



**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, April 6, 2026

1. Call to Order
2. Roll Call
3. Approval of Prior Minutes
 - A. Approval of March 2026 Minutes
4. Commissioner's Concerns
5. Public Comment
6. Public Hearings
 - A. **Case # 2604-CBAE-02** - George Simons, 235 West Glenview Drive, Salisbury, NC 28147 requests a Chesapeake Bay Act Exception to install a one-story shed within the Resource Protection Area, on lot TM #39-3B, directly adjacent to Lot 3C whose address is 394 Seaview Drive, Hague, in accordance with Sec. 3-1.15 of the Westmoreland County Zoning Ordinance.
 - B. **Case # 2604-CBAE-01** - George & Debra Doss, 224 Lake Shore Drive, Colonial Beach, VA 22443, request a Chesapeake Bay Act Exception to construct a onestory, three-car garage within the Resource Protection Area on their property, 224 Lake Shore Drive, Colonial Beach, TM # 10A-1-E-13, in accordance with Sec. 31.15 of the Westmoreland County Zoning Ordinance.
7. Other Matters
8. Adjournment

A regular meeting of the Westmoreland County Planning Commission was held on March 2, 2026 in the George D. English Sr. Memorial Building, Montross, VA. Those members present were Allen Hickman, Lewis Thompson, Ben Hudson, 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 1:31 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 February and December meetings and if there were any changes to be made. There being none, Mr. Thompson moved to approve the minutes for the February 2026 and December 2025 as submitted. Mr. Schick seconded the motion, and the motion passed with a 4:0:1 vote, with Mr. Hudson abstaining from the vote as he was not in attendance for the February 2026 meeting and not a member of the Planning Commission for the December 2025 Meeting.

COMMISSION'S CONCERNS

Chairman Coates mentioned the road conditions at Pomona and Longfield Roads.

PUBLIC COMMENT

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

PUBLIC HEARINGS

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 Westmoreland County Code of Ordinances.

Mr. Stuart presented the facts of the case. Blake Byrd, Westmoreland County EMS Chief was present to answer any questions regarding the case.

Chairman Coates opened the floor for public comment. There being no public comment, Mr. Schick moved to recommend Case# 2602-CA-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-CA-01.

OTHER MATTERS

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.

Ms. De Jesus presented the facts of the case.

Mr. Schick moved to recommend Case# 2603-V-01 for approval by the Board of Zoning Appeals as presented. Mr. Hudson seconded the motion, and the motion passed with all members voting in favor to recommend approval of Case # 2603-V-01 by the Board of Zoning Appeals.

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.

Ms. De Jesus presented the facts of the case.

The Planning Commission had consensus to approve the Resolution to Extend Case #2505-CBAE-04.

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 1:51 p.m.

_____Chairman



Westmoreland County, Virginia
Land Use Administration
P. O. Box 1000
Montross, VA 22520
Phone 804-493-0120 FAX 804-493-0604

2026-00111

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

CHESAPEAKE BAY ACT EXCEPTION APPLICATION
TO PLANNING COMMISSION

(June 12, 2023)

Case No: 2604-CBAE-02

Date Received: 2/13/2026

Fee \$600: paid Check #: 1631 (submit with application-nonrefundable)
The fee for deferral shall be 50% of the original fee. Make checks payable to 'Treasurer of Westmoreland County.'

Assigned Date for: Planning Commission: April 2026

THIS APPLICATION IS INVALID IF NOT SIGNED BY ALL PROPERTY OWNERS AND THEIR AUTHORIZED AGENTS. PROPERLY COMPLETED AND EXECUTED APPLICATIONS, SUPPORT MATERIALS, AND FEE MUST BE RECEIVED BY THE APPROPRIATE DEADLINE FOR CONSIDERATION AT THE NEXT AVAILABLE MEETING.

Tax Map Identification: 39-3B Project Address: Adjacent to 394 Seaview Dr.

Acreage: 0.2 Zoning District: A-1 Magisterial District: Cople

Owner(s): George Simons

Address: 235 W. Glenview Dr

City: Salisbury State: NC Zip: 28147

Phone #: 704-232-1945 Phone #:

Email Address: [REDACTED]

Agent (if applicable):

Address:

City: State: Zip:

Phone #: Phone #:

Email Address:

What year was the lot platted? 1957 When did you purchase the parcel? 2015

I/we respectfully request the consideration of a **CHESAPEAKE BAY ACT EXCEPTION** in accordance with the Zoning Code requirements found in Article 3, Section 1, Subsection 15, and being further described as:

request to place an accessory structure in the RPA

(Description of work being proposed)

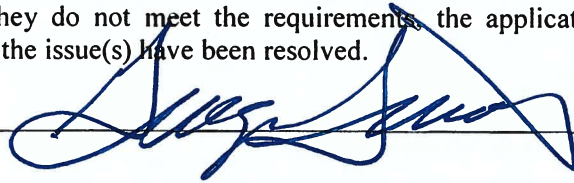
SUBMITTAL DOCUMENTS

The following documents shall accompany this application unless waived in writing by the Zoning Administrator:

1. Six (6) paper copies of all documents, plus one (1) digital PDF for staff review.
2. Final site plan including a Major or Minor Water Quality Impact Assessment (WQIA) and Best Management Practices (BMPs) in accordance with Section 3-1.11 of the Zoning Code, prepared by a licensed engineer or surveyor. This final site plan shall also show the dimensions of the parcel and location of existing/proposed building(s) and other features, as well as all Resource Protection Areas (RPA) delineations and their 50-foot and 100-foot buffer lines. The final site plan shall also show each individual tree that is 6-inches or greater in diameter at breast height within 15 feet of the land disturbance limits with notations stating whether it is to be protected or removed.
3. Copy of any written waivers from the Zoning Administrator for this request.
4. Landscape plan in accordance with Section 3-1.11(D) (3) of the Zoning Code, if applicable.
5. Erosion & Sediment control plan in accordance to Article 54 of the County Code, if applicable.
6. Stormwater management plan in accordance to Article 55 of the County Code, if applicable.
7. Floor plans of the existing/proposed constructions indicating the number of floors.
8. Building elevation views of the existing/proposed construction.
9. Existing contour lines, as well as site grading lines when the existing grade of the site shall be altered. Drainage patterns should be indicated by an arrow showing the direction of flow.
10. Other documentation that you feel important for your case.

I/we hereby grant permission for staff and Commission members to go upon the above property. I/we certify that the information presented on this application is true and correct to the best of my/our knowledge. I/we further understand that upon the review of the documents submitted, should it be determined that they do not meet the requirements, the application shall not be forwarded to the Commission until the issue(s) have been resolved.

Owner Signature: _____



Date: 2/13/2026

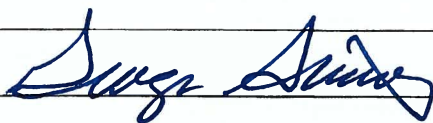
Date: _____

Date: _____

Date: _____

Date: _____

Agent Signature: _____



Date: _____

Applicant Signature: _____

Date: 2/13/2026



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

Planning Commission
Chesapeake Bay Act Exception
Staff Report

Date: 3/18/2026
From: Kelly V. De Jesus, *Assistant Planning Director*
Case #: #2604-CBAE-02
Site Address: 394 Seaview Drive, Hague, VA 22469
Site Location: Travelers Rest Subdivision
Magisterial District: Cople
Site Tax Map: 39-(3B&3C)
Owner/Applicant: Mr. George E. Simons
Site Property Size: 8,893 sf/0.2 acres and 8,542 sf/0.19 acres
Site Zoning District: A-1
Utilities: Private Well & Septic
Authority: Article 3, Section 1, Subsection 15 of the Zoning Ordinance
Project Description: Placing a 10' x 24' prefabricated shed in the Landward 50' Buffer of the Resource Protection Area (RPA)
Planning Commission: April 6th (1:30 p.m., George English Building)

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Background

The property in question (comprised of Lots 3B & 3C) is situated near the south-easternmost point of the Travelers Rest Subdivision. It is situated on the northern bank of Garner Creek, with approximately 600' of fetch¹ to the south. As an area of limited wave action and low energy, the land has only eroded approximately 2.3' since 1937 according to the Virginia Institute of Marine Science Shoreline Studies Program. This means there is a minimal chance of the land destabilizing, causing the shed to become a potential hazard to the water over time. However, structure will be

¹ Fetch is the unfettered distance of wave action from one coast to another.

placed in the AE Flood Zone, so it will have to be flood-proofed in accordance with FEMA standards.

The dwelling onsite was built in 1960 and is currently undergoing renovations. If one were to include the front porch and rear patio, then entirety of the dwelling comes to 1,389 square feet.

The inheritor/current property owner is working to restore the dwelling in anticipation of his near-future, personal use. As such, he and his wife need a shed to house everyday necessities. Specifically, the request for the Chesapeake Bay Act Exception is to build a 10'x 24' shed in the *Landward* 50' Buffer of the RPA. Because the lot is exceptionally shallow, the RPA extends beyond the buildable area of both lots, leaving no room for accessory structures.

Need for Board Action:

Sec. 3-1.13(4)(g) states that accessory structures may not be approved by the Zoning Office and therefore require a Chesapeake Bay Act Exception.

In the A-1 Zoning District, the setback requirement is >75' from the center of the 30' right-of-way. If they were to adhere, it would push the shed into the Seaward 50' Buffer. As such, they concurrently have a Variance Application pending with the Board of Zoning Appeals, seeking relief from the front, setback standards set forth in Table 2-13.4 of the Zoning Ordinance; thus, placing the shed 29.5' from the front property line, rather than the +60' setback requirement.

Surrounding Development:

The neighborhood is residential, and most dwellings have accessory structures. They either predate the ordinance, received Chesapeake Bay Act Exceptions or Variances, or in cases such as these, both.

Landscaping/Buffer Mitigation:

The applicants intend to plant one planting unit (1 Canopy Tree, 2 Understory Trees, and 3 Shrubs) in compliance with the Riparian Buffers Manual. 1 planting unit per 400 sf of new impervious cover or fraction thereof is the minimum requirement specified in the manual.

Staff Recommendation

In light of the intended use of the property, both when it was originally subdivided and currently, as the owners are revitalizing the home for occupation, along with the need to house tools to properly maintain, the Westmoreland County Planning & Community Development staff suggests a recommendation of approval for this project as presented.

Planning Commission Vote:

Motion: _____

Motioned: _____ Seconded: _____

Mr. Coates: _____ Mr. Schick: _____ Mr. Thompson: _____ Mr. Hickman: _____ Mr. Hudson _____

Additional Comments:

GARNER'S CREEK

NOTE: MINIMAL LAND DISTURBANCE
REQUIRED FOR INSTALLATION OF
PROPOSED 10'X24' SHED (240 S.F.)

