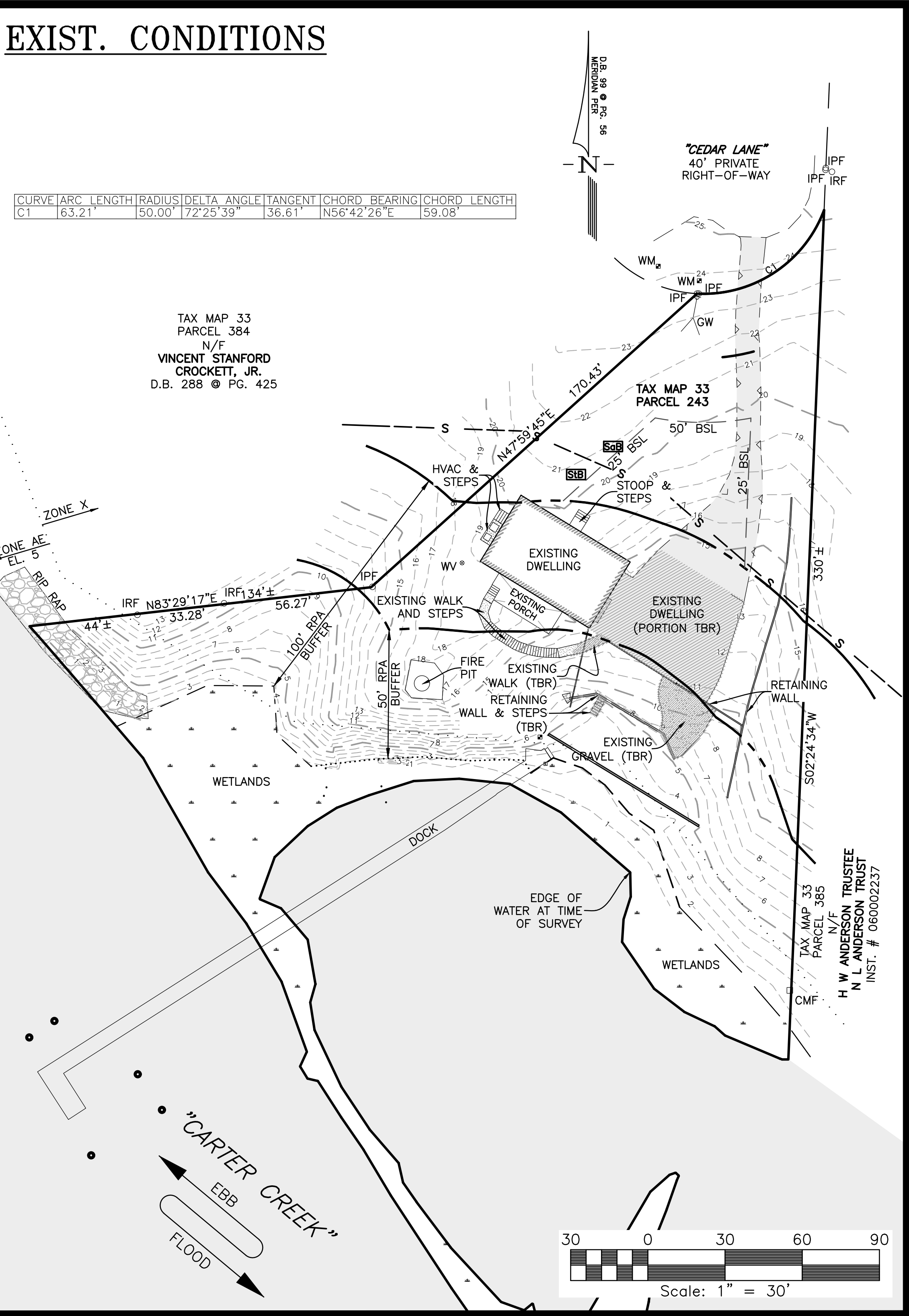
