



**TOWN OF IRVINGTON, VIRGINIA  
CONNEMARA CORPORATION  
18700 MARY BALL RD, WHITE STONE, VA 22578  
TOWN COUNCIL SPECIAL CALLED MEETING  
& PLANNING COMMISSION SPECIAL CALLED MEETING  
*to be held as a Joint Public Hearing*  
TUESDAY, DECEMBER 08, 2020 5:30 PM**

**NOTICE:** the Irvington Town Council & Planning Commission will hold a Special Called Meeting to be held as a Joint Public Hearing on Thursday, December 08, 2020 at 5:30 PM; Connemara Corporation 18700 Mary Ball Rd, White Stone, VA 22578

**AGENDA**

- A. CALL TO ORDER** – Mayor Bugg
- B. ROLL CALL** – S. Phillips, Town Clerk
- C. PUBLIC HEARING**

- 1. 1<sup>st</sup> Reading Resolution 2020-Alga; Conditional Use Permit for replace and extend existing pier, R-1 Tax Map 34F 13
- 2. 1<sup>st</sup> Reading Resolution 2020-Smith; Conditional Use Permit for new pool, outside the RPA R-1, Tax Map 27 22A
- 3. 1<sup>st</sup> Reading Resolution 2020-Webb; Conditional Use Permit for new pool, inside the RPA, redevelopment, no further encroachment and no increase in impervious cover R-1, Tax Map 34 21D

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER LIMITING MEETINGS TO 25 PERSONS, PUBLIC ATTENDANCE WILL BE ON A FIRST COME, FIRST SERVED BASIS UNTIL THE LIMIT IS ATTAINED.**

**YOU MAY COMMENT IN ADVANCE BY SENDING AN EMAIL TO THE UNDERSIGNED BY DECEMBER 9, 2020 AT 5PM.**

These topics are placed on the joint public hearings agenda pursuant to VA Code §15.2-2204. Copies of the applications, ordinance, and resolution are available in the Town Office. Individuals requiring additional information or clarification may contact Lara M. Brown, Zoning Administrator, 804.438.6044.



## 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)

75 JAMES POINT

(street address)

Between END OF THE LANE Street and END OF JAMES POINT  
Street.

Exact legal description of said property being (tax map and

Parcel #) COUNTY SEC 34E-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 PIER, 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.

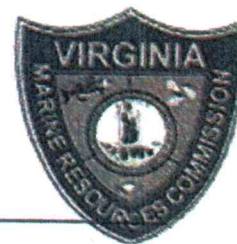
SEE ATTACHED

362 ft. Shoreline

# Virginia Marine Resources Commission

## Permit Application 20200444

Printed: Tuesday October 6, 2020 11:32 AM



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**Applicant:** David Alga  
199 Crescent Lane  
Clarksville, VA 23927

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

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

**Project Dimensions:**

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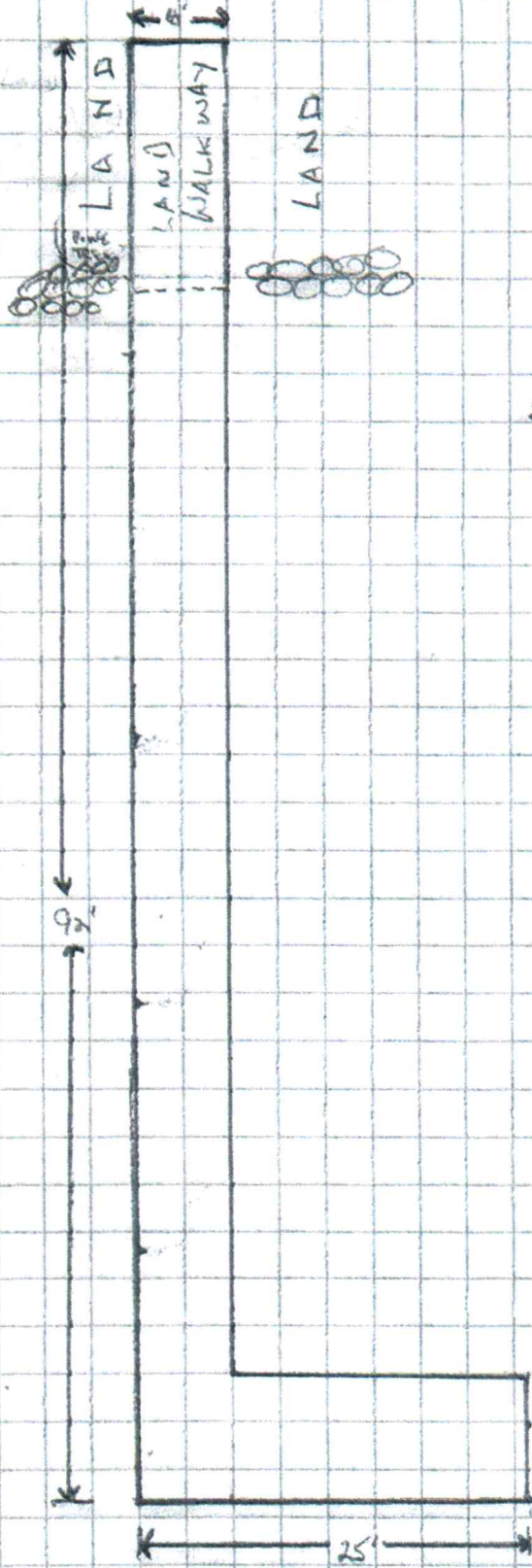
Pier: 92 Linear Feet

