

Application for Rezoning...

TOWN OF IRVINGTON, VIRGINIA

TO THE PLANNING COMMISSION AND TOWN COUNCIL OF IRVINGTON, VIRGINIA:

I (we), the undersigned, do hereby respectfully make application and petition the Governing Body to amend the Zoning Ordinance and to change the Zoning Map of _____

TAX MAP: 33-422 as hereinafter requested, and in support of this application, the following facts are shown:

1. The property sought to be rezoned is located at 4203 IRVINGTON ROAD between TM: 34-128 Street and 4265 IRVINGTON ROAD Street on the SOUTHERN / EASTERN side of the street and known as lot (s) Number _____. It has a frontage of 105.36 feet and a depth of 342.71 feet.

2. The property sought to be rezoned is owned by: ICN ENTERPRISES, LLC as evidenced by deed from EVA GINSBERG, f/k/a EVA ABEL recorded in INST: 190001675 (See attached Schedule A) Book _____, Page _____, Registry of Town of _____

3. It is desired and requested that the foregoing property be rezoned
FROM RESIDENTIAL (R-2) TO BUSINESS (B-1)

4. The following are all of the individuals, firms, or corporations owning property adjacent within 300 feet of ~~to both sides and rear, and the property in front of (across street from)~~ the property sought to be rezoned:

	NAME	STREET ADDRESS
(a)	<u>SEE SCHEDULE B</u>	_____
(b)	_____	_____
(c)	_____	_____
(d)	_____	_____
(e)	_____	_____
(f)	_____	_____
(g)	_____	_____
(h)	_____	_____
(i)	_____	_____

(Use reverse side if necessary and look up the names in the office of _____ in the _____ Courthouse, if they are not known.)

5. It is proposed that the property will be put to the following use:

ANY PERMITTED USE UNDER B-1 BUSINESS ZONING REGULATIONS, INCLUDING,
WITHOUT LIMITATION, TOWN OFFICE.

6. It is proposed that the following buildings will be constructed:

NONE.

7. It is proposed that the following setbacks and offstreet parking provisions will be made:

N/A

8. Attached is a copy of a Vicinity Map.

AS SCHEDULE D.C

ICN ENTERPRISES, LLC

By: William Miller, Agent

Signature of Applicant

10009 MAGNOLIA BEND

BONITA SPRINGS, FL 34135

Address of Applicant

TO THE TOWN COUNCIL OF

This petition for rezoning property within the jurisdiction of the _____

_____ of _____ was received on _____, a public hearing
was held on _____, and the Planning Commission wishes to make the following
recommendations to the Governing Body.

PLANNING COMMISSION

By _____

Secretary

ACTION OF THE TOWN COUNCIL:

On _____ the Governing Body took the following action
on the attached petition for rezoning:

Applicant's Affidavit

TO ACCOMPANY APPLICATION FOR REZONING, ETC.
TOWN OF IRVINGTON, VIRGINIA

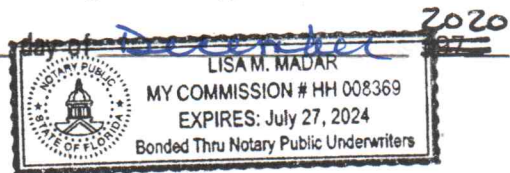
We (I), JULIEN PATTERSON, member manager of ICN ENTERPRISES LLC
being duly sworn, depose and say that we are LESSEE (I am the OWNER) of the property involved
in this application and that we (I) have familiarized ourselves (myself) with the rules and regu-
lations of the Zoning Administrator with respect to preparing and filing this application, and
that the foregoing statements and answers herein contained and the information on the attached
map and property owners' list thoroughly to the best of our (my) ability present the argument on
behalf of the application herewith requested and that the statements and information above re-
ferred to are in all respects true and correct to the best of our (my) knowledge and belief.

Signed [Signature]
10009 MAGNOLIA BOND
BOULDER SPRINGS, FL 34135

Phone No. 7034259420

Mailing address of applicant.

Subscribed and sworn to before me this 16th



[Signature]
Notary Public

This is to certify that the foregoing application has been inspected by me and has been found to
be thorough and complete in every particular and to conform to the rules and regulations of the
Zoning Administrator governing the filing of such application.

State below the name, address, and phone
number of person to be contacted for de-
tails if other than above signatory.

Name _____
Address _____
Phone No. _____

	Receipt Nos.	Date
Map and list	_____	____/____/197__
Application	_____	____/____/197__
Application Completed and Received by Zoning Administrator		<u>12/23/1972020</u>
By	<u>[Signature]</u>	
(For the Zoning Administrator)		

We, the undersigned OWNERS of ADJACENT PROPERTY as shown upon map attached to the
application hereby certify that we have read the foregoing petition and agree that the facts stated
correctly and completely present the conditions surrounding the property involved in this applica-
tion, and believe the application SHOULD BE GRANTED. (Add additional sheets where neces-
sary. These signatures are desirable but not demanded).

No. on Map	Name	Address	Lot	Block	Tract
_____	<u>Property owners listed on Schedule B will be</u>				
_____	<u>noticed by February 2, 2021 and Certification</u>				
_____	<u>and listing shall be received by the Town by</u>				
_____	<u>February 11, 2021</u>				

100001075

Prepared by:
Dusewicz & Soberick, P.C.
P. O. Box 388
Gloucester Point, VA 23062
Michael T. Soberick
VSB ID # 18867

Name of Title Insurance Company:
Fidelity National Title Insurance Co.

Return to: *Morgan Dawson*
Hubbard, Terry & Britt, P.C.
293 Steamboat Road
P. O. Box 340
Irvington, VA 22480

TAX MAP NO: 33-422

Consideration: \$275,000.00
Assessed Value: \$241,100.00

THIS DEED, made this 15th day of July, 2019, by and between EVA GINSBERG, FORMERLY KNOWN AS EVA ABEL, party of the first part (GRANTOR), and ICN ENTERPRISES, LLC, a Florida limited liability company, party of the second part (GRANTEE), whose address is: 10009 Magnolia Bend, Bonita Springs, FL 34135.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does hereby bargain, sell, grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto ICN ENTERPRISES, LLC, a Florida limited liability company, the following described property, to-wit:

All that certain tract or parcel of land, together with all buildings and improvements thereon and all appurtenances thereunto appertaining, lying and being in the Town of Irvington, Lancaster County, Virginia, being more particularly shown and described as "PARCEL # 33-422 1.052 ACRES" on a certain Plat of Survey made by B. L. Stallings Land Surveying, LLC, entitled "LOCATION SURVEY PREPARED FOR CONVEYANCE TO ICN ENTERPRISES, LLC, 4203 IRVINGTON ROAD, PARCEL # 33-422 TOWN OF IRVINGTON LANCASTER COUNTY VIRGINIA" a copy of which plat is attached hereto and made a part hereof and to which reference is hereby made for a more complete and accurate description of the property herein conveyed.

Together with those appurtenant easements more particularly set forth and described in a Deed of Easement dated October 8, 2010, recorded in the aforementioned Clerk's Office as Document No. 110000637. The party of the second part, by acceptance of this deed, represents that the transfer to

2.

them hereunder is bona fide and agrees to be responsible for the agreement and obligations of Eva Abel, now known as Eva Ginsberg, under such Deed of Easement.

Subject to any and all easements, rights of way, restrictions, covenants and provisions of record affecting the property.

It being the same real estate conveyed to Eva Abel, now known as Eva Ginsberg, by Deed from Cabell T. Westbrook dated September 19, 2003 and recorded in the aforesaid Clerk's Office as Instrument Number 130001970.

3

WITNESS the following signature and seal:

Eva Ginsberg (SEAL)
EVA GINSBERG

STATE OF VIRGINIA

COUNTY OF GLOUCESTER, to-wit:

The foregoing instrument was acknowledged before me this 15th day of July,
2019, by Eva Ginsberg.

Kelly J. Jenkins
NOTARY PUBLIC

My commission expires: 7-31-2019.



See Plat # 0847

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, hereby certifies that the attached plat is a survey of existing property, and does not represent a subdivision, a boundary line adjustment, a merge of property, or any other matter which would require review and/or approval of the Director of Lancaster County Planning and Land Use.

Date: 7-15-2019

Matson C. Terry, II

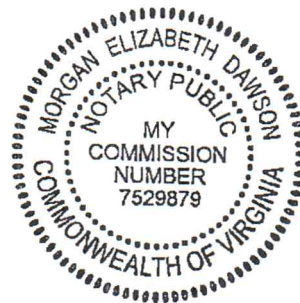
COMMONWEALTH OF VIRGINIA;
COUNTY OF LANCASTER; to-wit:

The foregoing instrument was acknowledged before me this 15th day of July, 2019, by Matson C. Terry, II.

Morgan E. Dawson
Notary Public

My commission expires: 10-31-2020

My commission number: 7529879



INSTRUMENT 190001075
RECORDED IN THE CLERK'S OFFICE OF
LANCASTER COUNTY CIRCUIT COURT ON
JULY 19, 2019 AT 08:57 AM
\$275.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$137.50 LOCAL: \$137.50
DIANE H. MUMFORD, CLERK
RECORDED BY: LAL

SCHEDULE B
APPLICATION OF ICN ENTERPRISES, LLC, 4203 Irvington Road, Irvington, Virginia 22480

Tax Map:	Owner(s)	Mailing Address	Physical Address
33-419	ICN Enterprises, LLC	10009 Magnolia Bend, Bonita Springs, FL 34135	4303 Irvington Road
33-420	ICN Enterprises, LLC	10009 Magnolia Bend, Bonita Springs, FL 34135	4283 Irvington Road
33-421	ICN Enterprises, LLC	10009 Magnolia Bend, Bonita Springs, FL 34135	4265 Irvington Road
33-423	Francis J. Filipowicz Revocable Trust Agreement	Post Office Box 624, Irvington, VA 22480	
33-423A	Sandy Burdette and Harmon Warwick	Post Office Box 231, Irvington, VA 22480	4194 Irvington Road
33-423B	Francis J. Filipowicz Revocable Trust Agreement	Post Office Box 624, Irvington, VA 22480	4160 Irvington Road
33-426 <i>33-426A</i>	Frank A. Wood, Jr., Trustee of Frank A. Wood Revocable Trust	1603 Ownby Lane, Richmond, VA 23220	4230 Irvington Road
33-427	Richard L. and Patricia Conkle	4262 Irvington Road, Irvington, VA 22480	4262 Irvington Road
33-429 <i>33-430</i>	King Carter Holdings, LLC	10009 Magnolia Bend, Bonita Springs, FL 34135	4282 Irvington Road
34-1-5	Frances Gunther Ramzy, Trustee of the Frances Gunther Ramzy Revocable Living Trust	c/o Catherine Harrison, 8766 Salem Road, Lewisburg, OH 45338	
34M-1-6	Vineyard Meadow, LLC	c/o Lowell S. Ukrop, Manager, 201 West 7th Street, 2nd Floor, Richmond, VA 23224	
34M-1-7	Vineyard Meadow, LLC	c/o Lowell S. Ukrop, Manager, 201 West 7th Street, 2nd Floor, Richmond, VA 23224	
34M-1-10	Vineyard Meadow, LLC	c/o Lowell S. Ukrop, Manager, 201 West 7th Street, 2nd Floor, Richmond, VA 23224	
34M-1-11	Vineyard Meadow, LLC	c/o Lowell S. Ukrop, Manager, 201 West 7th Street, 2nd Floor, Richmond, VA 23224	
34M-1-28	Vineyard Grove Development, LLC	6024 St. Andrews Ln, Richmond, VA 23226	

Add:

33 423K William E. Cathy H. Bryant 99 Dawsons Dr, Irvington 90 Dawsons Dr.

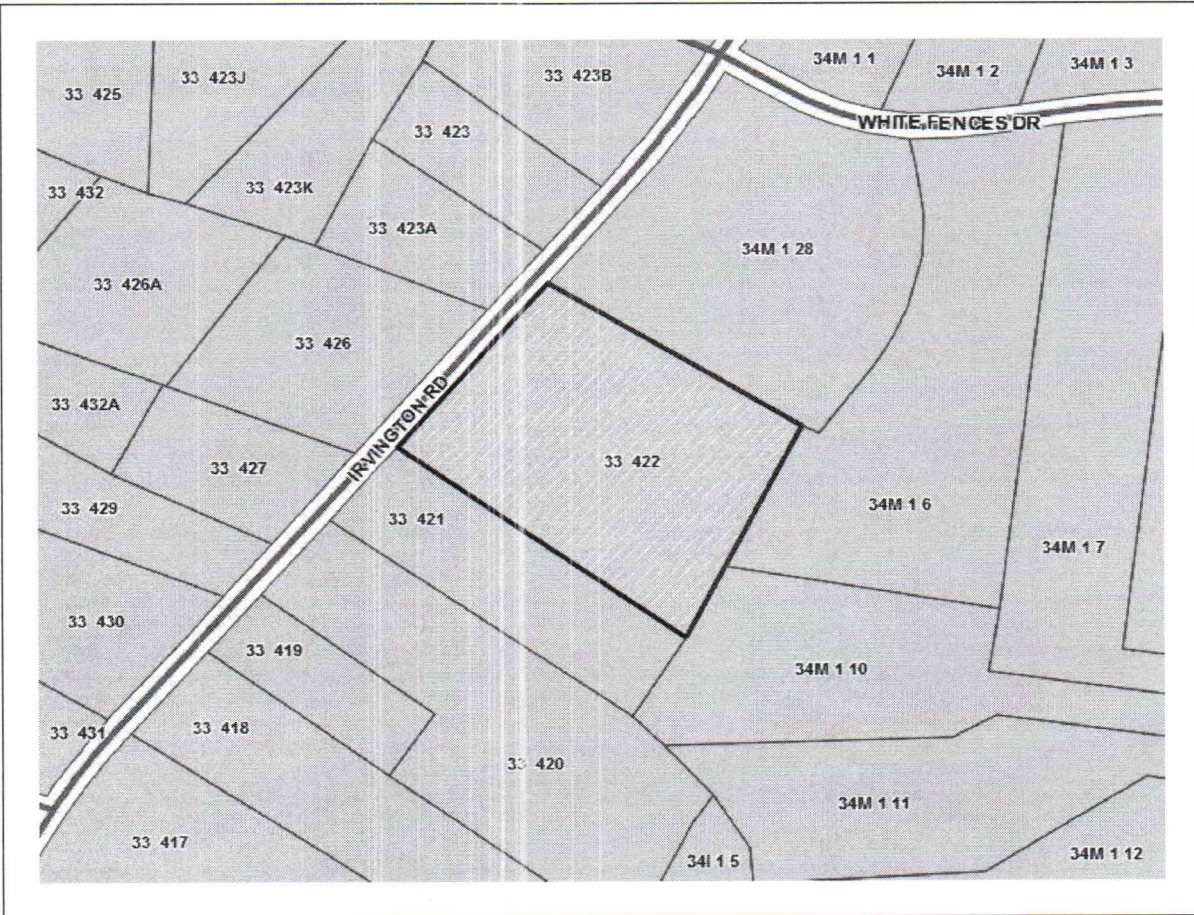
34 M 112 Vineyard Meadows, LLC c/o Lowell S. Ukrop, Manager, 201 West 7th St. 2. St, Rich VA 23224

33-426A Frank A. Wood, Jr., Trustee of Frank A. Wood Rev. Trust 1603 Ownby Ln, Rich. VA. 300 Chesapeake Dr.

33-432A Lester & Nellie Shire

33 430 King Cooke Holding

Lancaster County GIS Parcel Data Report



Parcel Number:	33 422
Owner Name:	ICN ENTERPRISES LLC
Address:	10009 MAGNOLIA BEND BONITA SPRINGS FL 34135
Property Address:	4203 IRVINGTON RD
Property Description:	IRVINGTON 1.052 AC
Acreage:	1.052
Land Value:	100500
Improvements Value:	140600
Total Value:	241100
Instrument Number:	LR 2019 0001075
Date Last Sold:	07/19/2019
Grantor:	ABEL EVA
Selling Price:	275000

DISCLAIMER: No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

LOCATION SURVEY

PREPARED FOR CONVEYANCE TO

ICN ENTERPRISES, LLC

4203 IRVINGTON ROAD

PARCEL # 33-422

TOWN OF IRVINGTON

LANCASTER COUNTY VIRGINIA

See Instrument # 190001075

Plot # 0847

VINEYARD MEADOW, LLC

PARCEL # 34M-1-6

INSTRUMENT # 080001546



LEGEND

T-BAR FOUND	+	TIB/F
PIPE FOUND	⊙	P/F
REBAR FOUND	•	R/F
CONCRETE MONUMENT FOUND CM/F	⊠	
POWER UTILITY POLE	PP	
WATER METER	⊙	

INSTRUMENT 190001075
RECORDED IN THE CLERK'S OFFICE OF
LANCASTER COUNTY CIRCUIT COURT ON
JULY 15, 2019 AT 08:57 AM
BY: JESSICA GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
DIANE H. HUMPHORD, CLERK
RECORDED BY: LAL

VINEYARD MEADOW, LLC
PARCEL # 34M-1-6
INSTRUMENT # 080001546



THIS IS TO CERTIFY THAT THIS
SURVEY IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF. THIS SURVEY IS BASED ON
A CURRENT FIELD SURVEY.