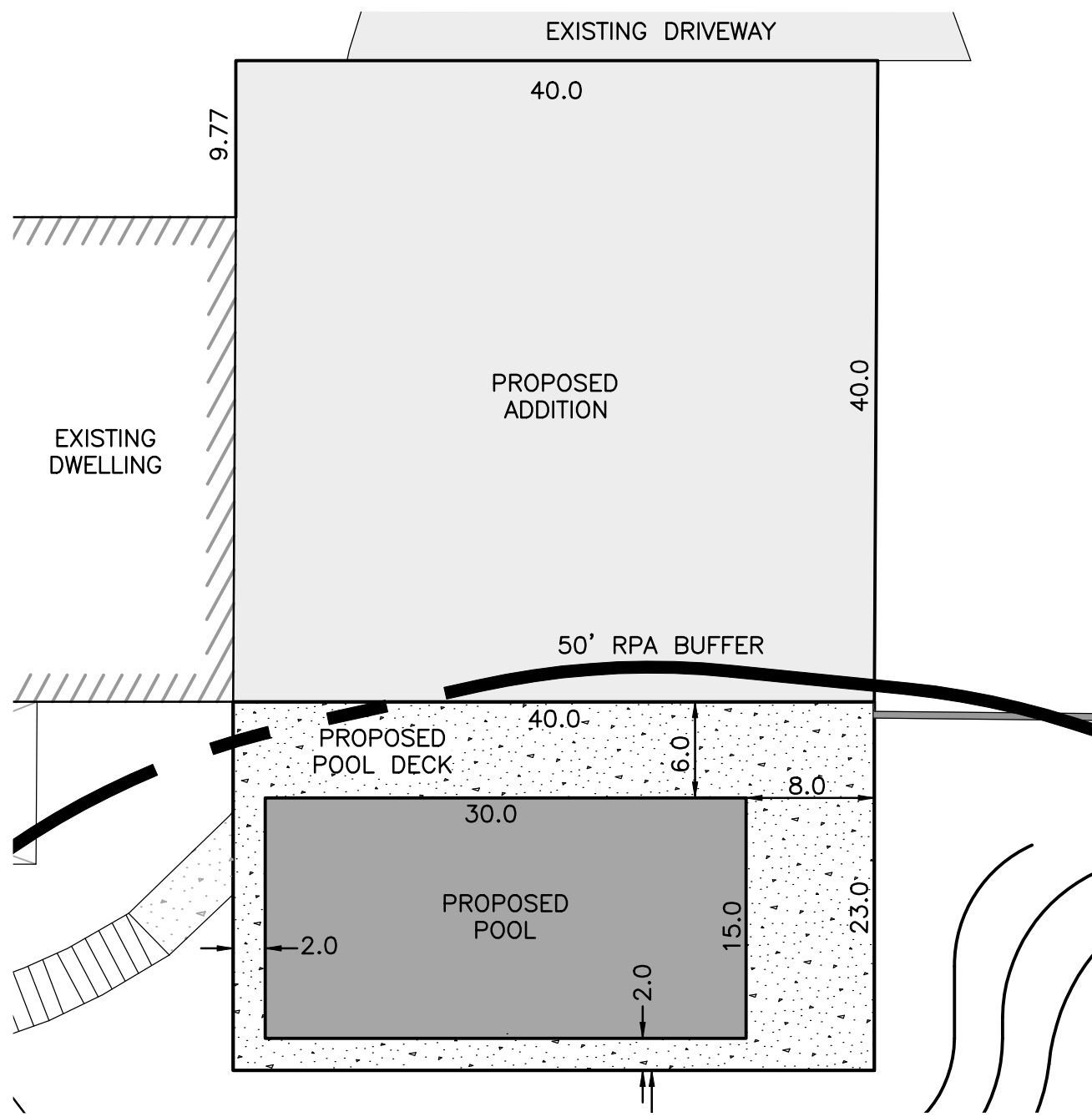