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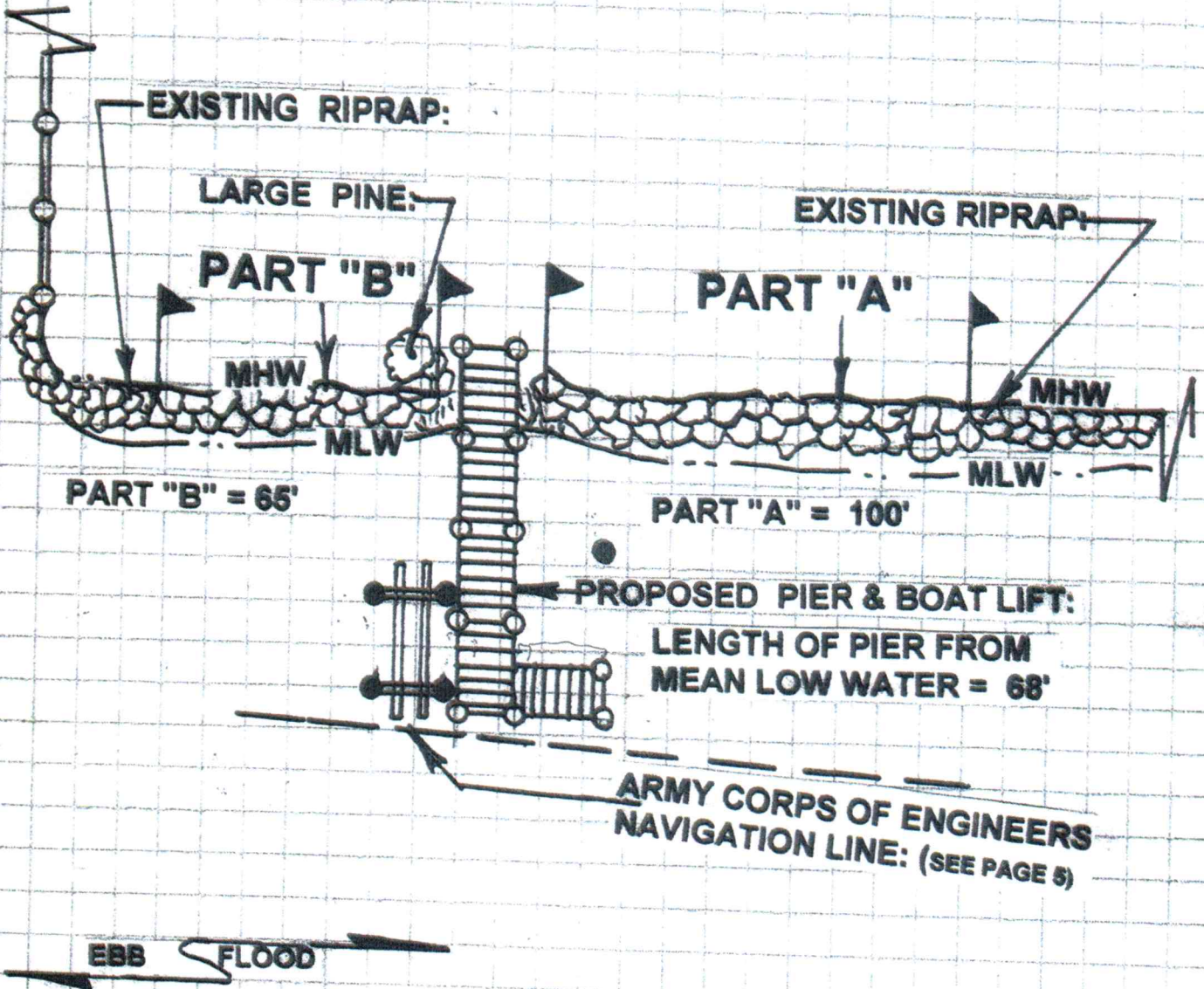
Riprap: 165 Linear Feet

