



**The Town of Irvington Planning Commission
Special Called Meeting December 8, 2020, Immediately Following 5:30 JPH
Connemara Corporation
18700 Mary Ball Rd, White Stone, VA 22578**

- 1. Call to order - Julie Harris, Chair**
- 2. Roll Call and Determination of Quorum- Julie Harris, Chair**
- 3. Approve Minutes of the November 10, 2020 Special Called Meeting**
- 4. Report from Chair – Julie Harris**
- 5. Report from Zoning Administrator – Lara Brown**
- 6. Old Business**
- 7. New Business**
 1. First Reading of Resolution 2020-07.PC, Conditional Use Permit for replace and extend existing pier, R-1, Tax Map 34F 13
 - A. Discussion
 2. First Reading of Resolution 2020-08.PC, Conditional Use Permit for new pool, outside the RPA R-1, Tax Map 27 22A
 - A. Discussion
 3. First Reading of Resolution 2020-09.PC, Conditional Use Permit for new pool, inside the RPA, redevelopment, no further encroachment & no increase in impervious cover R-1, Tax Map 34 21D
 - A. Discussion
 4. Joint Public Hearing, December 10, 2020 at 5:30, Connemara Corporation. This will be a JPH to hear comment pertaining to the sale of 235 Steamboat Rd.
- 8. Adjourn**

The Town of Irvington, Virginia - Planning Commission
Special Called Meeting November 10, 2020 6:30pm
Irvington Baptist Church

Draft Minutes of November 10, 2020 Meeting

1. Call to Order - 6:30pm Julie Harris - Chair
2. Roll Call and Determination of a Quorum
Harris - Present
Chapman - Present
Kimmeth - Present
Capps - Present
Robinson - Present
Braly - Present
Forrester - Present
Total - Present - 7 Absent - 0.
Determination that there was a Quorum by Chairwoman Harris.
3. Approve Minutes of the September 8, 2020 Special Called Meeting
Motion to approve - Capps
Second - Chapman
Vote - Harris - Yes
Chapman - Yes
Kimmeth - Yes
Capps - Yes
Robinson - Yes
Braly - Yes
Forrester - Yes
Total: Yes - 7. No - 0. Motion Approved.
4. Report from The Chair - Julie Harris.
The revised CUP application form has been approved and takes effect immediately.
5. Report from The Zoning Administrator - Lara Brown.
The Zoning Administrator's Report is attached and incorporated within.
6. Old Business.
There was no old business.
7. New Business
 1. Next Planning Commission meeting date will be December 8, 2020 at 6:30pm at Irvington Baptist Church.

8. Adjournment.

Motion to Adjourn - Capps

Second - Robinson

Vote - Harris - Yes

Chapman - Yes

Kimmeth - Yes

Capps - Yes

Robinson - Yes

Braly - Yes

Forrester - Yes

Total - Yes - 7. No - 0. Motion Approved.

Meeting Adjourned at 7:01pm.

Respectfully submitted: Charles Steven Kimmeth, Secretary



Town of Irvington
Zoning Administrator Report for Town Council
Prepared For: November 12, 2020, Town Council Meeting
Staff Contact: Lara M. Brown, Zoning Administrator

Zoning Permits

Three zoning permits
Two CUPs (Schedule to be Proposed at Meeting)
2 JPAs (Joint Permit Applications)

Site Visits

ZA conducted 4 site visits for shoreline erosion, pool location, tree in the RPA, and dock replacement.

North Commons

At the 10/15/2020 Special Called TC Meeting, two motions were passed **“FOR THE DESIGNATION OF THE NORTH COMMONS AS THE LOCATION FOR THE NEW TOWN OFFICE and “THE MOTION TO AUTHORIZE TOWN STAFF TO PROCEED WITH GETTING PROPOSALS RELATED TO ITEMS DISCUSSED CONCERNING A NEW TOWN OFFICE SUCH AS A PROPOSAL FROM CHESAPEAKE HOMES OR A SIMILAR CONTRACTOR; A PROPOSAL FOR A SURVEY; A PROPOSAL FOR A SITE PLAN FROM BAY DESIGN OR SIMILAR CONTRACTOR.”** At their request, the ZA requested pricing/estimate for the construction of a Town Office and Meeting Hall from a local vendor. Estimates have been received for a Master Site Plan and a Land Development & Engineering Plan that would involve the necessary infrastructure to develop the North Commons.

In addition to this proposal, the ZA received a proposal from a second vendor to include designing a building with construction documents including main building, meeting room building, parking, landscaping, lighting, and walk paths.

Zoning Department Housekeeping Items

The Conditional Use Permit application has been updated, reviewed by legal and will take effect immediately.

The Subdivision Application was not in compliance with the most current Town Code. A revised subdivision application has been updated, reviewed by legal and will take effect immediately.

The Joint Permit Application Process has been reviewed by the ZA in partnership with VMRC and Lancaster County. During the review, it is clear that the Town of Irvington has shared responsibility with Lancaster County Wetlands Board when waterfront property owners are proposing work within the CBPA. The Town of Irvington has jurisdiction over the Bay Act and when the County receives future JPAs, they will begin forwarding the applications to Irvington. The ZA has worked closely with the County and appreciates the time and effort shown from County staff.



Town of Irvington
Zoning Administrator Report for Planning Commission
Prepared For: December 8, 2020, Special Called Meeting
Staff Contact: Lara M. Brown, Zoning Administrator

Zoning Permits

Zoning permits

2020.20 – 100 SF addition

CUPs (Schedule to be Proposed at 12/10/2020 TC Meeting)

1. 235 Steamboat Rd, Pilates Studio
2. Stephens – pool, redevelopment, no further encroachment, no increase in impervious cover
3. Tides Inn Shoreline Project

Re-zoning

235 Steamboat Rd, from R-1 to B-1 or B-2

JPA's (Joint Permit Applications in process)

20201920 –Fleet, tear down, rebuild

20202128 –Robinson, construct new pier, w/T-head and boat lift

20202072 –McClain, tear down, rebuild

20202043 – Finley, tear down, rebuild

Site Visits/Resident File Review(s)

11/20/20 Tides Inn shoreline review with SEAS, Mike VanLandingham

North Commons Update

A public hearing is being proposed for December 15, 2020 at 5:30 at Connemara Corp to hear public input on the development of the North Commons. Please confirm availability.

Zoning Department Housekeeping Items

Town Council adopted a new fee schedule effective November 17th, 2020. Fees regarding Zoning related permits are as follows:

Sign - \$20

Subdivision - \$200 + \$30 per lot

Zoning - \$100

BZA - \$300

CUP - \$200

After the fact permit – double the original fee



RESOLUTION 2020-07.PC

Recommendation Regarding Conditional Use Permit Application – Dock , R-1, Tax Map 34F 13

WHEREAS, the Irvington Planning Commission was asked to review and make a recommendation to Town Council on Proposed Conditional Use Permit (“CUP”) Application 2020.CUP7_Alga to replace and extend an existing pier at residence in R-1 zoning district; Tax map # 34F 13, 75 James Point Road (“Application”); and

WHEREAS, a joint public hearing on the Application was advertised in the Rappahannock Record on November 25, 2020 and December 3, 2020; and

WHEREAS, the Planning Commission and Town Council held a joint public hearing on December 8, 2020 to hear public views on the Application; and

WHEREAS, the Planning Commission considered the Application at its meetings held on December 8, 2020 and January 12, 2021.

NOW THEREFORE, BE IT RESOLVED that the Irvington Planning Commission hereby recommends **[CHOOSE --approval or against approval]** of the Application to Town Council.

Reasons given, if any: _____.

I, Steve Kimmeth, Secretary of the Planning Commission, do hereby certify that the above is a true copy of Resolution 2020-07.PC adopted at a special meeting of the Planning Commission of Irvington, Virginia held on January 12, 2021, at which a quorum was present and voting. The vote was:

In favor

Opposed

IRVINGTON PLANNING COMMISSION

Steve Kimmeth, Secretary

Zoning Application for Conditional Use Permit

Town of Irvington, Virginia

2020. CUP7 - ALGA

To: The Zoning Administrator:

Date 9/25/2020

The Applicant DAVID AND NAN ALGA is (are) the
(Please print owner's name)

i 75 JAMES POINT
(street address)

Between END OF THELANE Street and END OF JAMES POINT
Street.

Exact legal description of said property being (tax map and

Parcel #) COUNTY SEC 34F-1-3 LOT 3 + 3A

A Map and Adjacent Property Owner's List are hereto attached and made "a" part of this application.

- (A) Above described property was acquired by Applicant 7/22/2019 (Mo, Day, Yr)
- (B) What original deed restrictions concerning the type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. N/A (you may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type and class of uses permitted thereby.)
- (C) Request: The Applicant requests that you approve the location of the following use on the above described property: NON-COMMERCIAL PIER CONSTRUCTION

(Use this space **ONLY** to state exactly what is intended to be done on or with the property. Use space on Page 2 for circumstances pertaining to this request. If a building is involved a sketch or plan with photographic or other suitable description should accompany this application.)