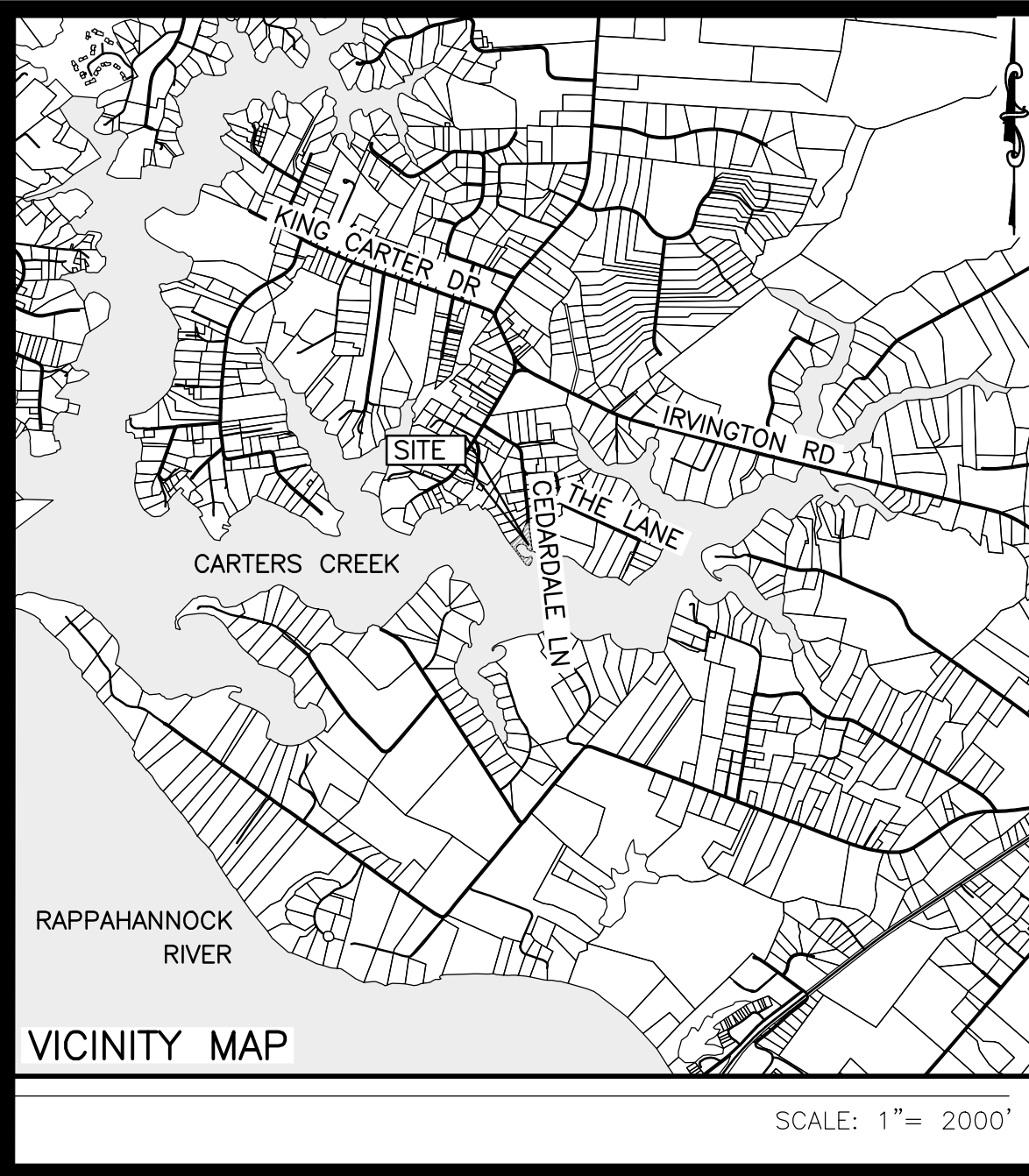
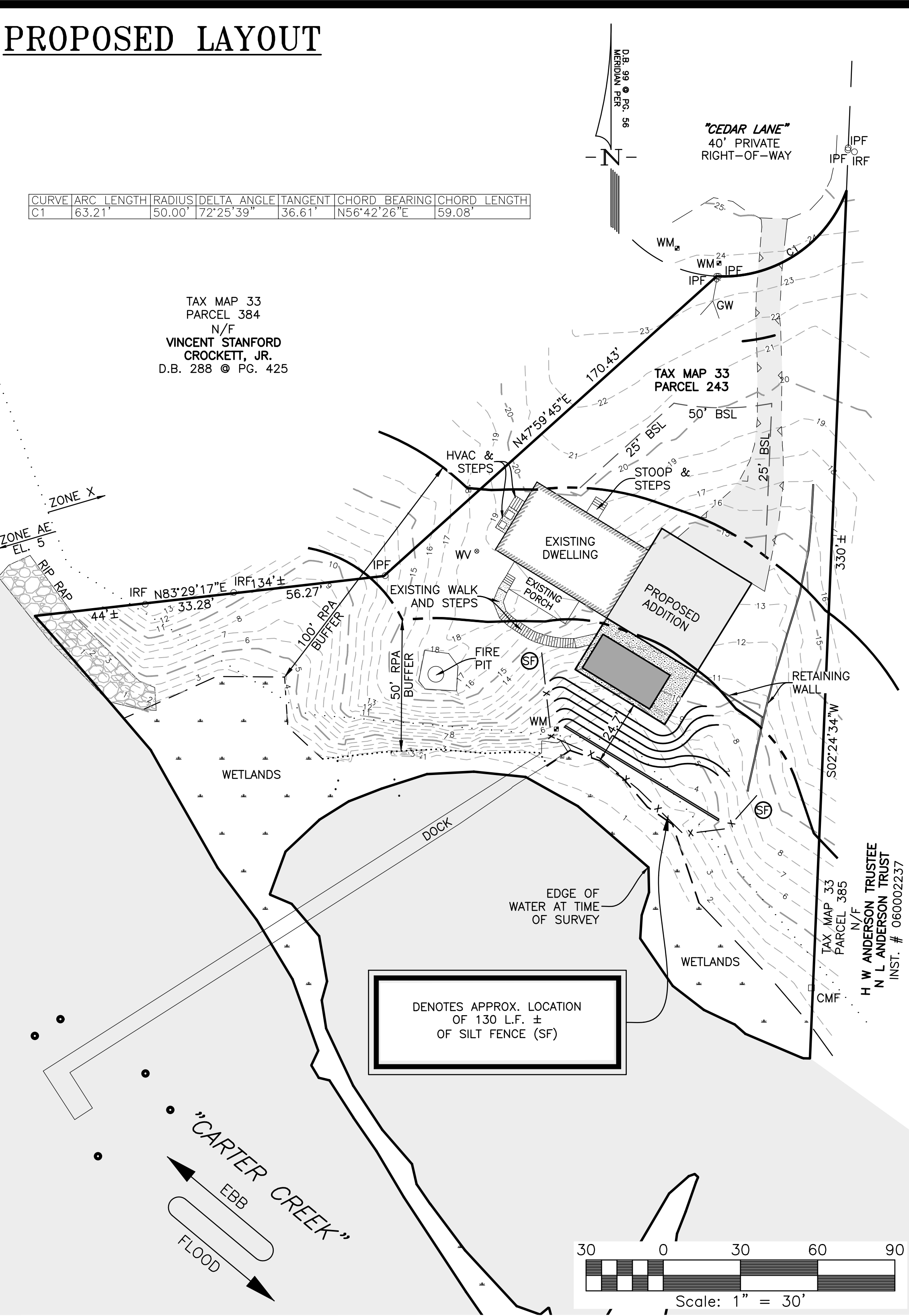


