



**Westmoreland County
Planning Commission
AGENDA**

Lewis Thompson
James Coates
Allen Hickman
Ben Hudson
Kyle J Schick

George D. English, Sr.
Memorial Building
111 Polk Street
Montross, VA 22520
Board Room

Monday, March 2, 2026

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
 - A. Approval of February 2026 and December 2025 Meeting Minutes
4. Commission Concerns
 5. Public Comment
 6. Public Hearings
 - A. **Case # 2602-CA-01** - Proposed Text Amendment to create Chapter 13 Emergency Services Regulations, Article 1 Key Boxes, Elevator Boxes, and Access Control Systems to the Westmorland County Code of Ordinances.
7. Other Matters
 - A. **Case # 2603-V-01** - CLS Contractor LLC, 5506 Joshua Tree Circle, Fredericksburg, VA 22407 request a Variance from standards mandated in Table 2-17.4 of the Zoning Ordinance 'Lot and Yard Regulation", corner lot street side setbacks. This project is located on Mattox Avenue, Colonial Beach, TM # 10C-13-5-29, Washington Magisterial District.
 - B. Resolution to Extend the Initial Approval of a Chesapeake Bay Act Exception for the Construction of A Single-Family Dwelling for Case #2505-CBAE-04 on Tax Map ID #39-3J owned by Danny & Catherine Mundy.
8. Adjournment

A regular meeting of the Westmoreland County Planning Commission was held on February 2, 2026 in the George D. English Sr. Memorial Building, Montross, VA. Those members present were Allen Hickman, Lewis Thompson, Kyle Schick and James Coates. Zoning Administrator Richard Stuart Jr. and Assistant Planning Director Kelly De Jesus were also present.

CALL TO ORDER

Chairman Coates called the meeting to order at 1:30 p.m. The roll was called and a quorum declared.

PRIOR MINUTES

Chairman Coates asked if the members received and reviewed the minutes for the January meeting and if there were any changes to be made. There being none, Mr. Thompson moved to approve the minutes for the January 2026 as submitted. Mr. Schick seconded the motion, and the motion passed with a unanimous vote.

COMMISSION'S CONCERNS

No commission concerns were presented.

PUBLIC COMMENT

Chairman Coates opened the floor for public comment. No public comments were presented.

PUBLIC HEARINGS

Case # 2602-ZA-01 – John B. & Alice K. Salamone, P.O. Box 7, Mount Holly, VA 22524 request a Zoning Amendment with county-wide impacts to development. The proposed amendment would eliminate Article 4, Sec. 4-6.3.2(A)3 of the Westmoreland County Zoning Ordinance, which requires a 50' wellhead protection radius to be contained within the boundary lines of the parcel where a new well is to be placed. If the standard is not met, then it requires neighbors to record civil agreements in the courthouse.

Ms. De Jesus presented the facts of the case.

Chairman Coates opened the floor for public comment. There being no public comment, Mr. Schick moved to recommend Case# 2602-ZA-01 for approval by the Board of Supervisors as presented. Mr. Thompson seconded the motion, and the motion passed with all members voting in favor of approval of Case # 2602-ZA-01

OTHER MATTERS

No Other Matters were presented to the Board.

ADJOURNMENT

There being no other business to come before the Commission, Mr. Thompson moved that they adjourn. Mr. Schick seconded, and the motion carried by unanimous vote with the meeting adjourning at 1:46 p.m.

_____Chairman

A regular meeting of the Westmoreland County Planning Commission was held on December 1, 2025 in the George D. English Sr. Memorial Building, Montross, VA. Those members present were John Felt, Lewis Thompson, Allen Hickman, and James Coates. Zoning Administrator Richard Stuart Jr. and Assistant Planning Director Kelly De Jesus were also present.

CALL TO ORDER

Chairman Felt called the meeting to order at 1:39 p.m. The roll was called and a quorum declared.

PRIOR MINUTES

Chairman Felt asked if the members received and reviewed the minutes for the October meeting and if there were any changes to be made. There being none, Mr. Coates moved to approve the minutes for the October 2025 meeting as submitted. Mr. Thompson seconded, and the motion passed with unanimous vote.

COMMISSION'S CONCERNS

Mr. Coates mentioned that the pothole was reappearing by the racetrack.

CASE# 2511-SE-04 – Severa & Barbara Thompson Trust, P.O. Box 1597, Warsaw, VA 22572 & agent, Ameresco Inc. C/O Tucker Healy, 111 Speen Street, Framingham, MA 01701, request consideration of a Commission Permit and Special Exception application for a 4.99 MW-ac solar facility covering approximately 46 acres. If approved, the applicant also requests a three-year initial approval for the Special Exception. This project is located on Tax Map #60-29 at the intersection of Oldhams Road and Threeway Road, Oldhams, VA, Cople Magisterial District.

Ms. DeJesus presented the research and findings about the project and changes made based on the Work Session recommendations. Ameresco Inc. representative Johnathan Mancini, provided a PowerPoint presentation and Ricky Hewitt and Scott Foster were present to answer questions from the board and public.

