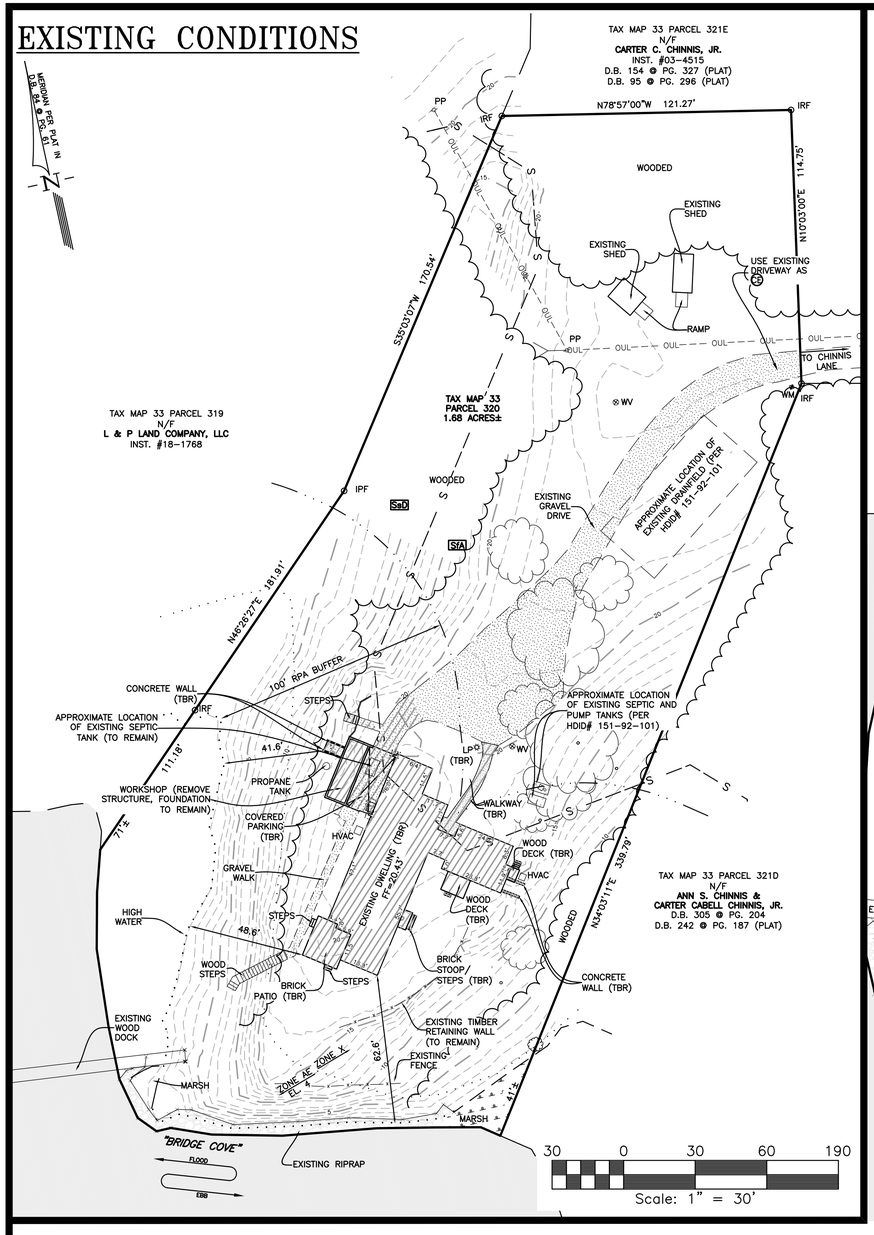