EXIST. CONDITIONS



PROPOSED LAYOUT



WATER QUALITY IMPACT CALCULATIONS:

1. SITE IMPERVIOUS ANALYSIS

EXISTING PRE-DEVELOPMENT IMPERVIOUS AREA

	IN 100' RPA	ON SITE
EXISTING DWELLING	1,494 S.F.	1,502 S.F.
EXISTING PORCH, STOOP & STEPS	362 S.F.	362 S.F.
EXISTING DRIVEWAY	2,363 S.F.	3,894 S.F.
EXISTING WALK, GRAVEL & CONCRETE	715 S.F.	715 S.F.
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	4,934 S.F.	6,473 S.F.

ON SITE

(0.15 AC.; 14.3% OF SITE)

PROPOSED POST-DEVELOPMENT IMPERVIOUS AREA

EXISTING DRIVEWAY (TBR)	- 1,514 S.F.	- 1,514 S.F.
EXISTING WALK, GRAVEL & CONCRETE (TBR)	- 533 S.F.	- 533 S.F.

PROPOSED ADDITION	+ 1,600 S.F.	+ 1,600 S.F.
PROPOSED POOL & POOL DECK	+ 920 S.F.	+ 920 S.F.

TOTAL POST DEVELOPMENT IMPERVIOUS AREA

6,946 S.F.
(0.16 AC.; 15.2% OF SITE)

2. RPA ENCROACHMENT MITIGATION

DUE TO ENCROACHMENT INTO THE CURRENTLY REQUIRED 100' R.P.A. FOR CONSTRUCTION OF A SINGLE FAMILY DWELLING AND ASSOCIATED IMPROVEMENTS ON THE EXISTING NON-CONFORMING PARCEL, A 473 SF RIPARIAN MITIGATION IS TO BE PROVIDED WITH THE FOLLOWING PLANTING PER 400 SF:

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

DWELLING DETAIL

SCALE: 1" = 10'

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
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PP POWER POLE
- RPA RESOURCE PROTECTION AREA
- X- SILT FENCE
- OUL- OVERHEAD UTILITY LINE
- RPA LIMITS
- Soil TYPE
- TBR TO BE REMOVED

JOB NO. 16053-03

THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER:

JMP

DESIGNED:

JPS

CAD:

JPS

CHECKED:

JMP

FILED:

16053BAP

DATE:

FEBRUARY 25, 2025

REVISED:

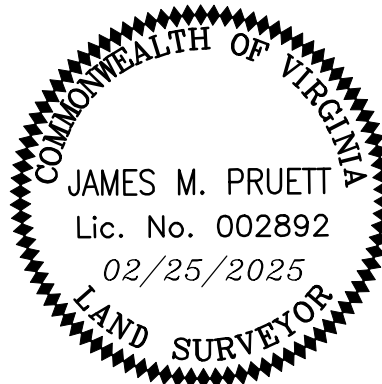
REVISED:



Engineering Surveying & Land Planning

www.baydesigngroup.com

40 CROSS ST., SUITE 100
P.O. BOX 51
URBANNA, VA 23175
(804) 693-2993



PROJECT:

SOMMARDAHL RESIDENCE

TOWN OF IRVINGTON
LANCASTER COUNTY

SHEET:

BAY ACT DEVELOPMENT PLAN

SHEET NO:

C1 OF 2

JOB NO. 16053-02

EROSION CONTROL NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENTATION CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION 12CJ2-840-40 EROSION AND SEDIMENT CONTROL REGULATIONS. WHEN THE HANDBOOK CONFLICTS WITH THE REGULATIONS, THE REGULATIONS SHALL TAKE PRECEDENCE.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- SITE GRADING IS TO DRAIN TO THE PERIMETER CONTROLS AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND CONSTRUCTION, UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS.
- 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.
- SOIL STOCK PILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.
- 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.
- 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.
- STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
- 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 RESERVING CHANNEL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED, AS DETERMINED BY THE COUNTY ENVIRONMENTAL INSPECTOR.
- ALL MINIMUM STANDARDS (MS) OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS APPLY TO THIS PROJECT.

SEEDING NOTES

- ALL STABILIZATION/SEEDING WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- ANY DISTURBED AREA NOT PAVED, SOGGED, 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.
- STREAM DIVERSION AREAS, WATERWAYS, BANKS AND RELATED AREAS WILL BE SEEDED AND MULCHED AFTER WORK IN WATERCOURSE IS COMPLETED.
- WINTERIZATION - ANY DISTURBED AREA NOT PAVED, SOGGED 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.
- 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 SIZE OF THE RECOMMENDED RATES OF FERTILIZER, LIME AND FILL AMOUNT OF SEED AND MULCH REQUIRED FOR REGULAR SEEDING.
- ELECTRIC POWER, TELEPHONE, AND GAS SUPPLY TRENCHES ARE TO BE COMPLETED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- ALL TEMPORARY EARTH BERM, 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.
- PERMANENT SEEDING MIXTURE:

KENTUCKY 31 TALL FESCUE	93-108 lbs./Ac.
RED TOP GRASS	2 lbs./Ac.
SEASONAL NURSE CROP	20 lbs./Ac.
COMMON BERNARDGRASS**	0-15 lbs./Ac.
SERICIA LESPEDYZA**	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 - FULVERIZED 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

- 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.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.
- ALL PERMITS, INSPECTIONS AND APPROVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT HIS EXPENSE.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION TO "MISS UTILITY" (1-800-552-7001) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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:

- 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.
- 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.
- THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS WILL BE FERTILIZED AND RE-SEEDED AS NEEDED. MOVING 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 PORTION OF DRIVEWAY, CONCRETE, WALK AND STEPS AND THE CONSTRUCTION OF AN ADDITION, POOL AND POOL DECK. THE TOTAL LAND DISTURBANCE AS A RESULT OF THE INSTALLATION WILL BE APPROXIMATELY 0.15 AC ON THE 1.05± ACRE PARCEL.

EXISTING SITE CONDITIONS

THE EXISTING SITE IS DEVELOPED WITH R-1 (RESIDENTIAL GENERAL) TOWN ZONING. THE NATURAL TOPOGRAPHY OF THE SITE HAS SLOPES AND DRAINAGE PATTERNS LEADING TO CARTERS CREEK, A TRIBUTARY TO THE CHESAPEAKE BAY.