During Public Comment, Fran Harper spoke against the approval. Eric Harper read a letter from Brian Sims speaking against the approval. Julie Johnson spoke against the approval. Christy Livesay spoke against the approval. Cindy Hayes spoke against the approval. Norris Harper spoke against the approval. Seth Cogbill spoke neither for nor against the approval. James Johnson spoke against the approval. At the close of Public Comment, submitted letters against the approval from Norris Harper, Kelly Moss, and Abner Stoltzfus were ready aloud by Ms. DeJesus. Mr. Coates moved to deny Case# 2511-SE-04, the motion fails as no second was made. Mr. Thompson motions to recommend approval of CASE # 2511-SE-04 to the Board of Supervisors with the updated conditions. Mr. Hickman seconded the motion, and the motion passed with a 3:1 vote, with Mr. Coates voting nay. Case # 2511-SE-04 was voted in favor of recommending approval by the Board of Supervisors with the following conditions:

1. The Special Exception is approved in substantial accordance with the conceptual plan entitled Oldhams Solar Conceptual Site Plan, prepared by Ameresco, Inc.. This Special Exception may be transferred, but shall be binding to any successors, assignees, current or future lessee, sub-lessee, or owner of the facility.
2. The applicant shall record the conditions prescribed within the approved Special Exception, as furnished by the Board of Supervisors, with the Westmoreland County Courthouse. A copy of the recorded instrument shall be submitted to the Land Use Administration prior to issuing any permits for this construction.
3. Construction deliveries shall not occur during the higher-traffic hours of 7:00 to 9:00 in the mornings and 2:30 to 5:30 in the evenings. As much as reasonably possible, construction deliveries shall be limited to daylight hours.
4. Transitional landscape screening shall be provided in accordance with ZO Article 6-8 between the project area and the adjacent lots. A 25-foot wide buffer area shall be reserved along all lot lines that abut residential and agriculturally zoned properties, outside of any delineated wetland areas, and existing vegetation should be preserved in those areas. If the preserved vegetation on land abutting another lot is removed at any time during the operation of this facility, a landscape area in accordance with Article 6 shall be planted. Prior to approval of the site plan, the applicant shall secure a landscaping bond in for the replacement value of the planned landscape screening, which shall remain in place for five (5) years from the time of installation. The landscaping bond shall be in a form acceptable to the County Attorney.
5. In accordance with Article 6-7.3(5), existing vegetation along all public rights-of-ways should be preserved as part of the landscape area. If the preserved vegetation is removed at any time during the operation of this facility, a landscaped area shall be planted in accordance with Article 6.
6. Existing vegetation shall also be maintained within 100-feet of perennial waters and/or Chesapeake Bay Preservation Act jurisdictional wetlands; removal of any vegetation within those limits shall only occur with the approval of the County Land Use Administration staff and with proper replanting in accordance with CBPA standards.
7. As a condition of site plan approval, applicant shall submit a noise analysis based on the manufacturers specifications of the selected inverters for the project demonstrating that the facility complies with the County's noise ordinance, Sec. 22-165(a)(7), applicable to residential zones, irrespective of the facility's A-1 zoning. In the event this study indicates non-compliance with the above code section, sound mitigating infrastructure may be added to the facility to achieve compliance.
8. Applicant shall implement a program for the collection of baseline data establishing preconstruction soil conditions on the Property. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density and quality from representative

locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County shall be provided with data of soil conditions within 30 days after the receipt of results.

9. Access to the facility will be developed in accordance with VDOT standards and will be designed and maintained to minimize impact to adjacent properties.

10. The total height of the solar arrays shall not exceed twenty (20) feet above the ground. This height limitation requirement shall not apply to facilities at the interconnection point to the local utility power grid distribution lines.

11. Fencing along the exterior of the facility shall be at least seven (7) feet in height, consisting of “agricultural style” woven wire, allowing the top foot consisting of angled rows of barbed wire, if desired, to comply with the National Electric Code. The fencing shall be designed in a manner that allows for the passage of small wildlife. The fencing shall be maintained while the facility is in operation.

12. Prior to Final Site Plan approval, applicant will submit to the County documentation demonstrating that the panels to be installed have passed the Toxicity Characteristic Leaching Procedure (“TCLP”) test, demonstrating the panels will not pose a risk to the soil or groundwater on the project site. Any expansion of this use beyond the terms provided herein shall require amendment to this Special Exception approval.

13. In accordance with the provision of Article 10-3.12 (11) of the Westmoreland County Zoning Ordinance, the activity shall begin within 1,825 days (5 years) of the approval of this Special Exception by the Board of Supervisors. This includes the request for additional time of initial approval. Prior to the start of the activity, construction permits must be sought and granted.

14. This Special Exception and all conditions listed herein shall run with the land but may be revoked by the County of Westmoreland or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State, or Local regulations.

15. No additional or future development will be permitted on the property except in compliance with all the applicable codes.

16. The Applicant shall submit a Construction Traffic Management Plan to include entrances and comply with all Virginia Department of Transportation conditions for the traffic management plan during construction and decommissioning of the facility.

17. The Applicant shall be responsible for repairing any damage to roadways utilized for construction traffic occurring during development/construction or following decommissioning of the project, or any portion thereof, and directly attributable to such construction or decommissioning. Prior to the commencement of development/construction activities, the County and the applicant shall agree to the existing state of applicable roadways, to be documented by video furnished by the applicant in coordination with the County, or by the County with costs assumed by the applicant. During development/construction, the roadways shall be monitored for damage, and the applicant, once notified by the County of damages, shall make repairs caused by construction traffic at the direction of the County Administrator within 30 days of notice. After construction activities are completed, the roadways will be evaluated for damage as measured against the condition prior to construction activity; the applicant will be required to restore such roadways to equivalent or better condition as existed prior to commencement of construction activity.

18. Prior to approval of the site plan and commencement of construction, the applicant shall provide a bond or other security, in a form and amount acceptable to the Zoning Administrator and County Attorney, to cover 125% of the anticipated costs of repairs to be necessary during development. The bond or security shall be released following construction and final roadway inspection by the County and/or VDOT.

19. Any physically damaged panels or any portion or debris thereof shall be collected by the solar facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged. Storage of damaged panels or portions thereof shall not exceed thirty (30) days.

20. The applicant shall submit a Decommissioning Plan to the County for approval in conjunction with the final site plan. At minimum, the Decommissioning Plan shall provide that, upon decommissioning, all physical improvements, materials, and equipment related to the solar facility, both surface and subsurface components, shall be removed in their entirety. The plan for decommissioning shall include recycling to the extent practical of all related improvements including solar collectors, cabling, electrical components, any bases or footers, and other associated items. The soil grade will also be restored following disturbance caused in the removal process. All access roads will be removed, including any geotextile material beneath the roads and granular material, unless otherwise requested by the current landowner.