B.L. STALLINGS
LAND SURVEYING, LLC

77 S. MAIN STREET

P.O. BOX 1871 KILMARNOCK, VIRGINIA 22482

PHONE (804) 435-8766 FAX (804) 435-3311

WWW.BLSLANDSURVEY.COM EMAIL: BENSTALL@YAHOO.COM

DRAWN: AMH

CHECKED: BLS

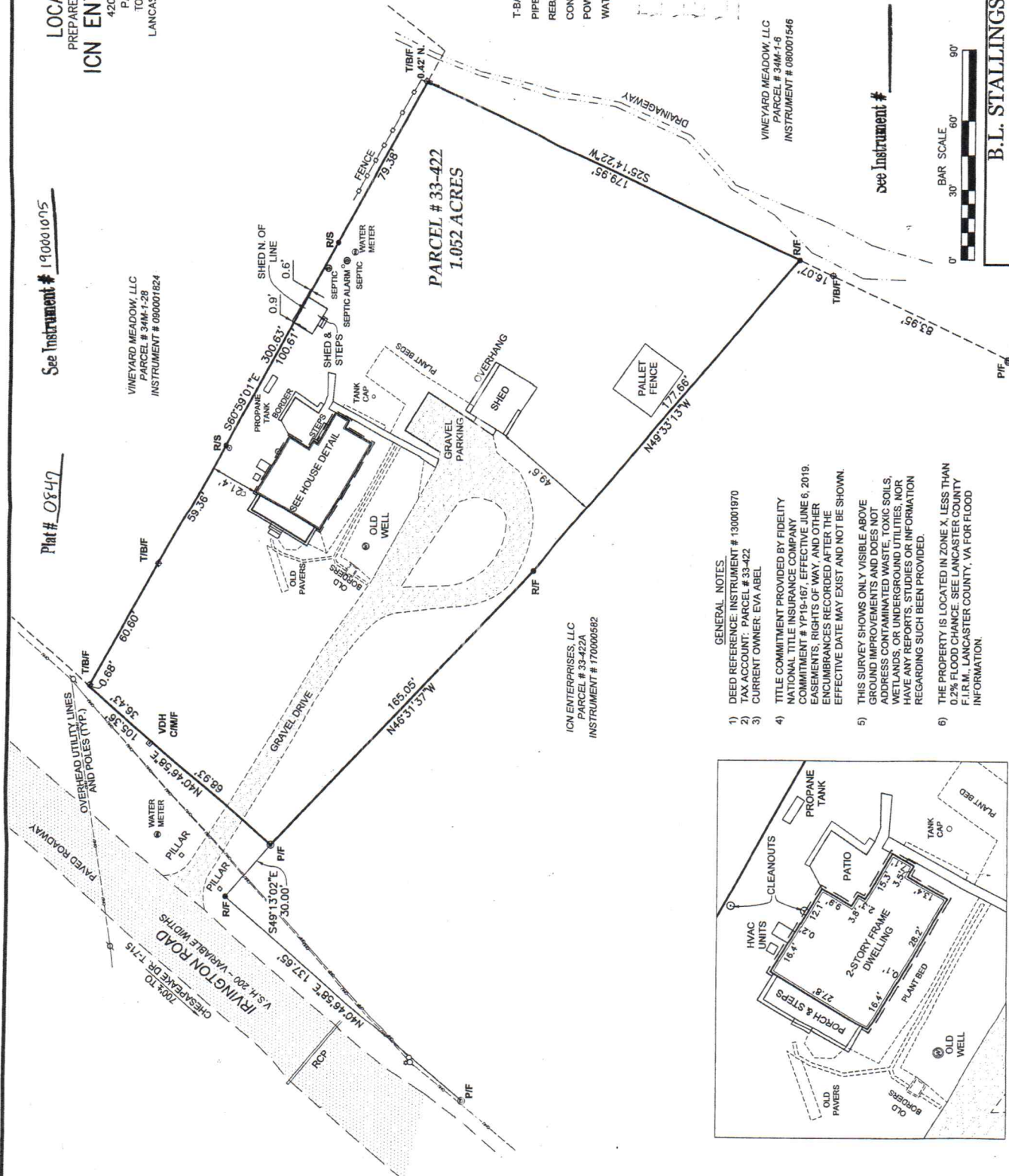
DATE: 07-01-2019

JOB # 1614106.00

SCALE: 1"=30'

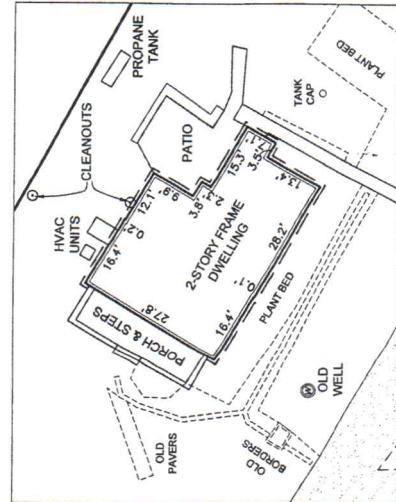


See Instrument #



GENERAL NOTES

- 1) DEED REFERENCE: INSTRUMENT # 130001970
- 2) TAX ACCOUNT: PARCEL # 33-422
- 3) CURRENT OWNER: EVA ABEL
- 4) TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT # YP19-167, EFFECTIVE JUNE 6, 2019. EASEMENTS, RIGHTS OF WAY, AND OTHER ENCUMBRANCES RECORDED AFTER THE EFFECTIVE DATE MAY EXIST AND NOT BE SHOWN.
- 5) THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS CONTAMINATED WASTE, TOXIC SOILS, WETLANDS, OR UNDERGROUND UTILITIES, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
- 6) THE PROPERTY IS LOCATED IN ZONE X, LESS THAN 0.2% FLOOD CHANCE. SEE LANCASTER COUNTY FIRM, LANCASTER COUNTY, VA FOR FLOOD INFORMATION.



HOUSE SCALE: 1"=20'



Application for Conditional Use Permit

Town of Irvington

P.O. Box 174, Irvington, VA 22480
804-438-6044 (Zoning & Land Use)
Application Fee \$200

Internal Use Only

RECEIVED 12-23-2020
APP FEE PD 200.00
APPLICATION # 2020.CUP12-ICN
PC Public Hearing 2/16/2021
TC Public Hearing 5:30pm

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Applicant Name (s): ICN ENTERPRISES, LLC

Tax Map Parcel(s): 33-422

Address/Location: 4203 IRVINGTON ROAD, IRVINGTON, VIRGINIA 22480

Deed Restrictions: Yes ___ No X (If yes, attach copy of deed) Current Zoning R-1

Proposed Use: TOWN OFFICE

Acreage of Parcel: 1.052 Overlay District(s): Chesapeake Bay ___ Yes X No

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
A scale drawing (see p.3) is required to be attached to any CUP application. Is a scale drawing attached to this application?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Owner or Agent Contact: ICN ENTERPRISES, LLC C/O TERRI WESSELMAN

Address: 10009 MAGNOLIA BEND

City: BONITA SPRINGS State: FL Zip: 34135

Phone Number: _____ Email address: twesselman@omnidesigngroup.net

Official Owner(s) of Record (If different than applicant): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email address: _____

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

33-421

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

Schedule A Attached

SCHEDULE A
APPLICATION FOR CONDITIONAL USE PERMIT

1. The proposed use of a Town Office for the Town of Irvington does not adversely affect the public health, safety, morals and/or general welfare of the town or surrounding properties.
2. The establishment of a Town Office will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties.
3. The proposed use is compatible with established businesses on the same side of the street.
4. The proposed use of a Town Office will occur inside the building. The activities associated with a Town Office are not in conflict with either or businesses.
5. The proposed Town Office will not require additional utilities to the structure. Off street parking is available at the location.
6. Improvements are not proposed, therefore a Town Office will have no impact to soil erosion and sedimentation.
7. A sign for the Town Office shall meet the size requirements in § 154.197.
8. The Town Office shall be used at appropriate and varying times between 8 a.m. and 11 p.m. The evening hours will be dependent on Planning Commission, Town Council and staff meetings.
9. The proposed use is not in conflict with the Comprehensive Plan.
10. The use will conform to B-1.

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

TOWN COUNCIL CONSISTING OF SIX MEMBERS AND MAYOR SHALL REGULARLY USE OFFICE FOR BUSINESS OF TOWN. OFFICE WILL BE REGULARLY OPERATED BY ZONING ADMINISTRATOR AND TOWN CLERK. THERE WILL BE OCCASIONAL MEETINGS WITH PUBLIC INVOLVEMENT, WITH DATES, TIMES AND DURATIONS TO VARY AS NEEDED.

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

NO IMPROVEMENTS ARE PROPOSED

Attachments Required – provide three copies of each

1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) JULIEN PATTERSON MEMBER MANAGER of ICN ENTERPRISES LLC, being duly sworn, depose and say that I am the Owner Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.

[Signature] 12/16/20
Signature of Owner or Agent Date

10009 MAGNOLIA BLVD BONITA SPRS, FL 34135
Mailing Address Phone No. 7054759420

Subscribed and sworn to before me this 16th day of December, 2020.

[Signature]
My Commission Expires



Signature of Property Owner Date

Mailing Address Phone No.

Subscribed and sworn to before me this ____ day of _____, 20____.

My Commission Expires Notary Public

See Instrument # 190001075

Plot # 0847

LOCATION SURVEY
PREPARED FOR CONVEYANCE TO
ICN ENTERPRISES, LLC
4203 IRVINGTON ROAD
PARCEL # 33-422
TOWN OF IRVINGTON
LANCASTER COUNTY VIRGINIA

VINEYARD MEADOW, LLC
PARCEL # 34M-1-28
INSTRUMENT # 090001824

ICN ENTERPRISES, LLC
PARCEL # 33-422A
INSTRUMENT # 170000582

VINEYARD MEADOW, LLC
PARCEL # 34M-1-6
INSTRUMENT # 080001546

INSTRUMENT 190001075
RECORDED IN THE CLERK'S OFFICE OF
LANCASTER COUNTY, VIRGINIA COURT ON
JULY 19, 2019 AT 08:57 AM
#275.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 55.1-802 OF THE VA.
DIANE H. MUMFORD, CLERK
RECORDED BY: LAL



THIS IS TO CERTIFY THAT THIS
SURVEY IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF. THIS SURVEY IS BASED ON
A CURRENT FIELD SURVEY.

B.L. STALLINGS
LAND SURVEYING, LLC
77 S. MAIN STREET
P.O. BOX 1871, KILMARNOCK, VIRGINIA 22482
PHONE (804) 435-8766 FAX (804) 435-3311
WWW.BLSLANDSURVEY.COM EMAIL: BENSTALL@YAHOO.COM

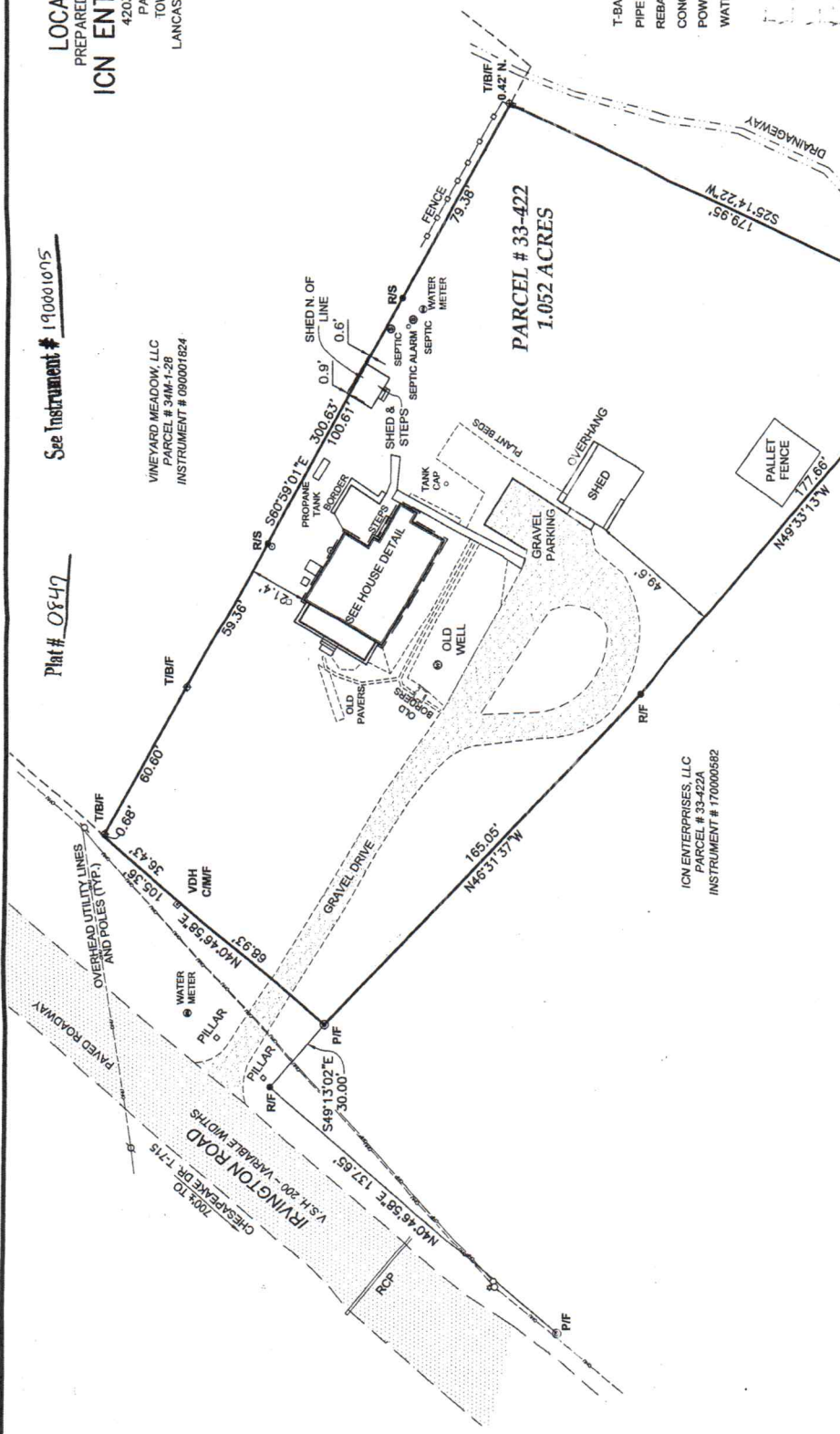
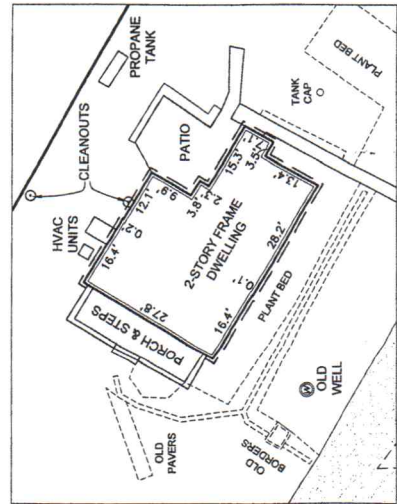
DRAWN: AMH
CHECKED: BLS
DATE: 07-01-2019
JOB# 1614106.00
SCALE: 1"=30'

- LEGEND
- T-BAR FOUND
 - PIPE FOUND
 - REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - POWER/UTILITY POLE
 - WATER METER



See Instrument #

- GENERAL NOTES
- 1) DEED REFERENCE: INSTRUMENT # 130001970
 - 2) TAX ACCOUNT: PARCEL # 33-422
 - 3) CURRENT OWNER: EVA ABEL
 - 4) TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT # YP18-167, EFFECTIVE JUNE 6, 2019. EASEMENTS, RIGHTS OF WAY, AND OTHER ENCUMBRANCES RECORDED AFTER THE EFFECTIVE DATE MAY EXIST AND NOT BE SHOWN.
 - 5) THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS CONTAMINATED WASTE, TOXIC SOILS, WETLANDS, OR UNDERGROUND UTILITIES. NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
 - 6) THE PROPERTY IS LOCATED IN ZONE X, LESS THAN 0.2% FLOOD CHANCE. SEE LANCASTER COUNTY F.I.R.M. LANCASTER COUNTY, VA FOR FLOOD INFORMATION.



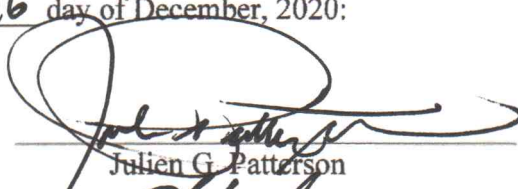
CONSENT OF THE MEMBERS
OF
ICN ENTERPRISES, LLC

Pursuant to authority, the following actions are hereby taken by unanimous written consent of the members of ICN Enterprises, LLC (the "company") as though such actions had been taken at a duly convened meeting of the members and managers of this company.

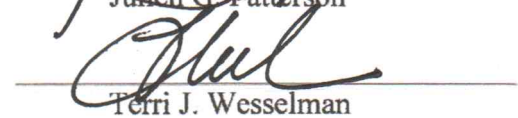
RESOLVED, that this consent be, and hereby is, in lieu of a special meeting of the members of the company.

BE IT FURTHER RESOLVED, that Julien G. Patterson and/or Terri J. Wesselman as managers and agents for ICN Enterprises, LLC, are authorized and empowered (either of whom may act without the joinder and/or consent of any other person and/or entity) to take all actions, execute all documents and grant such further assurances on behalf of ICN Enterprises, LLC, necessary and desirable to apply for rezoning and/or a conditional use permit for the real property located at 4203 Irvington Road, Irvington, Lancaster County, Virginia. All actions previously taken regarding such property are hereby approved, ratified and confirmed.

WITNESS the following signatures on the 16 day of December, 2020:



Julien G. Patterson



Terri J. Wesselman



Application for Conditional Use Permit
Last Revised 10/2020
Town of Irvington

P.O. Box 174, Irvington, VA 22480
804-438-6044 (Zoning & Land Use)

Joint
Public
Hearing

Internal Use Only	
RECEIVED	12/23/2020
APP FEE PD	\$200.00
APPLICATION #	2020. CUP 13
PC Public Hearing	2/16/21 Sanders Robinson
TC Public Hearing	5:30 pm

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Address/Location: 33 252B King Carter Drive, Lancaster, VA 22480

Deed Restrictions: Yes ___ No X (If yes, attach copy of deed) Current Zoning: M1/R1

Proposed Use: PIER WITH BOAT LIFT

Acreage of Parcel: 1.234 Overlay District(s): Chesapeake Bay ✓ Historic ___

Tax Map Parcel(s): 33 252B

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A Scale Drawing (see p.3) is required to be attached to any CUP application. Is a Scale Drawing attached to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Owner or Agent Contact: BARRY S ROBINSON

Address: PO Box 183

City: Irvington State: VA Zip: 22480

Phone Number: 757 291 6018

Official Owner(s) of Record (If different than applicant):

W. Bruce Sanders

Address: P.O. Box 64

City: Irvington State: va Zip: 22480

Phone Number: _____

VMRC permit # 20-2177
NAD - 2020-02334

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

33 252

33 253A

33 252A

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

See Attachment A

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

RESIDENTIAL PIER WITH BOAT LIFT

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

1. Construct a 132'x6' (792SQFT) pier with 25'x8' (200SQFT) T-Head
12" 2.5 CCA Pressure Treated Butt Piles
2x8" 2.5 CCA Pressure Treated Girders and Stringers
¾in Galvanized Timber Bolts
20 Penny Nails Securing No. 1 Prime Decking Boards
2. Drive 4x 12in Diameter pilings for 20K lb Boat Lift
3. Pilings to be driven by excavator with vibratory head via barge

Attachments Required – provide three copies of each

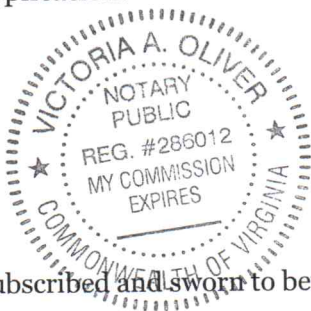
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) BARRY S. ROBINSON, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.