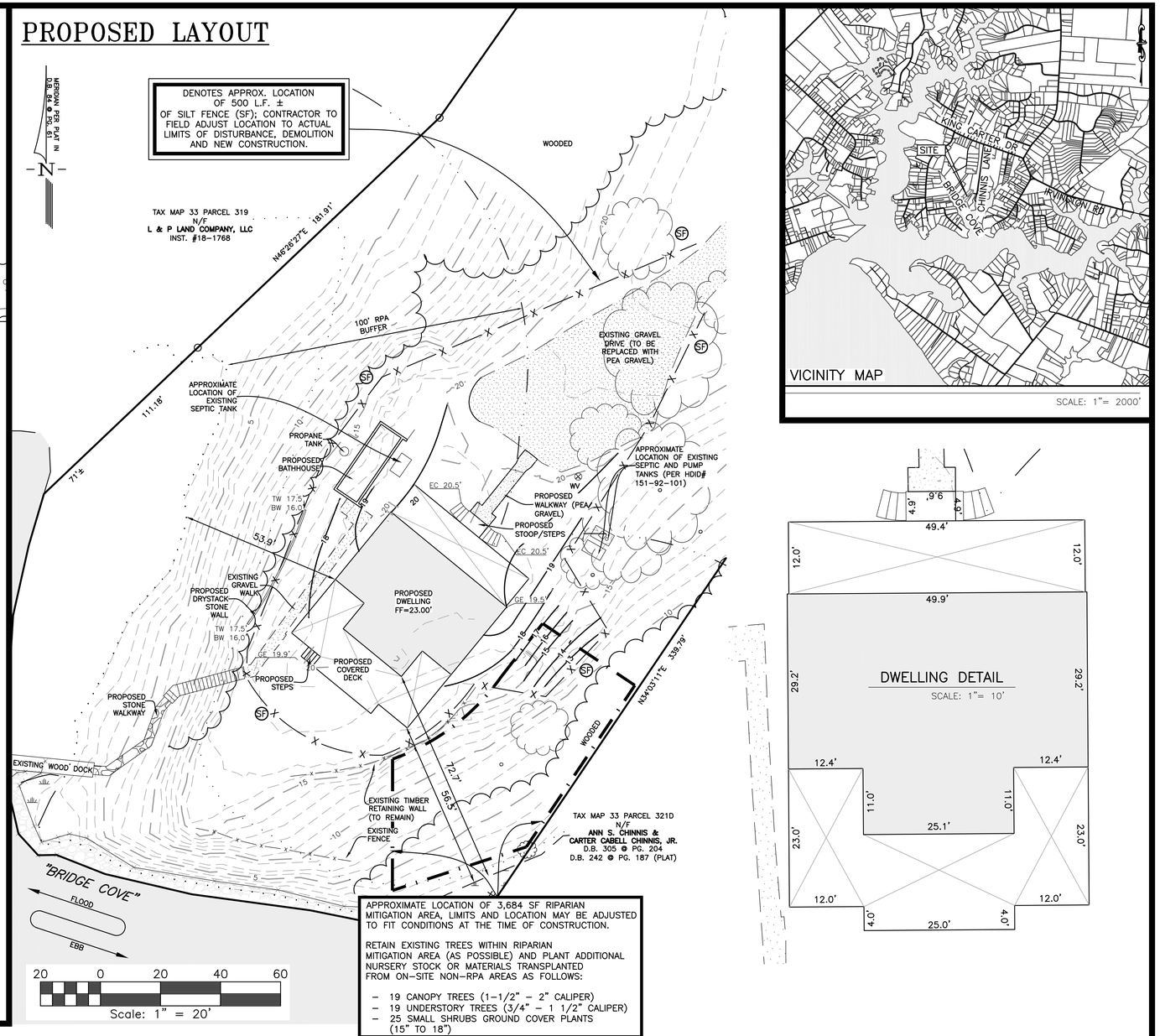
EXISTING CONDITIONS