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A LGA Dock



SCALE: 1/8" = 1'



**CARTER CREEK**

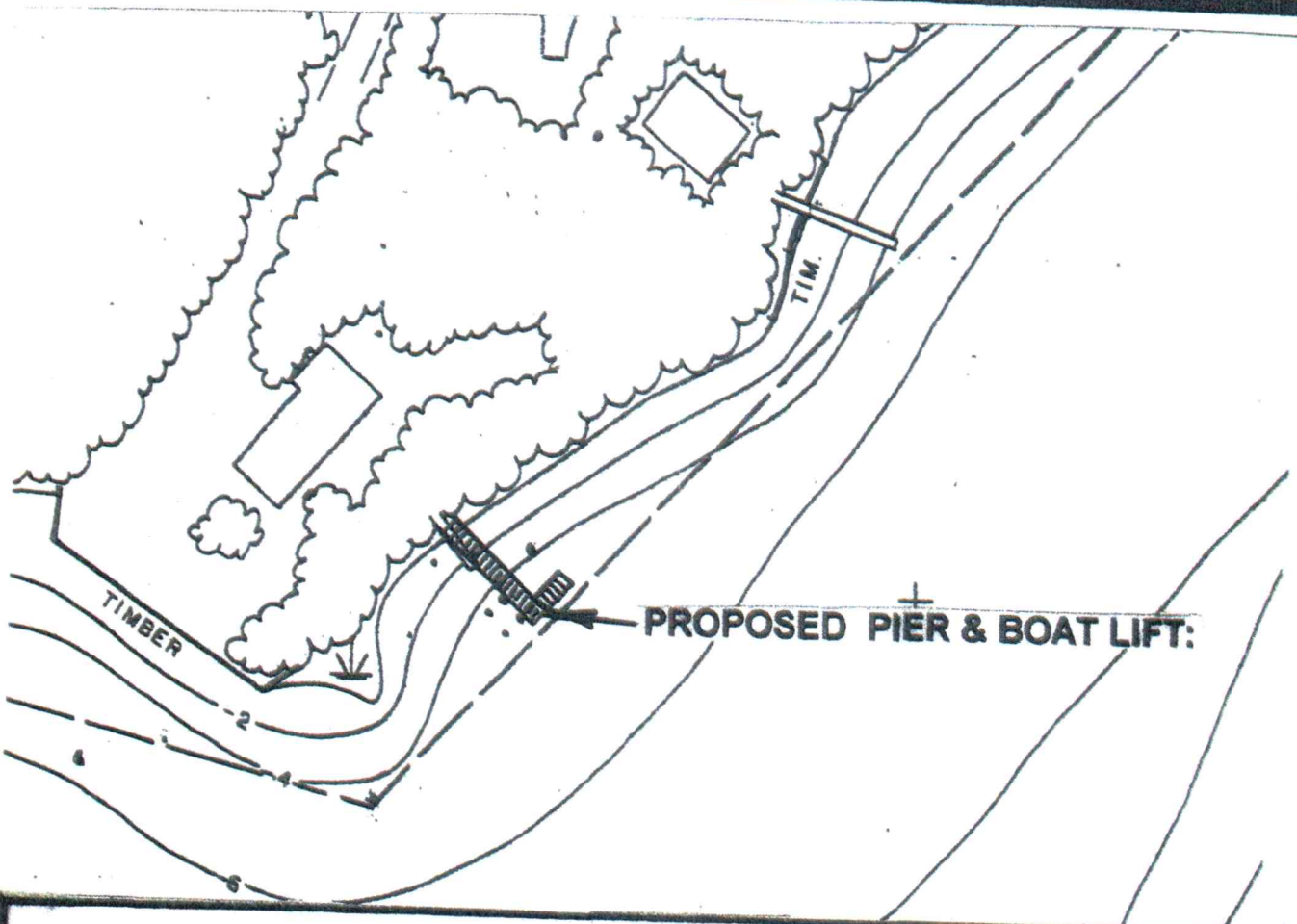
**SCALE: 1" = 40'**

**PLAN VIEW, REVETMENT, PIER:**

**ROGER MC KINLEY, INC.