[Signature]
Signature of Owner or Agent

12/9/2020

Date

PO BOX 183 IRVINGTON VA 22480

7572916018

Mailing Address

Phone No.

Subscribed and sworn to before me this 23 day of December, 2020.

3-31-24

My Commission Expires

[Signature]

Notary Public



[Signature]
Signature of Property Owner

Date

Mailing Address

Phone No.

Subscribed and sworn to before me this 23 day of December, 2020.

3-31-24

My Commission Expires

[Signature]

Notary Public

CUP APPLICATION 33 252B – RESIDENTIAL PIER and BOAT LIFT

VMRC JPA# 20-2177

PROPERTY OWNER:

BARRY S ROBINSON

PO BOX 183 IRVINGTON VA 22480

SUBJECT: Section 154.017 of the Town of Irvington Zoning Ordinance

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;

_____ CONFIRMED

2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;

_____ CONFIRMED

3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;

_____ CONFIRMED

4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;

_____ NOT APPLICABLE

5. Adequate utilities, and off street parking are provided;

_____ NOT APPLICABLE

6. That soil erosion and sedimentation be avoided;

_____ CONFIRMED

7. The height, area, yard and sign limitations shall be the same as for other uses in the district;

_____ NOT APPLICABLE

8. That businesses and other operations be carried out only at appropriate times;

_____ NOT APPLICABLE

9. The establishment of the CUP is not in conflict with the Comprehensive Plan;

_____ CONFIRMED

10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

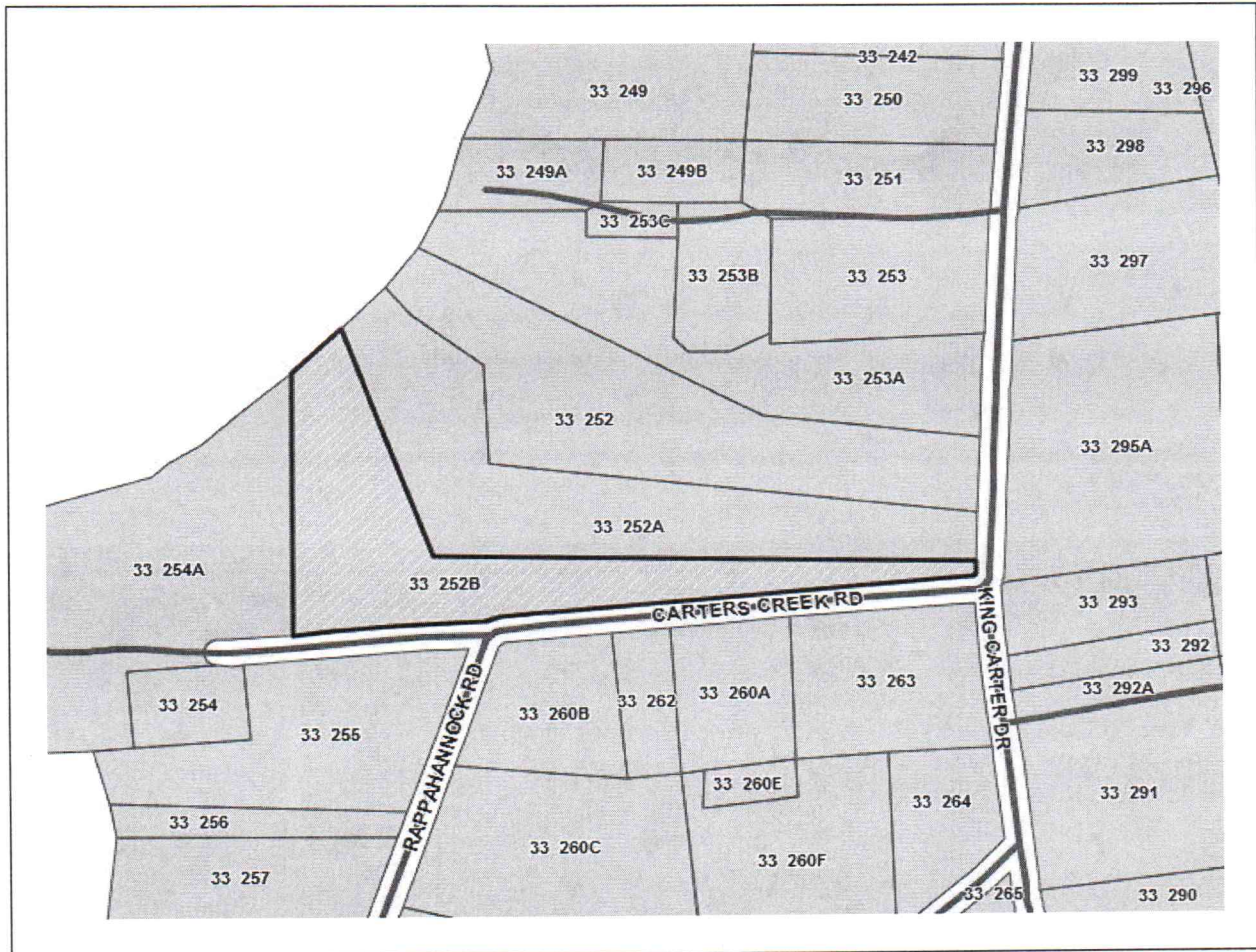
_____ CONFIRMED

PROPERTY OWNER NAME AND SIGNATURE

PRINT: _____ SIGN: _____

DATE: _____

Lancaster County GIS Parcel Data Report



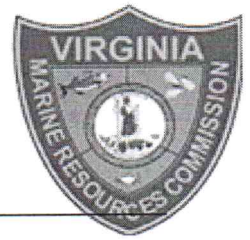
Parcel Number:	33 252B
Owner Name:	SANDERS W BRUCE TRUSTEE OF TRUST
	AGREEMENT
Address:	P O BOX 64
	IRVINGTON VA 22480
Property Description:	IRVINGTON 1.564 AC
Acreage:	1.564
Land Value:	300400
Improvements Value:	0
Total Value:	300400
Instrument Number:	LR 2009 0000759
Date Last Sold:	04/08/2009
Grantor:	SANDERS W BRUCE

DISCLAIMER: No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

Virginia Marine Resources Commission

Permit Application 20202177

Printed: Tuesday January 19, 2021 12:57 PM



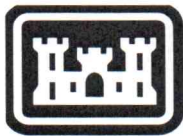
Applicant: Barry S. Robinson
Post Office Box 183
Irvington, VA 22480

Application Number:	20202177	Engineer:	Jay Woodward
Application Date:	December 2, 2020	Locality:	Lancaster
Permit Type:	No VMRC Permit Nec. (Pier)	Waterway:	Carter Creek (Rappahanock)
Permit Status:	No Permit Nec	Expiration Date:	
Wetlands Board Action:		Public Hearing Date:	

Project Description: Pier/Lift

Project Dimensions:

Pier: 140 Linear Feet



U.S. Army Corps
Of Engineers
Norfolk District

**CERTIFICATE OF COMPLIANCE
WITH
ARMY CORPS OF ENGINEERS PERMIT**

Permit Number: NAO-2020-02334
VMRC Number: 20-V2177
Corps Contact: Nancy Davis
Name of Permittee: Barry Robinson
Date of Issuance: January 13, 2021
Permit Type: 18-RP-18 Other Structures

Within 30 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification, and return it to the following address:

US Army Corps of Engineers - Norfolk District
CENAO-WR-R
Attn: Nancy Davis
803 Front Street
Norfolk, VA 23510-1096

Or scan and send via email to Nancy.D.Hankins@usace.army.mil

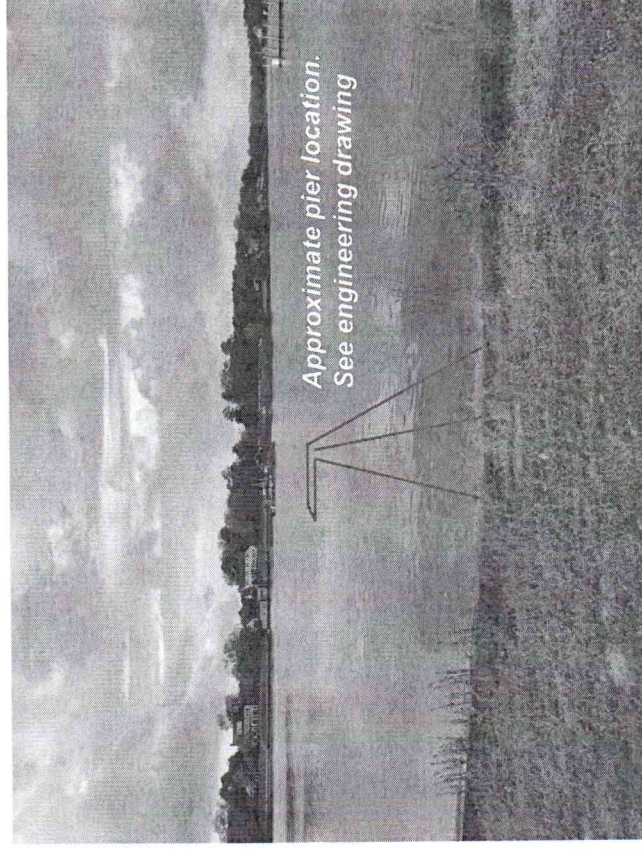
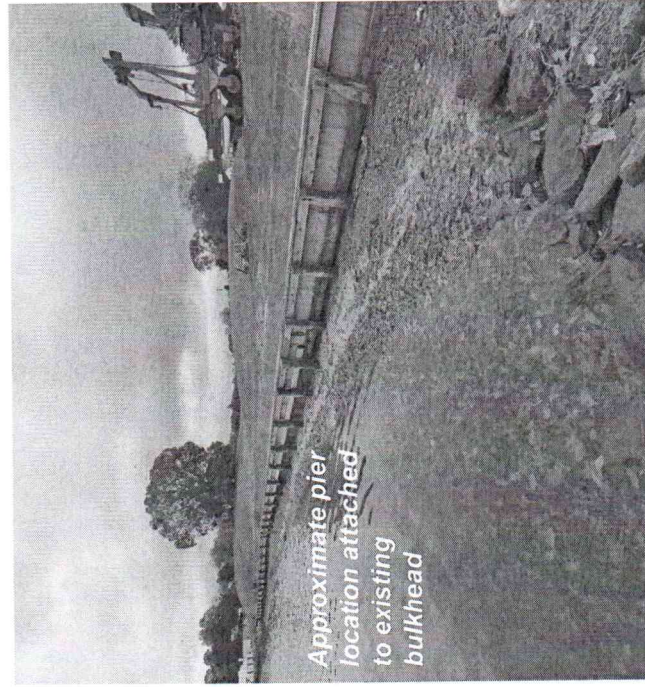
Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation has been completed in accordance with the permit conditions.

Signature of Permittee

Date

Location Photo – 11/13/2020 15:00



Property Owner: Barry S Robinson
33 252B King Carter Rd. IRVINGTON, VA 22480
37°39'31.26"N 76°26'1.94"W
Internal

2 December 2020

37°39'31.26"N 76°26'19.41"W

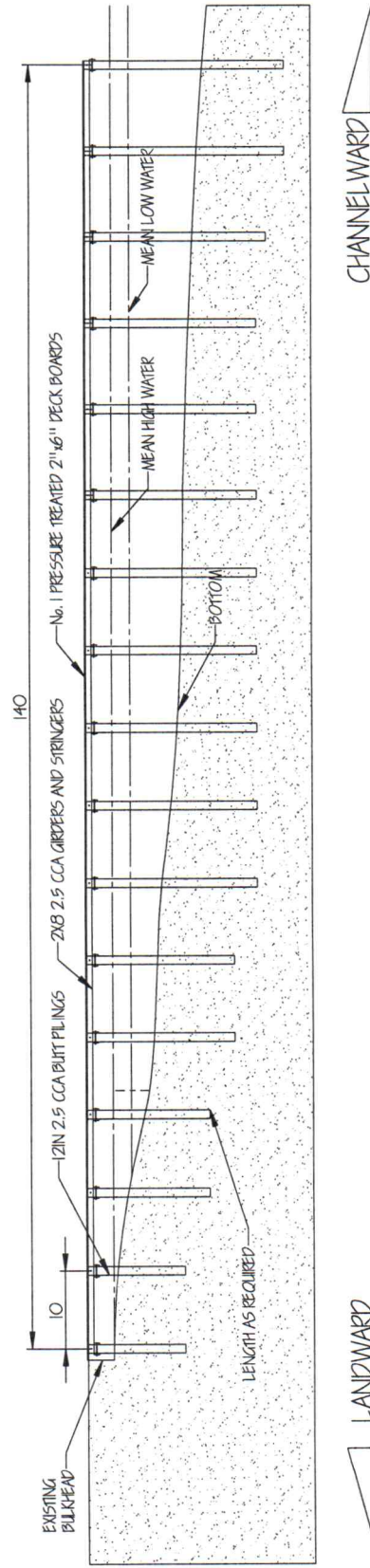
TYPICAL PIER CONSTRUCTION

GIRDER AND STRINGERS
FIXED TO PILING WITH 3/4 IN GALVANIZED BOLTS

20 PENNY GALVANIZED NAILS ON DECK BOARDS

T-HEAD AND BOAT LIFT PILING NOT SHOWN

OVERALL LENGTH OF DOCK - 150 FT

[illegible]



Application for Conditional Use Permit
Last Revised 10/2020
Town of Irvington

P.O. Box 174, Irvington, VA 22480
804-438-6044 (Zoning & Land Use)

Internal Use Only	
RECEIVED	12/23/2020
APP FEE PD	\$200
APPLICATION #	2020-CUP14
PC Public Hearing	Sanderson
TC Public Hearing	Robinson

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Address/Location: 33 252A King Carter Drive, Lancaster, VA 22480
Deed Restrictions: Yes ☐ No ☒ (If yes, attach copy of deed) Current Zoning: M1/R1
Proposed Use: PIER WITH BOAT LIFT
Acreage of Parcel: 2.12 Overlay District(s): Chesapeake Bay ☒ Historic ☐
Tax Map Parcel(s): 33 252A

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A Scale Drawing (see p.3) is required to be attached to any CUP application. Is a Scale Drawing attached to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Owner or Agent Contact: BARRY S ROBINSON

Address: PO Box 183
City: Irvington State: VA Zip: 22480
Phone Number: 757 291 6018

Official Owner(s) of Record (If different than applicant):

W. Bruce Sanders
Address: PO Box 64
City: Irvington State: VA Zip: 22480
Phone Number: _____

VMRC permit # 20-2277
NAD - 2020-02417

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

33 252

33 252 B

33 252A

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

See Attachment A

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

RESIDENTIAL PIER WITH BOAT LIFT

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

1. Construct an 92'x6' (552SQFT) pier with 25'X8' (200SQFT) T-Head
100FT OVERALL LENGTH
2. 12" 2.5 CCA Pressure Treated Butt Piles
2x8" 2.5 CCA Pressure Treated Girders and Stringers
¾in Hot Dipped Galvanized Timber Bolts
20 Penny Nails Securing No. 1 Prime Decking Boards
3. Drive 4x 12in Diameter pilings for 20K lb Boat Lift
4. Pilings to be driven by excavator with vibratory head via barge

Attachments Required – provide three copies of each

1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) BARRY S. ROBINSON, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.



[Signature]
Signature of Owner or Agent

12/9/2020

Date

PO BOX 183 IRVINGTON VA 22480

7572916018

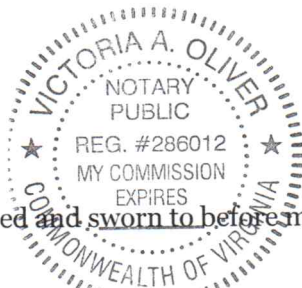
Mailing Address

Phone No.

Subscribed and sworn to before me this 23 day of December, 2020.

3-31-24
My Commission Expires

[Signature]
Notary Public



[Signature]
Signature of Property Owner

Date

Mailing Address

Phone No.

Subscribed and sworn to before me this 23 day of December, 2020.

3-31-24
My Commission Expires

[Signature]
Notary Public

Attachment A

CUP APPLICATION 33 252A – RESIDENTIAL PIER and BOAT LIFT

VMRC JPA# 20-2177-2277

PROPERTY OWNER:

BARRY S ROBINSON

PO BOX 183 IRVINGTON VA 22480

SUBJECT: Section 154.017 of the Town of Irvington Zoning Ordinance

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;

_____ CONFIRMED

2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;

_____ CONFIRMED

3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;

_____ CONFIRMED

4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;

_____ NOT APPLICABLE

5. Adequate utilities, and off street parking are provided;

_____ NOT APPLICABLE

6. That soil erosion and sedimentation be avoided;

_____ CONFIRMED

7. The height, area, yard and sign limitations shall be the same as for other uses in the district;

_____ NOT APPLICABLE

8. That businesses and other operations be carried out only at appropriate times;

_____ NOT APPLICABLE

9. The establishment of the CUP is not in conflict with the Comprehensive Plan;

_____ CONFIRMED

10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

_____ CONFIRMED

PROPERTY OWNER NAME AND SIGNATURE

PRINT: _____ SIGN: _____

DATE: _____

The map displays a series of land parcels, each identified by a unique number. The parcels are arranged in a grid-like fashion, with some larger lots and some smaller ones. The numbers range from 33 242 to 33 300. The map also shows the locations of three roads: Rappahannock Rd, Carters Creek Rd, and King Carter Dr. The parcels are shaded in a light gray color, and the roads are shown as black lines. The map is oriented with North at the top.