REQUIREMENTS AND INSTRUCTIONS

FOR FILING APPLICATION FOR CONDITIONAL USE

1. The Application Form must be filled out completely with full answers to every statement and question. The application may not be signed by an agent or attorney but must be signed by the lessee, owner or owners before a Notary Public in the space provided on the Applicant's Affidavit. Signatures of adjacent property owners who approve the request may be signed in the space provided on the Applicant's Affidavit. If space is not sufficient a supplemental sheet may be added to the petition. Such Signatures are desirable but are not absolutely required
2. The **Filing Fee** in the Amount of 35.00 payable to the Town of Irvington must be paid at the time of filing the application.

Paid 10/6/2020
(date)

1. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.

CONSTRUCT A 92' NONCOMMERCIAL PIEN, ATTACHED 200 SQ FT "L" HEAD, BOAT LIFT
AND FREE STANDING MOORING PILE

2. Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

THIS IS A REPLACEMENT DOCK THAT IS CONSISTENT WITH NEIGHBORING STRUCTURES.

3. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

THE DOCK IS DESIGNED TO FACILITATE THE MOORING OF WATERCRAFT IN A
SAFE AND EFFICIENTLY MANNER, WITH A DESIGN THAT IS CONSISTENT WITH
SURROUNDING DOCK STRUCTURES.

4. Furnish plot plan showing the boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with the application.

SEE ATTACHED

362 ft. Shoreline

Virginia Marine Resources Commission
Permit Application 20200444

Printed: Tuesday October 6, 2020 11:32 AM



Applicant: David Alga
199 Crescent Lane
Clarksville, VA 23927

Application Number:	20200444	Engineer:	Jay Woodward
Application Date:	March 12, 2020	Locality:	Lancaster
Permit Type:	No VMRC Permit Nec.	Waterway:	Carter Creek (Rappahanock)
Permit Status:	No Permit Nec	Expiration Date:	
Wetlands Board Action:	Approved as Proposed	Public Hearing Date:	June 11, 2020

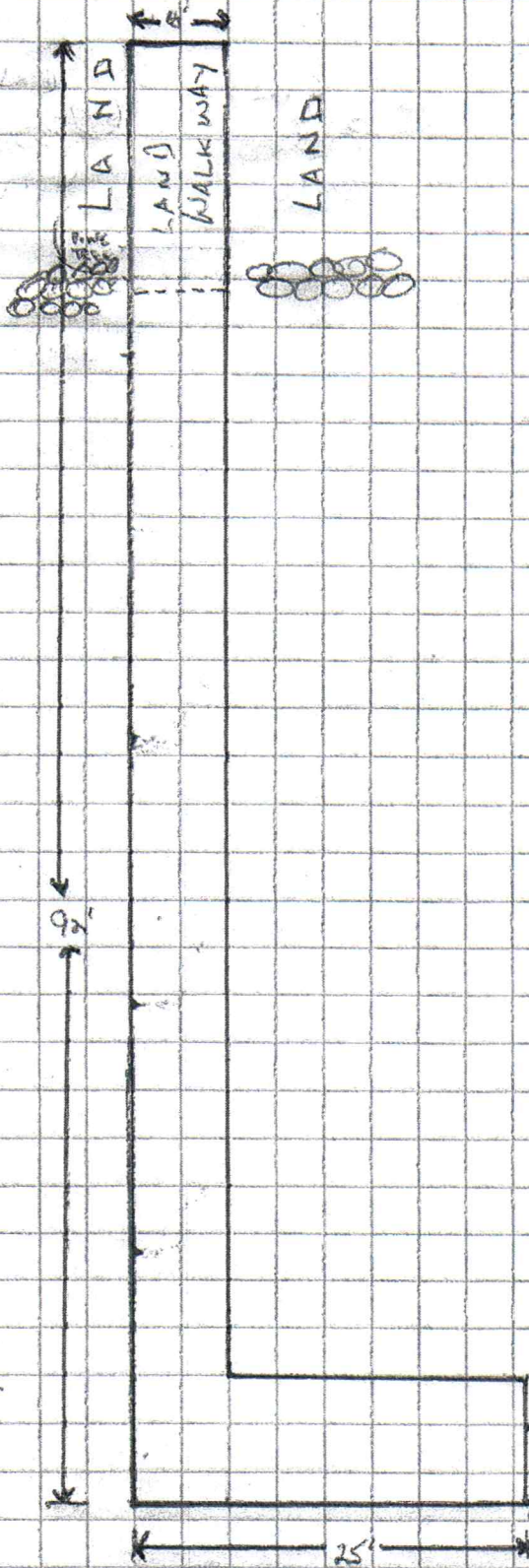
Project Description: Riprap, pier, boat lift, mooring pile

Project Dimensions:

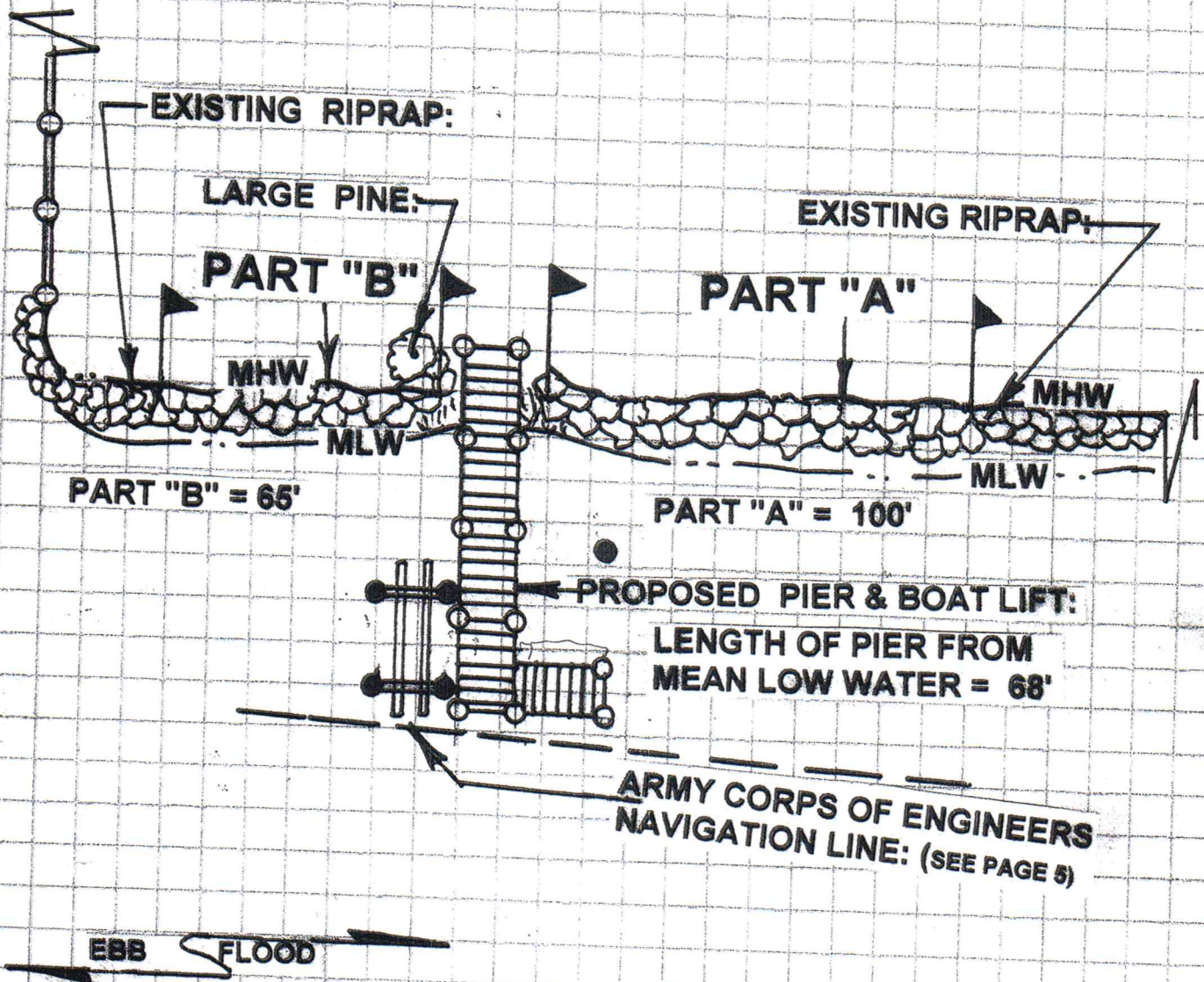
Pier: 92 Linear Feet

Riprap: 165 Linear Feet

ALGA Dock



SCALE: 1/32" = 1'