**  
 693 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

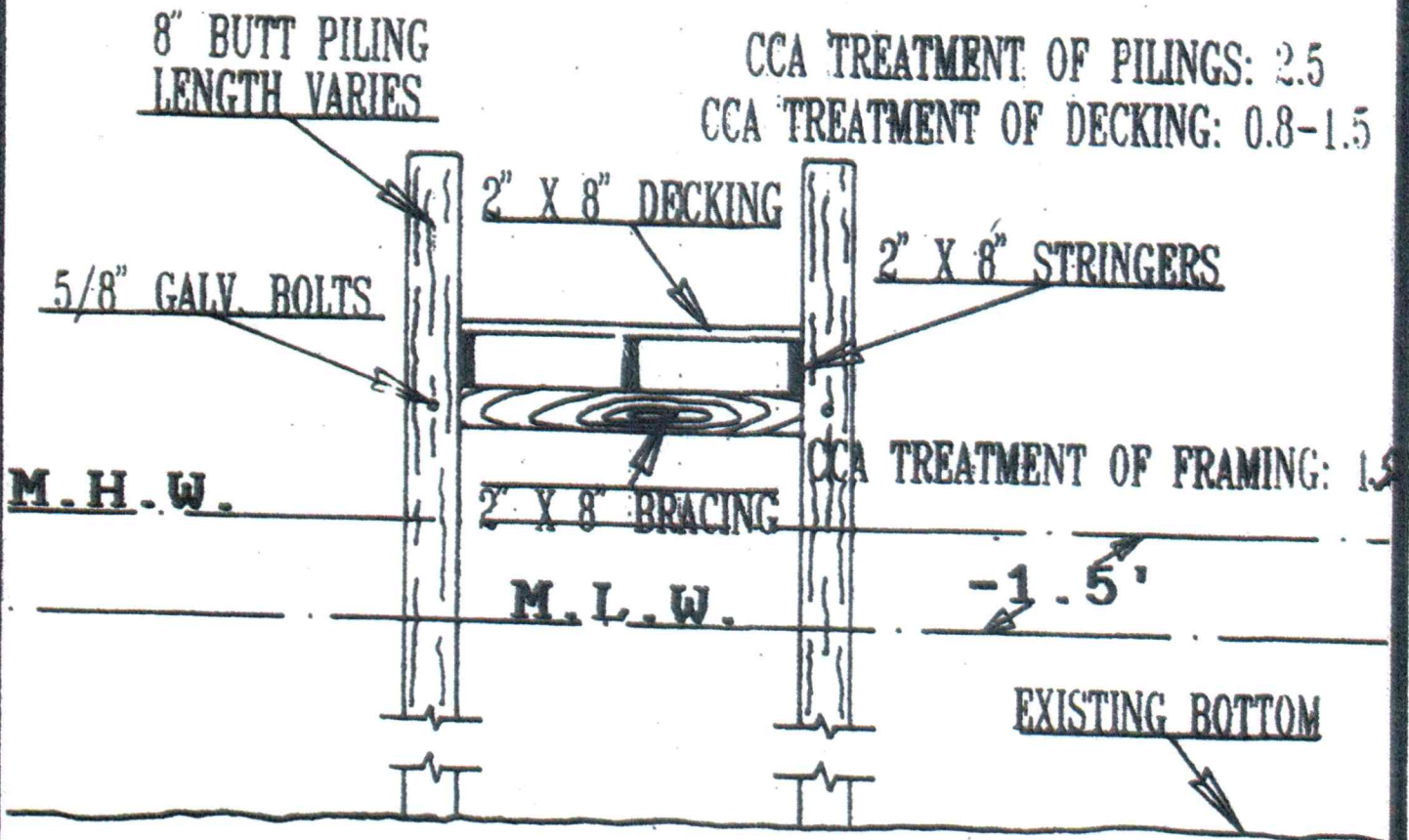
DESIGNED J.W.H.	DRAWN WS&E LTD.	SCALE: 1" = 100'	SHEET 13 OF 14
REVIEWED	CHECKED	100 0 100 200 FT	