PROPOSED LAYOUT



APPROXIMATE LOCATION OF 3,684 SF RIPARIAN MITIGATION AREA, LIMITS AND LOCATION MAY BE ADJUSTED TO FIT CONDITIONS AT THE TIME OF CONSTRUCTION.

RETAIN EXISTING TREES WITHIN RIPARIAN MITIGATION AREA (AS POSSIBLE) AND PLANT ADDITIONAL NURSERY STOCK OR MATERIALS TRANSPLANTED FROM ON-SITE NON-RPA AREAS AS FOLLOWS:

- 19 CANOPY TREES (1-1/2" - 2" CALIPER)
- 19 UNDERSTORY TREES (3/4" - 1 1/2" CALIPER)
- 25 SMALL SHRUBS GROUND COVER PLANTS (15" TO 18")

GENERAL NOTES:

1. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 33, PARCELS 320 AND IS 1.68± AC. ADDRESS IS 69 CHINNIS LANE.
2. CURRENT OWNER & PROPERTY REFERENCES:
   L & P LAND COMPANY, LLC
   1020 HARRIS STREET
   CHARLOTTESVILLE, VA 22903
   INST #19-1475
3. EDGE OF WATER SHOWN HEREON IS AS OF TIME OF SURVEY AND NO EFFORT IS MADE BY THIS PLAN TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
4. PARCEL LIES IN ZONE AE (EL. 4) AREA DETERMINED TO HAVE BASE FLOOD ELEVATIONS, AND ZONE X AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 51103 C 0141E, DATED JULY 5, 2022. THE ZONE LINES SHOWN ARE APPROXIMATE AND SCALED FROM SAID MAP.
5. THE LOCATION OF ALL EXISTING UTILITIES MAY OR MAY NOT BE SHOWN; ALL LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES TO HIS SATISFACTION PRIOR TO EXCAVATION. THE CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION TO "MISS UTILITY" (800-552-7001) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. SITE IS ZONED: R-1 RESIDENTIAL
7. COUNTY SETBACKS: FRONT: 50' (FROM R/W)
   SIDE: 25'
   REAR: 35'

WATER QUALITY IMPACT CALCULATIONS:

1. SITE IMPERVIOUS ANALYSIS

		IN 100' RPA	ON SITE
EXISTING PRE DEVELOPMENT IMPERVIOUS AREA			
EXISTING DWELLING	=	2,822 S.F.	2,822 S.F.
EXISTING DECKS, PATIO, STOOPS & STEPS	=	486 S.F.	486 S.F.
EXISTING SHEDS AND RAMPS	=	0 S.F.	319 S.F.
EXISTING DRIVEWAY AND WALKWAYS	=	992 S.F.	5,380 S.F.
EXISTING CARPORT	=	302 S.F.	302 S.F.
EXISTING WORKSHOP	=	262 S.F.	262 S.F.
EXISTING WALLS	=	25 S.F.	25 S.F.
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	=	4,889 S.F.	9,596 S.F.
PROPOSED POST-DEVELOPMENT IMPERVIOUS AREA		(0.22 AC.; 13.1% OF SITE)	
EXISTING DWELLING (TBR)	=	- 2,822 S.F.	- 2,822 S.F.
EXISTING DECKS, PATIO, STOOPS & STEPS (TBR)	=	- 486 S.F.	- 486 S.F.
EXISTING DRIVEWAY AND WALKWAYS (TBR)	=	- 725 S.F.	- 5,112 S.F.
EXISTING CARPORT (TBR)	=	- 302 S.F.	- 302 S.F.
EXISTING WORKSHOP (TBR)	=	- 262 S.F.	- 262 S.F.
EXISTING WALLS (TBR)	=	- 25 S.F.	- 25 S.F.
PROPOSED DWELLING	=	+ 1,732 S.F.	+ 1,732 S.F.
PROPOSED PORCHES, STOOPS & STEPS	=	+ 1,669 S.F.	+ 1,673 S.F.
PROPOSED DRIVEWAY & WALKWAY (PEA GRAVEL)	=	+ 0 S.F.	+ 0 S.F.
PROPOSED WALL	=	+ 21 S.F.	+ 21 S.F.
PROPOSED BATHHOUSE	=	+ 262 S.F.	+ 262 S.F.
TOTAL POST DEVELOPMENT IMPERVIOUS AREA	=	3,951 S.F. (0.10 AC.; 6.0% OF SITE)	4,275 S.F.