Parcel numbers visible on the map include:

- 33 242
- 33 249
- 33 249A
- 33 249B
- 33 250
- 33 251
- 33 253C
- 33 253B
- 33 253
- 33 253A
- 33 252
- 33 252A
- 33 252B
- 33 254A
- 33 254
- 33 255
- 33 256
- 33 260B
- 33 262
- 33 260A
- 33 263
- 33 260E
- 33 260C
- 33 260F
- 33 264
- 33 291
- 33 292A
- 33 294A
- 33 292
- 33 293
- 33 294
- 33 295C
- 33 295A
- 33 295B
- 33 296A
- 33 297
- 33 298
- 33 299
- 33 300

Street names visible on the map include:

- RAPPAHANNOCK RD
- CARTERS CREEK RD
- KING CARTER DR

DISCLAIMER: No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

Virginia Marine Resources Commission

Permit Application 20202277

Printed: Tuesday January 19, 2021 1:02 PM



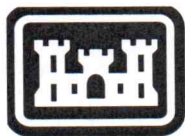
Applicant: Barry S. Robinson
Post Office Box 183
Irvington, VA 22480

Application Number:	20202277	Engineer:	Jay Woodward
Application Date:	December 15, 2020	Locality:	Lancaster
Permit Type:	No VMRC Permit Nec. (Pier)	Waterway:	Carter Creek (Rappahanock)
Permit Status:	No Permit Nec	Expiration Date:	
Wetlands Board Action:		Public Hearing Date:	

Project Description: Pier/Lift

Project Dimensions:

Pier: 96 Linear Feet



U.S. Army Corps
Of Engineers
Norfolk District

**CERTIFICATE OF COMPLIANCE
WITH
ARMY CORPS OF ENGINEERS PERMIT**

Permit Number: NAO-2020-02417
VMRC Number: 20-V2277
Corps Contact: Nancy Davis
Name of Permittee: Barry Robinson
Date of Issuance: January 13, 2021
Permit Type: 18-RP-18 Other Structures

Within 30 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification, and return it to the following address:

US Army Corps of Engineers - Norfolk District
CENAO-WR-R
Attn: Nancy Davis
803 Front Street
Norfolk, VA 23510-1096

Or scan and send via email to Nancy.D.Hankins@usace.army.mil

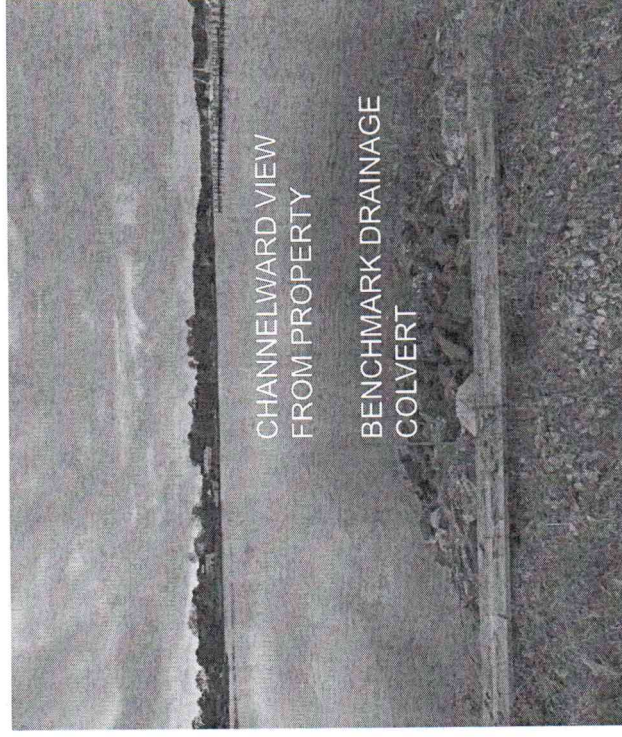
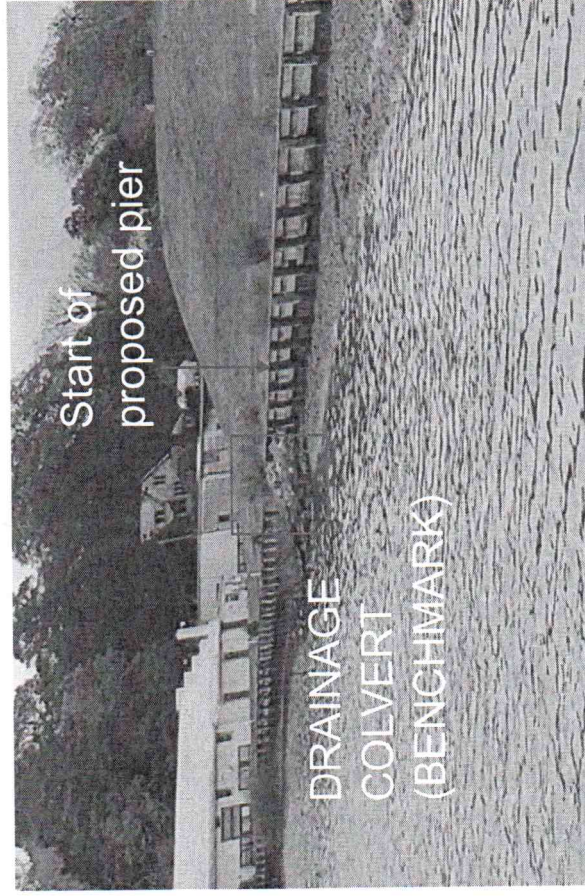
Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation has been completed in accordance with the permit conditions.

Signature of Permittee

Date

Location Photo – 11/13/2020 15:15 – LOW TIDE



Property Owner: Barry S Robinson
33 252A King Carter Rd. IRVINGTON, VA 22480
37°39'31.76"N 76°26'1.25"W
Internal

8 December 2020

3

Received by VMRC December 15, 2020 /blh

33 252A PROPOSED DOCK

NOTES:

- TYPICAL PIER CONSTRUCTION
- ORDER AND STRINGERS
- FIXED TO PILING WITH 3/4" GALV. BOLTS
- 20 PENNY GALV. NAILS ON DECK BOARDS
- 1-HEAD AND BOAT LIFT PILING NOT SHOWN
- OVERALL LENGTH OF DOCK - 100 FT

Plan View Details:

- No. 1 Prime PRESSURE TREATED Decking Boards
- 2x8m 2.5 CCA STRINGERS
- 2x8m 2.5 CCA GIRDERS
- 3/4" GALV. BOLTS
- 12m 2.5 CCA BUTT PILING

Side Elevation View Details:

- EXISTING BULKHEAD
- 10'
- 100'
- CHANNEL WARD
- BOTTOM
- LANDWARD
- MLW
- MHW

Project Information:

PROJECT: 33 252A DOCK
 CLIENT: K. CARRELL
 DATE: 12/05/2020
 SCALE: 1/4" = 1'-0"

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Scale: 1/4" = 1'-0"

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
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(Circle with dot)	ANCHOR BOLT
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Legend:

SYMBOL	DESCRIPTION
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(Circle with cross and dot)	ANCHOR BOLT

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(Circle with cross and dot)	ANCHOR BOLT

Legend:

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Legend:

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Legend:

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(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
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(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

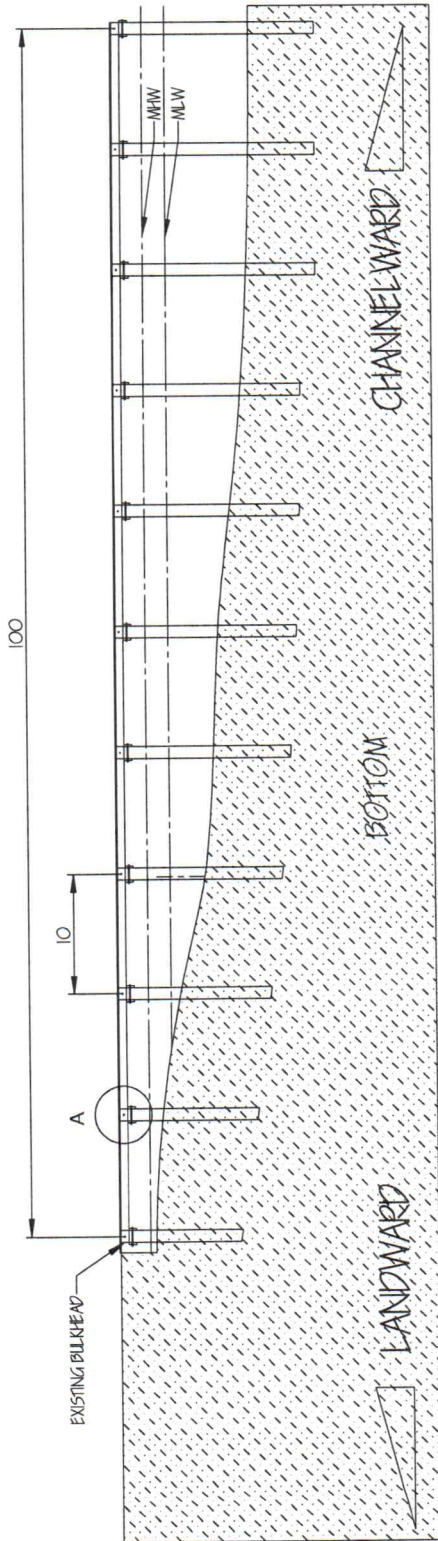
Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT
(Circle with cross and dot)	ANCHOR BOLT

Legend:

SYMBOL	DESCRIPTION
(Circle with cross)	ANCHOR BOLT
(Circle with dot)	ANCHOR BOLT

TYPICAL PIER CONSTRUCTION
GRADER AND STRINGERS
FIXED TO PLINGS WITH 3/4 IN GALVENEZED BOLTS
20 PENNY GALVENEZED NAILS ON DECK BOARDS
T-HEAD AND BOAT LIFT PLINGS NOT SHOWN
OVERALL LENGTH OF DOCK - 100 FT

[illegible]

[illegible]



Application for Conditional Use Permit
Last Revised 10/2020
Town of Irvington

P.O. Box 174, Irvington, VA 22480
804-438-6044 (Zoning & Land Use)

Internal Use Only	
RECEIVED	12/23/2020
APP FEE PD	\$200-
APPLICATION #	2020-CUP-15
PC Public Hearing	Sanders Robinson
TC Public Hearing	

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Address/Location: 33 252 King Carter Drive, Lancaster, VA 22480

Deed Restrictions: Yes ___ No X (If yes, attach copy of deed) Current Zoning: M1/R1

Proposed Use: PIER WITH BOAT LIFT

Acreage of Parcel: 1.729 Overlay District(s): Chesapeake Bay ✓ Historic ___

Tax Map Parcel(s): 33 252

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A Scale Drawing (see p.3) is required to be attached to any CUP application. Is a Scale Drawing attached to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Owner or Agent Contact: BARRY S ROBINSON

Address: PO Box 183

City: Irvington State: VA Zip: 22480

Phone Number: 757 291 6018

Official Owner(s) of Record (If different than applicant):

W. Bruce Sanders

Address: PO Box 64

City: Irvington State: VA Zip: 22480

Phone Number: _____

VMRC permit # 20-2237

NAD-2020-02379

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

33 252B

33 253A

33 252A

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

See attachment A

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

RESIDENTIAL PIER WITH BOAT LIFT

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

1. Construct an 142'x6' (852SQFT) pier with 25'X8' (200SQFT) T-Head
150FT OVERALL LENGTH
2. 12" 2.5 CCA Pressure Treated Butt Piles
2x8" 2.5 CCA Pressure Treated Girders and Stringers
3/4in Hot Dipped Galvanized Timber Bolts
20 Penny Nails Securing No. 1 Prime Decking Boards
3. Drive 4x 12in Diameter pilings for 20K lb Boat Lift
4. Pilings to be driven by excavator with vibratory head via barge

Attachments Required – provide three copies of each

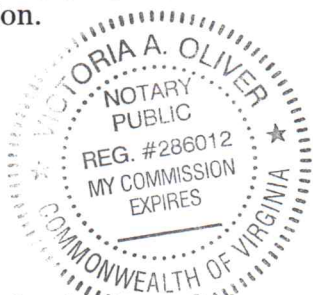
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) BARRY S. ROBINSON, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.



[Signature] 12/9/2020
 Signature of Owner or Agent Date
PO BOX 183 IRVINGTON VA 22480 7572916018
 Mailing Address Phone No.

Subscribed and sworn to before me this 23 day of December, 20 20.

3-31-24
 My Commission Expires

Victoria A. Oliver
 Notary Public



[Signature]
 Signature of Property Owner Date
 Mailing Address Phone No.

Subscribed and sworn to before me this 23 day of December, 20 20.

3-31-24
 My Commission Expires

Victoria A. Oliver
 Notary Public

Attachment A

CUP APPLICATION 33 252 – RESIDENTIAL PIER and BOAT LIFT

VMRC JPA# PENDING 20-2237

PROPERTY OWNER:

BARRY S ROBINSON

PO BOX 183 IRVINGTON VA 22480

SUBJECT: Section 154.017 of the Town of Irvington Zoning Ordinance

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;

_____ CONFIRMED

2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;

_____ CONFIRMED

3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;

_____ CONFIRMED

4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;

_____ NOT APPLICABLE

5. Adequate utilities, and off street parking are provided;

_____ NOT APPLICABLE

6. That soil erosion and sedimentation be avoided;

_____ CONFIRMED

7. The height, area, yard and sign limitations shall be the same as for other uses in the district;

_____ NOT APPLICABLE

8. That businesses and other operations be carried out only at appropriate times;

_____ NOT APPLICABLE

9. The establishment of the CUP is not in conflict with the Comprehensive Plan;

_____ CONFIRMED

10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

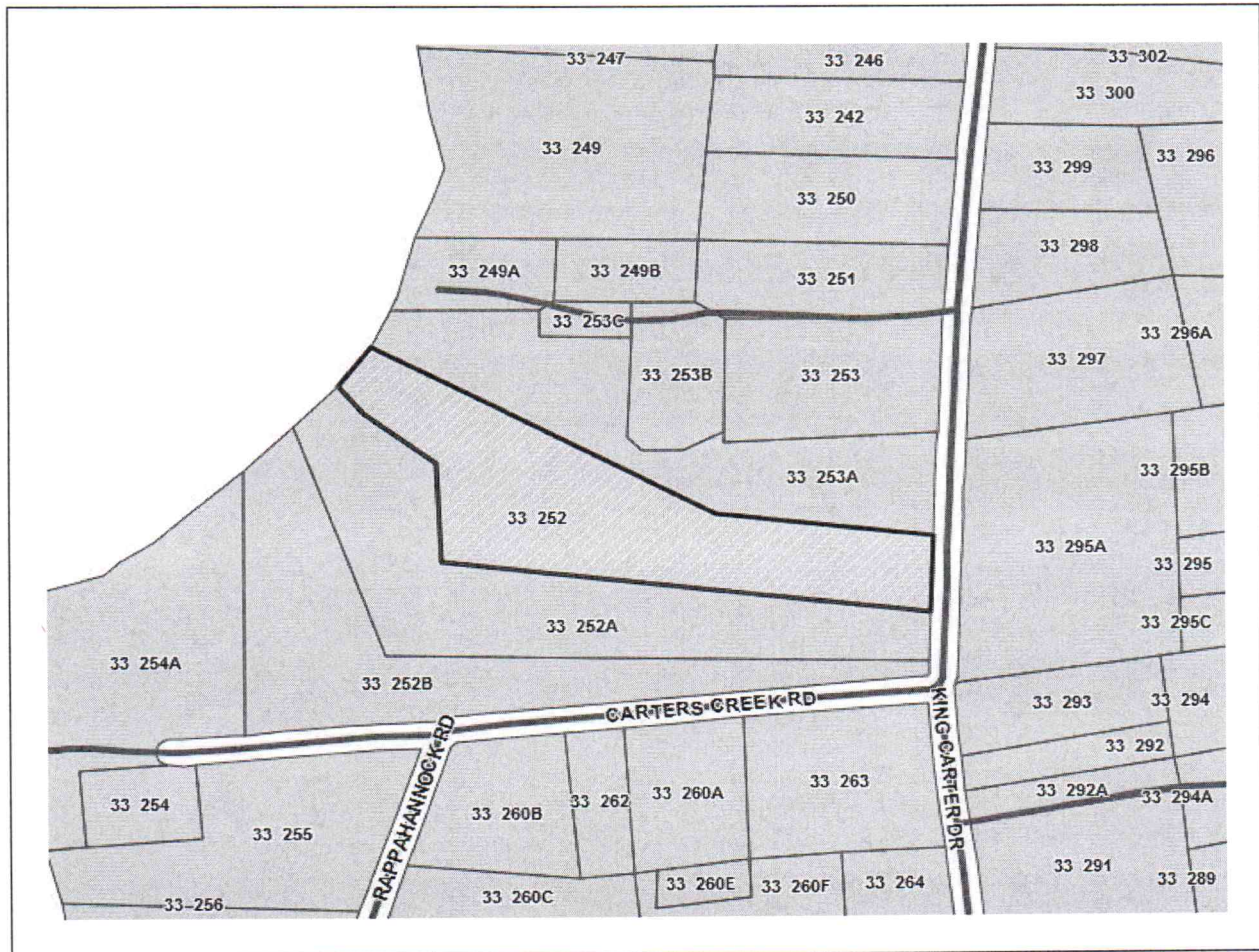
_____ CONFIRMED

PROPERTY OWNER NAME AND SIGNATURE

PRINT: _____ SIGN: _____

DATE: _____

Lancaster County GIS Parcel Data Report



Parcel Number:	33 252
Owner Name:	SANDERS W BRUCE TRUSTEE OF TRUST
	AGREEMENT
Address:	P O BOX 64
	IRVINGTON VA 22480
Property Address:	902 KING CARTER DR
Property Description:	IRVINGTON 1.5 AC
Acreage:	1.5
Land Value:	297500
Improvements Value:	132400
Total Value:	429900
Instrument Number:	LR 2009 0000759
Date Last Sold:	04/08/2009
Grantor:	SANDERS W BRUCE

DISCLAIMER: No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

Virginia Marine Resources Commission

Permit Application 20202237

Printed: Tuesday January 19, 2021 1:06 PM



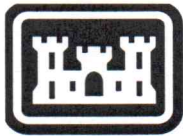
Applicant: Barry S. Robinson
Post Office Box 183
Irvington, VA 22480

Application Number:	20202237	Engineer:	Jay Woodward
Application Date:	December 10, 2020	Locality:	Lancaster
Permit Type:	No VMRC Permit Nec. (Pier)	Waterway:	Carter Creek (Rappahanock)
Permit Status:	No Permit Nec	Expiration Date:	
Wetlands Board Action:		Public Hearing Date:	

Project Description: Pier

Project Dimensions:

Pier: 150 Linear Feet



U.S. Army Corps
Of Engineers
Norfolk District

**CERTIFICATE OF COMPLIANCE
WITH
ARMY CORPS OF ENGINEERS PERMIT**

Permit Number: NAO-2020-02379
VMRC Number: 20-V2237
Corps Contact: Nancy Davis
Name of Permittee: Barry Robinson
Date of Issuance: January 13, 2021
Permit Type: 18-RP-18 Other Structures

Within 30 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification, and return it to the following address:

US Army Corps of Engineers - Norfolk District
CENAO-WR-R
Attn: Nancy Davis
803 Front Street
Norfolk, VA 23510-1096

Or scan and send via email to Nancy.D.Hankins@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

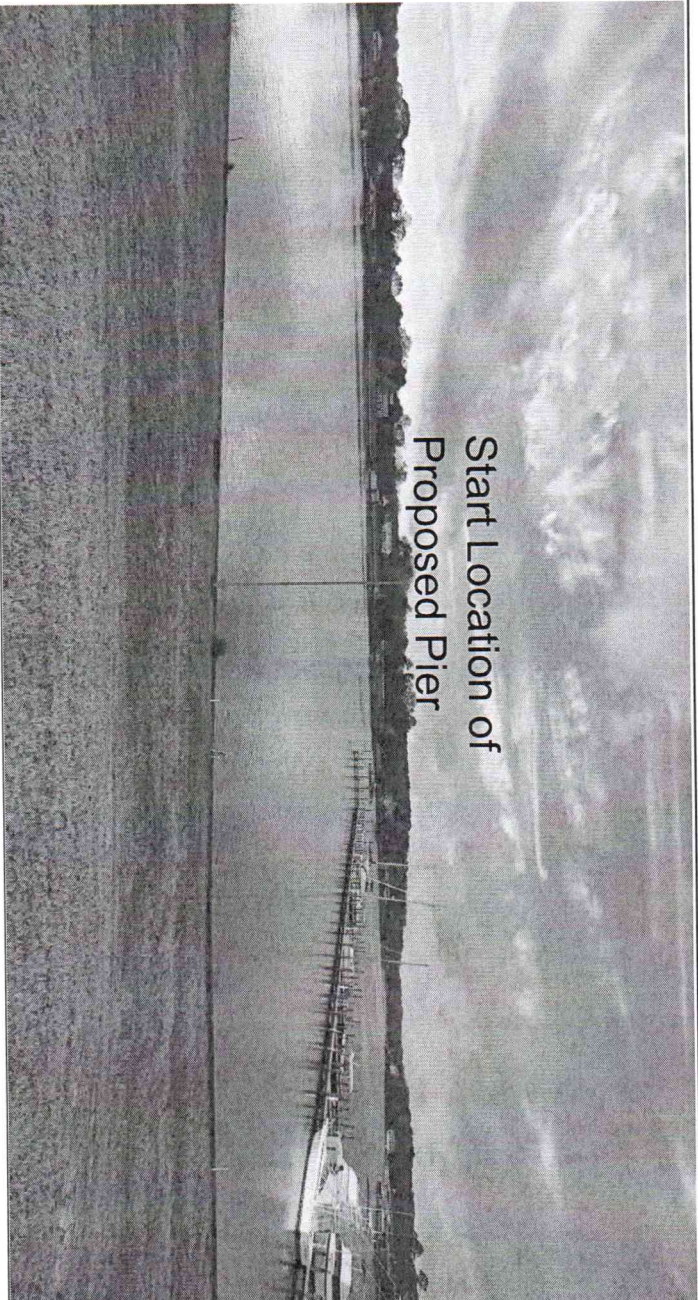
I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation has been completed in accordance with the permit conditions.

Signature of Permittee

Date

Location Photo – 11/13/2020 15:30 – LOW TIDE

Start Location of
Proposed Pier

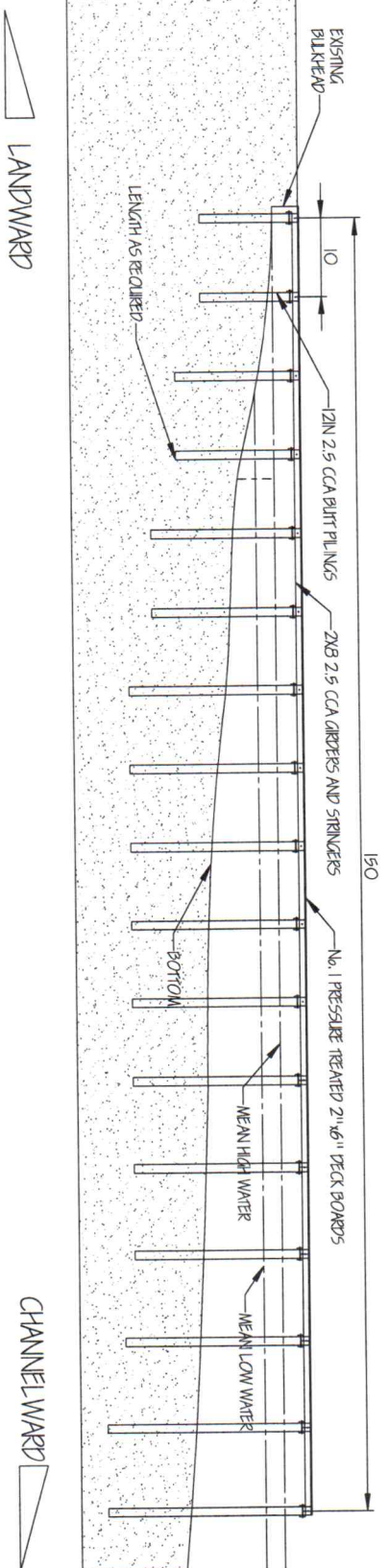


Property Owner: Barry S Robinson
33 252 King Carter Rd. IRVINGTON, VA 22480
37°39'32.40"N 76°26'0.38"W
Internal

9 December 2020

33 252 PROPOSED DOCK 37°39'32.40"N 76°26'03.8"W

- NOTES:
- TYPICAL PIER CONSTRUCTION
- GIRDER AND STRINGERS
FIXED TO PILINGS WITH 3/4" GALV. BOLTS
- 20 PENNY GALV. NAILS ON DECK BOARDS
- T-HEAD AND BOAT LIFT PILINGS NOT SHOWN
- OVERALL LENGTH OF DOCK - 150 FT



PROJECT / DRAWING / REVISIONS 33 252 DOCK		DATE 12/9/2020	
DRAWN BY R. CARNELL		CHECKED BY R. CARNELL	
PROJECT LOCATION 33 252 DOCK		PROJECT TYPE DOCK TYPE	
SCALE 1:50		SHEET NO. A2	
CAD SolidWorks		DATE 12/9/2020	
PROJECT NO. 33 252 DOCK		PROJECT TYPE DOCK TYPE	



TYPICAL PIER CONSTRUCTION

Plan View: Shows a rectangular pier with overall dimensions of 12'-0" by 10'-0". The top edge is finished with 72" x 6" prime pressure-treated deck boards, secured with 20 penny galvanized nails. The side edges are finished with 2" x 6" x 6' CCA carders. The bottom edge is finished with 2" x 6" x 12' CCA stringers. The pier is supported by 12" x 2.5" CCA butt pilings, with the length as required.

Elevation View: Shows the side profile of the pier. The top edge is finished with 72" x 6" prime pressure-treated deck boards, secured with 20 penny galvanized nails. The side edges are finished with 2" x 6" x 6' CCA carders. The bottom edge is finished with 2" x 6" x 12' CCA stringers. The pier is supported by 12" x 2.5" CCA butt pilings, with the length as required.

Detail View A (2:15): Shows a cross-section of the pier. The top edge is finished with 72" x 6" prime pressure-treated deck boards, secured with 20 penny galvanized nails. The side edges are finished with 2" x 6" x 6' CCA carders. The bottom edge is finished with 2" x 6" x 12' CCA stringers. The pier is supported by 12" x 2.5" CCA butt pilings, with the length as required.

Section View: Shows a cross-section of the pier. The top edge is finished with 72" x 6" prime pressure-treated deck boards, secured with 20 penny galvanized nails. The side edges are finished with 2" x 6" x 6' CCA carders. The bottom edge is finished with 2" x 6" x 12' CCA stringers. The pier is supported by 12" x 2.5" CCA butt pilings, with the length as required.

Notes:

- 1. ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.
- 2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 3. THE PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PIER CONSTRUCTION DETAIL.
- 4. THE PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PIER CONSTRUCTION DETAIL.
- 5. THE PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PIER CONSTRUCTION DETAIL.

Legend:

- 12" x 2.5" CCA BUTT PILINGS
- 2" x 6" x 12' CCA STRINGERS
- 2" x 6" x 6' CCA CARDERS
- 72" x 6" PRIME PRESSURE-TREATED DECK BOARDS

Scale: 1/4" = 1'-0"

Sheet: 1/1

Project: TYPICAL PIER CONSTRUCTION

Client: RESIDENTIAL HEAVY DUTY

Architect: CAD SolidWorks

Sheet: 1/1

Scale: 1/4" = 1'-0"

Project: TYPICAL PIER CONSTRUCTION

Client: RESIDENTIAL HEAVY DUTY

Architect: CAD SolidWorks

LAYOUT Version V09.4 update 23.07.2016



Application for Conditional Use Permit
Last Revised 10/2020
Town of Irvington

P.O. Box 174, Irvington, VA 22480
804-438-6044 (Zoning & Land Use)

Internal Use Only

RECEIVED 12/23/2020
APP FEE PD \$200-
APPLICATION # 2020, Cup 16
PC Public Hearing _____
TC Public Hearing _____

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Address/Location: 33 253A King Carter Drive, Lancaster, VA 22480

Deed Restrictions: Yes ___ No X (If yes, attach copy of deed) Current Zoning: M1/R1

Proposed Use: PIER WITH BOAT LIFT

Acreage of Parcel: 1.55 Overlay District(s): Chesapeake Bay ✓ Historic _____

Tax Map Parcel(s): 33 253 A

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A Scale Drawing (see p.3) is required to be attached to any CUP application. Is a Scale Drawing attached to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Owner or Agent Contact: BARRY S ROBINSON

Address: PO Box 183

City: Irvington State: VA Zip: 22480

Phone Number: 757 291 6018

Official Owner(s) of Record (If different than applicant):

BRUCE SANDERS

Address: _____

City: IRVINGTON State: VA Zip: 22480

Phone Number: _____

VMRC permit #: 2020 2128
NAO - 2020 - 02269

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

33 252B

33 252

33 252A

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

See attached A

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

RESIDENTIAL PIER WITH BOAT LIFT

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

Construct an 84'x6' (504SQFT) pier with 25'x8' (200SQFT) T-Head

Drive 4x 12in Diameter pilings for 20K lb Boat Lift

Pilings to be driven via barge with excavator and vibratory hammer

In Reference to VMRC JPA #20202128

Attachments Required – provide three copies of each

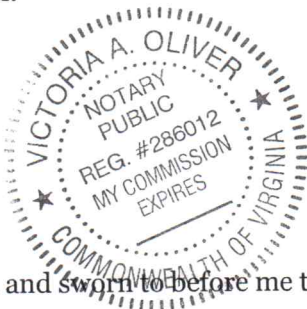
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) BARRY S. ROBINSON, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.



[Signature] 12/9/2020
 Signature of Owner or Agent Date
PO BOX 183 IRVINGTON VA 22480 7572916018
 Mailing Address Phone No.

Subscribed and sworn to before me this 23 day of December, 2020.

3-31-24
 My Commission Expires

[Signature]
 Notary Public



[Signature]
 Signature of Property Owner Date
 Mailing Address Phone No.

Subscribed and sworn to before me this 23 day of December, 2020.

3-31-24
 My Commission Expires

[Signature]
 Notary Public

Attachment A

CUP APPLICATION 33 253A – RESIDENTIAL PIER and BOAT LIFT

VMRC JPA# 20202128

PROPERTY OWNER:

BARRY S ROBINSON

PO BOX 183 IRVINGTON VA 22480

SUBJECT: Section 154.017 of the Town of Irvington Zoning Ordinance

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;

_____ CONFIRMED

2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;

_____ CONFIRMED

3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;

_____ CONFIRMED

4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;

_____ NOT APPLICABLE

5. Adequate utilities, and off street parking are provided;

_____ NOT APPLICABLE

6. That soil erosion and sedimentation be avoided;

_____ CONFIRMED

7. The height, area, yard and sign limitations shall be the same as for other uses in the district;

_____ NOT APPLICABLE

8. That businesses and other operations be carried out only at appropriate times;

_____ NOT APPLICABLE

9. The establishment of the CUP is not in conflict with the Comprehensive Plan;

_____ CONFIRMED

10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

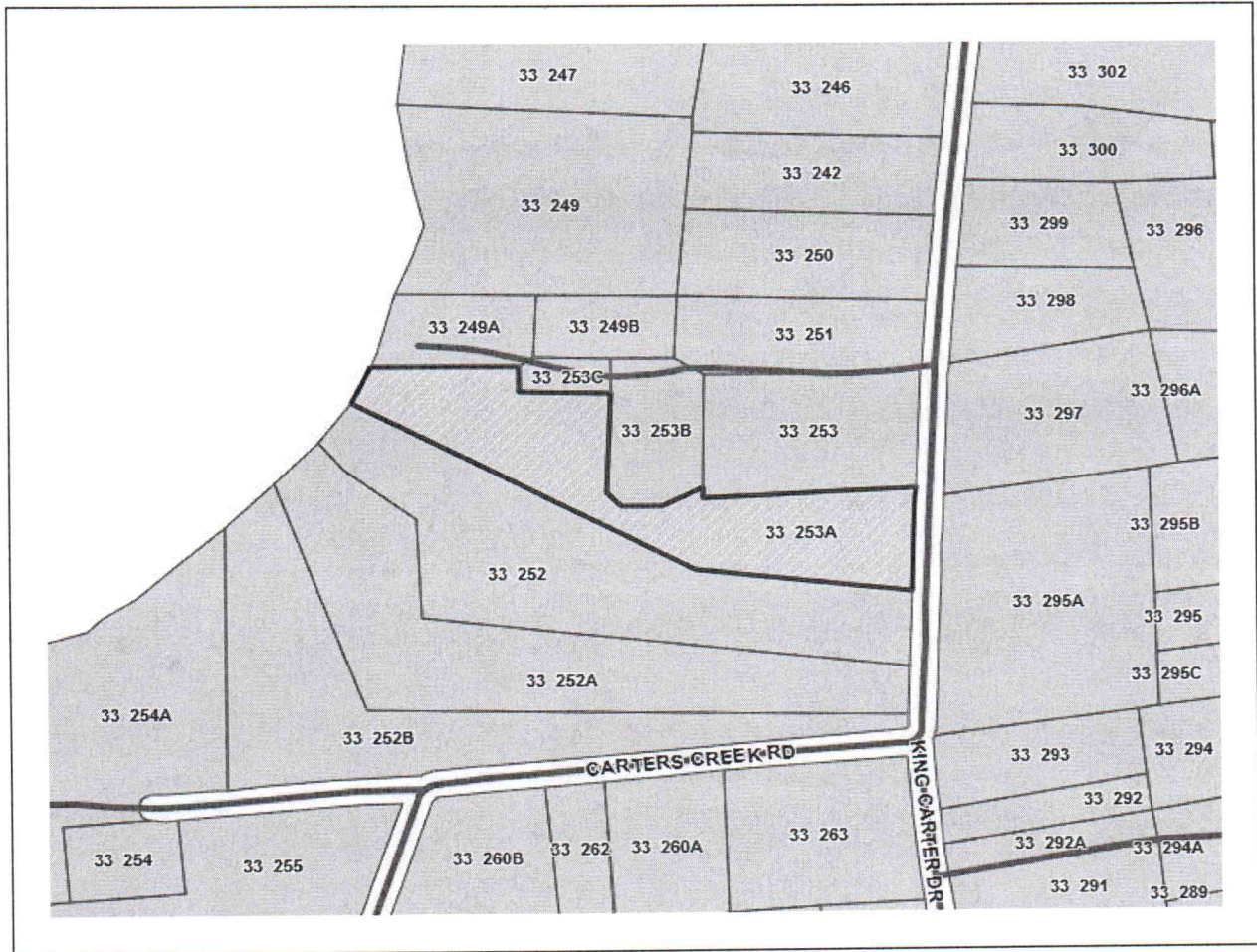
_____ CONFIRMED

PROPERTY OWNER NAME AND SIGNATURE

PRINT: _____ SIGN: _____

DATE: _____

Lancaster County GIS Parcel Data Report



Parcel Number:	33 253A
Owner Name:	SANDERS W BRUCE TRUSTEE OF TRUST
	AGREEMENT
Address:	P O BOX 64
	IRVINGTON VA 22480
Property Description:	IRVINGTON 1.55 AC
Acreage:	1.55
Land Value:	299800
Improvements Value:	18000
Total Value:	317800
Instrument Number:	LR 2009 0000759
Date Last Sold:	04/08/2009
Grantor:	SANDERS W BRUCE

DISCLAIMER: No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

Virginia Marine Resources Commission

Permit Application 20202128

Printed: Tuesday January 19, 2021 1:09 PM



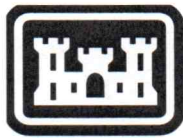
Applicant: Barry S. Robinson
Post Office Box 183
Irvington, VA 22480

Application Number:	20202128	Engineer:	Jay Woodward
Application Date:	November 23, 2020	Locality:	Lancaster
Permit Type:	No VMRC Permit Nec. (Pier)	Waterway:	Carter Creek (Rappahanock)
Permit Status:	No Permit Nec	Expiration Date:	
Wetlands Board Action:		Public Hearing Date:	

Project Description: Pier/Lift

Project Dimensions:

Pier: 100 Linear Feet



U.S. Army Corps
Of Engineers
Norfolk District

**CERTIFICATE OF COMPLIANCE
WITH
ARMY CORPS OF ENGINEERS PERMIT**

Permit Number: NAO-2020-02269
VMRC Number: 20-V2128
Corps Contact: Nancy Davis
Name of Permittee: Barry Robinson
Date of Issuance: January 13, 2021
Permit Type: 18-RP-18 Other Structures

Within 30 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification, and return it to the following address:

US Army Corps of Engineers - Norfolk District
CENAO-WR-R
Attn: Nancy Davis
803 Front Street
Norfolk, VA 23510-1096

Or scan and send via email to Nancy.D.Hankins@usace.army.mil

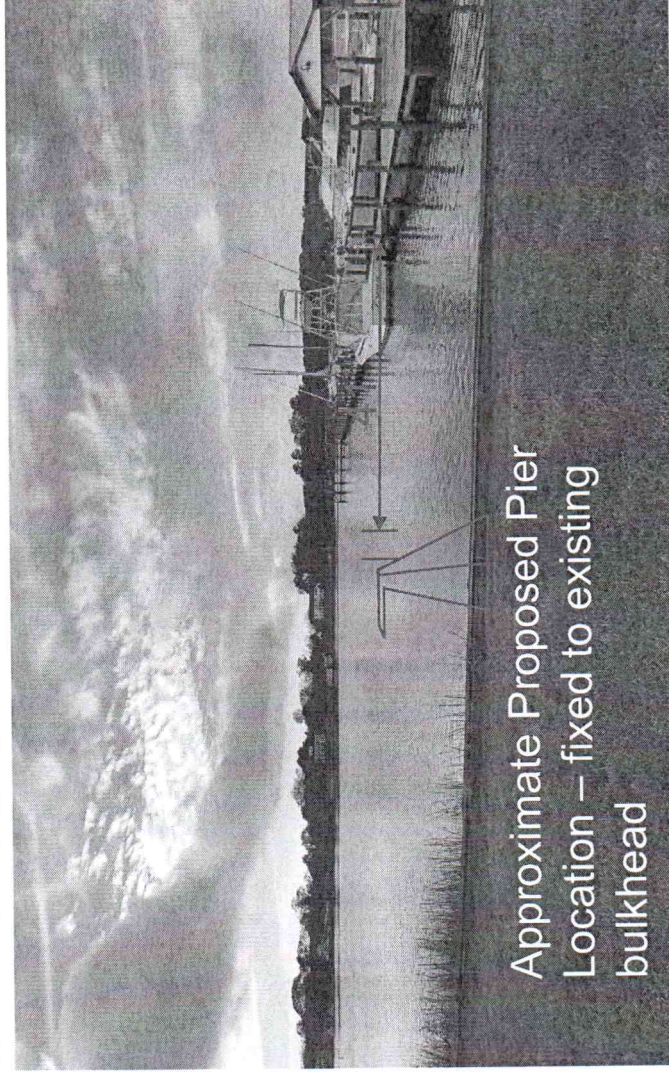
Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation has been completed in accordance with the permit conditions.