**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





## SECTION VIEW, PIER:

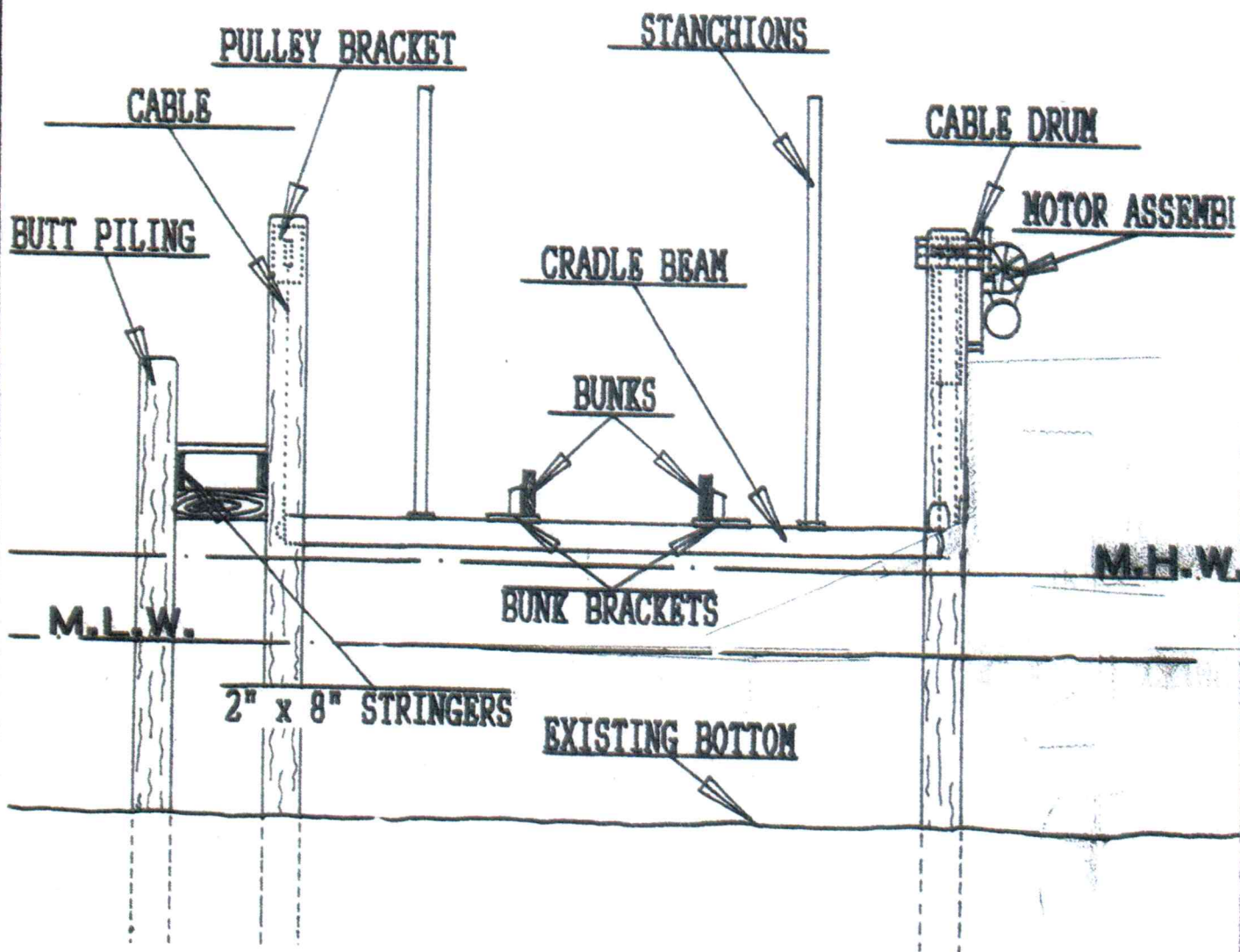
ROGER MC KINLEY, INC.  
691 MILL POINT DRIVE  
HEATHSVILLE, VA. 22473  
804-724-8094

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

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

Phone No. 434-774-9222

199 CRESCENT LN. CLARKSVILLE, VA 22927

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

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.

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

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\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone No. \_\_\_\_\_

Application Completed and  
 Received by Zoning 10/8/197-2020  
 Administrator  
 By David M. New  
 (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
	<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 AND MARY ANN SINK</u>	<u>2600 WATSON CLUB RD DEALEMAN</u>	<u>405</u>	<u>SEC 34</u>	
		<u>SC 27707</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

Dr. Bryan and Mrs. Mary Ann Alga Sink  
2 Country Club Rd.  
Beaufort, South Carolina 29907  
803-984-3594

County Section 34 Lot 2B      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

Dr. Bryan Alga Sink

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**

<b>Tax Map</b>	<b>Name</b>	<b>Mailing Address</b>
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)

1 173 VIRGINIA ROAD, IRVINGTON, VA 22480  
(street address)

Between WALCASTER ROAD Street and CARTER'S CREEK  
Street.

Exact legal description of said property being (tax map and  
Parcel #) T.N.A. 27 - PARCEL 22A

\*\*\*\*\*

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?

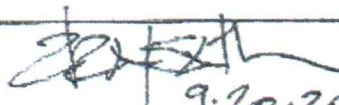
- ADDITION OF POOL IS OF RECREATIONAL & HEALTH BENEFITS TO THE APPLICANT / RESIDENT AND IS OF SIGNIFICANT IMPORTANCE DUE TO CURRENT (COVID) PANDEMIC SITUATION. POOL ALLOWS THE HOMEOWNER & FAMILY RECREATIONAL AND SOCIAL DISTANCING OPTION OUTSIDE OF PUBLIC RECREATIONAL FACILITIES.