2. RPA ENCROACHMENT MITIGATION

DUE TO ADDITION OF 3,684 SF OF IMPERVIOUS AREA WITHIN THE 100' RPA, 37 PLANTING UNITS AT 100 SF PER UNIT SHALL BE PLANTED AS FOLLOW:

- 0.5 CANOPY TREE (1-½" - 2" CALIPER) OR 6' EVERGREEN
- 0.5 UNDERSTORY (¾" - 1-½" CALIPER) OR 4' EVERGREEN
- 0.75 SMALL SHRUBS OR GROUND COVER (15" TO 18")

LEGEND:

⊢	IRON ROD FOUND (IRF) OR IRON PIPE FOUND (IPF)
⊡	TBAR FOUND (TBF)
⊞	CONCRETE MONUMENT FOUND (CMF)
●	IRON ROD OR PIPE SET
■	CONCRETE MONUMENT SET
○-	POWER POLE
TJB	TELEPHONE JUNCTION BOX
—OUL	OVERHEAD UTILITY LINE
—N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
PP	POWER POLE
RPA	RESOURCE PROTECTION AREA
TBR	TO BE REMOVED
WV	WATER VALVE
X—	SILT FENCE
OUL—	OVERHEAD UTILITY LINE
———	RPA LIMITS
Xx	SOIL TYPE
GE	GROUND ELEVATION
FF	FINISH FLOOR
TW	TOP OF WALL
BW	BOTTOM OF WALL

JOB NO. 19246-03

PROJECT MANAGER: WAS
DESIGNED: JBR
CAD: JBR
CHECKED: WAS
FILED: 19246BAP
DATE: MARCH 24, 2023
REVISED: APRIL 24, 2023
REVISED:

BAY design group
Engineering Surveying & Land Planning
www.baydesigngroup.com
40 CROSS ST., SUITE 100
P.O. BOX 51
URBANNA, VA 23175
(804) 693-2993

COMMONWEALTH OF VIRGINIA
WAYNE A. SAVAGE
Lic. No. 56830
PROFESSIONAL ENGINEER

PROJECT:

McNEELY RESIDENCE

TOWN OF IRVINGTON DISTRICT
LANCASTER COUNTY, VIRGINIA

SHEET:

SITE PLAN

SHEET NO:

C1 OF 2

JOB NO. 19246-03

EROSION CONTROL NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENTATION CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION VAC25-840-40 EROSION AND SEDIMENT CONTROL REGULATIONS. WHEN THE HANDBOOK CONFLICTS WITH THE REGULATIONS, THE REGULATIONS SHALL TAKE PRECEDENCE.
2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
3. PRIOR TO LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS OR OFF-SITE FILL ACTIVITIES, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE LOCAL JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE LOCAL JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
5. SITE GRADING IS TO DRAIN TO THE PERIMETER CONTROLS AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND CONSTRUCTION, UNTIL FINAL STABILIZATION IS ACHIEVED.
6. DURING DEWATERING, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS.
7. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF PRODUCING RAINFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. A RECORD WILL BE MAINTAINED OF THE INSPECTIONS AND MAINTENANCE.
8. SOIL STOCK PILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.
9. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE FINAL GRADE OR WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 1 YEAR.
10. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS A FIRST STEP AND BE MADE FUNCTIONAL BEFORE ANY LAND DISTURBING ACTIVITIES AND SHALL MAINTAIN FUNCTION THROUGH THE DURATION OF THE PROJECT TO FINAL APPROVAL AND RELEASE.
11. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
12. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED, AS DETERMINED BY THE COUNTY ENVIRONMENTAL INSPECTOR.
14. ALL MINIMUM STANDARDS (MS) OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS APPLY TO THIS PROJECT.