PLANTING SCHEDULE:

240 S.F. PROPOSED DISTURBANCE INSIDE OF
100' R.P.A. BUFFER SHOWN. THEREFORE, 1
PLANTING UNITS ARE REQUIRED PER
RESTORATION TABLE A BELOW.

-  = CANOPY TREE (1 PROVIDED)
-  = UNDERSTORY TREE (2 PROVIDED)
-  = LARGE SHRUBS (3 PROVIDED)

NOTE: TREE PLANTINGS SHOWN HEREON ARE
APPROXIMATE. PLACEMENT OF PLANTINGS
CAN BE ADJUSTED BY CONTRACTOR ON-SITE

APPROXIMATE LIMITS
OF 50' R.P.A. BUFFER
(SEE NOTE #10)

APPROXIMATE LIMITS
OF 100' R.P.A. BUFFER
(SEE NOTE #10)

APPROXIMATE LIMITS
OF 50' R.P.A. BUFFER
(SEE NOTE #10)

APPROXIMATE LIMITS
OF 100' R.P.A. BUFFER
(SEE NOTE #10)

PER LEGAL DESCRIPTION IN RECORDED
DEED FOR BOTH LOTS (D.B. 987 PG. 1687),
THESE LOTS BEGIN ON THE "SOUTH SIDE
OF AN EXTENSION OF THE SOUTHERN
BOUNDARY OF SEAVIEW DRIVE".

SEAVIEW DRIVE
30' R/W
(PER D.B. 156 PG. 215)

LEGEND

CONC.....CONCRETE
E.O.W.....EDGE OF WATER
EX.....EXISTING
PIPE(F).....IRON PIPE FOUND
ROD(F).....IRON ROD FOUND
R.P.A.....RESOURCE PROTECTION AREA
R/W.....RIGHT-OF-WAY
TELE.....TELEPHONE
UP.....UTILITY POLE

APPLICANT:
GEORGE SIMONS
225 WEST GLENVIEW DRIVE
SALISBURY, NC 28147

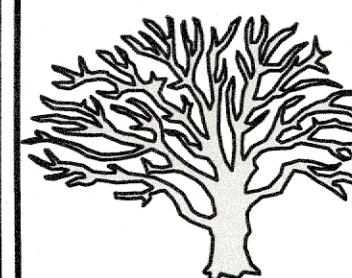
SITE DATA:
TAX MAP #.....39-3B
ZONING DISTRICT.....A-1
LOT AREA.....11,200 S.F. +/- OR
0.257 ACRES +/-
LAND DISTURBANCE AREA.....240 S.F. OR
0.006 ACRES
EXISTING SHED.....68 S.F.
PROPOSED SHED.....240 S.F.
TOTAL.....308 S.F.
IMPERVIOUS SURFACE.....2.75%

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO V.D.O.T. AND WESTMORELAND COUNTY STANDARDS AND SPECIFICATIONS.
- THIS SITE IS NOT TREE COVERED.
- TOPOGRAPHY SHOWN HEREON IS FIELD SHOT ON ASSUMED DATUM.
- ALL DISTURBED AREAS WILL BE SEEDED AND STRAWED IN ACCORDANCE WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK VERSION 1.1, CHAPTER 7 "STANDARDS & SPECIFICATIONS FOR CONSTRUCTION BMP'S" (C-SSM-09, C-SSM-10 & C-SSM-11)
- ALL MATERIALS AND EQUIPMENT ARE TO BE STOCKPILED WITHIN THE LIMITS OF LAND DISTURBANCE.
- THE CONTRACTOR IS TO NOTIFY MISS UTILITY PRIOR TO ANY CONSTRUCTION FOR A COMPLETE AND EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
- NO TITLE REPORT FURNISHED. EASEMENTS & OTHER RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
- THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS PLAT IS TO SHOW THE LOCATION OF THE PROPOSED SHED ONLY. BOUNDARY INFORMATION TAKEN FROM A FIELD RAN SURVEY. ADDITIONAL BOUNDARY INFORMATION TAKEN FROM DEEDS & PLATS REFERENCED HEREON.
- ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 51193C 0280 F, DATED MAY 17, 2022, THIS LOT APPEARS TO BE IN THE 100 YEAR FLOOD ZONE "AE". (EL=6')
- NO WETLAND DELINIATION PERFORMED AT THE TIME OF THIS SURVEY. WETLANDS/R.P.A. MAY EXIST WHICH IS NOT SHOWN HEREON.



EXHIBIT SHOWING PROPOSED SHED
TAX PARCEL 39-3B
COPE MAGISTERIAL DISTRICT
WESTMORELAND, VIRGINIA
SCALE: 1"=20' NOVEMBER 25, 2025
JOB# 25420 KAL



THE
BENCHMARK GROUP
"LAND DEVELOPMENT CONSULTANTS"
5321 WHELAN WAY PARTLOW, VA 22534
540-785-3118
bmarkgroup@aol.com
SURVEYING * ENGINEERING * LAND PLANNING



Westmoreland County, Virginia
Land Use Administration
P. O. Box 1000
Montross, VA 22520
Phone 804-493-0120 FAX 804-493-0604

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

CHESAPEAKE BAY ACT EXCEPTION APPLICATION
TO PLANNING COMMISSION

(June 12, 2023)

Case No: 2604-CBAE-01

Date Received: 02/13/2026

Fee \$600: paid Check #: 229 (submit with application-nonrefundable)
The fee for deferral shall be 50% of the original fee. Make checks payable to 'Treasurer of Westmoreland County.'