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





**CUP Application, TOI#2020.CUP8\_Smith, 173 Virginia Rd, Tax Map 27 222A**

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

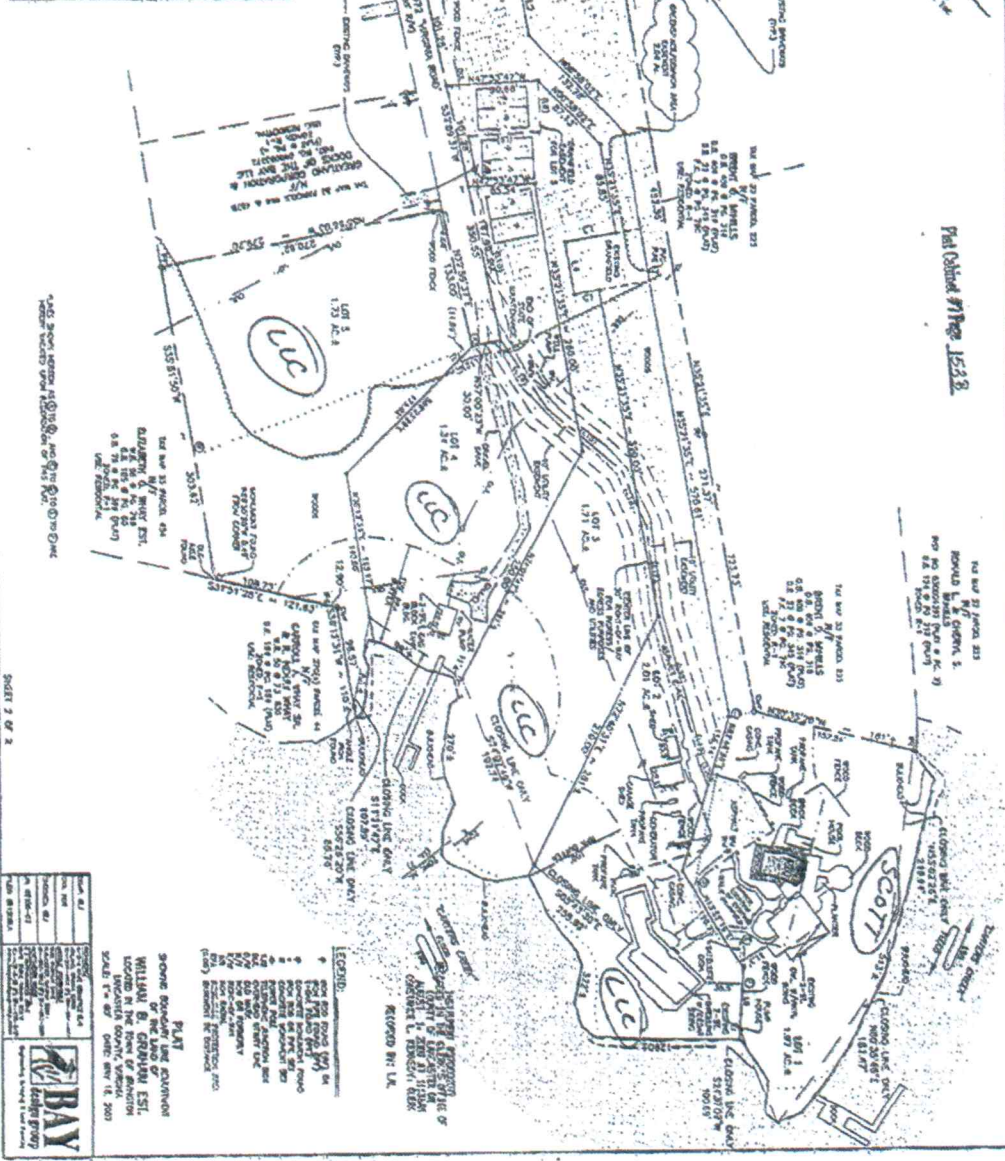
<b>Tax Map</b>	<b>Name</b>	<b>Mailing Address</b>	<b>Physical Address</b>
27 222	Brenda Eubank & Graham Scott	9408 Avolon Dr, Richmond VA 23229	171 Virginia Rd
33 225B	Rebecca & Albert Konvicka	PO Box 535, Irvington, VA 22480	76 York Rd
33 225A	Mary Louisa & Albert Pollart TTEE	60 York Rd, Irvington, 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