CARTER CREEK

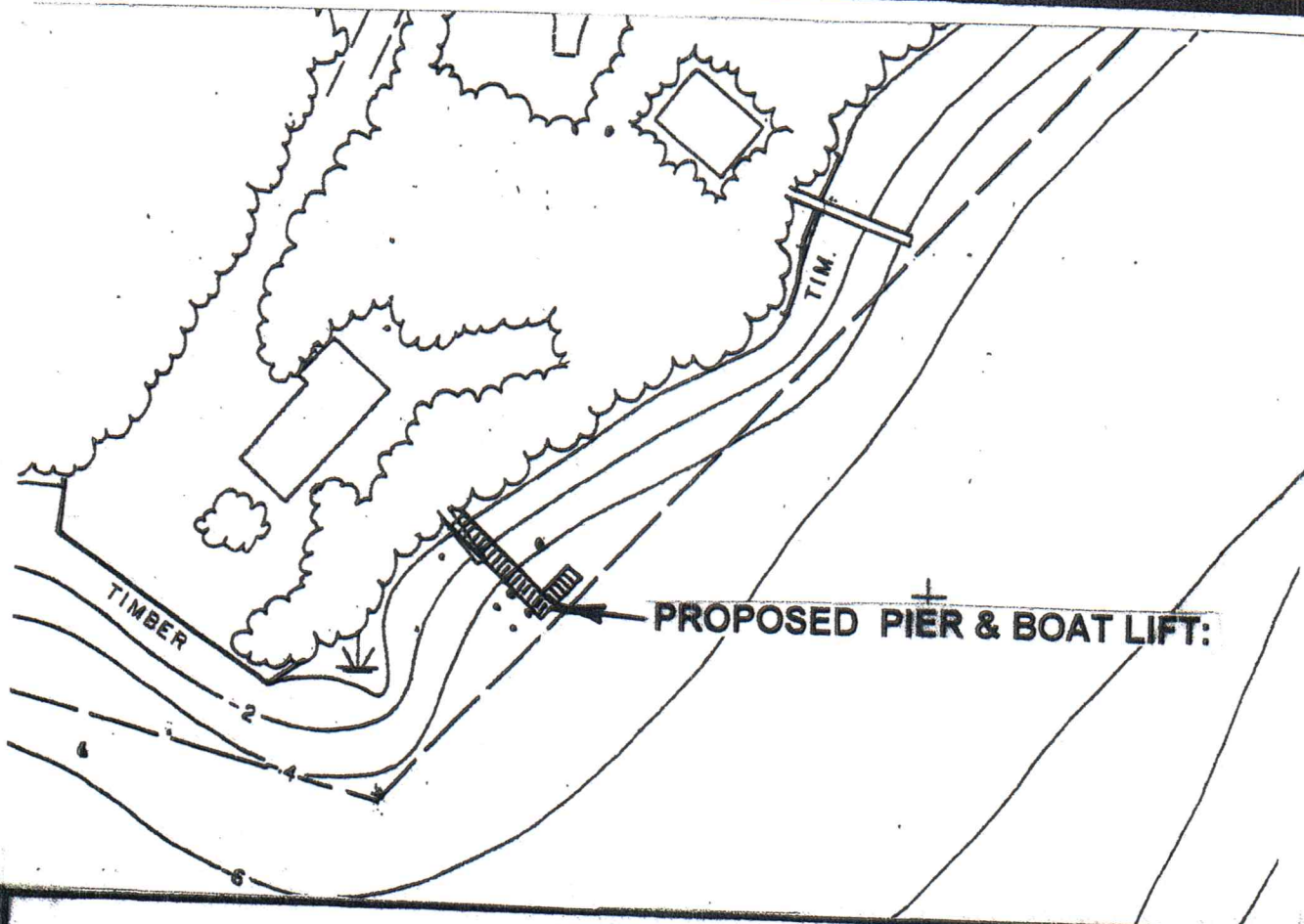
SCALE: 1" = 40'

PLAN VIEW, REVETMENT, PIER:

ROGER MC KINLEY, INC.
 691 MILL POINT DRIVE
 HEATHSVILLE, VA. 22473
 804-724-8094

PROPOSED RIPRAP REVETMENT
 PROPOSED, PRIVATE PIER
 CARTER CREEK
 LANCASTER COUNTY, VA.
 COUNTY SEC. # 34F-1-3,3A,2B

MR. DAVID ALGA
 199 CRESCENT LANE
 CLARKSVILLE, VA. 23927
 MARCH 07, 2020



DEPARTMENT OF THE ARMY
 NORFOLK DISTRICT, CORPS OF ENGINEERS
 NORFOLK, VIRGINIA

GUIDELINES FOR GENERAL PERMIT PROGRAM

CARTERS CREEK
 IRVINGTON
 LANCASTER COUNTY, VIRGINIA

DESIGNED J.W.H.	DRAWN WS&E LTD.	SCALE: 1" = 100'	SHEET 13 OF 14 200 FT
REVIEWED	CHECKED	100 0 100	

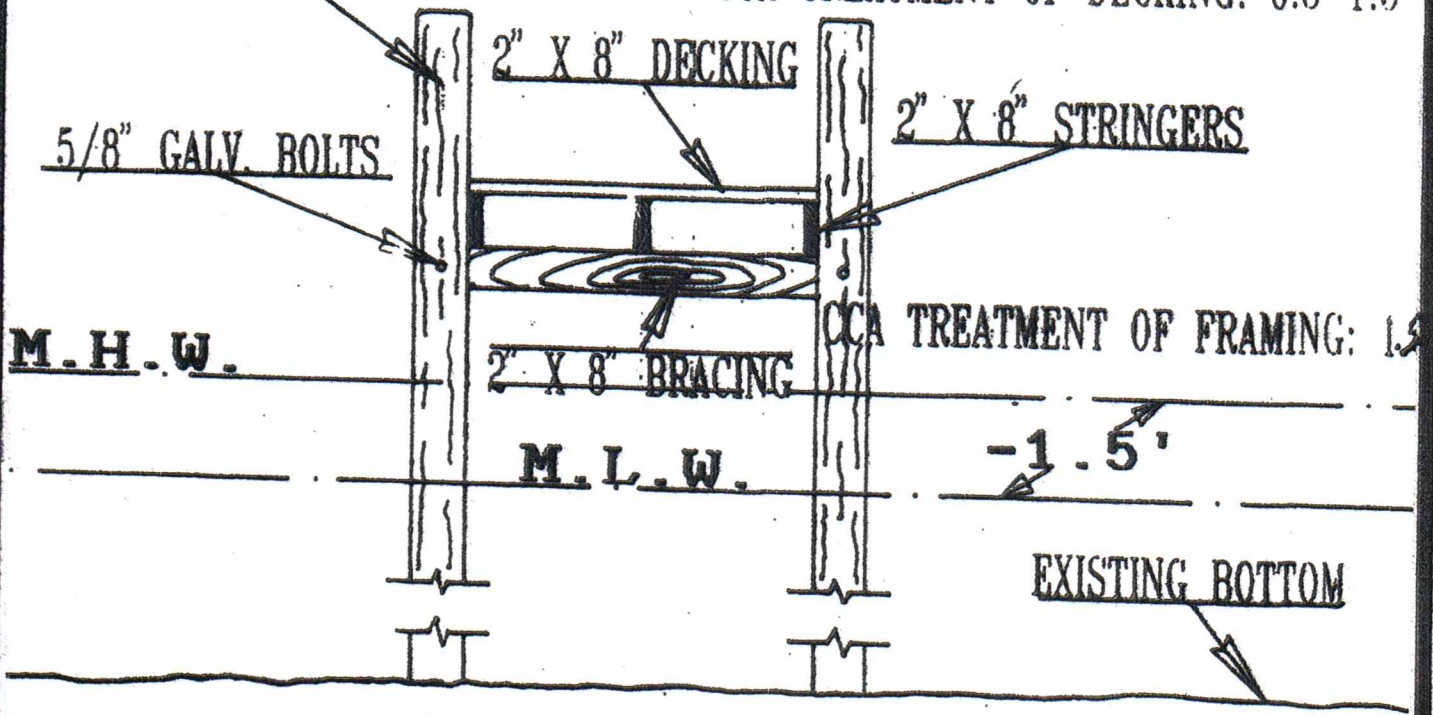
ROGER MC KINLEY, INC.
 691 MILL POINT DRIVE
 HEATHSVILLE, VA. 22473
 804-724-8094

**PROPOSED RIPRAP REVETMENT
 PROPOSED, PRIVATE PIER
 CARTER CREEK
 LANCASTER COUNTY, VA.
 COUNTY SEC. # 34F-1-3,3A,2B**

MR. DAVID ALGA
 199 CRESCENT LANE
 CLARKSVILLE, VA. 23927
 MARCH 07, 2020

8" BUTT PILING
LENGTH VARIES

CCA TREATMENT OF PILING: 2.5
CCA TREATMENT OF DECKING: 0.8-1.5



SECTION VIEW, PIER:

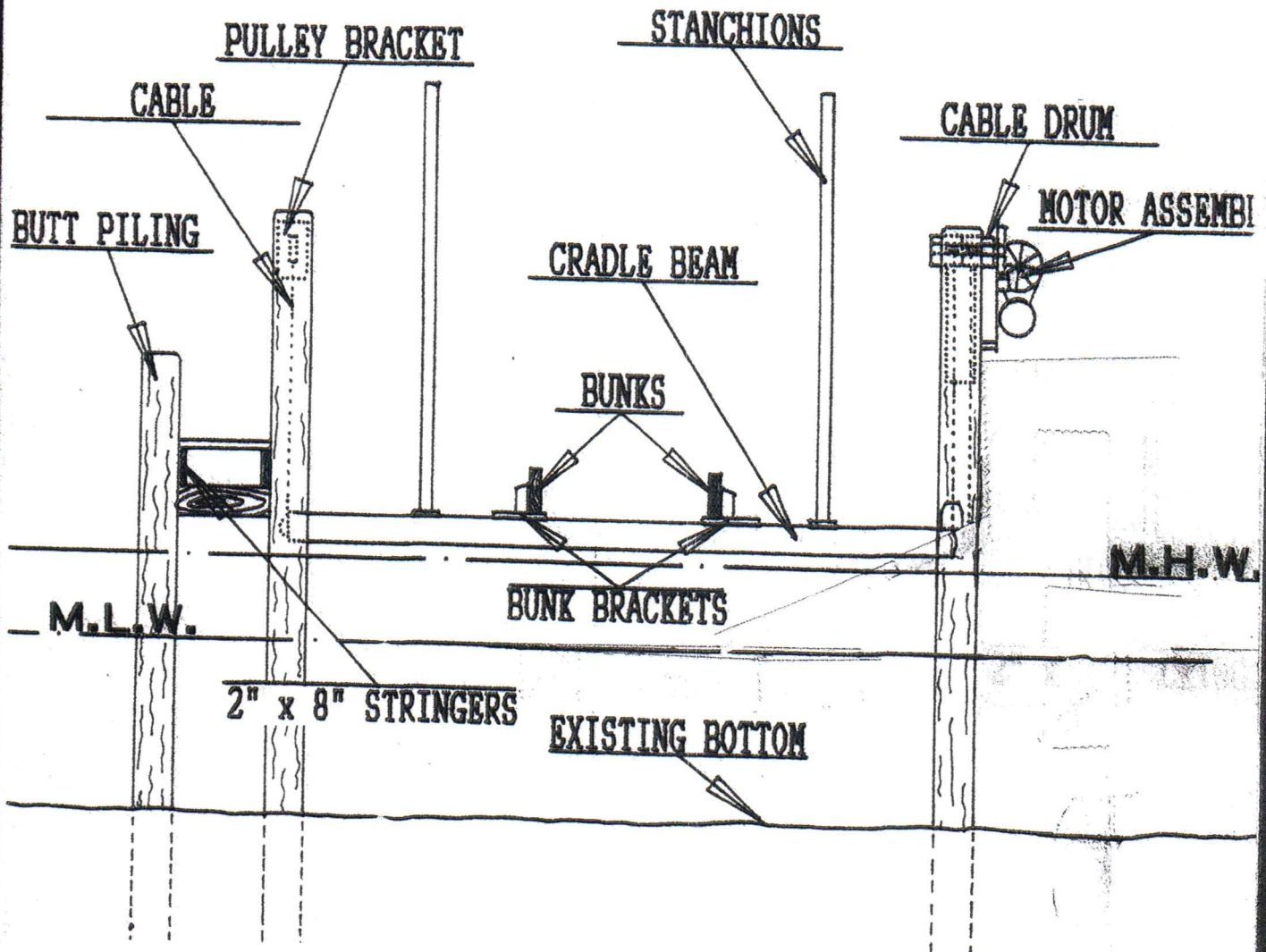
ROGER MC KINLEY, INC.
691 MILL POINT DRIVE
HEATHSVILLE, VA. 22473
804-724-3094

PROPOSED RIPRAP REVETMENT
PROPOSED, PRIVATE PIER
CARTER CREEK
LANCASTER COUNTY, VA.
COUNTY SEC. # 34F-1-3,3A,2B

MR. DAVID ALGA
199 CRESCENT LANE
CLARKSVILLE, VA. 23927
MARCH 07, 2020

CCA TREATMENT OF PILINGS: 2.5 pcf. CCA TREATMENT OF FRAMING: 1.5 pcf.

CCA TREATMENT OF DECKING: 0.4 pcf.



END VIEW, BOATLIFT:

ROGER MC KINLEY, INC.
691 MILL POINT DRIVE
HEATHSVILLE, VA. 22473
804-724-8094

PROPOSED RIPRAP REVETMENT
PROPOSED, PRIVATE PIER
CARTER CREEK
LANCASTER COUNTY, VA.
COUNTY SEC. # 34F-1-3,3A,2B

MR. DAVID ALGA
199 CRESCENT LANE
CLARKSVILLE, VA. 23927
MARCH 07, 2020

Part 3 - Appendices

Please complete and submit the appendix questions applicable to your project, and attach the required vicinity map(s) and drawings to your application. If an item does not apply to your project, please write "N/A" in the space provided.

Appendix A: Projects for Access to the water (private and community piers, boathouses, marinas, moorings, boat ramps, aquaculture facilities, etc). Answer all questions that apply.

1. Briefly describe: **THE APPLICANT IS PROPOSING TO CONSTRUCT A PRIVATE, NON-COMMERCIAL PIER, 68 FEET FROM MEAN LOW WATER, INSIDE THE NAVIGATION LINE, WITH AN ATTACHED 200 SQ. FT. "L" HEAD, BOAT LIFT, AND A FREE STANDING MOORING PILE.**

2. For private, noncommercial piers:

What is the overall length of the structure? 92 feet.

channelward of Mean High Water? 76 feet.

channelward of Mean Low Water? 68 feet.

What is the total size of any and all L- or T-head platforms? 200 sq. ft. 10 x 20

For boathouses, what is the overall size of the roof structure? 000 sq. ft.

Will your boathouse have sides? x Yes x No.

NOTE: All proposals for piers, boathouses and shelter roofs must be reviewed by VMRC, however, pursuant to § 28.2-1203(5) of the Code of Virginia a VMRC permit may not be required for such structures (except as required by subsection D of § 28.2-1205 for piers greater than 100 feet in length involving commercially productive leased oyster or clam grounds), provided that (i) the piers do not extend beyond the navigation line or private pier lines established by the Commission or the United States Army Corps of Engineers, (ii) the piers do not exceed six feet in width and finger piers do not exceed five feet in width, (iii) any L or T head platforms and appurtenant floating docking platforms do not exceed, in the aggregate, 400 square feet, (iv) if prohibited by local ordinance open-sided shelter roofs or gazebo-type structures shall not be placed on platforms as described in clause (iii), but may be placed on such platforms if not prohibited by local ordinance, and (v) the piers are determined not to be a navigational hazard by the Commission. Subject to any applicable local ordinances, such piers may include an attached boat lift and an open-sided roof designed to shelter a single boat slip or boat lift. In cases in which open-sided roofs designed to shelter a single boat, boat slip or boat lift will exceed 700 square feet in coverage or the open-sided shelter roofs or gazebo structures exceed 400 square feet, and in cases in which an adjoining property owner objects to a proposed roof structure, permits shall be required as provided in § 28.2-1204.

3. For Corps permits, in cases where the proposed pier will encroach beyond one fourth the waterway width (as determined by measuring mean high water to mean high water or ordinary high water mark to ordinary high water mark), the following information should be included:

- Written justification as to purpose if the proposed work would extend a pier greater than one-fourth of the distance across the open water measured from mean high water or the channelward edge of the wetlands
- Written justification if the proposed work would involve the construction of a pier greater than five feet wide or less than four feet above any wetland substrate.
- Depth soundings across the waterway at increments designated by the Corps project manager. Typically 10-foot increments for waterways less than 200 feet wide and 20-foot increments for waterways greater than 200 feet wide with the date and time the measurements were taken and how they were taken (e.g., tape, range finder, etc.). Inclusion of depth sounding data is recommended in order to expedite permit evaluation.

Applicant's Affidavit

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

We (I), DAVID AND NAN ALGA
being duly sworn, depose and say that we are ~~OWNER~~ (I am the OWNER) of the property involved in this application and that we (I) have familiarized ourselves (myself) with the rules and regulations 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 referred to are in all respects true and correct to the best of our (my) knowledge and belief.

Signed David V. Alga Nan A. Alga
199 CRESCENT LN. CLARKSVILLE, VA 22927

Phone No. 434-774-9222

Commonwealth of Virginia
County of Mecklenburg

Mailing address of applicant.