SEEDING NOTES

1. ALL STABILIZATION/SEEDING WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON WILL HAVE A MINIMUM OF 80% VEGETATIVE COVER PRIOR TO FINAL INSPECTION, AND IN THE OPINION OF THE DIVISION OF SOIL AND WATER CONSERVATION WILL BE MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND SURVIVE SEVERE WEATHER CONDITIONS.
3. STREAM DIVERSION AREAS, WATERWAYS, BANKS AND RELATED AREAS WILL BE SEEDED AND MULCHED AFTER WORK IN WATERCOURSE IS COMPLETED.
4. WINTERIZATION – ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY OCTOBER 15 IS TO BE SEEDED AND MULCHED ON THAT DATE UNLESS WAIVED BY THE DECISION OF SOIL AND WATER CONSERVATION.
5. TEMPORARY SEEDING WILL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. FOR TEMPORARY SEEDING USE 50% OF THE RECOMMENDED RATES OF FERTILIZER, LIME AND FULL AMOUNT OF SEED AND MULCH REQUIRED FOR REGULAR SEEDING.
6. ELECTRIC POWER, TELEPHONE, AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
7. ALL TEMPORARY EARTH BERMS, DIVERSIONS, AND DAMS ARE TO BE MULCHED AND SEEDED FOR VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL STOCKPILES, ON SITE AS WELL AS SOIL (INTENTIONALLY) TRANSPORTED FROM THE PROJECT SITE.
8. PERMANENT SEEDING MIXTURE:

KENTUCKY 31 TALL FESCUE	93–108 lbs./Ac.
RED TOP GRASS	2 lbs./Ac.
SEASONAL NURSE CROP	20 lbs./Ac.
COMMON BERMUDAGRASS**	0–15 lbs./Ac.
SERICEA LESPEDEZA**	20 lbs./Ac.
TOTAL	150 lbs./Ac.

SEASONAL NURSE CROP:
FEBRUARY, MARCH THRU APRIL – ANNUAL RYE
MAY 1 THRU AUGUST – FOXTAIL MILLET
SEPTEMBER, OCTOBER THRU NOVEMBER 15 – ANNUAL RYE
NOVEMBER 16 THRU JANUARY – WINTER RYE

** MAY THRU OCTOBER, USE HULLED SEED. ALL OTHER SEEDING PERIODS, USE UNHULLED SEED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10–20 lbs./Ac. IN MIXES.

SEEDBED PREPARATION:
LIME AND FERTILIZER IS TO BE INCORPORATED INTO THE TOP 4 TO 6 INCHES OF THE SOIL BY DISCING OR OTHER MEANS AT THE FOLLOWING RATE.
LIME – PULVERIZED AGRICULTURAL GRADE LIMESTONE (OR EQUIVALENT) 2 TONS/Ac.
FERTILIZER – 10–20–10 (OR EQUIVALENT) 1000 lbs./Ac.

MULCHING:
ALL PERMANENT SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION WITH STRAW, HAY OR WOOD CELLULOSE FIBER (OR EQUIVALENT) IN AN AMOUNT SUFFICIENT TO SHADE A MINIMUM OF 80% OF THE AREA SEEDED AND/OR AS MAY BE REQUIRED TO PREVENT "WASHOUT".

STANDARD NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, EXCEPT WHERE COUNTY STANDARDS ARE APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.
3. ALL PERMITS, INSPECTIONS AND APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT HIS EXPENSE.
4. CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPE, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY FAILURE TO MAINTAIN THE WATERWAYS IN OPERABLE CONDITION.
5. CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE IN AN APPROVED AREA AND MANNER AND IN ACCORDANCE WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
6. THE LOCATION OF ALL EXISTING UTILITIES MAY OR MAY NOT BE SHOWN; AND WHERE SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES TO HIS SATISFACTION PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION TO "MISS UTILITY" (1-800-552-7001) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR IS REQUIRED TO VISIT THE SITE PRIOR TO PRICING THE JOB. HE SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES NOTED IN HIS VISIT OR REVIEW OF THE CONTRACT DOCUMENTS.

DEVICE MAINTENANCE

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH RUN-OFF PRODUCING RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. THE GRAVEL OUTLETS AND INLETS TO ALL PIPES AND DRAINAGE STRUCTURES WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED. AT A MINIMUM, MONTHLY INSPECTIONS SHALL BE PERFORMED DURING THE FIRST YEAR AFTER INSTALLATION.
2. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF THE SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS WILL BE FERTILIZED AND RE- SEEDED AS NEEDED. MOWING OF ANY EMBANKMENTS WILL NOT OCCUR DURING THE FIRST YEAR OF GROWTH TO PERMIT SEEDED AREAS TO BECOME WELL ESTABLISHED.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE REMOVAL OF A DWELLING, DECKS, PATIO, CONCRETE WALLS, CARPORT, WORKSHOP, WALKWAYS, STEPS, STOOPS AND A PORTION OF THE DRIVEWAY AND THE CONSTRUCTION OF DWELLING, WALKWAY, DECK, STEPS, STONE WALL AND EXPANSION OF DRIVEWAY. THE TOTAL LAND DISTURBANCE AS A RESULT OF THIS INSTALLATION WILL BE APPROXIMATELY 0.37± ACRES ON THE 1.68± ACRE PARCEL.

EXISTING SITE CONDITIONS
THE EXISTING SITE IS PARTIALLY CLEARED WITH A WOOD LINE ON BOTH SIDES OF THE PROPERTY WITH RESIDENTIAL ZONING. THE NATURAL TOPOGRAPHY OF THE SITE HAS SLOPES AND DRAINAGE PATTERNS LEADING TO BRIDGE COVE, WHICH LEADS TO THE RAPPAHANNOCK RIVER, A TRIBUTARY OF THE CHESAPEAKE BAY.

ADJACENT PROPERTY
THE SITE IS BOUNDED ON THE SOUTH BY THE BRIDGE COVE, AND NORTH, WEST AND EAST BY OTHER RESIDENTIAL PARCELS.

OFF-SITE AREAS
THERE ARE NO OFFSITE AREAS NEEDED FOR THIS DEVELOPMENT.

SOILS
SfA– SASSAFRAS LOAMY FINE SAND, THINK SURFACE, 0–2 PERCENT SLOPES
SsD– SLOPING SANDY LAND

CRITICAL EROSION AREAS
THE POTENTIAL FOR EROSION WILL EXIST IN THE DISTURBANCE AREA THAT IS NECESSARY FOR CONSTRUCTION AND SITE GRADING. TEMPORARY SILT FENCE WILL BE PLACED SO THAT SEDIMENT LADEN WATER IS FILTERED BEFORE OUTFALL INTO BRIDGE COVE. THE CONTRACTOR SHALL CHECK ALL CONTROL DEVICES REGULARLY FOR SIGNS OF ERODED MATERIALS AND NEEDED REPAIRS.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

STRUCTURAL PRACTICES
1. CONSTRUCTION ENTRANCE – 3.02
   THE EXISTING GRAVEL DRIVEWAY SHALL BE USED AS THE CONSTRUCTION ENTRANCE.
2. SILT FENCE BARRIER – 3.05
   SILT FENCE SEDIMENT BARRIERS WILL BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED ON THE PLANS.

VEGETATIVE PRACTICES
1. TOP SOILING
   TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND TEMPORARILY STORED ON SITE (WITHIN DISTURBANCE AREA) FOR RE-USE IN FINAL GRADING/SEEDING.
2. TEMPORARY SEEDING – 3.31
   ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
3. EROSION CONTROL BLANKETS – 3.36 OR MULCH – 3.35
   EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION.