Assigned Date for: Planning Commission: April 2026

THIS APPLICATION IS INVALID IF NOT SIGNED BY ALL PROPERTY OWNERS AND THEIR AUTHORIZED AGENTS. PROPERLY COMPLETED AND EXECUTED APPLICATIONS, SUPPORT MATERIALS, AND FEE MUST BE RECEIVED BY THE APPROPRIATE DEADLINE FOR CONSIDERATION AT THE NEXT AVAILABLE MEETING.

Tax Map Identification: 10A-1-E-13 Project Address: 224 Lake Shore dr Colonial Bx
VA 22443

Acreage: 1.006 Zoning District: R-2 Magisterial District: Washington

Owner(s): George & Debra Doss

Address: 224 Lake Shore dr

City: Colonial Beach State: VA Zip: 22443

Phone #: 571-218-9330 Phone #: 571-218-9307

Email Address: [REDACTED]

Agent (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Phone #: _____

Email Address: _____

What year was the lot platted? 1957/2026 When did you purchase the parcel? 10/2020

I/we respectfully request the consideration of a **CHESAPEAKE BAY ACT EXCEPTION** in accordance with the Zoning Code requirements found in Article 3, Section 1, Subsection 15, and being further described as:

one story 3 car garage

(Description of work being proposed)

SUBMITTAL DOCUMENTS

The following documents shall accompany this application unless waived in writing by the Zoning Administrator:

1. Six (6) paper copies of all documents, plus one (1) digital PDF for staff review.
2. Final site plan including a Major or Minor Water Quality Impact Assessment (WQIA) and Best Management Practices (BMPs) in accordance with Section 3-1.11 of the Zoning Code, prepared by a licensed engineer or surveyor. This final site plan shall also show the dimensions of the parcel and location of existing/proposed building(s) and other features, as well as all Resource Protection Areas (RPA) delineations and their 50-foot and 100-foot buffer lines. The final site plan shall also show each individual tree that is 6-inches or greater in diameter at breast height within 15 feet of the land disturbance limits with notations stating whether it is to be protected or removed.
3. Copy of any written waivers from the Zoning Administrator for this request.
4. Landscape plan in accordance with Section 3-1.11(D) (3) of the Zoning Code, if applicable.
5. Erosion & Sediment control plan in accordance to Article 54 of the County Code, if applicable.
6. Stormwater management plan in accordance to Article 55 of the County Code, if applicable.
7. Floor plans of the existing/proposed constructions indicating the number of floors.
8. Building elevation views of the existing/proposed construction.
9. Existing contour lines, as well as site grading lines when the existing grade of the site shall be altered. Drainage patterns should be indicated by an arrow showing the direction of flow.
10. Other documentation that you feel important for your case.

I/we hereby grant permission for staff and Commission members to go upon the above property. I/we certify that the information presented on this application is true and correct to the best of my/our knowledge. I/we further understand that upon the review of the documents submitted, should it be determined that they do not meet the requirements, the application shall not be forwarded to the Commission until the issue(s) have been resolved.

Owner Signature: _____

Date: 2/13/2026

[Signature]

Date: 2/13/2026

Date: _____

Date: _____

Date: _____

Agent Signature: _____

Date: _____

Applicant Signature: _____

Date: 2/13/2026

[Signature]

2/13/2026



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

Planning Commission
Chesapeake Bay Act Exception
Staff Report

Date: 3/19/2026
From: Kelly V. De Jesus, *Assistant Planning Director*
Case #: #2604-CBAE-01
Site Address: 224 Lake Shore Drive, Colonial Beach
Site Location: Berkley Beach Subdivision
Magisterial District: Cople
Site Tax Map: 10A-1-E-13
Owner/Applicant: Mr. George P. & Mrs. Debra A. Doss
Site Property Size: 43,837 sf/1.006 acres
Site Zoning District: R-2
Utilities: Public Water & Sewer
Authority: Article 3, Section 1, Subsection 15 of the Zoning Ordinance
Project Description: Placing a 36' x 60' (2,160 sf) detached garage in the Landward 50' Buffer of the Resource Protection Area (RPA)
Planning Commission: April 6th (1:30 p.m., George English Building)

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Background

The property in question is a peninsula projecting into an interior lake, which is tidally connected to Mattox Creek, within the Berkley Beach Subdivision. The dwelling onsite was built in 1957, prior to the Chesapeake Bay Act of 1989. Including the enclosed porch and deck, the dwelling totals 1,458 square feet.

The owners are requesting a Chesapeake Bay Act Exception to construct a 36' x 60' detached garage within the *Landward 50' Buffer*. The lot is exceptionally narrow. There is an existing shed onsite, along with a driveway entrance, providing access on the northern side of the lot. The

remaining portion is encompassed by the RPA, leaving little room to build outside of the 100' Buffer.

Need for Board Action:

Sec. 3-1.13(4)(g) states that accessory structures may not be approved by the Zoning Office and therefore require a Chesapeake Bay Act Exception.

Surrounding Development:

The neighborhood is comprised of residential dwellings and accompanying accessory structures.