Subscribed and sworn to before me this 29TH day of September 2020

Mindy New
Notary Public

MINDY NEW
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7648804
My Commission Expires 08-31-2023

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 details if other than above signatory.

Receipt Nos. Date
Map and list _____ / ____ / 197__
Application _____ / ____ / 197__
Application Completed and
Received by Zoning 10/8/197-2020
Administrator
By Haam. New
(For the Zoning Administrator)

Name _____
Address _____
Phone No. _____

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 application, and believe the application SHOULD BE GRANTED. (Add additional sheets where necessary. These signatures are desirable but not demanded).

No. on Map	Name	Address	Lot	Block	Tract
	<u>MITCHELL J ALGA JR</u>	<u>PO BOX 211, IRVINGTON, VA</u>	<u>2 B</u>	<u>SEC 34</u>	
	<u>BRYAN L SINK, MDY MARY ANN SINK</u>	<u>2 COUNTRY CLUB DR DEARPORT SC 29907</u>	<u>425</u>	<u>SEC 34</u>	
	<u>SEE ATTACHED FOR SIGNATURE</u>				

Zoning Application for Conditional Use Permit
Town of Irvington, Virginia
Supplemental Information-Adjacent Property Owners

Mitchell J. Alga, Jr
55 James Point
P.O. Box 211
Irvington, Virginia 22480
804-436-7011
County Section 34 Lot 2B

Dr. Bryan and Mrs. Mary Ann Alga Sink
2 Country Club Rd.
Beaufort, South Carolina 29907
803-984-3594
County Section 34 Lot 4 and 5

We, as adjacent land owners, hereby consent to the proposed construction of a pier as described in the enclosed application by David and Nan Alga located at 75 James Point, Irvington, Virginia as of even date with said application.

Mitchell J. Alga, Jr

David Alga

Mary Ann Alga Sink

CUP Application, TOI#2020.CUP7_Alga, 75 James Pt, Tax Map 34F 13
Property Owners within 300 ft of Tax Map Parcel 34F 13

Tax Map	Name	Mailing Address
34 20C	Joseph Hotard	809 Darfield Dr., Raleigh NC 27615
✓ 34F 14	Brian & Mary Ann Sink	
34 F 11	Virginia Norton	PO Box 488, Irvington VA 22480
34F 12A	Amy & Christopher Dassler	4096 Powhatan Secondary, Williamsburg, VA 23188
✓ 34F 12B	Alga Trustee	PO Box 211, Irvington, VA 22480 (55 James Pt)
34F 13A	Applicant's Adjacent Parcel	No letter necessary



RESOLUTION 2020-08.PC

Recommendation Regarding Conditional Use Permit Application – Pool, R-1, Tax Map 27 22A

WHEREAS, the Irvington Planning Commission was asked to review and make a recommendation to Town Council on Proposed Conditional Use Permit (“CUP”) Application 2020.CUP8_Smith to build a new pool at a residence outside the RPA in R-1 zoning district; Tax map # 27 22A, 173 Virginia Road (“Application”); and

WHEREAS, a joint public hearing on the Application was advertised in the Rappahannock Record on November 25, 2020 and December 3, 2020; and

WHEREAS, the Planning Commission and Town Council held a joint public hearing on December 8, 2020 to hear public views on the Application; and

WHEREAS, the Planning Commission considered the Application at its meetings held on December 8, 2020 and January 12, 2021.

NOW THEREFORE, BE IT RESOLVED that the Irvington Planning Commission hereby recommends [**CHOOSE --approval or against approval**] of the Application to Town Council.

Reasons given, if any: _____.

I, Steve Kimmeth, Secretary of the Planning Commission, do hereby certify that the above is a true copy of Resolution 2020-08.PC adopted at a special meeting of the Planning Commission of Irvington, Virginia held on January 12, 2021, at which a quorum was present and voting. The vote was:

In favor

Opposed

IRVINGTON PLANNING COMMISSION

Steve Kimmeth, Secretary

2020. Oct 8 - Smith

Zoning Application for Conditional Use Permit
Town of Irvington, Virginia

To: The Zoning Administrator:

Date 9/20/20

The Applicant ALAN SMITH is (are) the
(Please print owner's name)

173 VIRGINIA ROAD, IRVINGTON, VA 22400
(street address)

Between WALCASTER ROAD Street and CARTER'S CREEK
Street.

Exact legal description of said property being (tax map and

Parcel #) TNA-27 - PARCEL 2A

A Map and Adjacent Property Owner's List are hereto attached and made "a" part of this application.

- (A) Above described property was acquired by Applicant 6/18/14 (Mo, Day, Yr)
- (B) What original deed restrictions concerning the type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. N/A (you may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type and class of uses permitted thereby.)
- (C) Request: The Applicant requests that you approve the location of the following use on the above described property: SWIMMING POOL - IN GROUND

(Use this space ONLY to state exactly what is intended to be done on or with the property. Use space on Page 2 for circumstances pertaining to this request. If a building is involved a sketch or plan with photographic or other suitable description should accompany this application.)

REQUIREMENTS AND INSTRUCTIONS

FOR FILING APPLICATION FOR CONDITIONAL USE

- 1. The Application Form must be filled out completely with full answers to every statement and question. The application may not be signed by an agent or attorney but must be signed by the lessee, owner or owners before a Notary Public in the space provided on the Applicant's Affidavit. Signatures of adjacent property owners who approve the request may be signed in the space provided on the Applicant's Affidavit. If space is not sufficient a supplemental sheet may be added to the petition. Such Signatures are desirable but are not absolutely required
- 2. The Filing Fee in the Amount of 35.00 payable to the Town of Irvington must be paid at the time of filing the application.

Paid 10/8/2020
(date)

1. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.

- IN GROUND POOL @ 14' x 30'
- NO ADDITIONAL WORK TO EXISTING BUILDINGS

2. Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

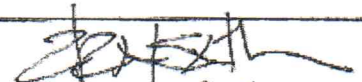
- ADDITION OF POOL IS OF RECREATIONAL & HEALTH BENEFITS TO THE APPLICANT / RESIDENT AND IS OF SIGNIFICANT IMPORTANCE DUE TO CURRENT (COVID) PANDEMIC SITUATION. POOL ALLOWS THE HOMEOWNER & FAMILY RECREATIONAL AND SOCIAL DISTANCING OPTION OUTSIDE OF PUBLIC RECREATIONAL FACILITIES.

3. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

- POOL TO BE LOCATED OUTSIDE THE EXISTING 100' RPA SETBACK & HELD IN EXCESS OF REQUIRED 10' SETBACK FROM ADJACENT PROPERTY OWNERS. THERE IS AMPLE EXISTING VEGETATION & LANDSCAPING AFFORDING PRIVACY AND VISUAL SCREENING FROM ADJACENT PROPERTY OWNERS.

4. Furnish plot plan showing the boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with the application.

SITE PLAN IS INCLUDED INDICATING LOCATION OF POOL / DECK AND SHOWS ALL EXISTING STRUCTURES ON SITE.


9.20.20

Applicant's Affidavit

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

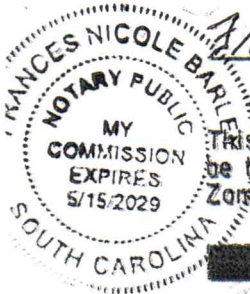
We (I), HAH SMITH
being duly sworn, depose and say that we are LESSEE (I am the OWNER) of the property involved in this application and that we (I) have familiarized ourselves (myself) with the rules and regulations of the Zoning Administrator with respect to preparing and filing this application, and 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 referred to are in all respects true and correct to the best of our (my) knowledge and belief.

Phone No. (703) 798-6400

Signed [Signature]
115 Friend Street
Mt. Pleasant, SC 29464

Mailing address of applicant.

Subscribed and sworn to before me this 20th day of October ~~2019~~ 2020



Frances Nicole Barley
Notary Public
of Charleston County, South Carolina

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 details if other than above signatory.

Name _____
Address _____
Phone No. _____

Receipt Nos. Date
Map and list _____ / ____ / 197__
Application _____ / ____ / 197__
Application Completed and
Received by Zoning 10/8 / 2020
Administrator
By [Signature]
(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 application, and believe the application SHOULD BE GRANTED. (Add additional sheets where necessary. These signatures are desirable but not demanded).