MANAGEMENT STRATEGIES
1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. SEDIMENT FENCING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING.
3. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
4. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E & S CONTROLS WILL BE CLEANED UP AND REMOVED AND ANY AREAS DISTURBED DURING THIS OPERATION WILL BE FERTILIZED AND RESEEDED AS NEEDED.

CONSTRUCTION SEQUENCE
1. FLAG PRELIMINARY LIMITS OF DISTURBANCE.
2. HOLD PRE CONSTRUCTION MEETING.
3. INSTALL SILT FENCE.
4. REMOVE DWELLING, DECKS, PATIO, CONCRETE WALLS, CARPORT, WORKSHOP, WALKWAYS, STEPS, STOOPS AND A PORTION OF THE DRIVEWAY.
5. ROUGH GRADE FOR NEW CONSTRUCTION FEATURES AND TEMPORARY SEED ALL DENUDED AREAS PER STATE EROSION AND SEDIMENT CONTROL REQUIREMENTS AS NECESSARY PRIOR TO FINE GRADING AND FINAL SEEDING.
6. CONSTRUCT DWELLING, WALKWAY, DECK, STEPS, STONE WALL AND EXPANSION OF DRIVEWAY
7. FINE GRADE, SEED AND MULCH ALL DENUDED AREAS WITH PERMANENT SEEDING.
8. ALLOW FOR PERMANENT SEEDING TO BECOME SUFFICIENTLY ESTABLISHED TO DETER EROSION
9. INSTALL RPA VEGETATIVE MITIGATION PLANTINGS
10. ALL REMAINING EROSION CONTROL DEVICES SHALL BE REMOVED AFTER PERMANENT SEEDING ESTABLISHED.
11. COUNTY ENGINEER AND/OR BAY DESIGN GROUP ENGINEER SHALL PERFORM "FINAL CONFORMANCE" INSPECTION.

PERMANENT STABILIZATION
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

STORM WATER MANAGEMENT
THERE WILL BE A DECREASE IN IMPERVIOUS AREA AS A RESULT OF THE CONSTRUCTION COMPARED TO THE CURRENT CONDITION, DUE TO THE IMPACT TO THE RPA, A 3,684 SF MITIGATION AREA HAS BEEN PROVIDED THAT WILL REDUCE THE TOTAL RUNOFF. THE RESULTANT TOTAL RUNOFF IS DIRECTED TO THE BRIDGE COVE, A NATURAL TIDAL OUTFALL THAT IS CONSIDERED ADEQUATE. THUS, THE PROJECT IS IN COMPLIANCE WITH MS-19.

MAINTENANCE
IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
1. THE SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALFWAY TO THE TOP OF THE BARRIER.
2. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

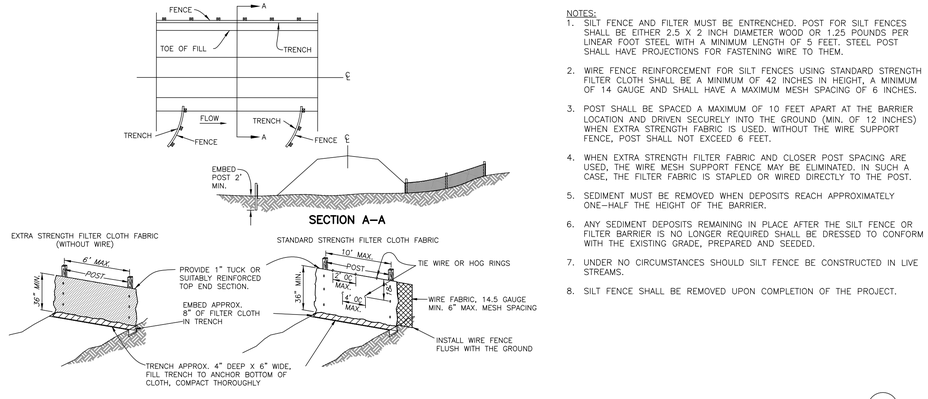
MANAGEMENT PLAN

I. GENERAL
A. PERIODIC INSPECTIONS (BUT NO LESS THAN ANNUAL) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AND SHALL BE CONDUCTED FOR THE RPA MITIGATION AREA NOTED BELOW.
B. INSPECTION REPORTS SHALL BE MAINTAINED ON-SITE AND PROVIDED TO TOWN OF IRVINGTON COUNTY ENVIRONMENTAL CODE COMPLIANCE AS REQUESTED.
C. INSPECTION RECORDS SHALL BE RETAINED FOR A MINIMUM OF 5 YEARS FROM INSPECTION DATE.

