-18" MIN.	18" MIN.
RG	8	Rhus aromatica / Gro-Low / Gro-Low Fragrant Sumac	3 gal	15" MIN.	18" MIN.
GROUND COVER	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HT	SPR
GF		Cornus x 'Fox Glow Wild Berry / Fox Glow Wild Berry Contoller	1/2 gal	8"-12"	6" MIN.
IVS	93	Iris versicolor / Blue Flag	1 gal	12" MIN.	
LC	8	Lobelia cardinalis / Compliment Red / Cardinal Flower	1 gal	12" MIN.	8" MIN.
MP	8	Mattuccia pennsylvanica / Ostrich Fern	1 gal	12"-15"	
OR	7	Ornuda regia / Royal Fern	1 gal	12" MIN.	8" MIN.

**CHESAPEAKE BAY BUFFER**  
**RESTORATION/ESTABLISHMENT TABLE A**  
 PER 400CF UNIT / 1 GARDY TREE  
 2 3" SMALL SHRUBS  
 3 3" SMALL SHRUBS  
 12 1" GARDY TREES  
 13 3" SMALL SHRUBS  
 131 GROUND COVER

CATEGORY: [ ]  
 [ ] WITH LIT  
 [ ] COVER 2,500 SF  
 MILE CODE: 34 86  
 RECORD NUMBER: JAMES RIVER  
 LIT: 77,538  
 LONG: 77,499 W  
 DATE: [ ]  
 DRAWN BY: [ ]  
 ADDRESS: 5415 HULL STREET ROAD  
 RICHMOND, VA 23234  
 PHONE: 804-255-7611  
 FAX: 804-255-7610  
 E-MAIL: [ ]  
 URL: [ ]



- SITE PREPARATION AND INSTALLATION**
- CONTRACTOR SHALL ASCERTAIN LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL NOTIFY CITY AT (804) 646-6900.
  - LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE FEDERAL GRADING, UTILITY AND PAVEMENT CONTRACTORS REGARDING THE NEARNESS OF THE SITE.
  - IDENTIFY LOCATIONS OF PROPOSED TREES, SHRUBS AND PLANT BEDS ON THE PLAN TO DETERMINE NOTIFY LANDSCAPE CONTRACTOR IF ANY EXISTING UTILITIES ARE LOCATED NEAR THE PROPOSED PLANTS AND THE MULTI SITE.
  - LANDSCAPING SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH THE UTILITY AND/OR IF EXISTING IN THE PARKING AREAS AND AT THE ENTRANCE/EVIT LOCATIONS.
  - NO LANDSCAPING SHALL BE INSTALLED THAT WILL OBSTRUCT ACCESS TO FIRE HYDRANT OR OTHER FIRE DEPARTMENT CONNECTIONS IN A CLEAR AREA OF 5 FEET SHALL BE MAINTAINED AROUND ALL FIRE HYDRANT CONNECTIONS.
  - PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DEEDS.
  - EXCAVATE EXISTING SOIL TO FORM PLANTING PIT. LOOSEN SOIL BEHIND AND TAMP BOTTOM.
  - INSTALL PLANT TO PROPER LEVEL.
  - BACKFILL WITH SOIL MIXTURE MADE OF 80% SCREENED TOPSOIL, 20% SMALL CRUSHED STONE, LEAVES, PLANT ROOTS AND OTHER (NONE LEAF LITTER). IT SHALL NOT CONTAIN TOXIC SUBSTANCES. MATERIAL TO PLANT GROWTH. TOP SOIL SHALL HAVE A 10% RANGE OF 6.0 TO 7.0 TO 8.0 COMPOSTED SUBSTRATE AND 20% COMPOSTED ORGANIC MATERIAL.
  - IN AREAS WITH PROBLEM DRAINING SOIL PROVIDE 3" X 4" SLOPE OF LEAVE AND GRATE AND LEAVE TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISHED GRADE.
  - WHILE BACKFILLING WITH SOIL INSTALL TOPS OF WOODCHUNK MULCH (2" MINIMUM) IN THE ABOVE MENTIONED BY UNDEVELOPED FOR PLANT SITE.
  - FINELY TAMP SOIL AROUND THE PLANT. DO NOT WOUND SOIL AROUND THE TRUNK OR BULLY SOIL WHEN 2" OVER THE TOP OF EXISTING ROOT BALL SURFACE.
  - WATER IN THOROUGHLY UNTIL PLANTING PIT IS FULLY SATURATED.
  - REMOVE EXCESS OF PLANTING BED WITH EARTHEN DIBBLE REMOVE EXCESS OF WATER OR EXCESSIVE LOGGING AND LEVEL EXCESS SOIL.
- LAWN NOTES:**
- LAWN AREAS TO BE PEE GRADED AND ALL ROOTS, ROCKS AND CONSTRUCTION DEBRIS TO BE REMOVED.
  - OUTRIG A SOIL SAMPLE FROM LAWN AREAS AND SUBMIT TO A QUALIFIED LAB FOR ANALYSIS. INITIAL REPORT MUST BE LAWN AREA. TEST RESULTS FROM LAB REPORT.
  - AREA TO BE SEED WITH PERENNIAL MIXTURE (SEE) AND MULCHED WITH WHEAT STRAW AT THE DISCRETION OF THE OWNER. LAWN AREAS SHALL BE PROVIDED WITH PERENNIAL SEED IN LIES OF SEEDING AND STRAW.
- MAINTENANCE AND ACCEPTANCE**
- CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION. MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.
  - CONTRACTOR SHALL NOTIFY OWNER AND CITY INSPECTOR WHEN LANDSCAPE INSTALLATION IS COMPLETE AND READY FOR INSPECTION.
  - WHEN THE LANDSCAPE WORK IS COMPLETED, THE OWNER'S REPRESENTATIVE SHALL CONDUCT VISUAL INSPECTION TO DETERMINE ACCEPTABILITY. IF WORK IS NOT ACCEPTABLE, RE-DO WORK AND CONTINUE MAINTENANCE UNTIL INSPECTION AND APPROVAL.
  - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR 12 MONTHS. WRITE-UP ACCEPTANCE AND PROVIDE WRITE-UP FOR ALL PLANTS. SOIL SHOULD BE REFINISHED TO SOIL FALL FOLLOWING PLANTING AND SUBMIT TO THE QUALITY CONTROL OF THE OWNER. OTHER MATERIALS WHICH ARE USED OR IMPAIRED FROM THE WATER CONDITIONS.
  - WITHIN 10 DAYS AFTER ACCEPTANCE THE CONTRACTOR SHALL DELIVER AN OUTLINE OF MAINTENANCE PROCEDURES TO THE OWNER.
  - IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY DURING THE GUARANTEE PERIOD TO PROVIDE WRITERS NOTICE TO THE OWNER OF ANY MAINTENANCE REQUIREMENTS. FAILURE TO PROVIDE WRITERS WILL AFFECT THE GUARANTEE IF NOT REMEDIATED PROMPTLY.