No. on Map	Name	Address	Lot	Block	Tract



CUP Application, TOI#2020.CUP8_Smith, 173 Virginia Rd, Tax Map 27 222A

Property Owners within 300 ft of Tax Map Parcel 27 222A

Tax Map	Name	Mailing Address	Physical Address
27 222	Brenda Eubank & Graham Scott	9408 Avolon Dr, Richmond VA 23229	171 Virginia Rd
33 225B	Rebecca & Albert Konwica	PO Box 535, Irvington, VA 22480	76 York Rd
33 225A	Mary Louisa & Albert Pollart TTEE	60 York Rd, Irvington, VA 22480	Same
33 225	Alice & Richard Riviere	7518 Milway Dr, Alexandria VA 22306	52 York Rd
27 222B	Tides Out Property Holdings LLC	10815 Weathervane Rd, Richmond, VA 23238	
27 222C	Susan Neal & Gregory Kirkbride	9308 Cedar Ln, Bethesda, MD 20814	
27 222D, 33 467B, 33 466	Jewel-Ann Parton & David Priddy	105 Paloma Farm Rd, Afton, VA 22920	
33 462	Richard Smith	PO Box 443, Irvington, VA 22480	100 Virginia Rd
33 465	Joyce & Michael Bombay	124 Virginia Rd, Irvington, VA 22480	Same
33 226	Wade & Judson McQuire	97 Virginia Rd, Irvington, VA 22480	Same
33 227	Lucille Christopher	55 York Rd, Irvington, VA 22480	Same
33 226A	Janet Ball & Mary Robey TTEE	14 Spear Pl, Reedville, VA 22539	77 Virginia Rd
33 467A	Roy Barrack	4623 Dunkirk Dr, Chester, VA 23831	
33 461A	Terry & Glenn Tignor	60 Virginia Rd., Irvington, VA 22480	
33 461	Ashley Robertson	57 Winstead Dr, Irvington, VA 22480	Same

Property Owners within 500 ft across water of Tax Map Parcel 27 222A

27C 1 42	Reiss Trust	PO Box 782, Irvington, VA 22480	729 Chesapeake Dr
27C 1 43, 27C 1 44A	Ralph Higgins	908 South Gaskins Rd, Richmond, VA 23233	711 Chesapeake Dr
27C 144	Carroll & Henry Whay	PO Box 72, Irvington, VA 22480	
27 218C	Bonnalyn & Charles Pritchard TTEE	PO Box 116, Irvington, VA 22480	659 Glebe Rd
27 218I	Bruce Marguerite Trustee	16634 MLC Ln, Rockville, MD 23146	657 Glebe Rd
27 218B	Katherine Monroe	PO Box 518, Irvington, Va 22480	643 Glebe Rd



RESOLUTION 2020-09.PC

Recommendation Regarding Conditional Use Permit Application – Pool, R-1, Tax Map 34-21D

WHEREAS, the Irvington Planning Commission was asked to review and make a recommendation to Town Council on Proposed Conditional Use Permit (“CUP”) Application 2020.CUP8_Smith to build a new pool at a residence inside the RPA, redevelopment, no further encroachment and no increase in impervious cover in R-1 zoning district; Tax map # 34-21D, 391 The Lane (“Application”); and

WHEREAS, a joint public hearing on the Application was advertised in the Rappahannock Record on November 25, 2020 and December 3, 2020; and

WHEREAS, the Planning Commission and Town Council held a joint public hearing on December 8, 2020 to hear public views on the Application; and

WHEREAS, the Planning Commission considered the Application at its meetings held on December 8, 2020 and January 12, 2021.

NOW THEREFORE, BE IT RESOLVED that the Irvington Planning Commission hereby recommends **[CHOOSE --approval or against approval]** of the Application to Town Council.

Reasons given, if any: _____.

I, Steve Kimmeth, Secretary of the Planning Commission, do hereby certify that the above is a true copy of Resolution 2020-09.PC adopted at a special meeting of the Planning Commission of Irvington, Virginia held on January 12, 2021, at which a quorum was present and voting. The vote was:

In favor

Opposed

IRVINGTON PLANNING COMMISSION

_____,
Steve Kimmeth, Secretary



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	11/12/2020
APP FEE PD	35.00
APPLICATION #	2020. CUP 9 - Wel
PC Public Hearing	12/8/2020
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: 391 The Lane

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

Proposed Use: Residential - Construct new pool

Acreage of Parcel: 0.73 Overlay District(s): Chesapeake Bay X Historic ___

Tax Map Parcel(s): 34-21D

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): inc

Ernie & Donna Webb email: xps@ymail.com.

Address: 391 The Lane

City: Irvington State: VA Zip: 22480

Phone Number: 804-436-3681

761-5059

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:

See attachment A

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.



November 19, 2020

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

Re: *Webb Residence*
Conditional Use Permit

Attachment A

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 Webb parcel (TM. 34, Parcel 21D) 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 will improve further erosion of the steep bank into Carters Creek by replacing the existing timber retaining wall with a more stable Redi-Rock retaining wall, and will only improve the public health, safety, morals and general welfare of the Town. By doing so, this project will be in strict conformance with the CBPA regulations.
2. The pool and retaining wall improvements of this project will create a more stable shoreline that will not only improve the property value of the subject property, but will also positively affect surrounding properties.
3. This project is in conformance surrounding parcels which also have swimming pools.
4. The retaining wall 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 Savage
Wayne A. Savage, PE
Senior Engineer

Cc: E. Webb w/ att

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 and to improve any further erosion of the steep bank into Carters Creek by replacing the existing timber retaining wall with at more stable 71' L.F.+/- Redi-Rock retaining wall. 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 then 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 230 S.F. of wood decking and 327 S.F. of brick patio/walkway. This project consists of the construction of a 505 SF. pool, 46 SF concrete deck and a, 71 L.F. retaining wall replacement.

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.

Wayne A. Savage

11-10-2020

Signature of Owner or Agent

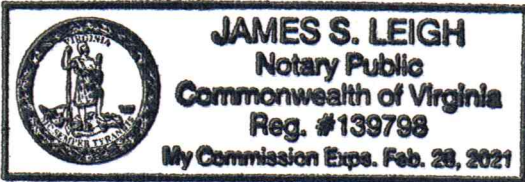
Date

P.O. Box 51, Urbanna, VA 23175

804-693-2993

Mailing Address

Phone No.



Subscribed and sworn to before me this 10th day of NOVEMBER, 20 20.

2-28-2021

My Commission Expires

James S. Leigh
Notary Public

[Signature]
Signature of Property Owner

Date

564 NORTH MAIN ST KILMARNOCK VA 22482

Mailing Address

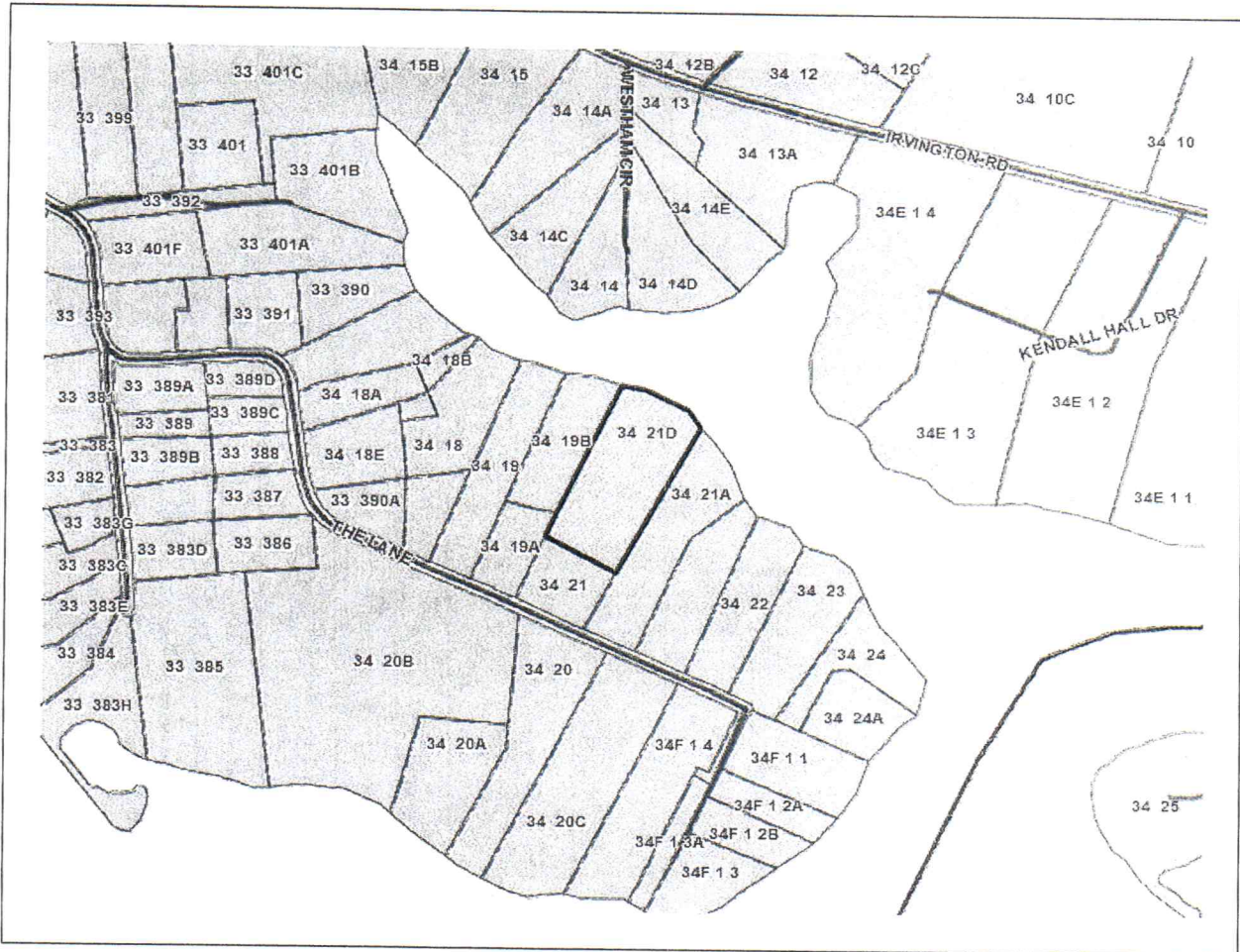
Phone No.