II. TREES (VIRGINIA E&S HANDBOOK SPECIFICATION 3.37; 1992)
A. ENSURE YOUNG TREES RECEIVE AN INCH OF WATER EACH WEEK FOR THE FIRST TWO YEARS AFTER PLANTING. WHEN RAIN DOES NOT SUPPLY THIS NEED, THE TREE SHOULD BE WATERED DEEPLY BUT NOT ANY MORE FREQUENT THAN ONCE PER WEEK.

B. ENSURE TRANSPLANTED TREES BE FERTILIZED ONE YEAR OR SO AFTER PLANTING. THE BEST MATERIAL FOR SMALL TREES IS WELL-ROTTED STABLE MANURE, IF CAN BE OBTAINED. ADD IT AS A 2-INCH LAYER OF MULCH AROUND THE TREE ANNUALLY. IF CHEMICAL FERTILIZERS ARE TO BE USED, A FORMULATION SUCH AS 10-8-6 OR 10-6-4 IS PREFERRED. USE ABOUT 2 LBS. PER INCH OF TRUNK DIAMETER MEASURED 4 FEET FROM THE GROUND.
   i. EVERGREENS USE ONE-HALF THE RECOMMENDED AMOUNT OF CHEMICAL FERTILIZER OR USE ONLY ORGANIC FERTILIZERS SUCH AS COTTONSEED MEAL, BONE MEAL, OR MANURE.
   ii. FERTILIZER MUST COME IN CONTACT WITH THE ROOTS TO BENEFIT THE TREE.

III. SHRUBS (VIRGINIA E&S HANDBOOK SPECIFICATION 3.37; 1992)
A. ENSURE PROPER PRUNING, WATER, AND APPLICATION OF FERTILIZER EVERY THREE YEARS TO KEEP SHRUBS HEALTHY.
B. MAINTAIN THE MULCH COVER OR TURF COVER SURROUNDING THE SHRUBS.
   i. A HEAVY LAYER OF MULCH REDUCES WEEDS AND RETAINS MOISTURE.



NOTES:
1. SILT FENCE AND FILTER MUST BE ENTRENCHED. POST FOR SILT FENCES SHALL BE EITHER 2.5 X 2 INCH DIAMETER WOOD OR 1.25 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POST SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
3. POST SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED. WITHOUT THE WIRE SUPPORT FENCE, POST SHALL NOT EXCEED 6 FEET.
4. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST.
5. SEDIMENT MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
6. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
7. UNDER NO CIRCUMSTANCES SHOULD SILT FENCE BE CONSTRUCTED IN LIVE STREAMS.
8. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

SF

SILT FENCE INSTALLATION SCALE: NONE

JOB NO. 19246-03

PROJECT MANAGER: WAS
DESIGNED: JBR
CAD: JBR
CHECKED: WAS
FILED: 19246BAP
DATE: MARCH 24, 2023
REVISED: APRIL 24, 2023
REVISED:

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COMMONWEALTH OF VIRGINIA
Wayne A. Savage
WAYNE A. SAVAGE
Lic. No. 56830
03-24-2023
PROFESSIONAL ENGINEER

PROJECT:

McNEELY RESIDENCE

TOWN OF IRVINGTON DISTRICT
LANCASTER COUNTY, VIRGINIA

SHEET:

SITE PLAN

SHEET NO:

C2 OF 2

JOB NO. 19246-03