Part of Lot 17 Page 1553

STATION	COORDINATE	DISTANCE
12	N45°11'13" E	53.34'
13	S47°48'32" E	50.00'
14	N43°21'55" E	50.00'
15	N45°48'15" W	23.50'
16	N48°51'13" E	70.20'
17	S47°48'15" W	60.00'
18	S47°51'07" E	72.54'
19	S47°50'31" E	209.03'
20	N45°55'34" W	114.31'
21	N47°02'37" E	100.00'
22	N11°21'09" E	41.88'
23	N01°25'51" E	31.25'
24	N45°44'06" E	116.75'
25	N43°45'10" E	116.00'
26	N13°18'00" E	21.34'



**LEGEND**

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY
- UTILITY LINE
- FENCE
- CONCRETE DRIVEWAY
- ASPHALT DRIVEWAY
- GRASS
- SAND
- GRAVEL
- ROCK
- TREE
- SHRUB
- FOLIAGE
- WATER
- SANDSTONE
- LIMESTONE
- GRANITE
- GNEISS
- SLATE
- QUARTZITE
- METAMORPHIC
- ILLINOIS
- MISSISSIPPI
- PENNSYLVANIA
- VIRGINIA
- NORTH CAROLINA
- SOUTH CAROLINA
- GEORGIA
- ALABAMA
- MISSISSIPPI
- LOUISIANA
- ARIZONA
- NEVADA
- CALIFORNIA
- TEXAS
- OKLAHOMA
- KANSAS
- MINNESOTA
- WISCONSIN
- ILLINOIS
- INDIANA
- OHIO
- MICHIGAN
- WISCONSIN
- ILLINOIS
- INDIANA
- OHIO
- MICHIGAN

**PLANT**

SHOW BOUNDARY LINE OF CANTON  
 WILLIAM B. GIBSON, EST.  
 LOCATED IN THE TOWN OF BRANTON  
 COUNTY OF WASHINGTON  
 STATE OF IOWA  
 SCALE 1" = 40' PER PLAN  
 DATE: APRIL 14, 1903

**RAY**  
 Surveying & Engineering Co.  
 100 N. 10th St.  
 Des Moines, Iowa

SHEET 2 OF 2



## 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 - web
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@gmail.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 a 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 than currently exist.

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

Prior to the new construction, this project proposes the removal of approximately 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**

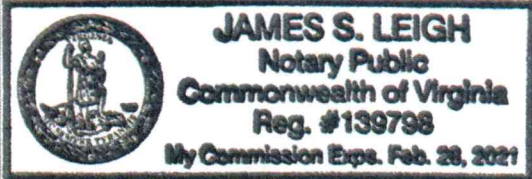
State of Virginia, Town of Irvington, To Wit

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 10<sup>th</sup> day of NOVEMBER, 2020.

2-28-2021

My Commission Expires

*James S. Leigh*  
Notary Public

*[Signature]*

Signature of Property Owner

Date

564 NORTH MAIN ST KILMARNOCK VA 22481

Mailing Address

Phone No.

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

My Commission Expires

Notary Public



THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESS WRITTEN PERMISSION FROM BAY DESIGN GROUP.

PROJECT MANAGER: [Blank]  
 DESIGNED: [Blank]  
 CAD: [Blank]  
 CHECKED: [Blank]  
 FILED: 20024

DATE: AUGUST 17, 20  
 REVISED: OCTOBER 22, 20  
 REVISED: NOVEMBER 9, 20



40 NORTH ST., SUITE 130  
 WASHINGTON, VA 22101  
 (571) 753-7000

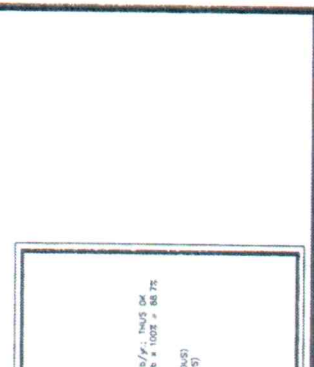
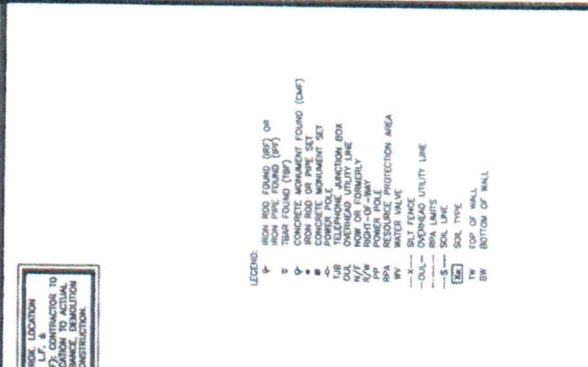