ADJACENT PROPERTY

THE SITE IS BOUNDED ON THE EAST AND WEST BY OTHER RESIDENTIAL PARCELS, SOUTH BY CARTERS CREEK, AND NORTH BY CEDARDALE DR.

OFF-SITE AREAS

THERE ARE NO OFFSITE AREAS NEEDED FOR THIS DEVELOPMENT.

SOILS

Site- STEEP SANDY LAND
SoB- SASSAFRAS FINE SANDY LOAM, GENTLY SLOPING

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 INTO CARTERS CREEK. 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

- CONSTRUCTION ENTRANCE - 3.02
THE EXISTING DRIVEWAY SHALL BE USED AS THE CONSTRUCTION ENTRANCE.
- 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

- 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.
- 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.
- 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

- CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- SEDIMENT FENCING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING.
- TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
- THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- 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

- HOLD PRE CONSTRUCTION MEETING.
- INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE.
- TEMPORARY SEED ALL DENUDED AREAS PER STATE EROSION AND SEDIMENT CONTROL REQUIREMENTS AS NECESSARY PRIOR TO FINE GRADING AND FINAL SEEDING.
- REMOVE EXISTING PORTION OF DRIVEWAY, CONCRETE, WALK AND STEPS AND CONSTRUCT ADDITION, POOL AND POOL DECK.
- FINE GRADE, SEED AND MULCH ALL DENUDED AREAS WITH PERMANENT SEEDING.
- ALLOW FOR PERMANENT SEEDING TO BECOME SUFFICIENTLY ESTABLISHED TO DETER EROSION.
- INSTALL INFILTRATION TRENCH BMP FACILITIES.
- ALL REMAINING EROSION CONTROL DEVICES SHALL BE REMOVED AFTER PERMANENT SEEDING ESTABLISHED.

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 AN INCREASE IN IMPERVIOUS AREA AS A RESULT OF THE CONSTRUCTION COMPARED TO THE CURRENTLY DEVELOPED CONDITION. DUE TO THE IMPACT TO THE RPA, A 473 SF RPA MITIGATION AREA AND INFILTRATION TRENCH BMP FACILITIES WILL BE UTILIZED TO REDUCE THE TOTAL RUNOFF BY 97 CF. THE INFILTRATION BMPS WILL REMOVE 0.04 LBS/YR OF TOTAL PHOSPHOROUS AS REQUIRED FOR VIRGINIA STORMWATER MANAGEMENT WATER QUALITY COMPLIANCE. THE REMAINING RUNOFF WILL BE DIRECTED TO CARTERS CREEK A NATURAL TIDAL OUTFALL THAT IS CONSIDERED ADEQUATE. THUS, THE PROJECT IS IN COMPLIANCE WITH MS-19.