Landscaping/Buffer Mitigation:

Vegetative: The applicants propose to plant eight planting units (8 Canopy Trees, 16 Understory Trees, and 24 Shrubs), which surpasses the minimum requirements mandated in the Riparian Buffers Manual. The minimum standard imposed is 1 planting unit is required per 400 sf of new impervious cover or fraction thereof.

Structural: The applicants proposed to install two flo-wells to collect the entirety of the structure. The first has a 125.7 cf capacity and the second has a 92 cf capacity.

Staff Recommendation

The Westmoreland County Planning & Community Development staff recommends approval for this project as presented.

Planning Commission Vote:

Motion: _____

Motioned: _____ Seconded: _____

Mr. Coates: _____ Mr. Schick: _____ Mr. Thompson: _____ Mr. Hickman: _____ Mr. Hudson: _____

Additional Comments:

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO V.D.O.T. AND WESTMORELAND COUNTY STANDARDS AND SPECIFICATIONS.
- THIS SITE IS PARTIALLY TREE COVERED.
- TOPOGRAPHY SHOWN HEREON IS FIELD SHOT ON ASSUMED DATUM.
- ALL DISTURBED AREAS WILL BE SEEDED AND STRAWED IN ACCORDANCE WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK VERSION 1.1, CHAPTER 7 "STANDARDS & SPECIFICATIONS FOR CONSTRUCTION BMP'S" (C-SSM-09, C-SSM-10 & C-SSM-11)
- ALL MATERIALS AND EQUIPMENT ARE TO BE STOCKPILED WITHIN THE LIMITS OF LAND DISTURBANCE.
- THE CONTRACTOR IS TO NOTIFY MISS UTILITY PRIOR TO ANY CONSTRUCTION FOR A COMPLETE AND EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY THE INVERT OF SEPTIC TANK OR LATERAL INVERTS TO INSURE PROPER DRAINAGE AWAY FROM HOUSE.
- THE SETBACKS SHOWN ARE ACCORDING TO COUNTY REQUIREMENTS, AND DO NOT REFLECT SUBDIVISION COVENANT REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COVENANT REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
- NO TITLE REPORT FURNISHED, EASEMENTS & OTHER RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
- BOUNDARY INFORMATION TAKEN FROM A FIELD RAN SURVEY. ADDITIONAL BOUNDARY INFORMATION TAKEN FROM DEEDS & PLATS REFERENCED HEREON.
- ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 51193C 0080 F, DATED MAY 17, 2022, NO PORTION OF THIS LOT APPEARS TO BE IN THE 100 YEAR FLOOD ZONE "A". HOWEVER THIS LOT IS LOCATED IN A ZONE "X".
- R.P.A. BUFFER SHOWN BASED ON FIELD LOCATED EDGE OF WATER. NO FORMAL WETLAND DELINEATION PERFORMED AT THE TIME OF THIS SURVEY.

APPLICANT:

GEORGE DOSS
244 LAKE SHORE DRIVE
COLONIAL BEACH, VA 22443

SITE DATA:

TAX MAP #.....10A-1-E-13
ZONING DISTRICT.....R-2
LOT AREA.....43,837 S.F. +/- OR
1.006 ACRES +/-
LAND DISTURBANCE AREA.....5,985 S.F. OR
0.1374 ACRES

EXISTING DWELLING.....1,358 S.F.
EXISTING GRAVEL DRIVEWAY.....3,100 S.F.
EXISTING SHED.....252 S.F.
EXISTING CONCRETE PADS.....72 S.F.
EXISTING DECKS, STEPS, WALK, ETC.....1,601 S.F.
PROPOSED GARAGE.....1,800 S.F.
PROPOSED DRIVEWAY.....1,508 S.F.
PROPOSED LEAN-TO.....360 S.F.
TOTAL.....10,051 S.F.
IMPERVIOUS SURFACE.....22.93%

LEGEND:

.....BUILDING RESTRICTION LINE
.....EDGE OF WATER
EX.....EXISTING
(F).....FOUND
RCP.....REINFORCED CONCRETE PIPE
RET.....RETAINING
R.P.A.....RESOURCE PROTECTION AREA
R/W.....RIGHT-OF-WAY
SSMH.....SANITARY SEWER MANHOLE
TELE.....TELEPHONE
UP.....UTILITY POLE
.....SILT FENCE
.....EXISTING CONTOURS
.....PROPOSED CONTOURS
.....PROPOSED SPOT ELEVATION