Signature of Permittee

Date

Location Photo – 11/13/2020 15:00



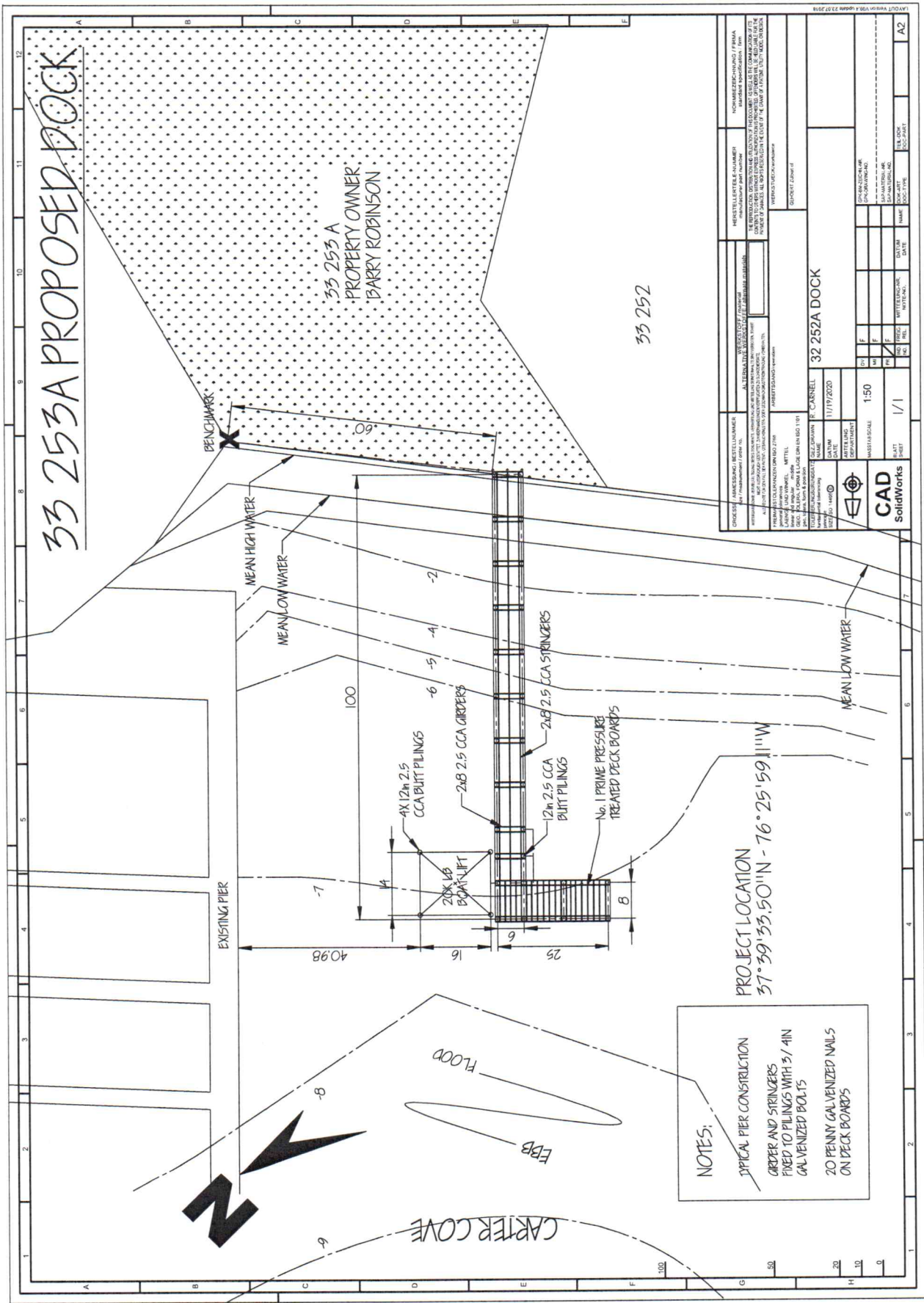
Property Owner: Barry S Robinson
33 253A King Carter Rd. IRVINGTON, VA 22480
37°39'33.50"N 76°25'59.11"W
Internal

23 November 2020

OVERALL LENGTH OF DOCK - 100 FT

CHANEL WARD

[illegible]



TYPICAL PIER CONSTRUCTION

The drawing illustrates the construction of a typical pier, including a plan view, an elevation view, and a detail view of the deck assembly.

Plan View: Shows a rectangular pier with overall dimensions of 12'0" by 10'0". The deck is composed of 2" x 6" prime pressure-treated boards, secured with 20 penny galvanized nails. The deck is supported by 2" x 8" x 6' CCA girders. The girders are secured with 5/4" galvanized hot-dipped timber bolts and hardware (girders and stringers hardware to butt plings).

Elevation View: Shows the side profile of the pier. The deck is 6'0" high. The girders are 2" x 8" x 12' CCA stringers. The overall height of the pier is 12'0".

Detail View (A): Shows a cross-section of the deck assembly. The deck is 2" x 6" prime pressure-treated, secured with 20 penny galvanized nails. The deck is supported by 2" x 8" x 6' CCA girders. The girders are secured with 5/4" galvanized hot-dipped timber bolts and hardware (girders and stringers hardware to butt plings).

Material Specifications:

- Deck: 2" x 6" prime pressure-treated, secured with 20 penny galvanized nails.
- Girders: 2" x 8" x 6' CCA girders.
- Stringers: 2" x 8" x 12' CCA stringers.
- Hardware: 5/4" galvanized hot-dipped timber bolts and hardware (girders and stringers hardware to butt plings).

Notes:

- 1. PRIME PRESSURE TREATED 2" x 6" DECK BOARDS SECURED WITH 20 PENNY GALVANIZED NAILS
- 2. 2" x 8" x 6' CCA GIRDERS
- 3. 5/4" GALVANIZED HOT DIPPED TIMBER BOLTS AND HARDWARE (GIRDERS AND STRINGERS HARDWARE TO BUTT PLINGS)

Dimensions:

- Overall Length: 12'0"
- Overall Width: 10'0"
- Deck Height: 6'0"
- Girder Height: 8"
- Stringer Height: 12"
- Deck Board Spacing: 1 1/4"
- Girder Spacing: 1 1/4"
- Stringer Spacing: 5'0"

Section Labels:

- A (2 : 15)
- A

Table:

PROJECT / DRAWING NUMBER	DATE	DESIGNER	CHECKED	APPROVED
32 252A DOCK	1/17/2020	K. CARROLL		

Legend:

- 1. PRIME PRESSURE TREATED 2" x 6" DECK BOARDS SECURED WITH 20 PENNY GALVANIZED NAILS
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1



Application for Conditional Use Permit
Last Revised 10/2020
Town of Irvington

P.O. Box 174, Irvington, VA 22480
804-438-6044 (Zoning & Land Use)

JPH

Internal Use Only	
RECEIVED	11/25/2020
APP FEE PD	\$35-
APPLICATION #	2020-CUP17
PC Public Hearing	2/16/21 Stephens
TC Public Hearing	5:30PM Irv. Bap. Church

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Address/Location: 416 Steamboat Rd.

Deed Restrictions: Yes ☐ No ☒ (If yes, attach copy of deed) Current Zoning: R-1

Proposed Use: Residential / Redevelopment, pool in the RPA

Acreage of Parcel: 2.29+/- Overlay District(s): Chesapeake Bay ☒ Historic ☐

Tax Map Parcel(s): 33-361

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A Scale Drawing (see p.3) is required to be attached to any CUP application. Is a Scale Drawing attached to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Owner or Agent Contact: Wayne Savage, PE c/o Bay Design Group

Address: P.O. Box 51

City: Urbanna State: VA Zip: 23175

Phone Number: 804-693-2993

Official Owner(s) of Record (If different than applicant):

Robert & Elynor Stephens

Address: 8903 Glenmore Rd.

City: Richmond State: VA Zip: 23229

Phone Number: 804-212-9907

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

See Attachment A

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

The purpose of this project is to construct a swimming pool. There will be a reduction of impervious cover within the RPA, and in addition there will be an infiltration trench BMP installed on-site to improve water quality. The pool will not encroach any further into the RPA than currently exist.

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

Prior to the new construction, this project proposes the removal of approximately 1,046 S.F. of concrete patio and a 611 S.F. shed. This project consists of the construction of a 1,649 SF. pool and pool deck.

Attachments Required – provide three copies of each

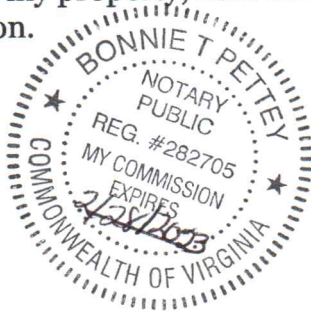
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) Wayne A. Savage, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.



[Signature] 11/18/20
 Signature of Owner or Agent Date
P.O. Box 51, Urbanna, VA 23175 804-693-2993
 Mailing Address Phone No.

Subscribed and sworn to before me this 18th day of November, 2020.

Feb. 28, 2023
 My Commission Expires

Bonnie J. Petty
 Notary Public

[Signature] 11/18/20
 Signature of Property Owner Date

 Mailing Address Phone No.

Subscribed and sworn to before me this ____ day of _____, 20____.

 My Commission Expires

 Notary Public



November 23, 2020

Lara Brown
Zoning Administrator
Town of Irvington
P.O. Box 174
Irvington, VA 22480

Re: ***Stephens Residence
Conditional Use Permit***

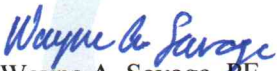
Dear Ms. Brown Et al.;

Please find attached the Conditional Use Permit (CUP) application and associated plan set for the proposed swimming pool associated with the Stephens parcel (TM. 33, Parcel 361) in the Town of Irvington, Lancaster County, Virginia. In coordination with the attached CUP application and per Town Zoning Ordinance Section 154.017, please find below our demonstration of compliance with included standards.

1. This project consist of the removal of a shed and patio and the construction of a pool and decking. There will be a decrease in impervious cover in the RPA and the overall site. This project will be in strict conformance with the CBPA regulations.
2. The pool and decking improvements of this project will not only improve the property value of the subject property, but will also positively affect surrounding properties.
3. This project is in conformance with surrounding parcels which also have swimming pools.
4. The pool, decking design/details and BMP Facility are included on the attached plan set.
5. No additional utilities or parking are proposed/necessary as part of this project.
6. An Erosion and Sediment Control Plan has been provided as part of the attached plan set.
7. The yard setbacks have been provided as part of the attached plan set. Height and sign limitations are not applicable to this project.
8. The construction of this project will only take place during daylight and normal business operating hours.
9. The property is zoned R-1 and this project is an extension of the existing residence which is in conformance with the R-1 zoning district and the comprehensive plan.
10. This project is in conformance with the code of the state of Virginia for RPA impacts and in conformance with all Town of Irvington requirements.

Thank you for your review of the attached Conditional Use Permit application. We look forward to a positive reaction on this project from Town staff and Town Council.

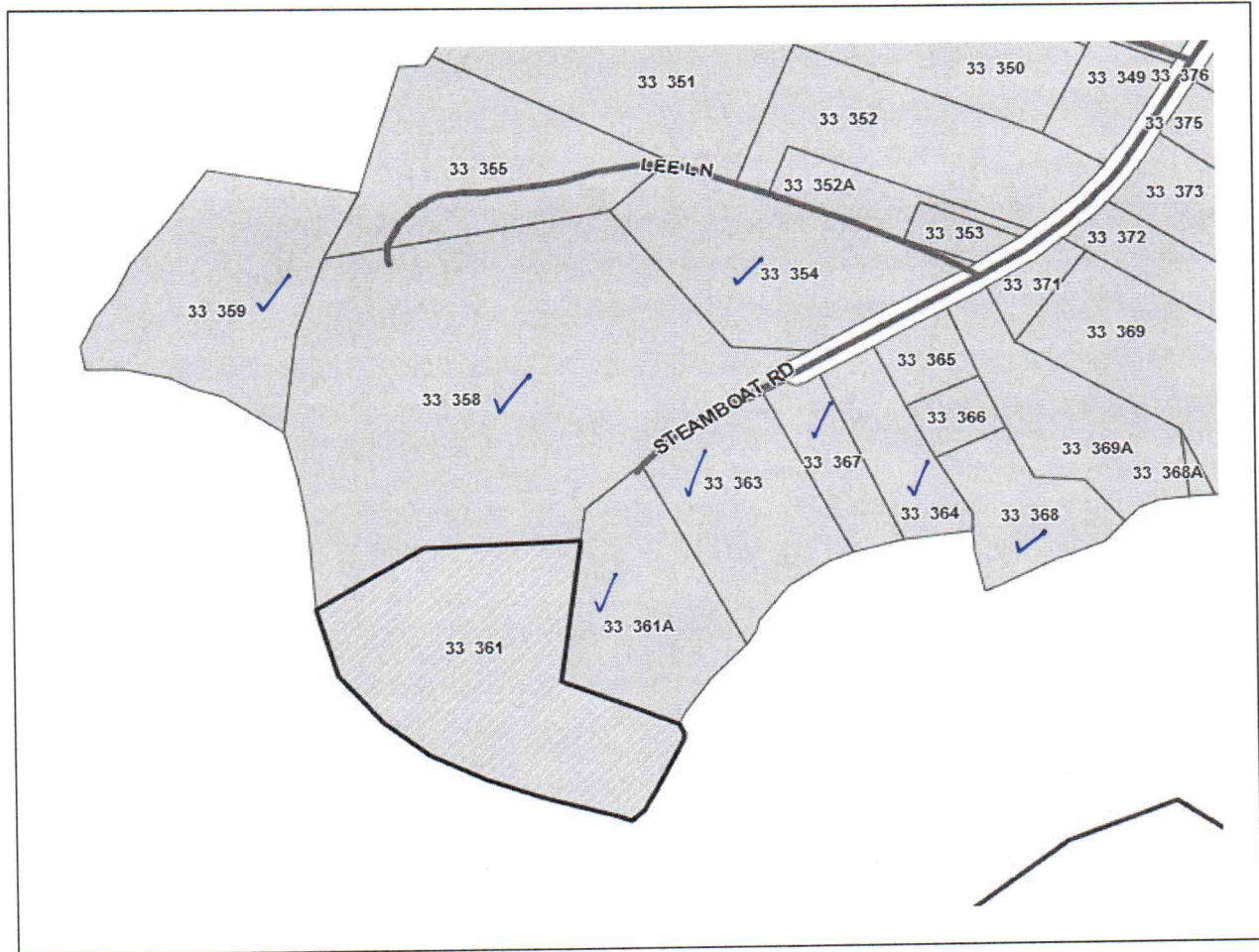
Sincerely,


Wayne A. Savage, PE
Senior Engineer

Cc: S. Stephens w/ att

Lancaster County GIS Parcel Data Report

8 labels to Notice



Parcel Number:	33 361
Owner Name:	STEPHENS ROBERT LEE & ELYNOR N
	TTEES O/T RLS & ENS JOINT TRUST
Address:	P O BOX 246
	IRVINGTON VA 22480
Property Address:	416 STEAMBOAT RD
Property Description:	IRV BEACH HOTEL SITE
Acreage:	2.42
Land Value:	713900
Improvements Value:	466000
Total Value:	1179900
Instrument Number:	LR 2017 0001508
Date Last Sold:	08/17/2017
Grantor:	STEPHENS ROBERT LEE & ELYNOR N

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CUP Application, Stephens, 300 ft and 500 ft APO list, 416 Steamboat Rd, Tax Map 33 361

Property Owners within 300 ft of Tax Map Parcel 33 361

Tax Map	Name	Mailing Address	Physical Address
33 359	Huckleberry Pt Inc, C/O David Lee Williams	1970 Enola Rd, Carlisle PA 17013	137 Lee Ln
33 358	Christopher & Katherine Walmsley	11 Orchard Rd, Charlottesville, VA 22903	380 Steamboat Rd
33 354	William Thompson III	PO Box 215, Irvington, VA 22480	45 Lee Ln
33 361A	Stephens Joint Trust, Jarrett Stephens	415 Steamboat Rd, Irvington, VA 22480	415 Steamboat Rd
33 363	Elizabeth & Hiter Harris III, Trustees O/T Irvington 6315 Three Chopt Rd, Richmond VA 23226		391 Steamboat Rd
33 367	Elizabeth & Hiter Harris III, Trustees O/T Irvington 6315 Three Chopt Rd, Richmond VA 23226		Acerage, undeveloped
33 364	Phillip Williams	PO Box 33, Irvington VA 22480	359 Steamboat Rd

Property Owners within 500 ft across the water of Tax Map Parcel 33 361

33 368	Linda Bersik & Elizabeth Gaskins	PO Box 157 Kilmarnock VA 22482	Acerage
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TOWN OF IRVINGTON

4203 Irvington Rd
PO Box 174
Irvington, VA 22480
Zoning (804)-438-6044
lbrown@town.irvington.va.us

Water Quality Impact Assessment / Landscape Plan Agreement

This form is designed to aid in the assessment of impacts for proposed activities within a Resource Protection Areas (RPA) and to ensure proper replacement and installation of vegetation. The applicant shall complete and remit to the above address. For inquiries or appointments, contact Lara Brown, Zoning Administrator at (804) 438-6044.

Property Owner Robert & Elynor Stephens Address 8903 Glenmore Rd.
Richmond, VA 23229

Tax Map# 33-361 Phone# 804-212-9907 E-mail rls32@verizon.net

Site 911 Address or driving directions: 416 Steamboat Rd.

Single-family residence <u> </u>	Accessory structure <u>X</u>
Commercial/community development <u> </u>	Silvicultural conversion <u> </u>
Agricultural conversion <u> </u>	Water access <u> </u>
Shoreline erosion project <u> </u>	Roadway <u> </u>
Grading <u> </u> Fill <u> </u>	Bay Act violation <u> </u>
Redevelopment <u>X</u> Other: <u> </u>	

Description of project: The project will consist of the removal of 1,657 S.F. of impervious cover and the addition of 1,649 S.F. to add a pool and associated decking to the rear of the existing home.

ft² of impervious area within RPA -8 (BMP: yes no), type: infiltration trench

ft² of land disturbance within RPA 2,473

Land Disturbance Permit obtained: yes no

Number of 10'x10' units: (ft² of land disturbance in RPA/100 = units) N/A

Existing vegetation to be removed:

Trees (quantity, type, size) None

Shrubs (quantity, type, size) None

Groundcovers

Lawn grass (ft²) 603

LANDSCAPE AGREEMENT

In order to pursue the aforesaid activity on this property, (Tax Map# 33-361), I agree to properly install and maintain the vegetation as required and in accordance with the attached guidelines. Any vegetation required shall be native to this area and planted within the 100' Resource Protection Area. Use page 3 to help compose a landscape plan and complete the list below.

	SPECIES	SIZE	QUANTITY
TREES	There are no plantings being proposed. The owner is proposing to construct a structural BMP (infiltration trench) which will reduce the total runoff by 521 C.F.		
SHRUBS			
GROUND COVERS			

<u>Wayne Savage</u> Property Owner or Agent (sign)	<u>12/14/2020</u> Date	<u>Wayne A. Savage</u> Property Owner or Agent (print)
---	---------------------------	---

Representing agent: _____ Planting Deadline: _____

Office Use, Regulations Review:

-Disturbance and encroachment minimized	-Wetlands Permit obtained	-Land Disturbance Permit obtained
-Existing vegetation maximized	-Replacement strategy sufficient	

Requirements to suffice Bay Act Regulations: _____

_____ Town of Irvington Official	_____ Date
-------------------------------------	---------------

This agreement must include a site plan showing:

Lot size	RPA lines	Erosion control methods
Existing structures	Limit of wetlands	Limits of land disturbance
Proposed structures	Construction access	Replacement vegetation
Wooded areas	Shoreline	BMP's
Property lines	Existing vegetation to be removed within the RPA	

The following is a general guideline used in determining the minimum amount of replacement vegetation for most projects. Replacement strategies may be site specific. Some vegetative BMP's may have separate guidelines.

Determining the required amount of replacement vegetation:

Option A: For small areas where the number and type of plants removed are known, replacement ratio is 2:1 for every canopy tree, 2:1 for every understory tree and 1:1 for every shrub removed. Replacement trees must be 2.5" caliper and shrubs must be 2' tall.

Option B: For large areas when units must be used instead of counting individual trees and shrubs: Calculate the number of units within the RPA that are to be disturbed, cleared, graded, become impervious, etc. Each 10'x10' area (100ft²) is a unit. Multiply .5 by the number of units to calculate the amount of trees required for planting. Multiply .5 by the number of units to calculate the amount of understory trees required for planting. Then multiply .75 by the number of units to calculate the amount of shrubs required. Trees shall be 1.5"-2" caliper and shrubs shall be 2' tall. Steep slopes (2:1 or greater) shall be planted with low woody shrubs, groundcovers, and warm season deep-rooted grasses.

Example:: A riprap project requires 5,150ft² of bank grading and removal of vegetation within the 100'RPA. $5,150/100 = 51.5$ rounded to 52 units.

26 canopy trees, 26 understory trees, and 39 shrubs would be required for the example.

OR

Your own landscape plan if approved by the Town of Irvington

- Site lines, Access Paths, Woodlot Management:

The following may be removed if determined necessary, but only after a site inspection by Town of Irvington staff: Trees that are dead, diseased, dying, uprooted, or leaning. Staff will discuss appropriate removal of vegetation to insure the health of all trophic layers and give instruction for replacement vegetation when required. The construction of access paths shall be done so to effectively control erosion and surfaced with only permeable material.

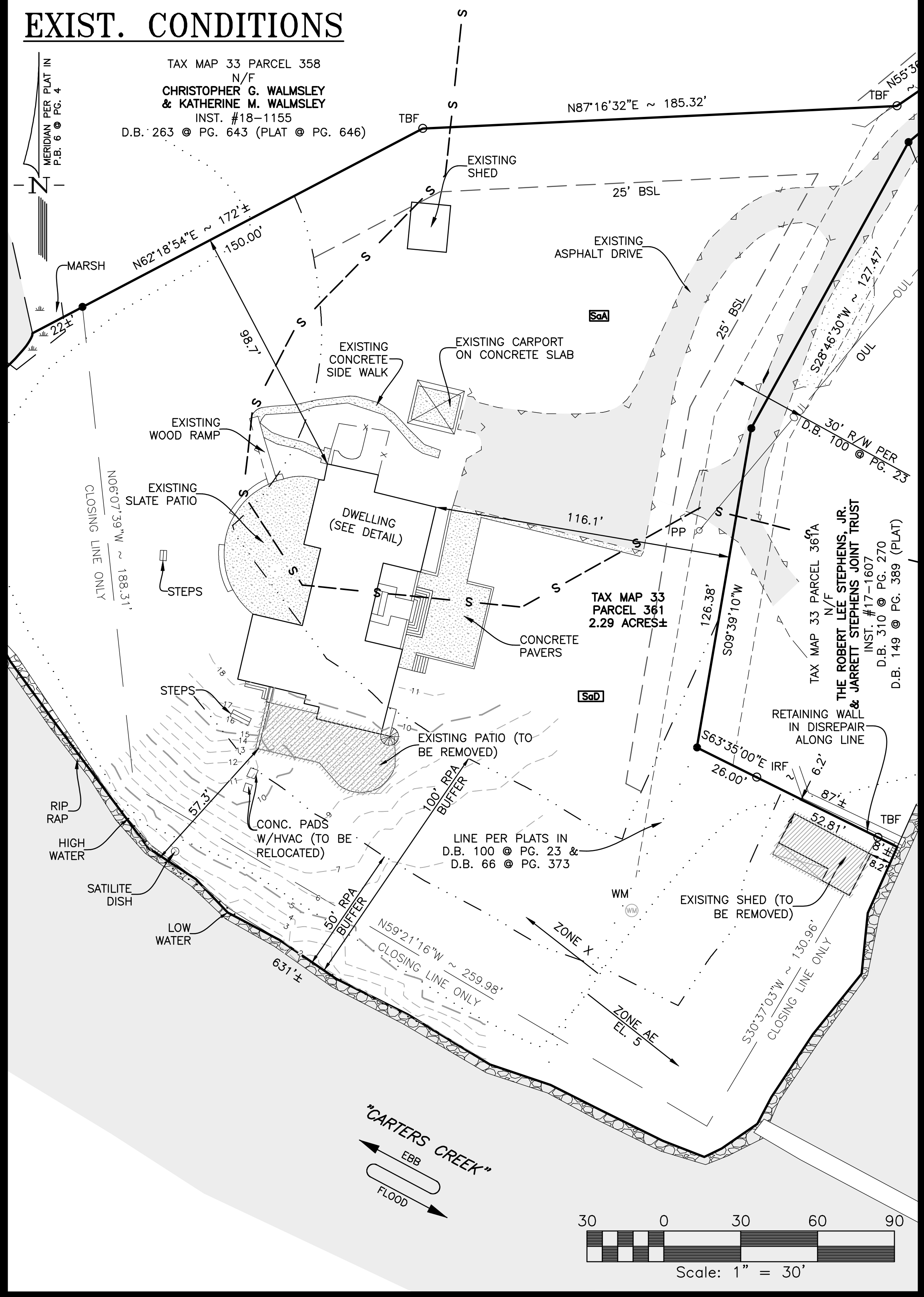
- Agriculture & Silviculture Conversion:

Where these land uses within the 100' RPA cease and are converted to other uses, the full 100' wide vegetative buffer shall be reestablished **with woody vegetation**.

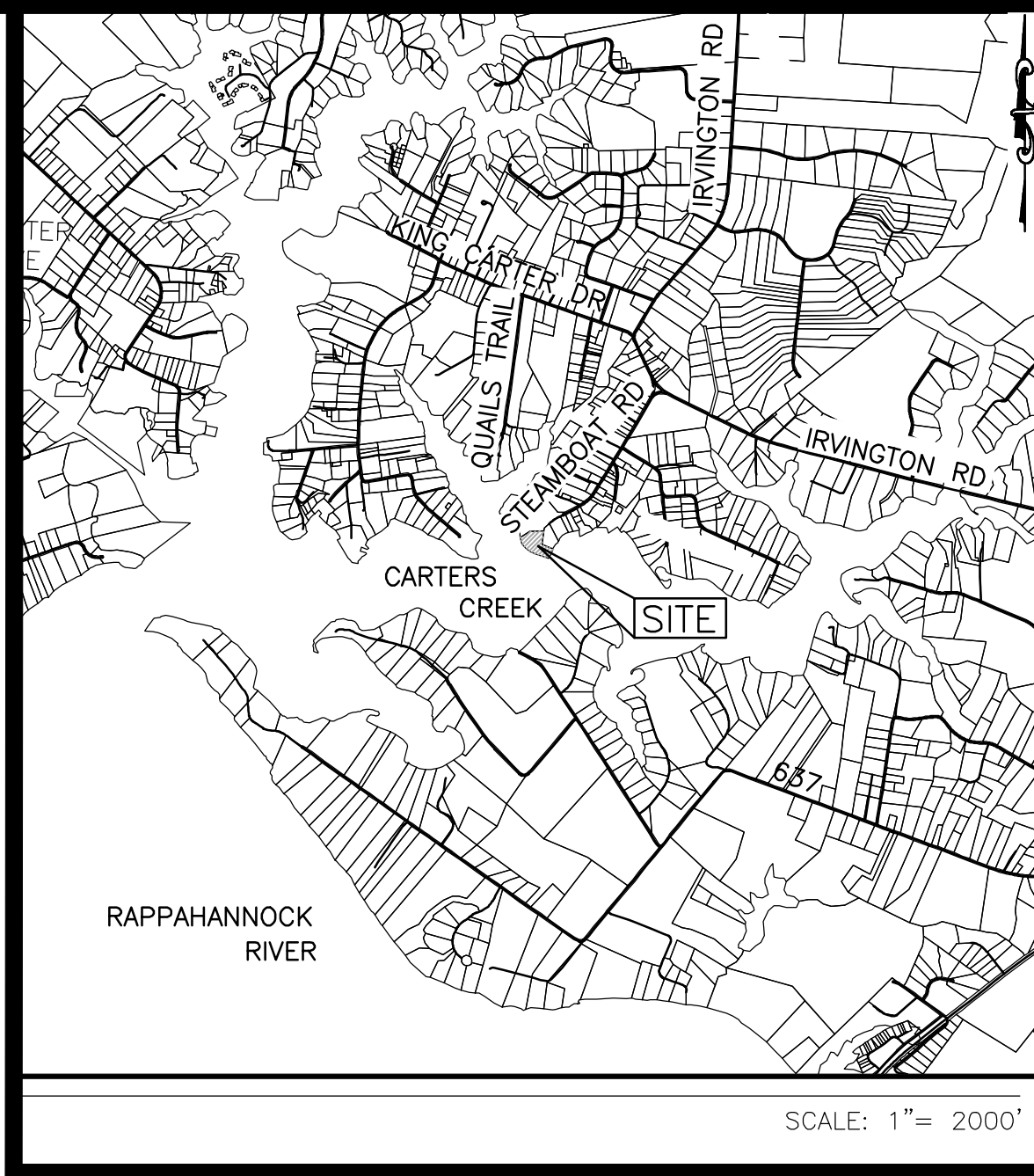
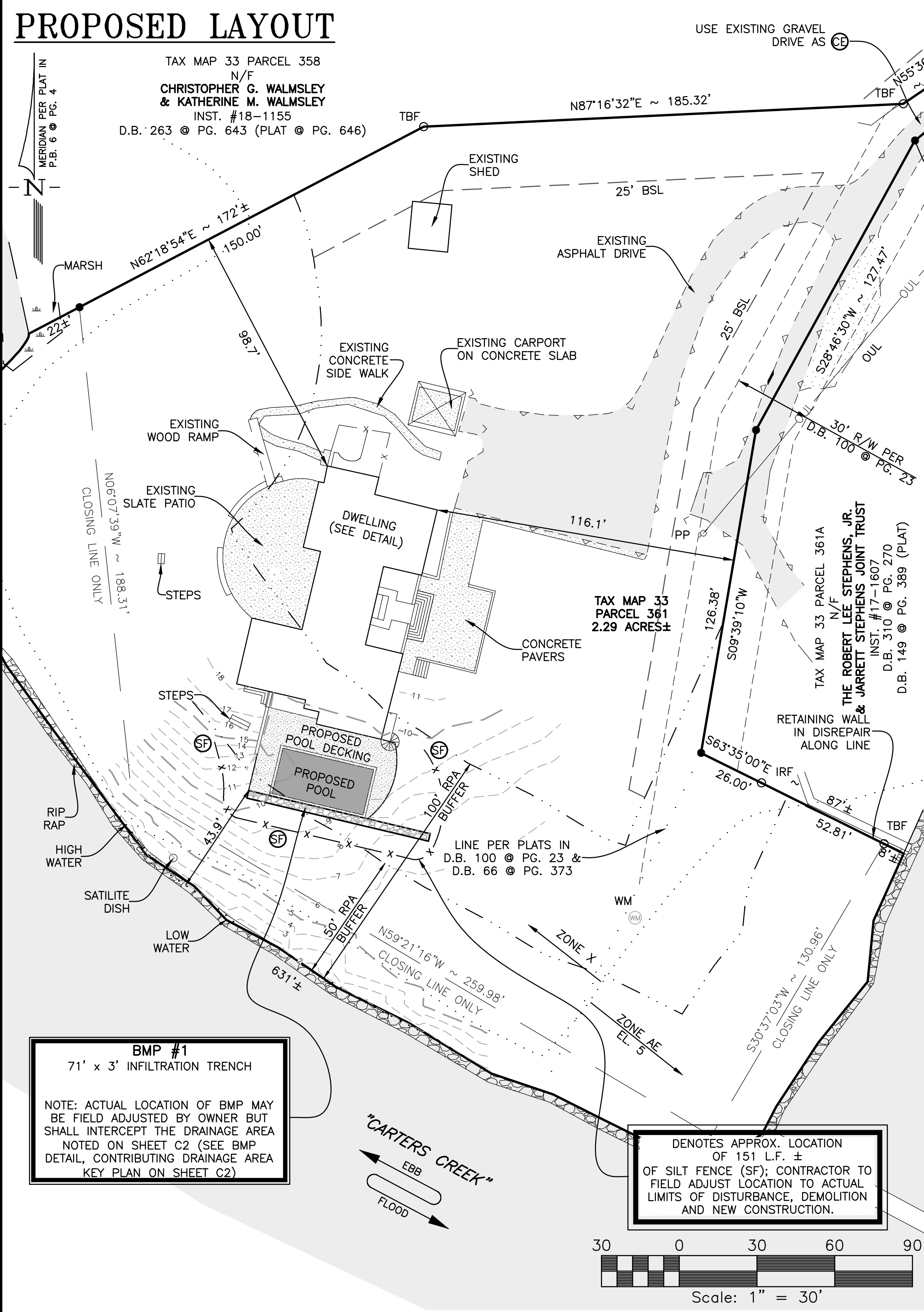
- Chesapeake Bay Preservation Act Violation:

Unauthorized removal of vegetation within the Resource Protection Areas of the Town of Irvington is deemed a violation of the Chesapeake Bay Preservation Act, a class 1 misdemeanor. Replacement vegetation will be prescribed in addition to any other fines or penalties that may be levied.