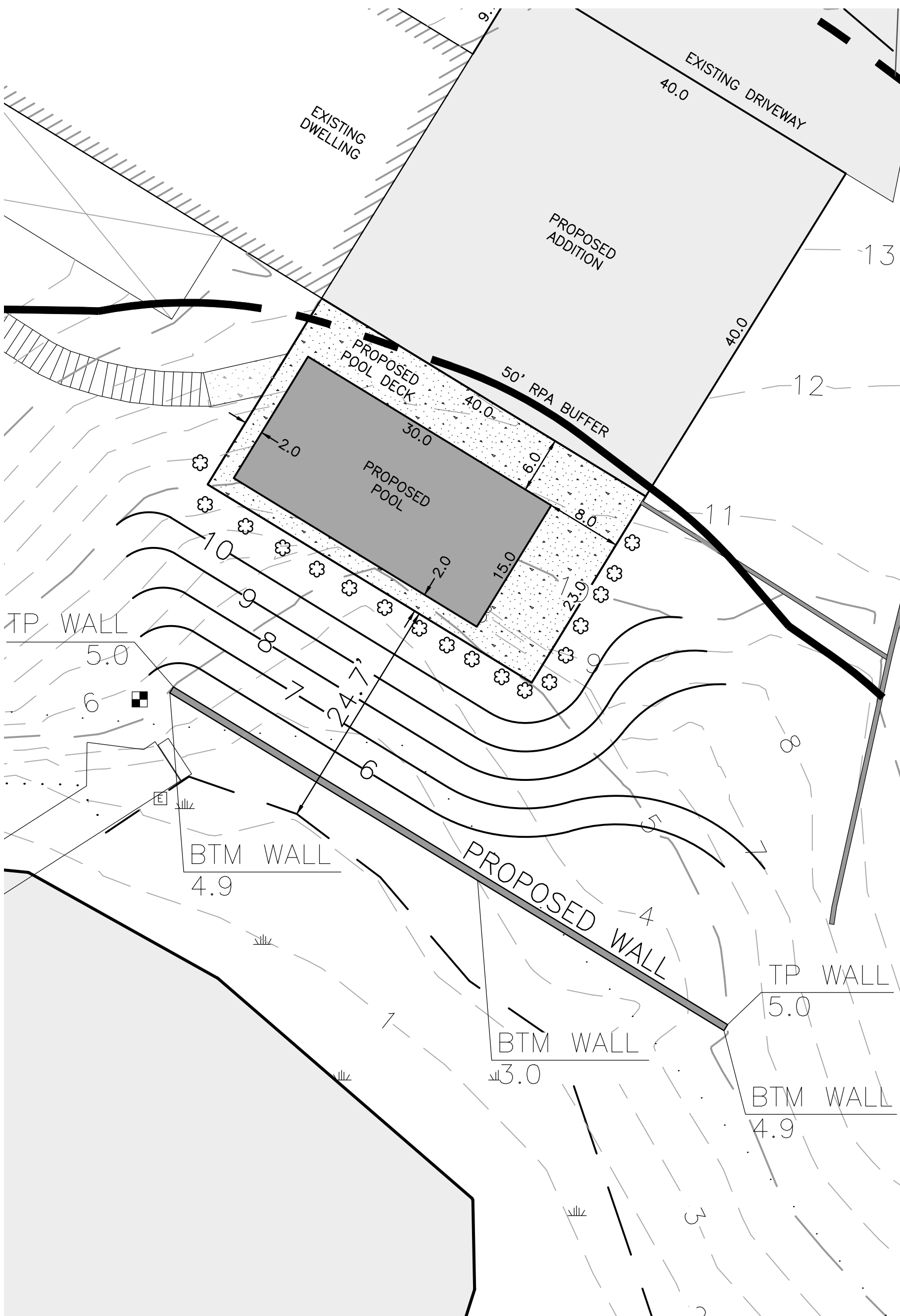
MAINTENANCE

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:

- 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 HALF WAY TO THE TOP OF THE BARRIER.
- THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