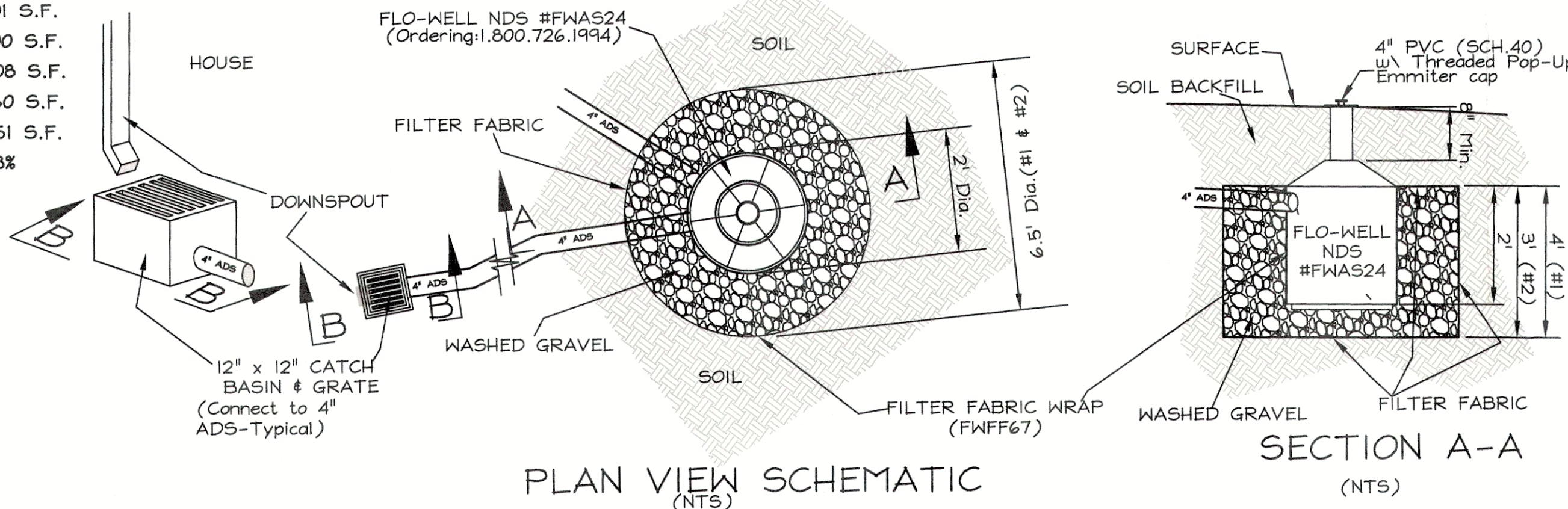
FLO-WELL/INFILTRATION PIT CALCS (#1)

IMPERVIOUS AREA TO CAPTURE:
PORTION OF GARAGE & LEAN-TO
(SHADED AREA SHOWN) 1,260 S.F.
WATER QUALITY (0.5")
(1,260 s.f. x 0.5in.)/12 in/ft. = 52.5 cu.ft.
FLO-WELL VOLUME= 7.5 cu.ft.
VOLUME IN GRAVEL: Required = 45 c.f.
At 40% Voids Volume Required = 112.5 c.f.
Provided:
Diameter of Gravel = 6.5"
Depth of Gravel = 4'
Volume of Gravel = 132.67 c.f.
Subtract Volume of Flo-Well (7.5 c.f.)
Total Volume Provided in Gravel = 125.17 c.f.

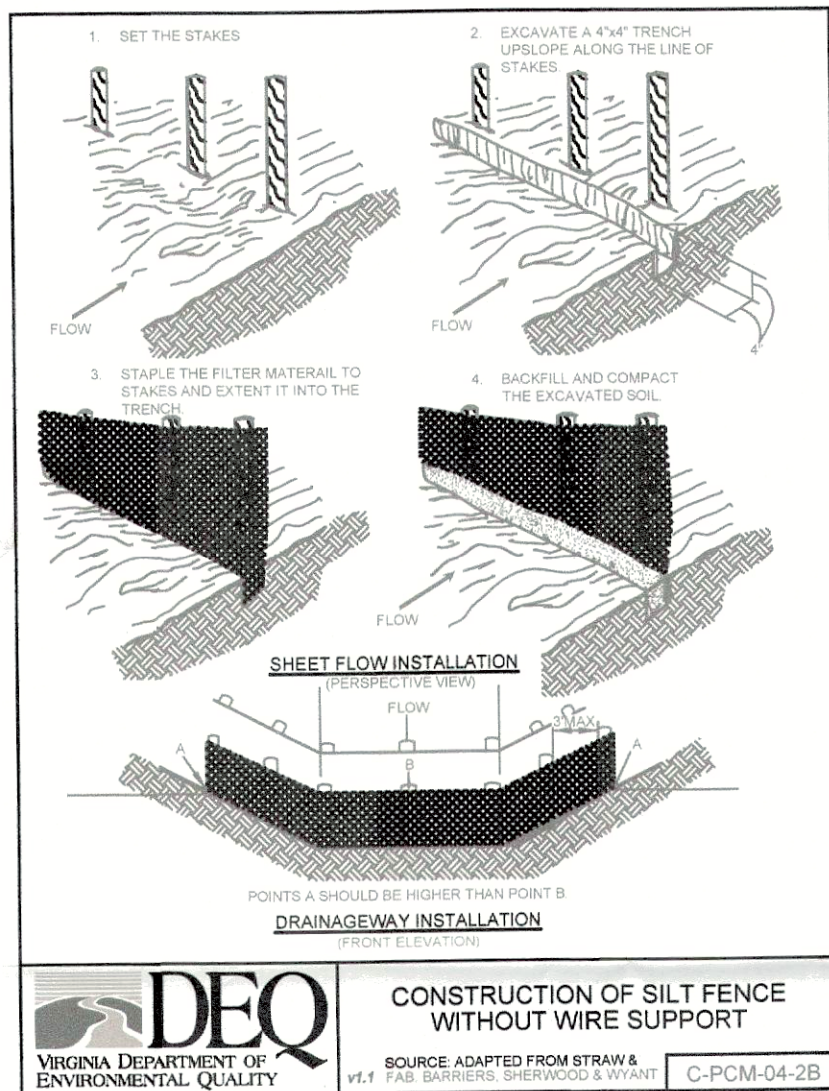
FLO-WELL/INFILTRATION PIT CALCS (#2)

IMPERVIOUS AREA TO CAPTURE:
PORTION OF GARAGE
(HATCHED AREA SHOWN) 900 S.F.
WATER QUALITY (0.5")
(900 s.f. x 0.5in.)/12 in/ft. = 37.5 cu.ft.
FLO-WELL VOLUME= 7.5 cu.ft.
VOLUME IN GRAVEL: Required = 30 c.f.
At 40% Voids Volume Required = 75 c.f.
Provided:
Diameter of Gravel = 6.5"
Depth of Gravel = 3'
Volume of Gravel = 99.5 c.f.
Subtract Volume of Flo-Well (7.5 c.f.)
Total Volume Provided in Gravel = 92 c.f.