EXIST. CONDITIONS

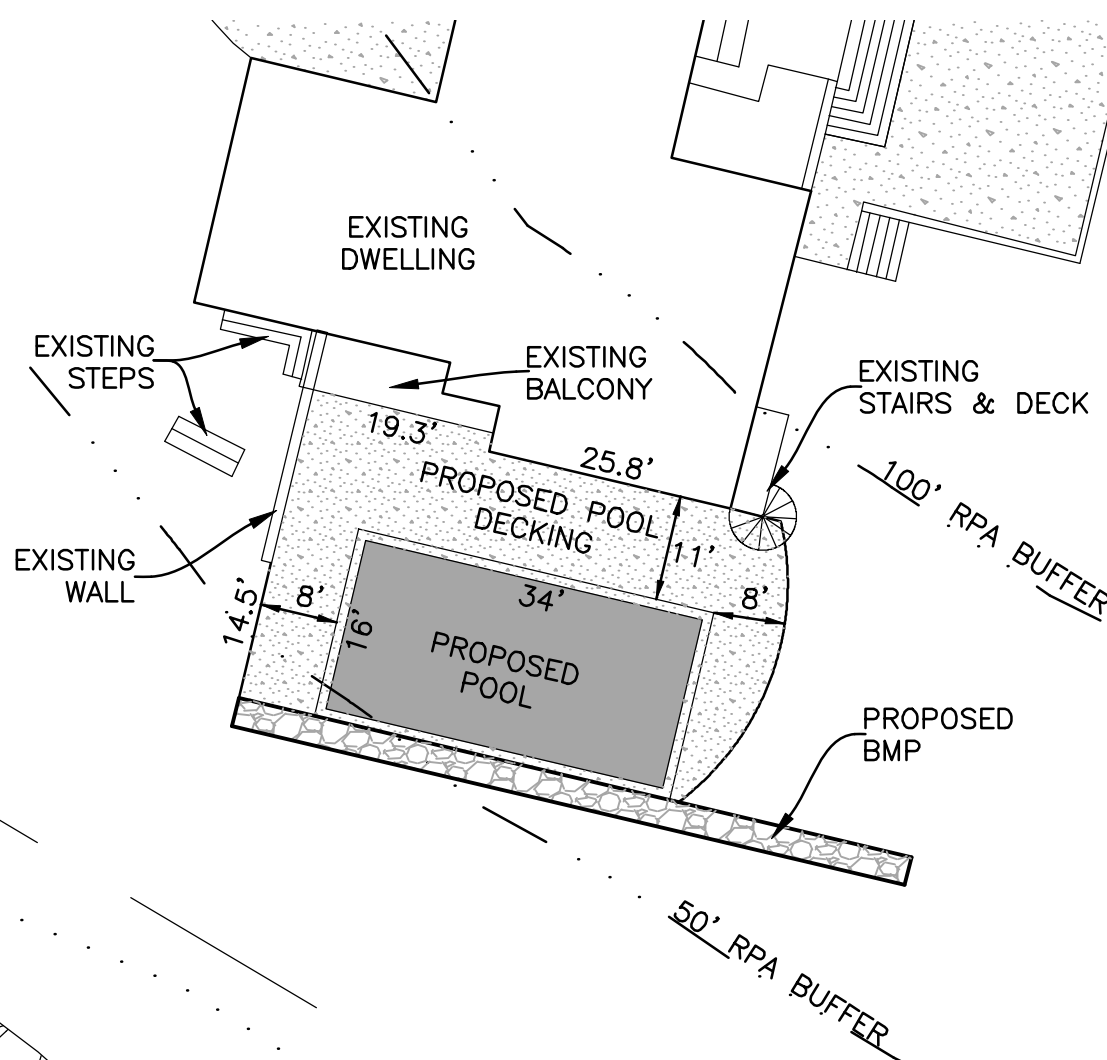


PROPOSED LAYOUT



NOTE: CONTRACTOR TO TIE POOL INTO DWELLING FOUNDATION WITH #4 REBAR

- 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
 - TELEPHONE JUNCTION BOX
 - OVERHEAD UTILITY LINE
 - NOW OR FORMERLY
 - RIGHT-OF-WAY
 - PP POWER POLE
 - WM WATER METER
 - RPA RESOURCE PROTECTION AREA
 - X SILT FENCE
 - OUL— OVERHEAD UTILITY LINE
 - RPA LIMITS
 - S— SOIL LINE
 - Xx SOIL TYPE



DWELLING DETAIL

SCALE: 1"= 20'

GENERAL NOTES:

- THE LAND DELINEATED HEREON IS LOCATED 416 STEAMBOAT RD AND IS ON COUNTY TAX MAP NO. 33 AS PARCEL 361 AND IS 2.29± AC.
- CURRENT OWNER & PROPERTY REFERENCES: ROBERT & ELYNOR STEPHENS, JOINT TRUST 8903 GLENMORE RD. RICHMOND, VA 23229 INST. #17-1508
- 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.
- THIS PARCEL LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (EL. 5) AREA DETERMINED TO HAVE BASE FLOOD ELEVATIONS, AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 510221 0143 D DATED OCTOBER 2, 2014. THE ZONE LINES SHOWN ARE APPROXIMATE AND SCALED FROM SAID MAP.
- SITE IS ZONED: R-1 (RESIDENTIAL)
- COUNTY SETBACKS: FRONT: 50' (FROM R/W) SIDE: 25' REAR: 35'

WATER QUALITY IMPACT CALCULATIONS:

1. SITE IMPERVIOUS ANALYSIS

EXISTING PRE DEVELOPMENT IMPERVIOUS AREA

	IN 50' RPA	IN 100' RPA	ON SITE
EXISTING DWELLING	= 0 S.F.	1,373 S.F.	4,034 S.F.
EXISTING GRAVEL DRIVEWAY	= 0 S.F.	0 S.F.	8,173 S.F.
EXISTING CONCRETE PATIO	= 0 S.F.	1,626 S.F.	3,999 S.F.
EXISTING STEPS, SIDEWALK & RAMP	= 0 S.F.	298 S.F.	686 S.F.
EXISTING PORCH, DECK & CARPORT	= 0 S.F.	232 S.F.	1,025 S.F.
EXISTING SHEDS	= 611 S.F.	611 S.F.	890 S.F.
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	= 611 S.F.	4,140 S.F.	18,807 S.F.

PROPOSED POST-DEVELOPMENT IMPERVIOUS AREA

EXISTING CONCRETE PATIO TO BE REMOVED	= 0 S.F.	1,046 S.F.	1,046 S.F.
EXISTING SHED TO BE REMOVED	= 611 S.F.	611 S.F.	611 S.F.
PROPOSED POOL & DECKING	= + 56 S.F.	+ 1,649 S.F.	+ 1,649 S.F.
TOTAL POST DEVELOPMENT IMPERVIOUS AREA	= 56 S.F.	4,132 S.F.	18,799 S.F.

2. SUMMARY OF RUNOFF REDUCTION METHOD / REDEVELOPMENT ANALYSIS

TOTAL SITE	2.29 AC.
IMPERVIOUS AREA	0.43 AC.
MANAGED TURF	1.86 AC.
FORESTED/OPEN SPACE	0.00 AC.
TP PROPOSED (PER RRM SPREADSHEET)	1.78 lb/yr.
TP REDUCTION REQ'D (PER RRM SPREADSHEET)	0.18 lb/yr.
TP REDUCTION ACHIEVED (PER RRM SPREADSHEET)	0.18 lb/yr. = 0.18 lb/yr.; THUS OK
TP REMAINING (PER RRM SPREADSHEET)	1.60 lb/yr. / 1.78 lb x 100% = 89.9%

RUNOFF REDUCTION PRACTICES UTILIZED
- INFILTRATION TRENCH, LEVEL 1 7.0

CA = 0.12 AC. (IMPERVIOUS)
+0.07 AC. (PERVIOUS)

JOB NO. 19129-02

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PROJECT MANAGER:

WAS

DESIGNED:

JPS

CAD:

JPS

CHECKED:

WAS

FILED:

19129BAY

DATE:

NOVEMBER 3, 2020

REVISED:

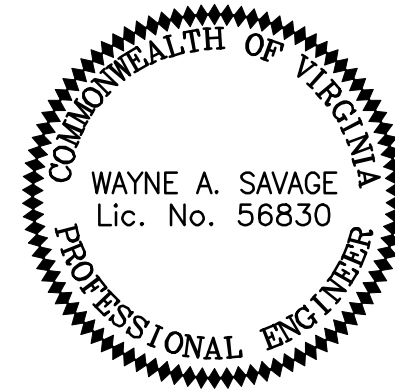
REVISED:



Engineering Surveying & Land Planning

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PROJECT:

STEPHENS
RESIDENCE

TOWN OF IRVINGTON
LANCASTER COUNTY, VIRGINIA
SHEET:

BAY ACT
DEVELOPMENT
PLAN

SHEET NO:

C1 OF 2

JOB NO. 19129-02

EROSION CONTROL NOTES

- 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 12VAC2-840-40 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 PERMETER 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 BUT 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 RECEIVING 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, SODDED, OR BUILT UPON WILL HAVE A MINIMUM OF BOX 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, 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.
- 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.
- ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- ALL TEMPORARY EARTH REMAINS, 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 BERMUDAGRASS**	0-15 lbs./Ac.
SERICEA LESPEDeza**	50 lbs./Ac.
TOTAL	150 lbs./Ac.
- SEASONAL NURSE CROP:

FEBRUARY - MARCH THRU APRIL - ANNUAL RYE
MAY 1 THRU AUGUST - FOXTAIL MILLET
SEPTEMBER THRU NOVEMBER 15 - ANNUAL RYE
NOVEMBER 16 THRU JANUARY - WINTER RYE
- ** MAY THRU OCTOBER, USE HULLED SEED. ALL OTHER SEEDING PERIODS, USE UNHULLED SEED. WEEDING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WINTER 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

- 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 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 CLOUSED 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. 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 AN EXISTING CONCRETE PATIO AND BARN AND THE CONSTRUCTION OF A POOL AND CONCRETE DECKING. THE TOTAL LAND DISTURBANCE AS A RESULT OF THIS INSTALLATION WILL BE APPROXIMATELY 0.09± ACRES ON THE 2.29± ACRE PARCEL.

EXISTING SITE CONDITIONS

THE EXISTING SITE IS MOSTLY CLEARED WITH CLUSTERS OF TREES LOCATED THROUGHOUT THE PROPERTY WITH RESIDENTIAL ZONING. THE NATURAL TOPOGRAPHY OF THE SITE HAS SLOPES AND DRAINAGE PATTERNS LEADING TO CARTERS CREEK, A TRIBUTARY OF THE CHESAPEAKE BAY.

ADJACENT PROPERTY

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

OFF-SITE AREAS

THERE ARE NO OFFSITE AREAS NEEDED FOR THIS DEVELOPMENT.

SOILS

SoD- SLOPING SANDY LAND
SoA- SUFFOLK FINE SANDY LOAM, 0-2 PERCENT SLOPES

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 LAIDEN WATER IS FILTERED BEFORE OUTFALL 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

- 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.
- CONSTRUCTION ENTRANCE - 3.02
THE EXISTING GRAVEL DRIVEWAY SHALL BE USED AS THE CONSTRUCTION ENTRANCE. UNDERCARRIAGE WASHING MAY BE DETERMINED TO BE REQUIRED IF EXCESS SEDIMENT IS TRANSPORTED ONTO STEAMBOAT RD.

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 FINAL 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 FULL 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

- FLAG PRELIMINARY LIMITS OF DISTURBANCE.
- HOLD PRE CONSTRUCTION MEETING.
- INSTALL SILT FENCE.
- 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.
- REMOVE EXISTING PATIO AND BARN.
- CONSTRUCT POOL, INSTALL CONCRETE DECKING AND BMP.
- FINE GRADE, SEED AND MULCH ALL DENUDED AREAS WITH PERMANENT SEEDING.
- ALLOW FOR PERMANENT SEEDING TO BECOME SUFFICIENTLY ESTABLISHED TO DETER EROSION.
- ALL REMAINING EROSION CONTROL DEVICES SHALL BE REMOVED AFTER PERMANENT SEEDING ESTABLISHED.
- COUNTY ENGINEER AND/OR BAY DESIGN GROUP ENGINEER SHALL PERFORM "FINAL CONFORMANCE" INSPECTION.

PERMANENT STABILIZATION

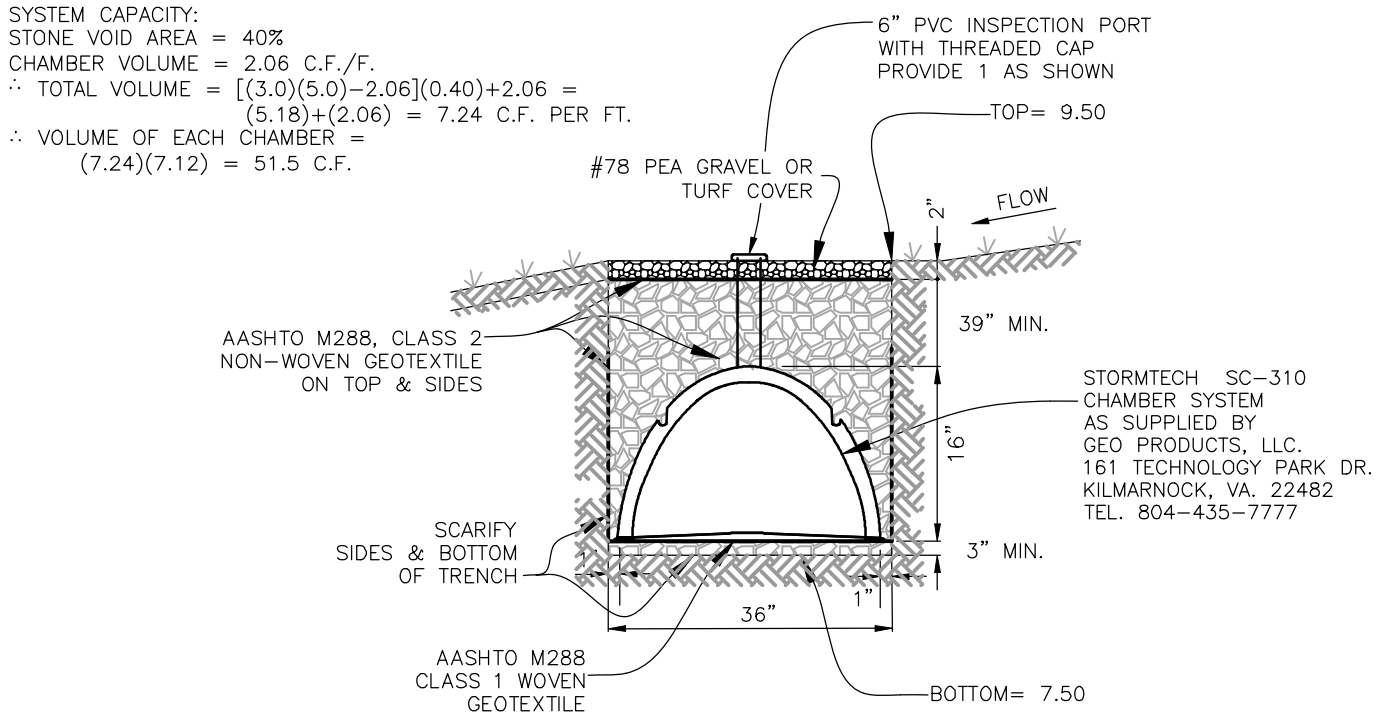
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FULL SLOPES WHICH 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 DECREASE IN IMPERVIOUS AREA AS A RESULT OF THE CONSTRUCTION COMPARED TO THE CURRENTLY DEVELOPED CONDITION. DUE TO THE IMPACT TO THE RPA, A STRUCTURAL BMP FACILITY IS UTILIZED THAT WILL REDUCE THE TOTAL RUNOFF BY 521 CF. THE RESULTANT TOTAL RUNOFF IS DIRECTED TO CARTERS CREEK, A NATURAL TIDAL OUTFALL THAT IS CONSIDERED ADEQUATE. THUS, THE PROJECT IS IN COMPLIANCE WITH MS-19.

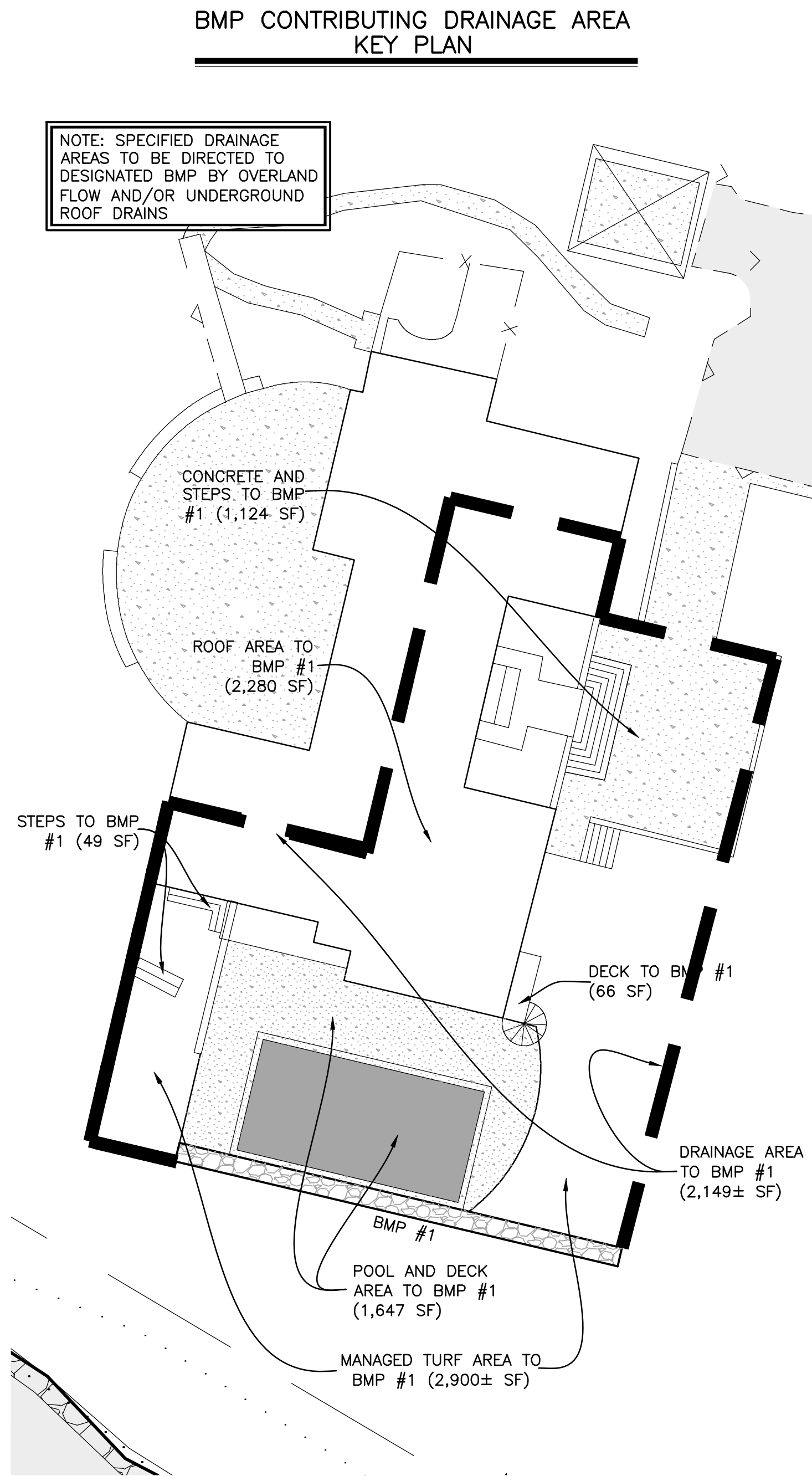
MAINTENANCE

- 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.



BMP #1: INFILTRATION TRENCH DETAIL

SCALE: NONE



SF

SCALE: NONE

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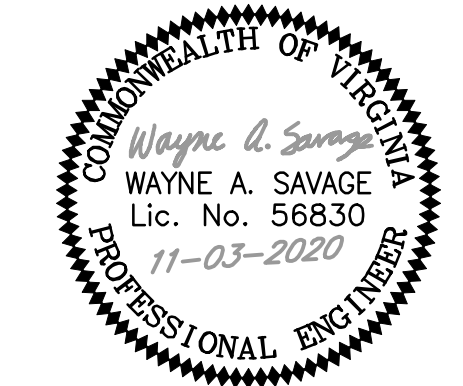
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PROJECT:

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TOWN OF IRVINGTON
LANCASTER COUNTY, VIRGINIA

SHEET:

BAY ACT DEVELOPMENT PLAN

SHEET NO:

C2 OF 2

JOB NO. 19129-02