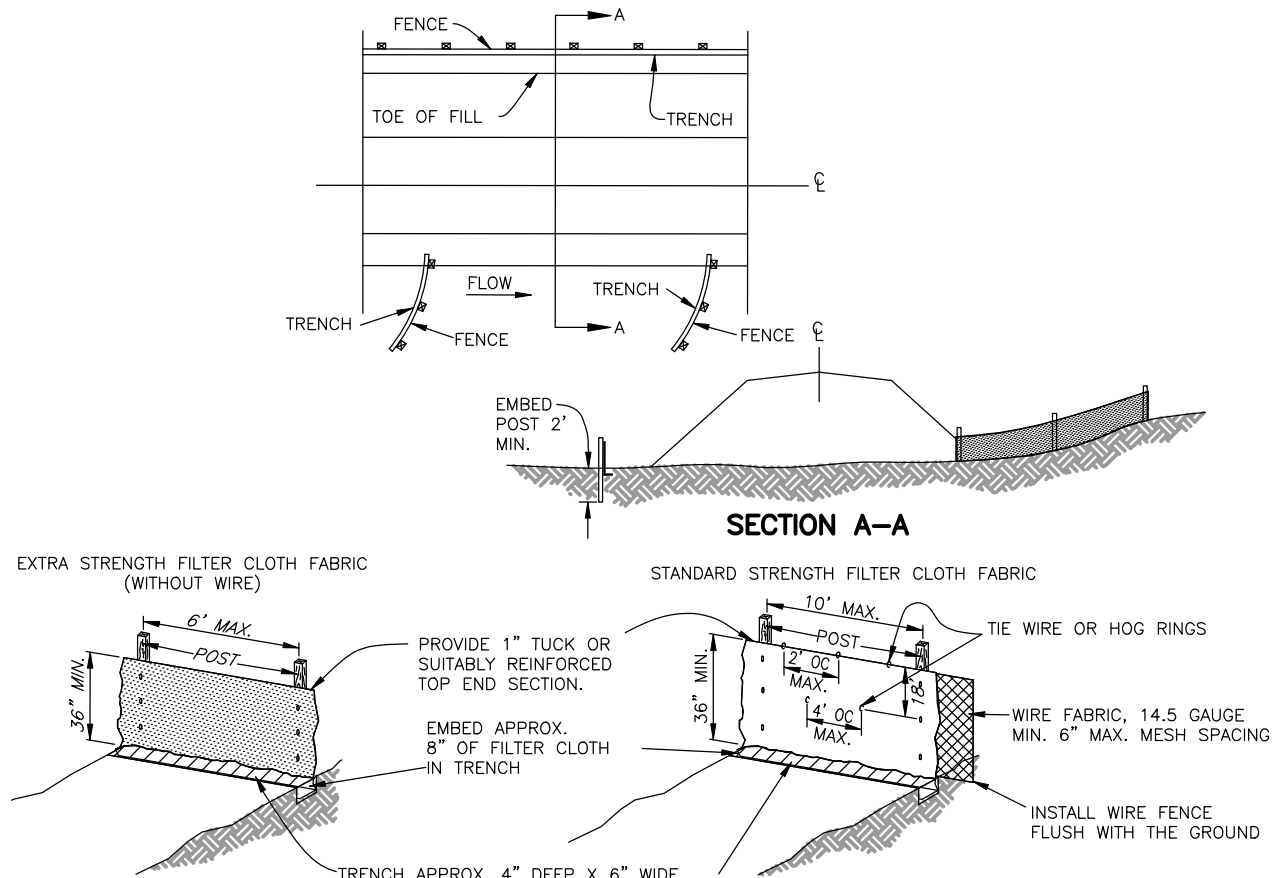
RIPARIAN BUFFER LANDSCAPE PLAN:

- A 473 SF RIPARIAN MITIGATION AREA IS REQUIRED.
- RETAIN EXISTING TREES WITHIN RIPARIAN MITIGATION AREA AS SHOWN AND PLANT ADDITIONAL NURSERY STOCK (AS FOLLOWS):
 - 0 CANOPY TREES (1-1/2" - 2" CALIPER) (SUBSTITUTE 6 SHRUBS FOR 2 TREES)
 - 0 UNDERSTORY TREES (3/4" - 1 1/2" CALIPER) (SUBSTITUTE 6 SHRUBS FOR 2 TREES)
 - 18 SMALL SHRUBS GROUND COVER PLANTS (15" TO 18")
- LOCATION OF INDIVIDUAL TREES AND SHRUBS TO BE AS SHOWN ON THIS PLAN, UNLESS OTHERWISE APPROVED BY THE TOWN OF IRVINGTON.



RIPARIAN MITIGATION & GRADING KEY PLAN

SCALE: 1"=10'



SILT FENCE INSTALLATION

SCALE: NONE

SF

JOB NO. 16053-03

THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER:

JMP

DESIGNED:

JPS

CAD:

JPS

CHECKED:

JMP

FILED:

16053BAP

DATE:

FEBRUARY 25, 2025

REVISED:

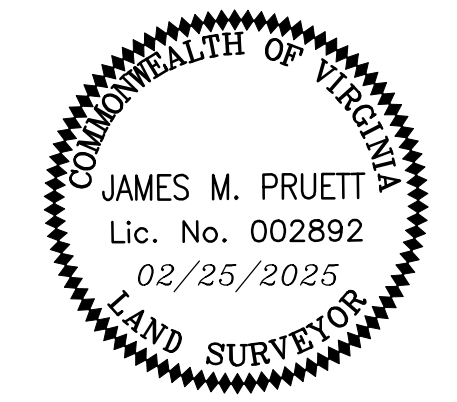
REVISED:



Engineering Surveying & Land Planning

www.baydesigngroup.com

40 CROSS ST., SUITE 100
P.O. BOX 51
URBANA, VA 23175
(804) 693-2993



PROJECT:

SOMMARDAHL RESIDENCE

TOWN OF IRVINGTON
LANCASTER COUNTY

SHEET:

BAY ACT DEVELOPMENT PLAN

SHEET NO:

C2 OF 2

JOB NO. 16053-02