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

My Commission Expires

Notary Public

Lancaster County GIS Parcel Data Report



Parcel Number:	34 21D
Owner Name:	BONNER ELIZA H → Ernie & Donna Webb
Address:	9913 PAR DR
	NOKESVILLE VA 20181
Property Address:	391 THE LANE
Property Description:	IRVINGTON .731 AC
Acreage:	.731
Land Value:	375000
Improvements Value:	597200
Total Value:	972200
Instrument Number:	LR 2009 0002235
Date Last Sold:	09/16/2009
Grantor:	GHADBAN JIMMY H & BONNER, ELIZA H

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.

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PROJECT MANAGER: WA
 DESIGNED: JP
 CAD: JP
 CHECKED: WAC
 FILED: 20024-0A

DATE: AUGUST 17, 2002
 REVISED: OCTOBER 22, 2002
 REVISED: NOVEMBER 9, 2002



40 CROSS ST., SUITE 100
 LEBANON, VA 23175
 (804) 953-1000

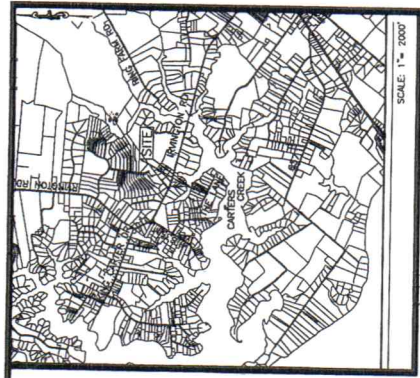


PROJECT: **WEBB RESIDENCE**

TOWN OF IRVINGTON
 LANCASTER COUNTY, VIRGINIA

SHEET: **BAY ACT DEVELOPMENT PLAN**

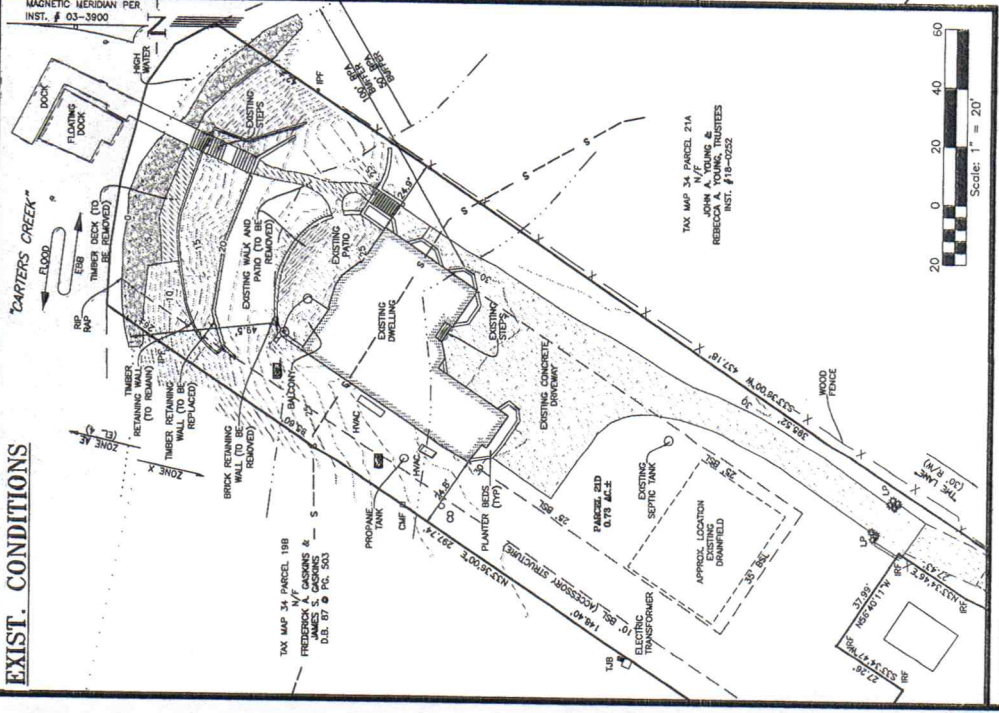
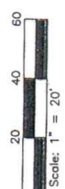
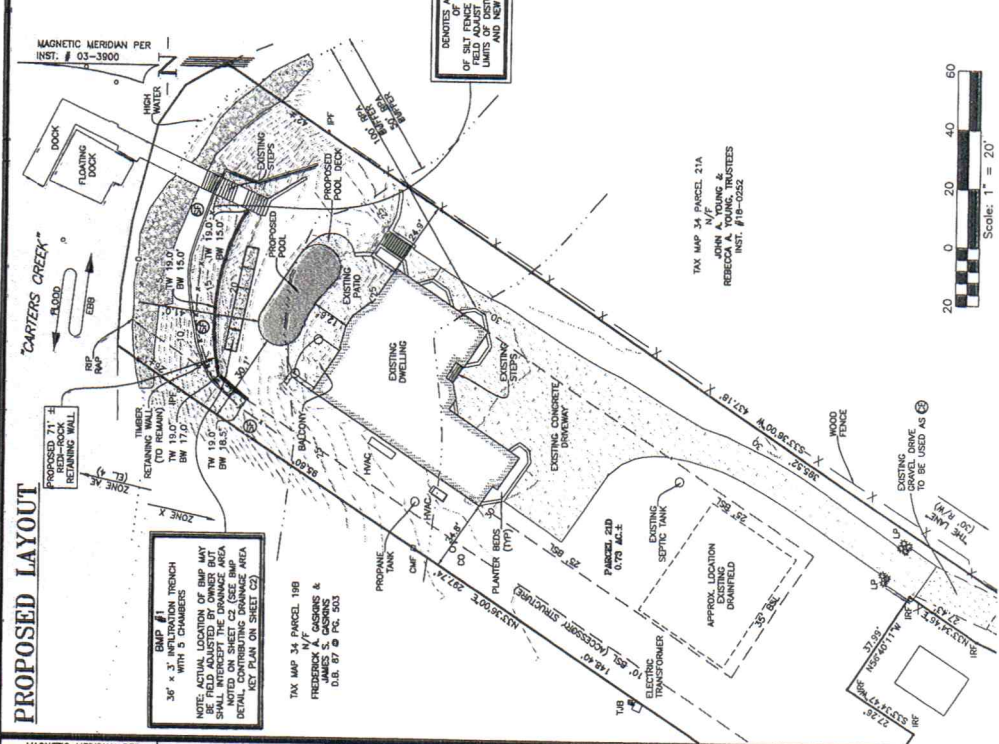
SHEET NO. **C1 OF 2**



SCALE: 1" = 2000'

INDICATES APPROX. LOCATION OF 91 L.F. ± OF SET BACKS FROM THE LIMITS OF DISTURBANCE, DEMOLITION AND NEW CONSTRUCTION.