PROJECT: WEBB RESIDENCE

TOWN OF BRUNSWICK  
 LANCASTER COUNTY, VIRGINIA

SHEET: BAY ACT DEVELOPMENT PLAN

SHEET NO. C1 OF 2



SCALE: 1" = 20'

LEGEND:  
 - IRON ROD FOUND (RRF) OR  
 - TIE-BAR FOUND (TBF)  
 - CONCRETE FOUNDATION FOUND (CFF)  
 - CONCRETE FOUNDATION FOUND (CFF)  
 - CONCRETE FOUNDATION FOUND (CFF)  
 - POWER POLE FOUND (PPF)  
 - OVERHEAD UTILITY LINE  
 - UNDERGROUND UTILITY LINE  
 - RIGHT-OF-WAY  
 - POWER POLE FOUND (PPF)  
 - WATER VALVE  
 - SILT FENCE  
 - IMPROVED UTILITY LINE  
 - SOIL TYPE  
 - TOP OF WALL  
 - BOTTOM OF WALL

2. SUMMARY OF RAINFALL REDUCTION METHOD / DEVELOPMENT ANALYSIS

TOTAL SITE	0.22 AC
- IMPERVIOUS AREA	0.22 AC
- MANAGED TURF	0.51 AC
- FORESTED/OPEN SPACE/PRAIRIE/ARTICULATION	0.00 AC
- 1P REDUCED (PER RIM SPREADSHEET)	0.71 %/P
- 1P REDUCTION ACHIEVED (PER RIM SPREADSHEET)	0.08 %/P
- 1P REMAINING (PER RIM SPREADSHEET)	0.63 %/P

RAINFALL REDUCTION PRACTICES UTILIZED:  
 - 1P: 0.08 AC (PERVIOUS)  
 - 1P: 0.08 AC (PERVIOUS)  
 - 1P: 0.08 AC (PERVIOUS)

MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

3. WATER QUALITY IMPACT CALCULATIONS

31.50 RPA	1,821.57	2,817.57
32.50 RPA	65.57	1,078.57
33.50 RPA	1,008.57	1,078.57
34.50 RPA	230.57	1,078.57
35.50 RPA	112.57	1,078.57
36.50 RPA	0.57	1,078.57
37.50 RPA	0.57	1,078.57
38.50 RPA	3,231.57	9,501.57
39.50 RPA	0.22 AC	30.18 OF SITE

NOTE: ACTUAL LOCATION OF RMP MAY BE FIELD ADJUSTED BY OWNER BUT NOT SHOWN ON SHEET. SEE SHEET FOR DETAILED CONTRIBUTING DRAINAGE AREA. SEE PLAN ON SHEET C2.

TAX MAP 34 PARCEL 198  
 FREDERICK A. CASARES &  
 JAMES S. GOSWAMI  
 O.E. 87 B P.C. 503

1. SITE INTERIM IMPACT ANALYSIS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

PROPOSED LAYOUT

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

4. WATER QUALITY IMPACT CALCULATIONS

31.50 RPA	1,821.57	2,817.57
32.50 RPA	65.57	1,078.57
33.50 RPA	1,008.57	1,078.57
34.50 RPA	230.57	1,078.57
35.50 RPA	112.57	1,078.57
36.50 RPA	0.57	1,078.57
37.50 RPA	0.57	1,078.57
38.50 RPA	3,231.57	9,501.57
39.50 RPA	0.22 AC	30.18 OF SITE

MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

5. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
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PROPOSED LAYOUT

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

6. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
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MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

7. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 198  
 FREDERICK A. CASARES &  
 JAMES S. GOSWAMI  
 O.E. 87 B P.C. 503

8. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
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TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

9. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
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EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

10. WATER QUALITY IMPACT CALCULATIONS

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EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

11. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

12. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
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EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

13. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

14. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
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MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

15. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

16. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
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MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

17. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

18. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
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MAGNETIC MERIDIAN PER INST. # 03-3900

EXISTS APPROX. LOCATION OF 91 L.F. & 1/2" DIA. FIELD ADJUST LOCATIONS WITHIN LIMITS OF DISBURSANCE, DEMOLITION AND NEW CONSTRUCTION

19. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

EXIST. CONDITIONS

TAX MAP 34 PARCEL 21A  
 JOHN A. YOUNG &  
 RENEEA A. YOUNG, TRUSTEES  
 INST. #18-0282

20. WATER QUALITY IMPACT CALCULATIONS

EXISTING 2-STORY DWELLING	2,817.57
EXISTING PAVL, WALK AND STPS	1,078.57
EXISTING CONCRETE DRIVEWAY	1,078.57
EXISTING DRIVEWAY	1,078.57
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	6,053.74