21. Within twelve (12) months after the cessation of use of the solar facility for electrical power generation or transmission, the Applicant, at its sole cost and expense, shall commence decommissioning of the solar facility in accordance with the Decommissioning Plan approved by the County. If the Applicant fails to decommission the solar facility within twenty-four (24) months, then the County may, but is not required to, commence decommissioning activities per Condition 21 below. Upon completion of decommissioning and approval by the County, the County shall sign documentation releasing the

Decommissioning Security.

22. The Applicant shall provide a bank letter of credit, surety bond, or other form of security (the "Decommissioning Security") as a means of assuring payment of decommissioning costs in an amount reasonably acceptable to the Zoning Administrator and in a form reasonably acceptable to the County Attorney. The Decommissioning Security for the facility shall be posted prior to Commercial Operation Date. As used in these conditions, the term "Commercial Operation Date" means the date upon which the Applicant first transmits test electricity generated from the Project to an electrical substation or otherwise transmits or distributes electricity generated from the Project to the power grid. The Decommissioning Security shall include language that failure to renew the current commitment, or provide a new guarantor acceptable to the County, at least ninety (90) days prior to the termination date of the current commitment, will constitute an event of default. If the County receives notice that any form of security has been revoked and Applicant fails to reestablish adequate Decommissioning Security in compliance with this Condition within thirty (30) days after receipt of written notice of such revocation from the County or financial institution providing the letter of credit or surety bond, the County may revoke the Special Exception and shall be entitled to take all action to obtain the rights to the form of security. The Applicant shall reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimates. The Applicant will update the decommissioning costs estimate every five (5) years and reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.

23. If the Applicant or the property owners fail to timely decommission the solar facility, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the Decommissioning Security, and the right to dispose of the solar facilities, equipment and materials on the property, without incurring any financial liability to the owner of the solar facility or the property owner, and without obligation for the County to secure salvage value (if any) for the property disposed of. If applicable, any excess decommissioning security funds shall be returned to the designated party identified in the decommissioning surety.

24. The County may enter the Project Site in accordance with Code of Virginia Section §15.22241.2. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.

25. The applicant, and if different than the applicant, the facility owner and/or operator, shall provide the substantial cash payments set forth in this condition for substantial public improvements, the need for which is not generated solely by the granting of this permit, so long as such conditions are reasonably related to the solar facility that is the subject of this permit. The applicant and the County acknowledge and agree that the County may identify in future budget years qualifying substantial public improvements that will be funded by these substantial cash payments to be provided by the applicant, facility owner, and/or

operator. The substantial cash payments set forth in this condition are in addition to real estate taxes and machinery and tools taxes that the applicant, facility owner, and/or operator must pay on the site and the facility. The substantial cash payments incorporated into this condition are the following three (3) substantial cash payments which total \$50,000.

- a. The first payment, in the amount of \$12,500 (25% of the total payment), will be due within 75 days of the issuance of this Special Exception.
- b. The second payment, in the amount of \$12,500 (25% of the total payment), will be due upon approval of the final site plan for the solar facility.
- c. The third payment, in the amount of \$25,000 (50% of the total payment), will be due on or before the date that is 45 days following the Commencement of Commercial Operation of the solar facility.

26. The applicant, facility owner, and/or operator shall provide written notice to the Zoning Administrator within ten (10) business days of when the solar facility commences Commercial Operation. The payment by the applicant, facility owner, and/or operator of all substantial cash payments shall be a condition of this Special Exception. The permit holder, facility owner, and/or operator shall be jointly and severally responsible for the payment of all substantial cash payments required by this condition.

27. Commencing on the first anniversary of Commercial Operation Date and for each anniversary thereafter until the project is decommissioned, applicant also agrees to pay the County \$1,400 per megawatt, increasing ten percent (10%) every five years beginning in 2026. The generation capacity shall be measured in alternating current (AC) generation capacity of the facility and the determination of the generation capacity shall be based on submissions by the facility owners to the interconnecting utility. If the County amends Article XV of the Westmoreland County Code to make the article applicable to solar photovoltaic (electric energy) systems less than five (5) megawatts (and specifically including projects of 4.99 megawatts), then the applicant shall not be required to pay the \$1,400/year set forth in this condition.

OTHER MATTERS

Ms. DeJesus reviewed a PowerPoint presentation with the Commission about a possible future code amendment pertaining to the use 'event venue.' Mr. Coates motions to hold the public hearing and Mr. Thompson seconds.

ADJOURNMENT

There being no other business to come before the Commission, Mr. Coates moved that they adjourn. Mr. Thompson seconded, and the motion carried by unanimous vote with the meeting adjourning at 4:52 p.m.

_____Chairman



Westmoreland County, Virginia
LAND USE ADMINISTRATION

Building Official
Zoning Official
Planning Commission
Board of Zoning Appeals
Board of Building Appeals
Wetlands Board

P.O. Box
1000

Montross, VA 22520

(804) 493-0120

Planning Commission **Staff Report**

Date: February 6, 2026
From: Richard Stuart Jr, *Interim Director*
Case #: #2602-CA-01
Authority: Virginia Statewide Fire Prevention Code
Proposed Amendment: Proposed Text Amendment to create Chapter 13 Emergency Services Regulations, Article 1 Key Boxes, Elevator Boxes, and Access Control Systems to the Westmoreland County Code of Ordinances.

Planning Commission: Monday, March 2, 2026 (1:30 p.m., George English Building)
Board of Supervisors: Monday, March 9, 2026 (6:00 p.m., George English Building)

=====

FINDING OF FACTS

Currently, the Westmoreland County Department of Emergency Services does not have regulations in the Westmoreland County Code of Ordinances, rather they follow the Virginia Statewide Fire Prevention Code and several others. This has led to a lack of enforcement for new development thought the county. The proposed text amendment is to create a chapter for Emergency services. The department can then add ordinances / regulations as needed through the text amendment process. To start the proposed text amendment would create Chapter 13, Article I Key Boxes, Elevator Boxes, and Access Control Systems.

* Proposed amendments shown below

Chapter 13 Emergency Services Regulations

Article 1 Key Boxes, Elevator Boxes, and Access Control Systems

13.1. PURPOSE

This policy establishes standards for the installation and use of key boxes, elevator boxes, gate controls, and fire department connection (FDC) locking caps in Westmoreland County. It is intended to aid compliance with the currently adopted edition of the Virginia Statewide Fire Prevention Code ("the Code") and align with the operational needs of Westmoreland County Fire and Emergency Services. In any instance where this policy conflicts with the Code, the Code shall take precedence.

13.2. SCOPE

This policy applies to:

- (1) All new building construction or structures requiring a comprehensive fire protection plan review within Westmoreland County.
- (2) Modifications to fire apparatus access roads.
- (3) Retroactive installations as determined necessary by the Westmoreland County Office of Building and Zoning in conjunction with Westmoreland County Department of Emergency Services.

13.3. AUTHORITY / REFERENCES

- (1) Virginia Statewide Fire Prevention Code (SFPC) – 2015 Edition, §506 and applicable sections.
- (2) Westmoreland County Fire and Emergency Services
- (3) Code of Virginia, Title 27: Fire Protection

13.4. POLICY ADOPTION

Westmoreland County has adopted the Knox Rapid Entry System (KRES) as the standard for:

- (1) Key boxes (§506.1)
- (2) Elevator boxes
- (3) Fire department gate access controls (§503.6)
- (4) Locking FDC caps (§912.4.1)

Additional KRES equipment may be required to protect fire department connections or provide access/control to gated areas.

13.5. KEY BOXES

A. When Required

Key boxes shall be required for any building meeting one or more of the following:

- (1) Equipped with a fire alarm system or automatic sprinkler system;
- (2) Equipped with an elevator;
- (3) Contains hazardous materials in quantities exceeding limits in Table 5003.1.1(1) of the Code;
- (4) Presents unreasonable delay for fire department access as determined by the Chief of Emergency Services.

Retroactive installation may be required if existing buildings meet any of the above and the Chief of Emergency Services deems it necessary for life safety or firefighting access.

B. Size and Model Selection

Minimum box size and model shall be based on building type and size:

Building Type Model Required

< 7 stories, < 50,000 sq ft Knox 3200 Series KLS

< 7 stories, > 50,000 sq ft Knox 4400 Series KLS

≥ 7 stories (High-rise) Knox 4400 Series KLS

All boxes must be hinged type; lift-off lids are prohibited.

C. Location and Mounting

Key boxes shall be:

- (1) Installed at the main entrance or an approved alternate location.
- (2) Mounted between 5 and 6 feet above finished grade (measured to centerline of box).

D. Contents of Key Boxes

Each required key set shall include:

- (1) Master keys for access to all secured areas;
- (2) One (1) electrical panel key;

- (3) One (1) fire alarm key (if applicable);
- (4) One (1) elevator key (if applicable).

Required Number of Key Sets:

Building Type Key Sets Required

- Single story, < 50,000 sq ft 1 set
- Single story, > 50,000 sq ft 3 sets
- 2–6 stories, < 50,000 sq ft 2 sets
- 2–6 stories, > 50,000 sq ft 3 sets
- ≥ 7 stories (High-rise) 5 sets

The Chief of Emergency Services may require additional sets based on complexity or life safety concerns.

13.6. ELEVATOR BOXES

A. Requirement and Location

Buildings equipped with elevators must have a Knox 1404 Series Elevator Box located in the main elevator lobby or another location approved by the Fire Marshal.

B. Contents

Each elevator box set shall include:

- (1) One (1) elevator door drop key;
- (2) One (1) full key set as described in Section V.D.

Required Number of Sets:

- | Building Height | Elevator Box Sets |
|-----------------|-------------------|
| ≤ 6 stories | 1 set |
| ≥ 7 stories | 2 sets |

13.7. FIRE APPARATUS ACCESS ROADS: GATE CONTROLS

Where security gates obstruct fire apparatus access roads:

- (1) Manual gates must use Knox 3770 or 3772 Series padlocks.
- (2) Automatic gates must use Knox 3501 or 3502 Series key switches that override controls and hold the gate open.

These controls shall comply with §503.6 of the Code.

13.8. FIRE DEPARTMENT CONNECTIONS (FDC): LOCKING CAPS

All new or renovated buildings with FDCs shall install Knox locking FDC caps matching the thread size and type of the connection.

Retroactive installation shall be required:

- (1) After the second documented incident of missing or damaged non-locking FDC caps.
- (2) Immediately if debris, tampering, or obstruction is identified that presents a hazard.

Refer to §912.4.1 of the Code and Policy FP-4 for more information.

13.9. ENFORCEMENT AND INTERPRETATION

This policy shall be administered and enforced by the Westmoreland County Department of Emergency Services. These entities or designee may:

- (1) Require enhanced access measures;
 - (2) Accept equivalent alternatives;
 - (3) Modify requirements where justified for operational or safety purposes.
-

Remainder left blank intentionally.

RECOMMENDATION

The Land Use Administration Staff recommends that the Westmorland County Planning Commission forward Case# 2602-CA-01 Proposed Text Amendment to create Chapter 13 Emergency Services Regulations, Article 1 Key Boxes, Elevator Boxes, and Access Control Systems to the Westmorland County Code of Ordinances to the Westmorland County Board of Supervisors with a recommendation of Approval.

Attachments

A. Proposed resolution



Westmoreland County, Virginia
LAND USE ADMINISTRATION
PO Box 1000
Montross, VA 22520
804-493-0120

Building Official
Zoning Official
Planning Commission
Board of Zoning Appeals
Board of Building Appeals
Wetlands Board

Board of Zoning Appeals **Staff Report**

Date: February 13th, 2026
From: Kelly V. De Jesus, *Assistant Planning Director*
Case #: 2603-V-01
Site Address: 29 Mattox Ave. & Circle Lane, Intersection
Site Location: Placid Bay Estates
Magisterial District: Washington Magisterial District
Site Tax Map: 10C-13-5-29
Owner/Applicant: CLS Contractor, LLC
Site Property Size: 0.23 acres (± 9,941 square feet)
Site Zoning District: R-2 Residential Limited Uses
Utilities: Public Sewer and Community Water
Authority: Zoning Ordinance Sec. 10-3.13 "Variance"
Project Description: Request for variance to allow construction of a Single-Family Dwelling within the side-street setback
Board of Zoning Appeals: Monday, March 23rd, 2026 (9 am @ English Building)

=====

FINDING OF FACTS

Description of Project:

The subject property is located toward the northeastern section of the Placid Bay Estates Subdivision, situated at the intersection of Mattox Avenue & Circle Lane. The subdivision was platted in 1965, predating the current Zoning Ordinance and standards therein. The current state of the lot is wooded and relatively flat. The proposal is to construct a single-family dwelling.

Setbacks:

This is a standard, non-conforming lot. It has less than 80' of street frontage and less than 12,000 square feet of land. As such, the required front setback of 60' from the centerline of the 50-foot wide right-of-way, remains; as does the 35' street-side setback measured from the property line, as mandated in Table 2-17.4 "Lot and Yard Regulations." The two side setbacks for the interior property lines can be reduced to 5' for standard non-conforming lots as codified in Sec. 8-3.2.3 of

the Zoning Ordinance. These will be met by the proposed dwelling.

Need for Board Action:

The required minimum, street-side setback is 35', leaving a 23.8' wide buildable area. The applicants wish to construct a 29' x 46' single family dwelling, with an attached garage and deck. If the Board of Zoning Appeals grants the variance request, the northeastern side of proposed dwelling will encroach into the street/side setback by 22.7', positioning it 12.3' from Circle Lane. The applicants positioned the dwelling toward the rear/center of the block, thereby providing additional space for the site-triangle of visibility, thus increasing the safety for pedestrians and motorists alike.

Water/Sanitary System:

This property is served by the Westmoreland County Sewer System and community water.

REQUIRED VARIANCE STANDARDS

Pursuant to section 15.2-2309 of the Code of Virginia includes specific findings that the Board of Zoning Appeals needs to make before granting any variance. They are as follows:

Notwithstanding any other provision of law, general or special, a variance *shall* be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability, and

- (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
- (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;
- (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § [15.2-2309](#) or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § [15.2-2286](#) at the time of the filing of the variance application.

Any variance granted to provide a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable. If a request for a reasonable modification is made to a locality and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.), as applicable, such request shall be granted by the locality unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.

In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

RECOMMENDATION

This project meets the state's criteria for receiving a Variance. The lot was subdivided prior to the current Zoning Ordinance, and the applicants will develop in accordance with its intended use.

Should the Board consider approval of the request, staff recommendations are as follows:

1. The single-family dwelling shall be in substantial conformance to the "Plat Showing Placid Bay Estates Circle Lane Section Block 5 – Lot 29 Tax Parcel 10C-13-5-29," drafted by Benchmark Group, Inc. Dated January 19th, 2026 and revised January 23rd, 2026 and building plans submitted with this application.
2. The applicant shall record the notice of the Board of Zoning Appeals' decision as furnished by the Land Use Administration. A copy of the recorded instrument shall be submitted to the Land Use Administration prior to issuing any permits for this construction.
3. This variance shall become effective immediately after the decision of the Board of Zoning Appeals. However, no permits shall be granted until the Westmoreland County Land Use Administration receives a copy of the recordation described in item 2 above and provided all provisions of the decision have been complied with.
4. The applicant is aware that any person aggrieved by the decision of the Board of Zoning Appeals may file an appeal within 30 days of this decision in accordance with Section 15.2-2314 of the Code of Virginia. Any construction performed prior to this appeal date is at the owners' risk of potential litigation on this project.

5. No additional development will be permitted on the property except in compliance with the Zoning Ordinance.
6. All necessary local, state, and federal plan application(s), review, and approval processes shall be complied with and adhered to.
7. Failure to abide by these requirements or conditions will result in the immediate revocation of the variance.

Attachments:

Application
Proposed Site Plan
Building Plans

**Resolution to Extend the Initial Approval of a
Chesapeake Bay Act Exception for the Construction of
A Single-Family Dwelling**

WHEREAS, Chesapeake Bay Act Exception, Case #2505-CBAE-04 was approved by this the Planning Commission for the Construction of A Single-Family Dwelling on Tax Map ID #39-3J owned by Danny & Catherine Mundy, on May 5th, 2025;

WHEREAS, that Chesapeake Bay Act Exception was approved for an initial period of one year, during which time the project was to commence;

WHEREAS, the preparation for permitting, constructing, and implementing this project has proven to be a lengthy process that will take a longer time period to complete than the original allowance of two years;

WHEREAS, the developers have already expended a significant amount of time, money, and effort towards this project; and

WHEREAS, Westmoreland County desires to allow the applicants a reasonable amount of additional time to initiate this project;

THEREFORE, BE IT RESOLVED that the Westmoreland County Planning Commission hereby extends the deadline to commence this project until May 5th, 2027.

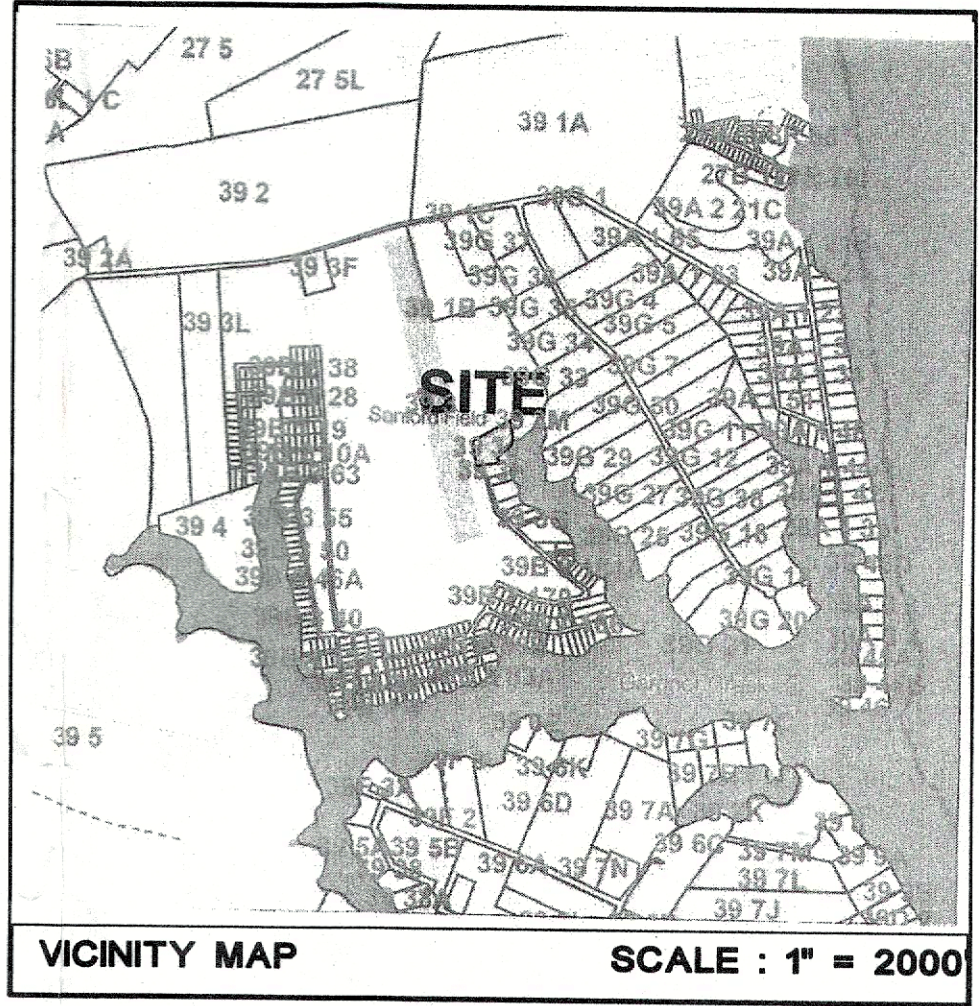
Date of Adoption: March 2nd, 2026

James "Jimmy" Coates, Chairman
Planning Commission
Westmoreland County, VA

STORMWATER BEST MANAGEMENT
PRACTICES PLAN

*TERINE LEA MUNDY AND
ANNY JOE MUNDY, JR.*

COPLE MAGISTERIAL DISTRICT
WESTMORELAND COUNTY, VIRGINIA



OWNER / DEVELOPER

CATHERINE LEA MUNDY AND
DANNY JOE MUNDY, JR.
235 BEACON COURT
MONTROSS, VA 22520
804 - 761 - 3429

SHEET 1 OF 3

J. L. HOWETH, P.C.
CONSULTING ENGINEERING • LAND SURVEYING
www.jlhowethpc.com

2833 COBLE HIGHWAY *
MONTROSS, VIRGINIA 22560
TELEPHONE : 804-493-1333

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION, VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, VIRGINIA DEPARTMENT OF HEALTH, THE STANDARDS, SPECIFICATIONS AND REGULATIONS OF WESTMORELAND COUNTY, VIRGINIA, AND THE NATIONAL FIREWORKS BUILDING CODE STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS PRIOR TO COMMENCING LAND-DISTURBING AND/OR CONSTRUCTION ACTIVITIES.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON ADAPTED FROM FIELD SURVEY PERFORMED BY THIS FIRM FOR THIS PROJECT. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, FOR EASEMENTS AND RESTRICTIVE COVENANTS NOT SHOWN, SEE TITLE REPORT.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "AE" (EL 5 AND 6) IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP FOR WESTMORELAND COUNTY, VIRGINIA IDENTIFIED AS COMMUNITY PANEL NUMBER 580300280E, EFFECTIVE DATED APRIL 16, 2015.
4. ALL DRAINAGE DIVIDES HAVE BEEN HONORED.
5. J. L. HOWETH, P.C. INDICATES THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES THAT HAVE BEEN IDENTIFIED BY THE TOPOGRAPHIC SURVEY. BEFORE CONSTRUCTION, THE EXACT LOCATION AND DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. COORDINATION FOR THE REMOVAL, RELOCATION, TESTING, OR LOCATION OF ALL UTILITIES AS REQUIRED SHALL BE BETWEEN THE CONTRACTOR/DEVELOPER AND THE UTILITY COMPANY OR AGENCY INVOLVED.
6. THIS PLAN AS PREPARED BY J. L. HOWETH, P.C. IS TO BE USED FOR LOCATION OF IMPROVEMENTS AND STORMWATER PRACTICES ONLY. RECOMMENDATIONS OF MATERIALS AND METHODS OF CONSTRUCTION TO CORRECT ANY EXISTING SOIL AND/OR GROUNDWATER CONDITIONS IS NOT A PART OF THIS PLAN.
7. THIS PLAN DOES NOT COVER OFFSITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS. THOSE AREAS SHALL BE COVERED UNDER SEPARATE PLANS.
8. VDOT - THE PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VDOT RIGHT-OF-WAY AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS AND ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO INSURE THAT THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES. CONTRACTORS PERFORMING WORK WITHIN VDOT RIGHTS-OF-WAYS SHALL HOLD A CURRENT VDOT EROSION AND SEDIMENT CONTROL CONTRACTOR CERTIFICATION AND VDOT WORK ZONE PROTECTION CERTIFICATION UNLESS OTHERWISE EXEMPT.
9. CONTRACTOR SHALL CONTACT TMSB UTILITY - 811, FOR LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING ANY EXCAVATION. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
10. DIMENSIONS OF LAND CLEARING FOR THIS PROJECT SHALL BE LIMITED TO ALLOW CONSTRUCTION OF PROPOSED IMPROVEMENTS, STORMWATER MANAGEMENT, AND EROSION CONTROL PRACTICES ONLY.

1. STAKING SHALL BE PERFORMED BY A CERTIFIED LAND SURVEYOR. DO NOT STAKE WORK FROM THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL STRUCTURE DIMENSIONS AND ELEVATION PRIOR TO MOVING. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ELEVATIONS AND DIMENSIONS AS SHOWN ON PLANS ARE IN CONFLICT.
3. EXCAVATION FOR ALL UTILITIES IS UNCLASSIFIED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CERTIFYING HIMSELF AS THE OPERATOR FOR THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY STORMWATER POLLUTION PREVENTION (EPP) AND PLAN BY COMPLETING THE APPLICATION, PAYING THE FEES TO THE TREASURER OF VIRGINIA AND MAINTAINING THE PLAN AND PERMIT DOCUMENTATION AT ALL TIMES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SIGNING THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AS THE RESPONSIBLE LAND DISTURBER. THIS LOT MAY BE EXEMPT FROM THE VIRGINIA STORMWATER PROGRAM BECAUSE IT IS A SINGLE FAMILY RESIDENTIAL STRUCTURE LOCATED ON A LOT WHICH EXISTED PRIOR TO THE IMPLEMENTATION OF THE REGUL.
5. GRADING CONTOURS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. SITE GRADING SHALL CONFORM TO THE SLOPE ELEVATIONS AND TYPICAL SECTIONS SHOWN FOR ACCEPTABLE GRADING FOR THE SITE.

MANAGEMENT STRATEGIES

1. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR EARTHWORK IN THE VICINITY OF THESE UTILITIES. CONTRACTOR SHALL CONTACT "MISS UTILITY": 800-451-7246 AND UTILITY OPERATORS PRIOR TO COMMENCING ANY CONSTRUCTION OR EARTHWORK ACTIVITIES.
2. CONSTRUCTION SHOULD BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
3. EROSION AND SEDIMENT TRAPPING MEASURES SHALL BE INSTALLED AS THE FIRST STEP IN GRADING. ALL EARTHEN STRUCTURES SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
4. TEMPORARY SEEDING AND OTHER STABILIZATION SHALL FOLLOW IMMEDIATELY AFTER GRADING.
5. AREAS WHICH ARE NOT DISTURBED SHALL BE CLEARLY MARKED BY SIGNS, FLAGS, ETC.
6. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
7. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION MATERIALS SHALL BE DISPOSED OF SO AS TO PREVENT POTENTIAL POLLUTION TO STORMWATER RUNOFF.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES OCCUR OR WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY STOP ON A PORTION OF THE SITE AND WHEN STABILIZATION MEASURES ARE INITIATED.

TEMPORARY AND PERMANENT SEEDING

AREAS BROUGHT TO FINAL GRADE THAT ARE NOT BUILT UPON OR PAVED AND DENUDE GREATER THAN SEVEN (7) DAYS SHALL RECEIVE PERMANENT SEEDING IN ACCORDANCE WITH STANDARD AND SPECIFICATION 3.31 AND 3.32 OF THE 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (THIRD EDITION) AT THE FOLLOWING RATES:

LIME : 2 TONS / ACRE (90 LBS. / 1000 S.F.)
 FERTILIZER : 500 LBS. / ACRE 10-10-10
 (12.5 LBS. / 1000 S.F.)
 MULCH : 100 BALES STRAW / ACRE

RATE MAY BE VARIED WITH PROPER SOILS TEST

SEED : TALL FESCUE - 110 LBS
ANNUAL RYEGRASS - 40 LBS
RATE : 150 LBS. / ACRE (3 LBS./1000 S.F.)

TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDE AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL BE DORMANT FOR MORE THAN THIRTY (30) DAYS. MINIMUM TEMPORARY SEEDING RATES:

USE : WARM SEASONAL ANNUAL
SEED : GERMAN MILLET
RATE : 150 LBS. / ACRE (3 LBS./1000 S.F.)

RATE MAY BE VARIED WITH PROPER SOILS TEST

USE : FALL SEEDINGS, WINTER COVER
SEED : RYE
RATE : 150 LBS. / ACRE (3 LBS./1000 S.F.)

MAINTENANCE

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

2. ALL SEDIMENT TRAPPING DEVICES SHALL BE CHECKED REGULARLY FOR STRUCTURAL FAILURE, IMPROPER OPERATION, AND SEDIMENT CLEANTOUT. SEDIMENT SHALL BE REMOVED WHEN DEPOSITS REACH ONE - HALF OF THE BARRIERS' HEIGHT.
3. ALL GRAVEL APPURTENANCES SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILD-UP WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS CLOGGED WITH SILT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
4. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RE-SEEDED AS NEEDED.
5. ALL REMOVED SEDIMENTS SHALL BE DEPOSITED IN A SUITABLE AREA AND PROPERLY SEEDED AND MULCHED TO AVOID FURTHER EROSION.

EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND PHASING SCHEDULE

- THE OWNER SHALL NOTIFY THE COUNTY INSPECTOR A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO SCHEDULING A ON-SITE PRE-CONSTRUCTION CONFERENCE AND ISSUANCE OF A LAND DISTURBING PERMIT.
2. CLEAR FOR AND INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE.
3. PROCEED TO COMPLETION WITH PROPOSED CONSTRUCTION.
4. INSTALL BIOFILTRATION PLANTERS AS SHOWN ON PLANS AFTER STABILIZATION OF ALL AREAS.
5. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES AND STABILIZE AREAS WITH REQUIRED LANDSCAPING.

ENVIRONMENTAL ENGINEERING NOTES

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION VR 625-02-00.
2. THE PROJECT OWNER AND/OR CONTRACTOR SHALL NOTIFY THE COUNTY INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO CONDUCTING AN ON-SITE PRE-CONSTRUCTION CONFERENCE FOR ISSUANCE OF A LAND DISTURBING PERMIT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT, ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
4. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND - DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE INSPECTOR.
6. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF A PROJECT. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY BE LEFT DORMANT BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN THIRTY DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION - THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 1797 SQ. F DWELLING AND ASSOCIATED APPURTENANCES ON TAX MAP 39 PARCELS 3J AND 3T, IN WESTMORELAND COUNTY, VIRGINIA. LAND DISTURBING ACTIVITIES PROPOSED UNDER THIS PLAN INCLUDE DWELLING CONSTRUCTION, DRIVEWAY CONSTRUCTION, GRADING, DRAINAGE IMPROVEMENTS AND EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PRACTICES. TOTAL AREA TO BE DISTURBED DURING CONSTRUCTION SHALL BE 0.15 +/- ACRES.

EXISTING SITE CONDITIONS - THE EXISTING SITE CONSISTS OF A UNDEVELOPED RESIDENTIAL LOT. DRAINAGE FROM THE PROPERTY SHEETFLOWS TO EXISTING DITCHES AND DRAINAGE WAYS EVENTUALLY DISCHARGING INTO THE GARNERS CREEK. EXISTING SLOPES IN THE CONSTRUCTION AREA RANGE FROM ZERO TO TWO PERCENT

ADJACENT LAND USES - THE PROPERTY IS BOUNDED ON THE NORTH AND WEST BY AGRICULTURAL PROPERTIES AND ON THE SOUTH BY A PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTY AND ON THE EAST BY GARNERS CREEK AND A UNDEVELOPED RESIDENTIAL PROPERTY.

SOILS - SOILS WITHIN THE AREAS OF LAND DISTURBING ACTIVITIES PRIMARILY CONSIST OF STATE FINE SANDY LOAM (0 TO 2 PERCENT SLOPES), WITH A PERMEABILITY OF 0.6 TO 2.0 INCHES PER HOUR AND AN ERODIBILITY K-FACTOR OF 0.28 AND TETOTUM LOAM (0 TO 2 PERCENT SLOPES), WITH A PERMEABILITY OF 0.6 TO 2.0 INCHES PER HOUR AND A ERODIBILITY -FACTOR OF 0.32.

EROSION AND SEDIMENT CONTROL MEASURES - AREAS OF DISTURBANCE SHALL BE LIMITED TO: DWELLING CONSTRUCTION, DRIVEWAY CONSTRUCTION, STORMWATER MANAGEMENT PRACTICES AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES. SEDIMENTS GENERATED DURING CONSTRUCTION SHALL BE PRECLUDED FROM LEAVING THE SITE THROUGH THE USE OF SILT FENCE AND CONSTRUCTION ENTRANCE.

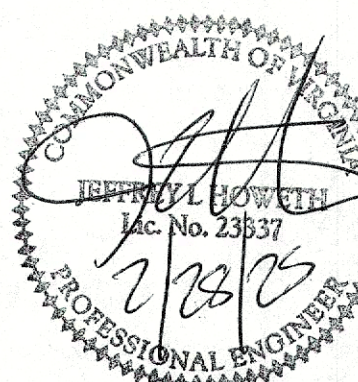
PERMANENT STABILIZATION - THE SITE SHALL BE PERMANENTLY STABILIZED USING THE TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS SHOWN ON THE PLANS.

FORMWATER MANAGEMENT CONSIDERATIONS: IN ACCORDANCE WITH MS-19 ADEQUATE CHANNELS LEAVE THE PROPERTY AND ENTER INTO GARNERS CREEK. THE VSPM MAY NOT APPLY DUE TO THE SINGLE FAMILY RESIDENTIAL NATURE OF THIS PROJECT. THE WATER QUALITY LOSS OF BUFFER HAS BEEN MITIGATE THROUGH THE USE OF VEGETATIVE MITIGATION AND BIOFILTRATION PLANTERS.

LEGEND

- The site plan includes the following elements:

 - Contours:** A dashed line represents the 'EXISTING CONTOUR' at an elevation of 22. A solid line represents the 'PROPOSED CONTOUR' at an elevation of 20.0.
 - Legend:**
 - Circle: IRF (Iron Rod Found)
 - Square: CMF (Concrete Marker Found)
 - Circle with cross: IRS (Iron Rod Set)
 - Circle with cross and dot: EXISTING TREE
 - Circle with cross and dot: TREE TO BE REMOVED
 - Elevations:**
 - EXISTING SPOT ELEVATION: 100.00
 - PROPOSED SPOT ELEVATION: 100.00
 - Other Features:**
 - R/D (Right of Way) line
 - O/W (Ownership) line
 - ROOFDRAIN CLEANOUT
 - OBSERVATION WELL



DATE	RESPONSIBLE LAND DISTURBER
------	----------------------------

APPROVED

DATE _____ AGENT, WESTMORELAND COUNTY _____

MISS UTILITY : 81

STORMWATER BEST MANAGEMENT

**CATHERINE LEA MUNDY AND
DANNY JOE MUNDY JR**

COPLÉ MAGISTERIAL DISTRICT
WESTMORELAND COUNTY, VIRGINIA

AS NOTED	MARCH 4, 2021	DRAWN BY: JLH
----------	---------------	---------------

UNAUTHORIZED USE OF DOCUMENTS PROHIBITED