- LEGEND:
- IRON ROD FOUND (RR) OR TIE ROD FOUND (TR)
 - CONCRETE MONUMENT FOUND (CMF)
 - IRON ROD OR PIPE SET
 - POWER POLE
 - POWER POLE MOUNTING SET
 - OVERHEAD UTILITY LINE
 - OVERHEAD UTILITY BOX
 - NEW OR FORMERLY
 - PP POWER POLE
 - RPA RESOURCE PROTECTION AREA
 - RESERVE LINE
 - SILT FENCE
 - OVERHEAD UTILITY LINE
 - RPA LIMITS
 - SOIL TYPE
 - TOP OF WALL
 - BOTTOM OF WALL



2. SUMMARY OF RINSEY REDUCTION METHOD / REDEVELOPMENT ANALYSIS

TOTAL SITE PERVIOUS AREA	0.73 AC
- MANAGED TURF	0.57 AC
- FORESTED/OPEN SPACE/RPA MITIGATION	0.00 AC
- TP PROPOSED (PER RIM SCHEDULE)	0.31 19'/'
- TP REDUCTION RECD (PER RIM SCHEDULE)	0.07 19'/'
- TP REMAINING (PER RIM SCHEDULE)	0.05 19'/'
- TP REMAINING (PER RIM SCHEDULE)	0.03 19'/'
CA - 0.05 AC (PERVIOUS)	
+0.04 AC (PERVIOUS)	

RUNOFF REDUCTION PRACTICES UTILIZED

- INFILTRATION TRENCH, LEVEL 1.7.0

1. SITE IMPROVEMENT CALCULATIONS

EXISTING	IN 100' RPA	IN 50' RPA	ON SITE
EXISTING 2-STORY DWELLING	0.5 F	1.821 S.F.	2,617 S.F.
EXISTING PATIO, WALK AND STEPS	65.5 F	1,026 S.F.	1,075 S.F.
EXISTING DECK	230.5 F	330 S.F.	230 S.F.
EXISTING DRIVEWAY	0.5 F	713 S.F.	4,443 S.F.
EXISTING GRAVEL ROAD	295.5 F	3,371 S.F.	3,371 S.F.
TOTAL PRE DEVELOPMENT IMPVIOUS AREA		3,371 S.F.	3,371 S.F.
		(0.22 AC; 30.1% OF SITE)	
EXISTING PATIO AND WALK TO BE REMOVED	65.5 F	375 S.F.	327 S.F.
EXISTING DECK TO BE REMOVED	230.5 F	230 S.F.	230 S.F.
EXISTING DRIVEWAY TO BE REMOVED	154.5 F	505 S.F.	505 S.F.
EXISTING GRAVEL ROAD TO BE REMOVED	0.5 F	46 S.F.	46 S.F.
TOTAL POST DEVELOPMENT IMPVIOUS AREA	154.5 F	331 S.F.	331 S.F.
		(0.22 AC; 30.1% OF SITE)	

GENERAL NOTES:

- THE LAND DELINEATED HEREON IS LOCATED 391 THE LANE, AND IS ON COUNTY TAX MAP NO. 14 AS PARCEL 710 AND IS 0.734 AC.
- CURRENT OWNER & PROPERTY REFERENCES:
 391 THE LANE
 IRVINGTON, VA 22880
 REBECCA A. YOUNG & TRUSTEES
 INST. #19-0232
- EDGE OF THE PLAN TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
- THIS PARCEL LIES IN ZONE R AND IS REFERENCED TO OUTSIDE MAPS, FLOOD ELEVATIONS, AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED FROM SAID MAP.
- THE SITE IS ZONED R-1 (RESIDENTIAL).
- COUNTY SETBACKS:
 FRONT: 50' (FROM R/W)
 REAR: 35'

WATER QUALITY IMPACT CALCULATIONS:

1. SITE IMPROVEMENT CALCULATIONS

EXISTING PRE DEVELOPMENT IMPVIOUS AREA

EXISTING 2-STORY DWELLING	0.5 F	1,821 S.F.	2,617 S.F.
EXISTING PATIO, WALK AND STEPS	65.5 F	1,026 S.F.	1,075 S.F.
EXISTING DECK	230.5 F	330 S.F.	230 S.F.
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TOTAL PRE DEVELOPMENT IMPVIOUS AREA		3,371 S.F.	3,371 S.F.
		(0.22 AC; 30.1% OF SITE)	

PROPOSED POST DEVELOPMENT IMPVIOUS AREA

EXISTING PATIO AND WALK TO BE REMOVED	65.5 F	375 S.F.	327 S.F.
EXISTING DECK TO BE REMOVED	230.5 F	230 S.F.	230 S.F.
EXISTING DRIVEWAY TO BE REMOVED	154.5 F	505 S.F.	505 S.F.
EXISTING GRAVEL ROAD TO BE REMOVED	0.5 F	46 S.F.	46 S.F.
TOTAL POST DEVELOPMENT IMPVIOUS AREA	154.5 F	331 S.F.	331 S.F.
		(0.22 AC; 30.1% OF SITE)	

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DESIGNED: JPS
 CAD: JPS
 CHECKED: WKS
 FILED: 2002/04/02

DATE: AUGUST 17, 2020
 REVISED: OCTOBER 22, 2020
 REVISED: NOVEMBER 9, 2020



40 CROKE CT. SUITE 100
 LITTLETON, VA 22075
 (703) 582-3320



PROJECT: WEBB RESIDENCE

TOWN OF IRVINGTON
 QUINCY COUNTY, VIRGINIA

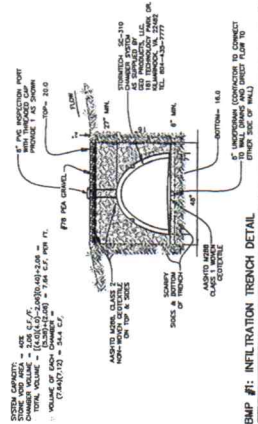
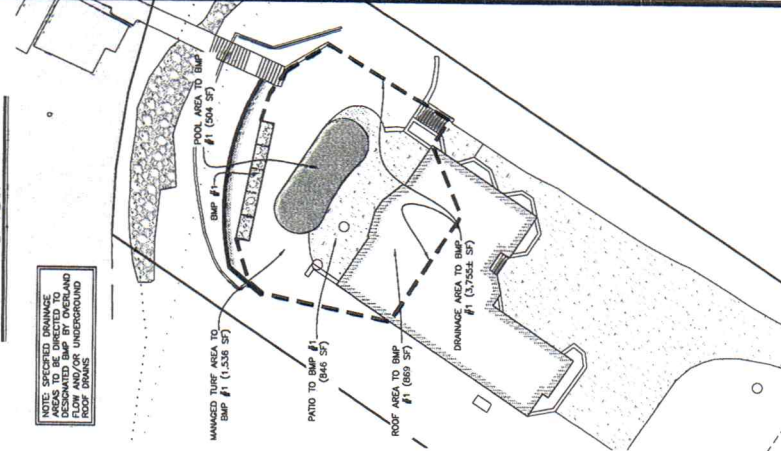
PROJECT: BAY A/C DEVELOPMENT PLAN

SHEET NO. C2 OF 2

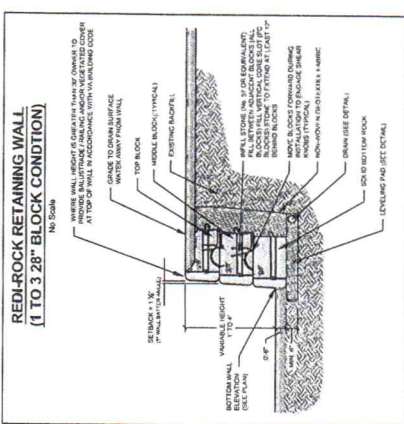
JOB NO. 20024-02

BMP CONTRIBUTING DRAINAGE AREA KEY PLAN

AREAS TO BE USED TO DETERMINE CONTRIBUTING DRAINAGE AREA TO BE DESIGNED BMP BY OVERLAND FLOW FROM ROOF DRAINAGE



BMP #1: INFILTRATION TRENCH DETAIL
 SCALE: NONE



EROSION AND SEDIMENT CONTROL MAINTENANCE

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO PREVENT THE CONSTRUCTION OF A POOL, CONCRETE, ASPHALT, RETAINING WALL REPLACEMENT OR REMOVAL OF A DRIVEWAY OR DRIVEWAY WALL ON THE SITE TO CAUSE DISTURBANCE AS A RESULT OF THIS INSTALLATION. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF IRVINGTON.

1. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF IRVINGTON.
2. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF IRVINGTON.
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20. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF IRVINGTON.

SEEDING NOTES

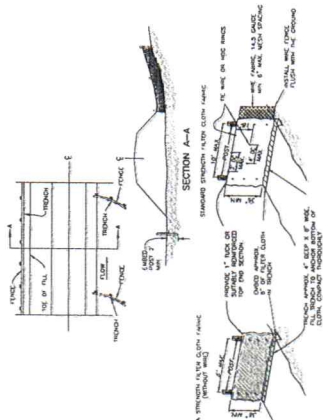
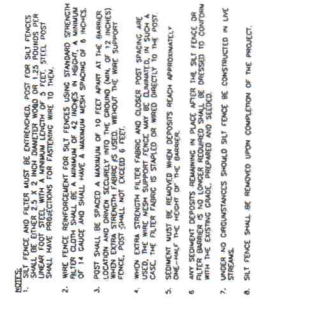
1. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.
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19. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.
20. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.

STANDARD NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.
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CONCRETE MAINTENANCE

1. ALL CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.
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20. ALL CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.



SILT FENCE INSTALLATION
 SCALE: NONE

1. THE SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.

2. THE SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.

3. THE SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.

4. THE SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.

5. THE SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF IRVINGTON SPECIFICATIONS.