FLO-WELL/INFILTRATION DETAIL



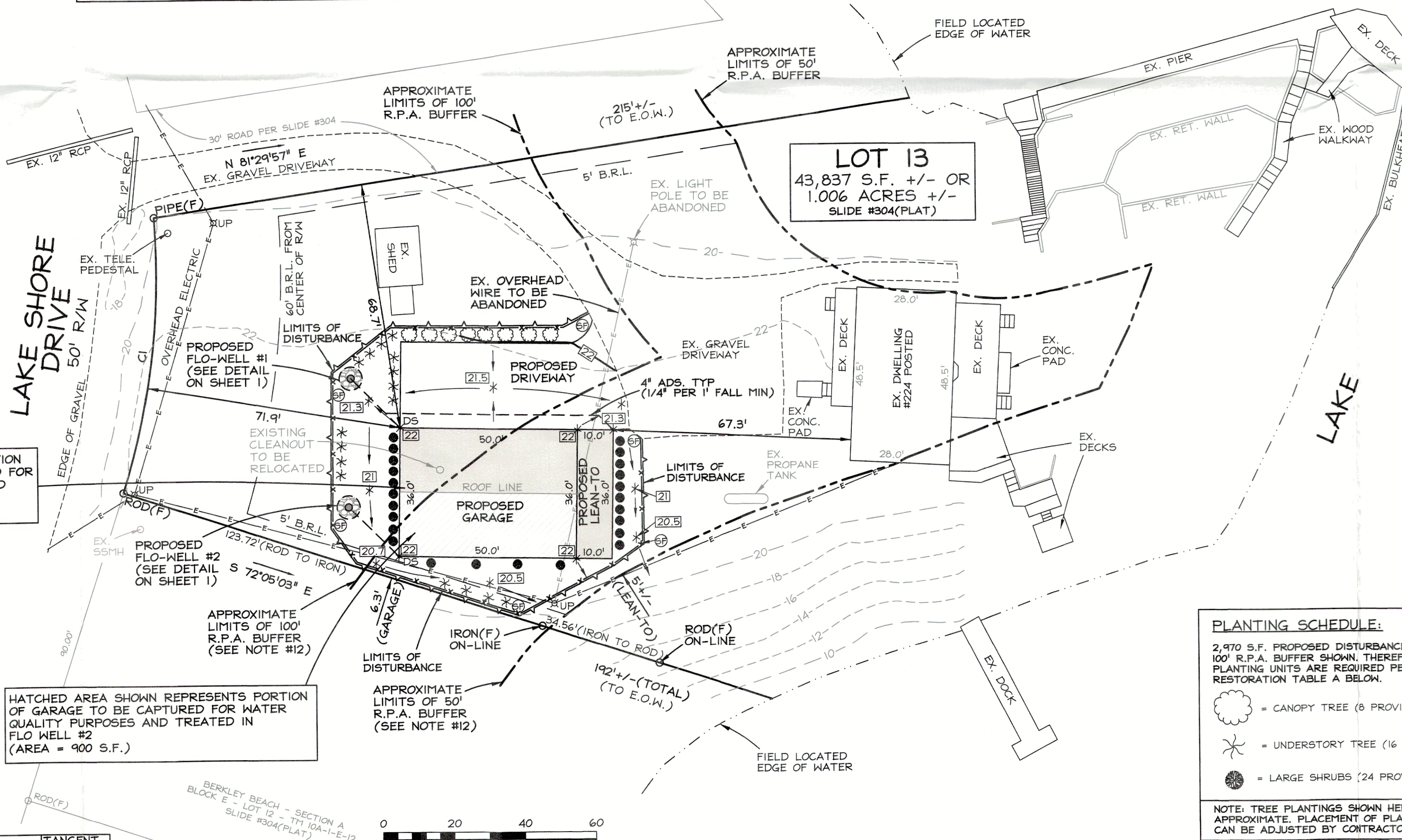
NOTE: IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE SOIL TYPES ARE SUITABLE FOR THE INSTALLATION AND FUNCTION OF PROPOSED FLO-WELL AND ENSURE LOCATION OF ALL BELOW SURFACE UTILITIES ARE LOCATED PRIOR TO INSTALLATION.



NOTE: NO LAND DISTURBING ACTIVITIES INSIDE THE 50' R.P.A. BUFFER

PROPOSED LAND DISTURBANCE INSIDE 100' R.P.A. BUFFER = 2,470 S.F.

SHADED AREA SHOWN REPRESENTS PORTION OF GARAGE & LEAN-TO TO BE CAPTURED FOR WATER QUALITY PURPOSES AND TREATED IN FLO WELL #1 (AREA = 1,260 S.F.)



HATCHED AREA SHOWN REPRESENTS PORTION OF GARAGE TO BE CAPTURED FOR WATER QUALITY PURPOSES AND TREATED IN FLO WELL #2 (AREA = 900 S.F.)

CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
CI	201.30'	77.80'	77.32'	N 06°50'38" E	22°08'39"	39.39'

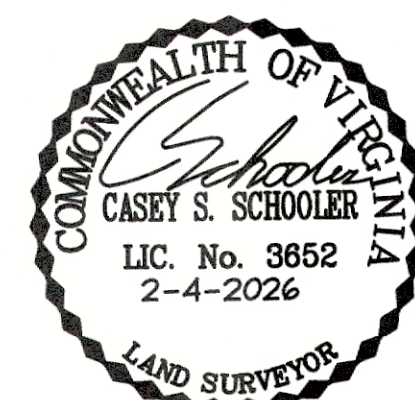


PLANTING SCHEDULE:

2,470 S.F. PROPOSED DISTURBANCE INSIDE OF 100' R.P.A. BUFFER SHOWN. THEREFORE, 8 PLANTING UNITS ARE REQUIRED PER RESTORATION TABLE A BELOW.

-CANOPY TREE (8 PROVIDED)
-UNDERSTORY TREE (16 PROVIDED)
-LARGE SHRUBS (24 PROVIDED)

NOTE: TREE PLANTINGS SHOWN HEREON ARE APPROXIMATE. PLACEMENT OF PLANTINGS CAN BE ADJUSTED BY CONTRACTOR ON-SITE



BERKLEY BEACH - SECTION A
BLOCK E - LOT 13 - TAX PARCEL 10A-1-E-13
#224 LAKE SHORE DRIVE
WASHINGTON DISTRICT
WESTMORELAND COUNTY, VIRGINIA

SITE PLAN FOR GARAGE

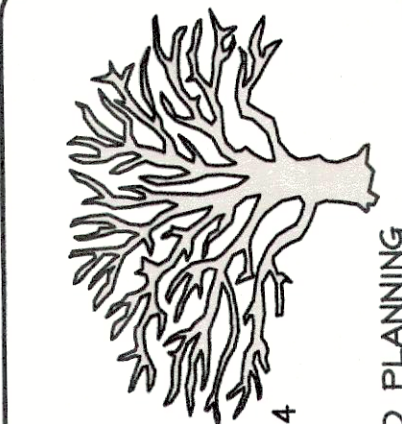
DESIGNED: KAL
DRAWN: KAL
CHECKED: CCS

DATE: 2-4-2026

SCALE: 1"=20'

JN: 25499

SH: 1 OF 2



THE BENCHMARK GROUP
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Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.77	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.23	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.19	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 1,299

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	466	0	0	0	0	466
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.67	0.00	0.00	0.00	0.00	0.67
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.12	0.00	0.00	0.00	0.00	0.12
TP LOAD REMAINING (lb/yr)	0.55	0.00	0.00	0.00	0.00	0.55
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.69	0.00	0.00	0.00	0.00	1.69

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.67
TP LOAD REDUCTION REQUIRED (lb/yr)	0.10
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.12
TP LOAD REMAINING (lb/yr)	0.55

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.02 LB/YEAR **

Total Nitrogen (For Information Purposes)

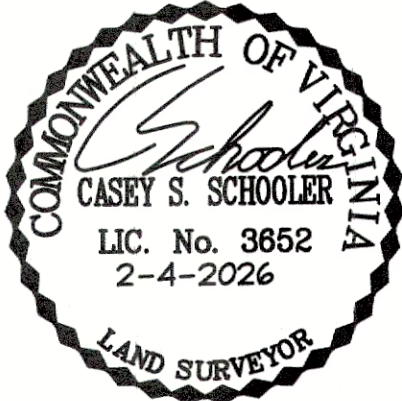
POST-DEVELOPMENT LOAD (lb/yr)	7.86
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.69
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.17

PER VRRM SPREADSHEET ABOVE, 0.05 ACRES OF ROOFTOP AREA WILL BE CAPTURED AND TREATED IN THE FLO-WELLS SHOWN ON SHEET ONE. ADDITIONALLY, THE PROPOSED DRIVEWAY (0.03 ACRES) RUNOFF AND ALL OTHER EXISTING IMPERVIOUS RUNOFF (0.11 ACRES TOTAL) WILL SHEET FLOW INTO THE 50' R.P.A. BUFFER (CONSERVATION AREA).



SOIL MAP LEGEND

MAP SYMBOL	SOIL NAME	SLOPE %	HYDROLOGIC SOIL GROUP
22A	TETOTUM LOAM	0-2%	C
17E	RUMFORD SOILS	15-50%	A



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SITE PLAN FOR GARAGE

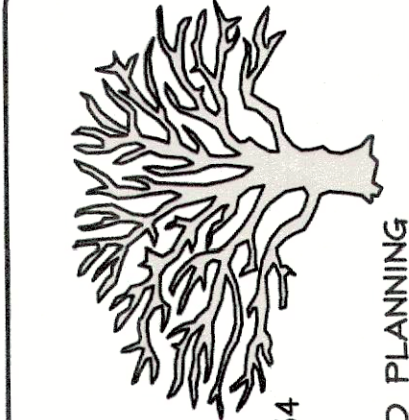
DESIGNED: KAL	DRAWN: KAL	CHECKED: CDS
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DATE: 2-4-2026

SCALE: 1"=20'

JN: 25499

SH: 2 OF 2



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REVISIONS:
