

# HARRISON-PRITCHARD RESIDENCE MASTER PLAN

96 + 49 REYNOLDS LANDING

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 03 MARCH 2026



# SITE ANALYSIS



# EXISTING AERIAL IMAGE

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025





# EXISTING SITE PHOTOS

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



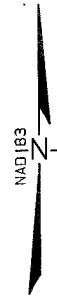
# EXISTING SITE PHOTOS

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



# EXISTING SITE PHOTOS

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



TM 33-240  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
DB 141, PG 504

TM 33-243B  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
INSTR #20120001075

TM 33-240C  
JON T. & PAULA G.  
HANSEN  
INSTR #20160001611

LOCATION OF FEMA FLOODPLAIN PER FEMA  
MAP NUMBER 511030D141E, DATED 7/15/22

TM 33-243  
0.06± AC  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
INSTR #20220000173

TM 33-243A  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
INSTR #20120001075

TM 33-245B  
0.59 AC  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
INSTR #20220000173

TM 33-243C  
0.40± AC  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
DB 387, PG 179

TM 33-244  
ELIZABETH R. HYDER  
&  
LESLIE RICHMOND  
INSTR #20150000483

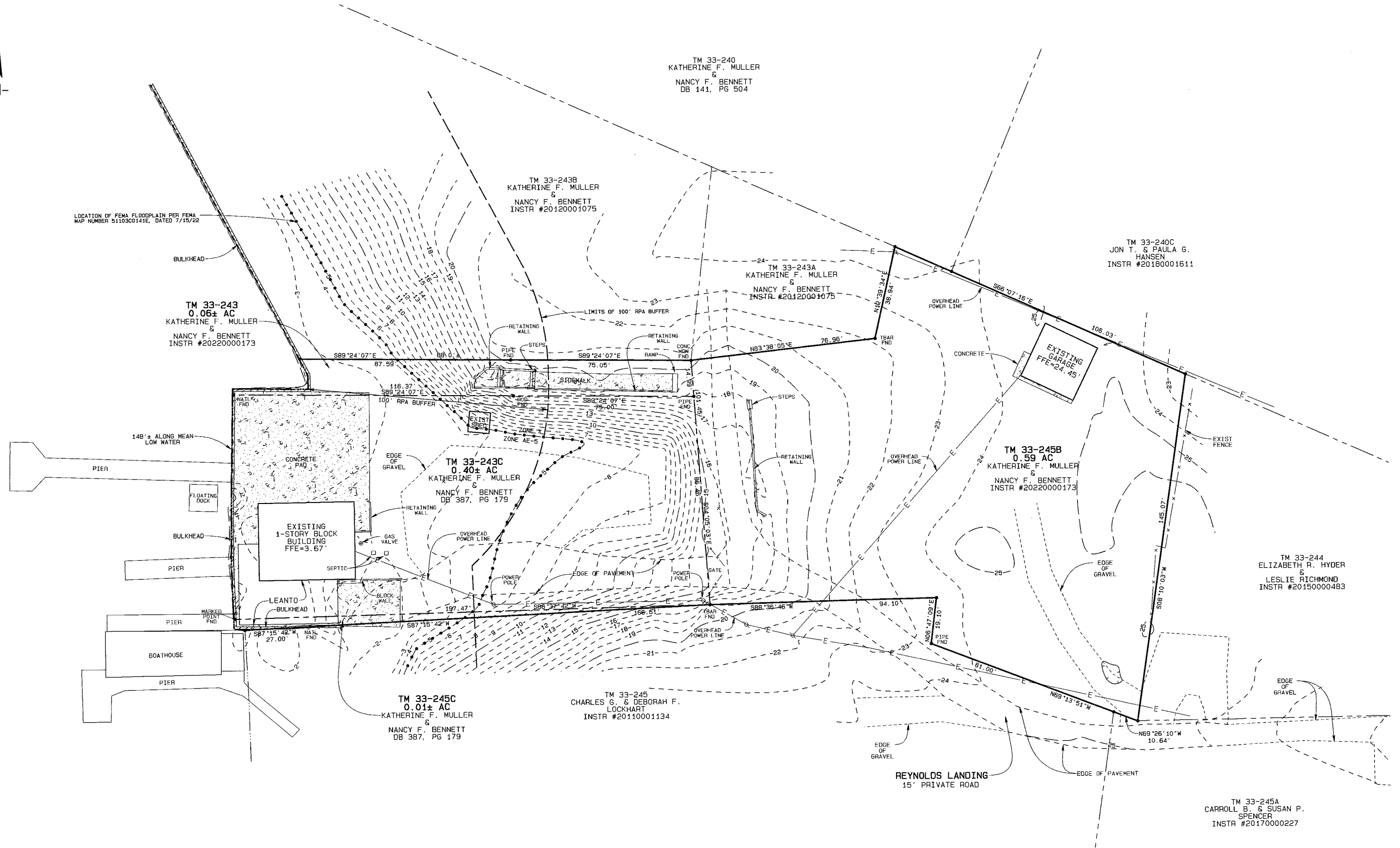
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0.01± AC  
KATHERINE F. MULLER  
&  
NANCY F. BENNETT  
DB 387, PG 179

TM 33-245  
CHARLES G. & DEBORAH F.  
LOCKHART  
INSTR #20110001134

TM 33-245A  
CARROLL B. & SUSAN P.  
SPENCER  
INSTR #20170000227

REYNOLDS LANDING  
15' PRIVATE ROAD

CARTERS CREEK



0 10 20 40



# SITE SURVEY

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



**SITE DATA:**

**Parcel ID**  
33-243C + 33-245B

**Parcel Address**  
96 + 49 Reynolds Landing

**Area**  
.99 +/- Acres

**Zoning**  
M-1

**Description**  
Industrial Limited

**Minimum Yard Requirements:**

Front: 75 feet from centerline of street or road right-of-way, but in no event less than 50 feet from the edge of the right of way  
Rear: 35 feet  
Sides: 25 feet

**Area Regulations:**

For permitted uses utilizing sewage disposal systems, the required area for such use shall be approved by the health official.

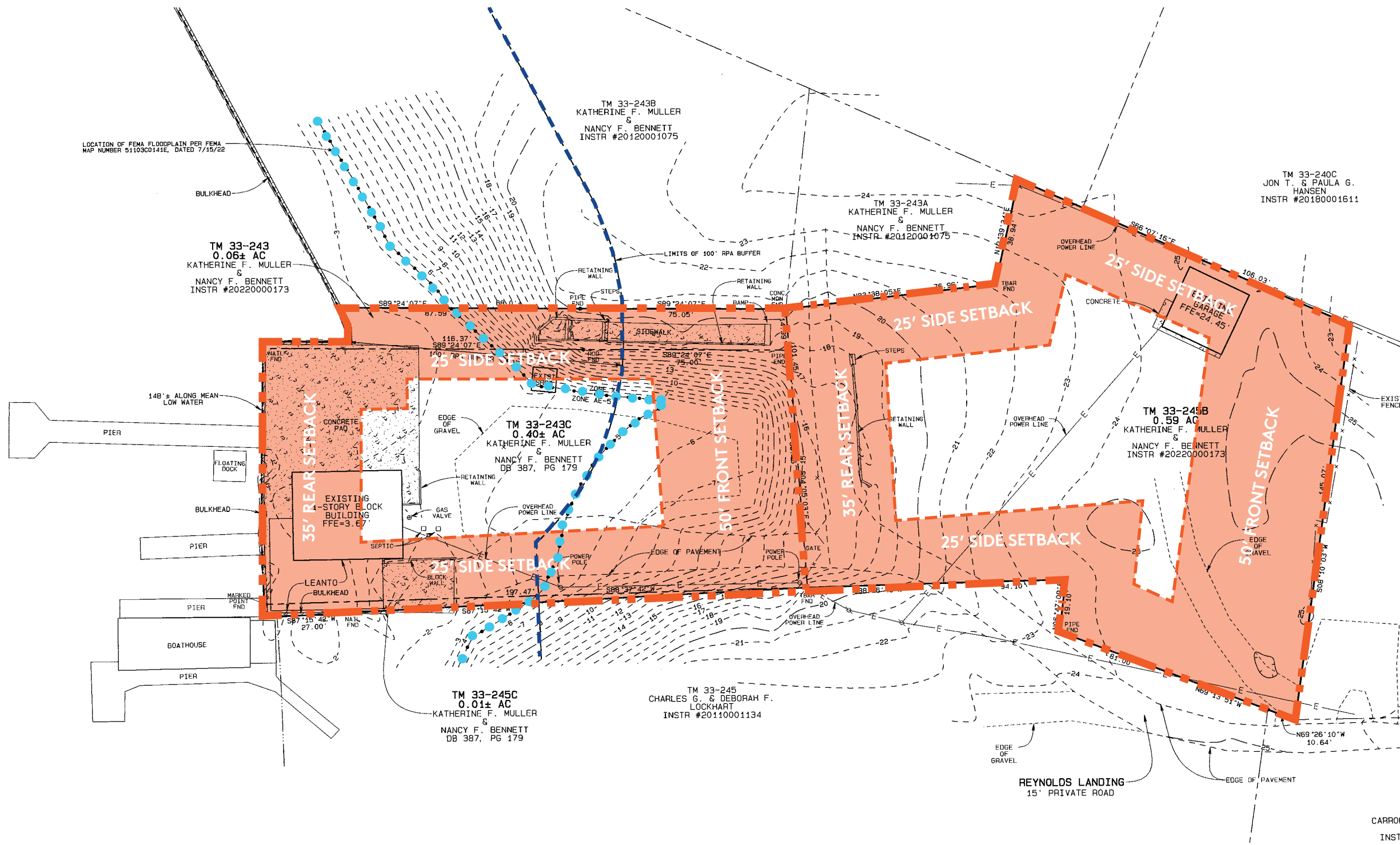
**Height Regulations:**

35 feet - The vertical distance measured from the average elevation of the ground surface or the established curb grade opposite the middle of the front of the structure to the mean height level between the eaves and the ridge of a gable, hip, or gambrel roof.

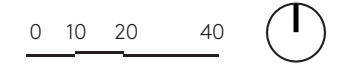
**Coverage Regulations:**

70% - for buildings or accessory buildings

Note: The Town of Irvington is the local zoning authority



- Property Boundary
- Property Setbacks
- FEMA Floodplain
- 100' RPA



# ZONING INFORMATION

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



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33-243C + 33-245B

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96 + 49 Reynolds Landing

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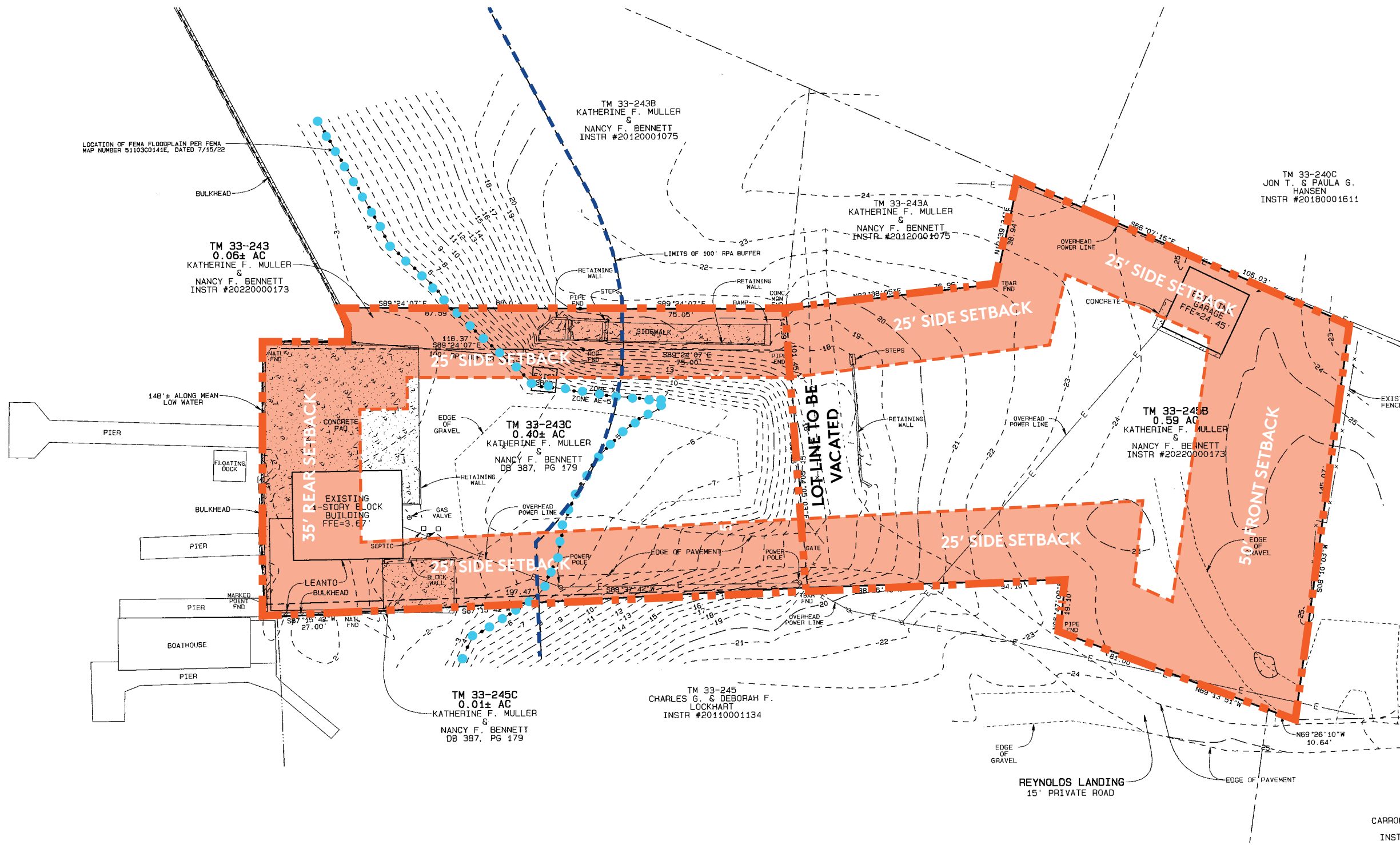
**Height Regulations:**

35 feet - The vertical distance measured from the average elevation of the ground surface or the established curb grade opposite the middle of the front of the structure to the mean height level between the eaves and the ridge of a gable, hip, or gambrel roof.

**Coverage Regulations:**

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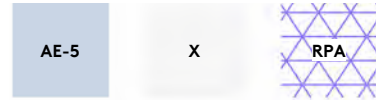
- Property Boundary
- Property Setbacks
- FEMA Floodplain
- 100' RPA



# POTENTIAL LOT CONSOLIDATION

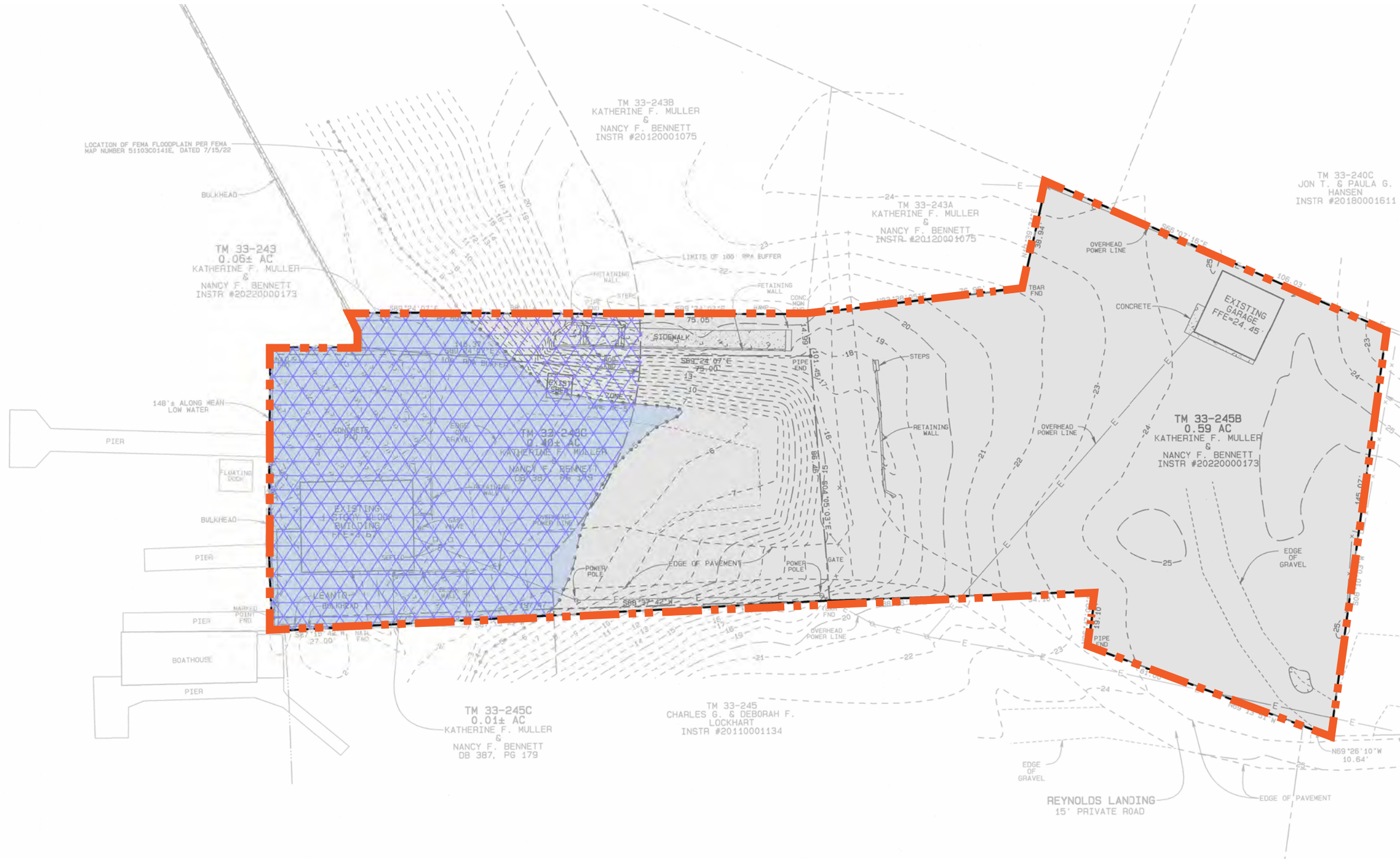
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Note: all areas not within RPA are designated as RMA

Property Boundary



**Flood Zone: AE-5**

**Lancaster County Regulations**

- New construction or substantial improvement of any residential structure shall have the bottom of the lowest horizontal structural member of the lowest floor, including basement, elevated to or above the base flood level
- Space below the lowest floor which are below the regulatory flood protection elevation shall not be designed or used for human habitation, shall be constructed of flood resistant materials, and shall include measures to automatically equalize hydrostatic flood forces (and more)
- Accessory structures shall also comply with these requirements (limited exceptions apply)
- Any structure or use of a structure or premises must be brought into conformity with these provisions when it is changed, repaired, or improved

**Town of Irvington Regulations**

- Nearly identical to requirements of Lancaster County

**Flood Zone: X**

Refer to standard zoning regulations



# RPA AND FLOOD PLAIN ANALYSIS

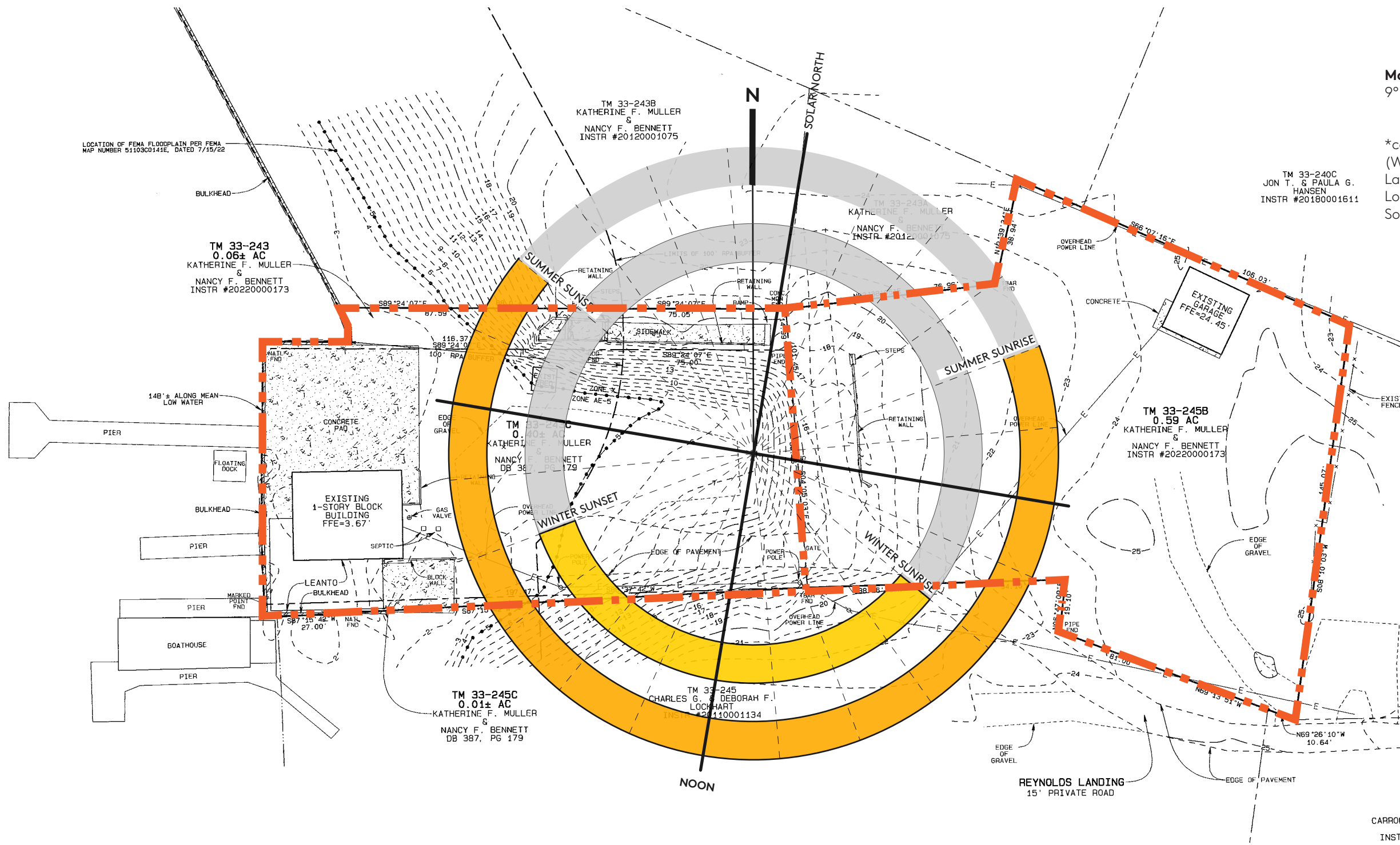
HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



- Property Boundary
- Property Setbacks

**Magnetic Declination**  
 9° 44' W ± 0° 22' changing by 0° 1' W per year

\*calculated based on the current World Magnetic Model (WMM) for Irvington, Virginia:  
 Latitude: 37° 39' 45" N  
 Longitude: 76° 25' 7" W  
 Source: [www.ngdc.noaa.gov/geomag-web/#declination](http://www.ngdc.noaa.gov/geomag-web/#declination)

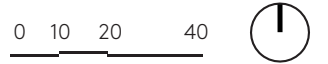
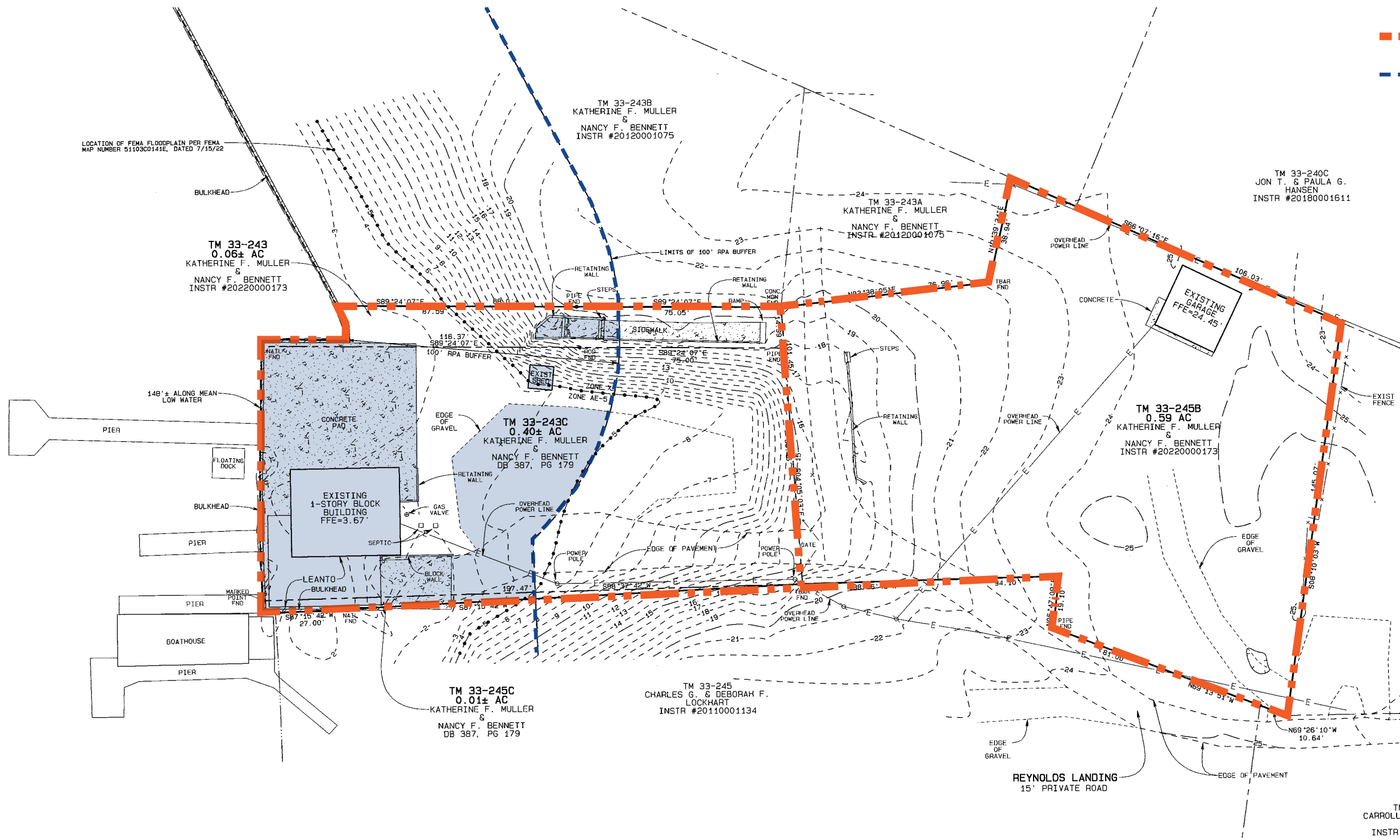


# SOLAR ANALYSIS

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



- Existing Impervious Areas  
TOTAL: 8,688 SF
- Property Boundary
- 100' RPA



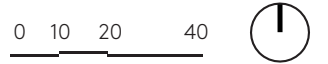
# RPA IMPERVIOUS AREA ANALYSIS

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025





Property Boundary

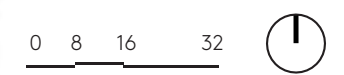
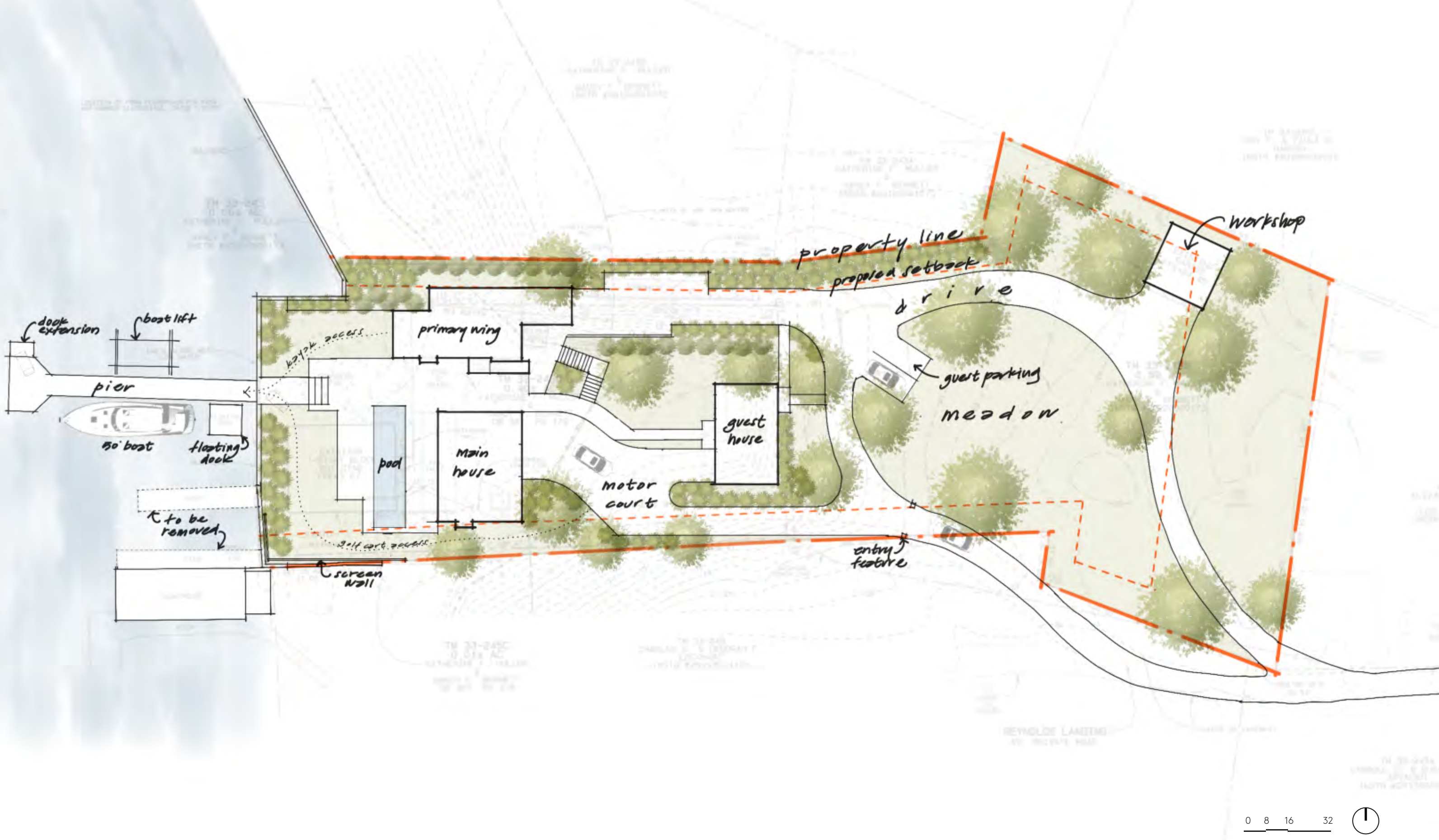


# SLOPE ANALYSIS

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 18 DECEMBER 2025



# DESIGN CONCEPTS

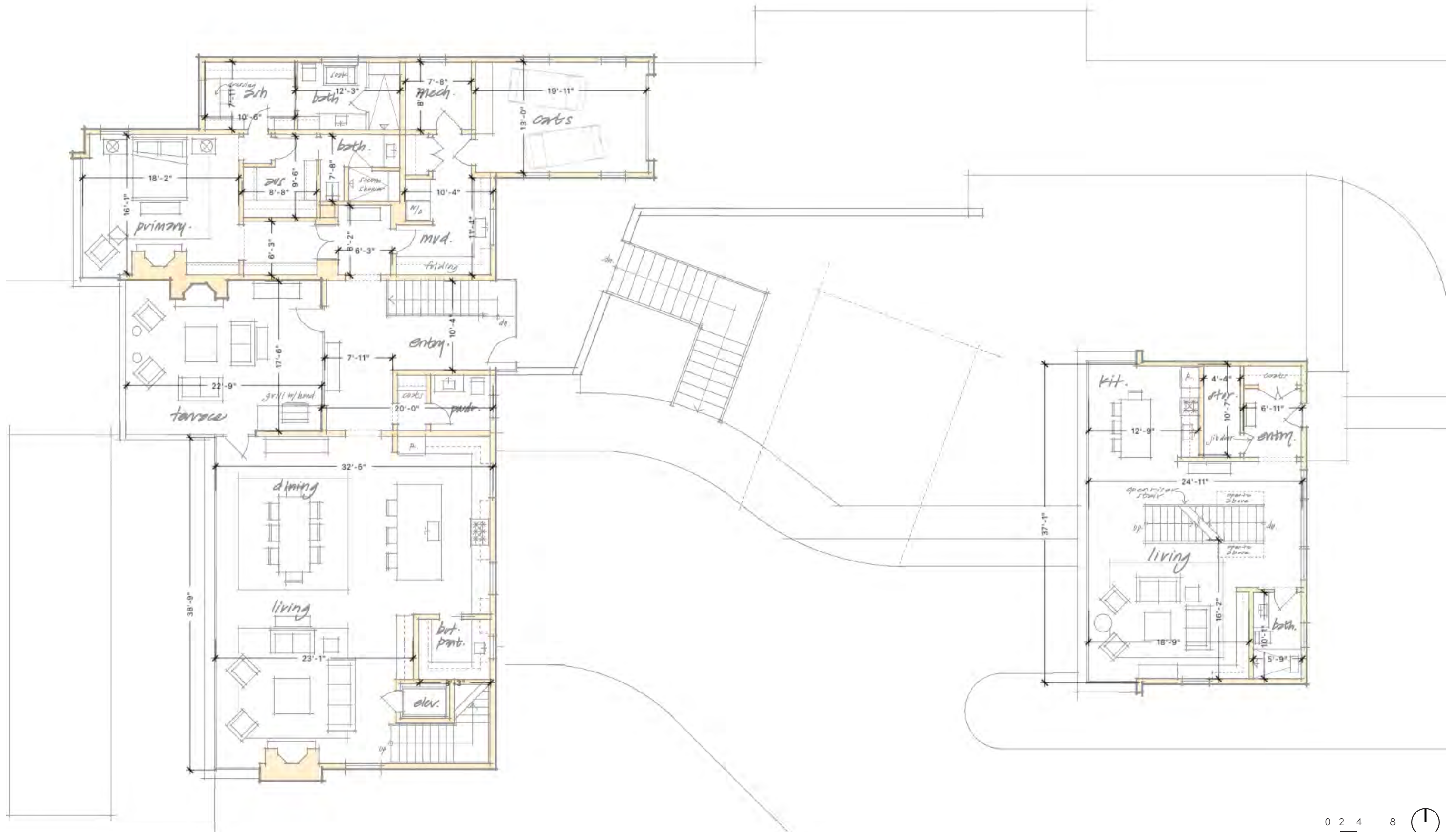


# PRELIMINARY SITE PLAN

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 26 FEBRUARY 2026



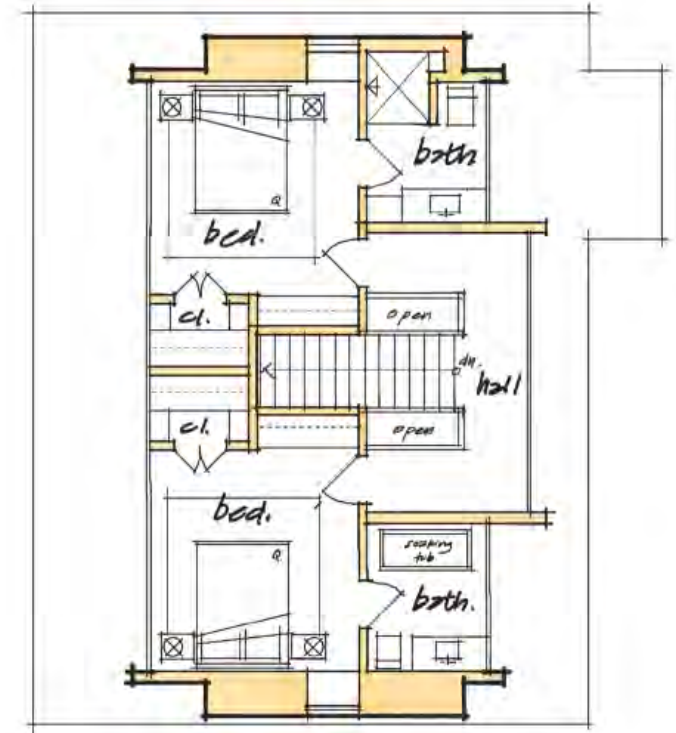
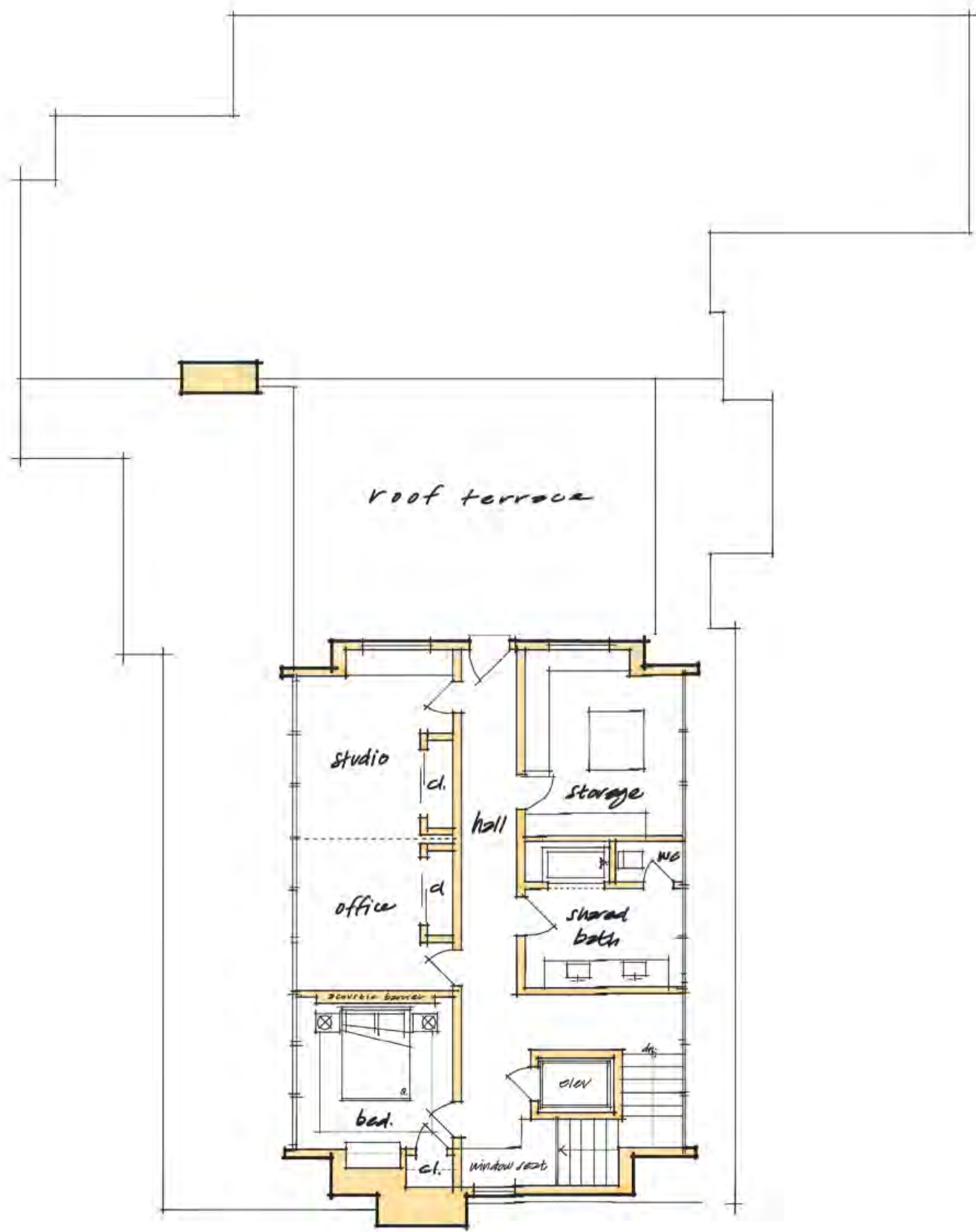




# PRELIMINARY MAIN LEVEL PLAN

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 03 MARCH 2026

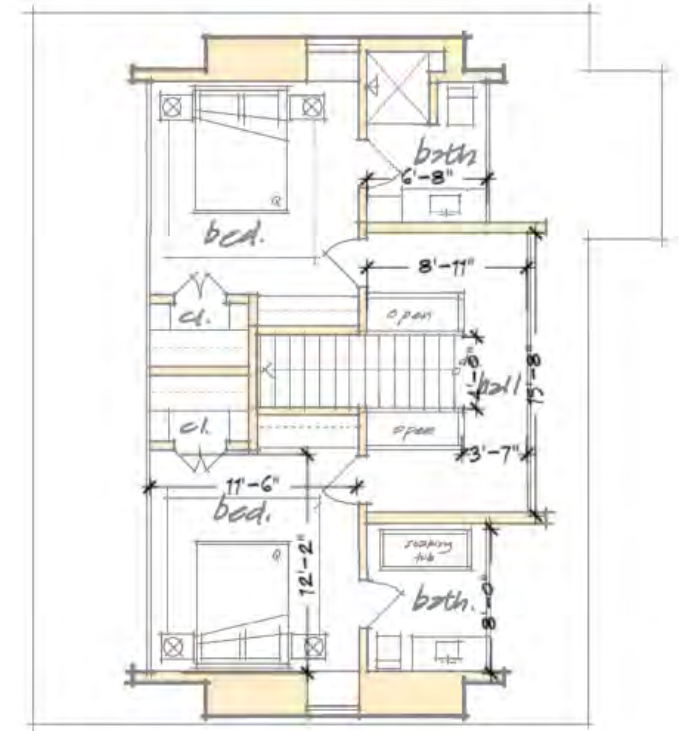
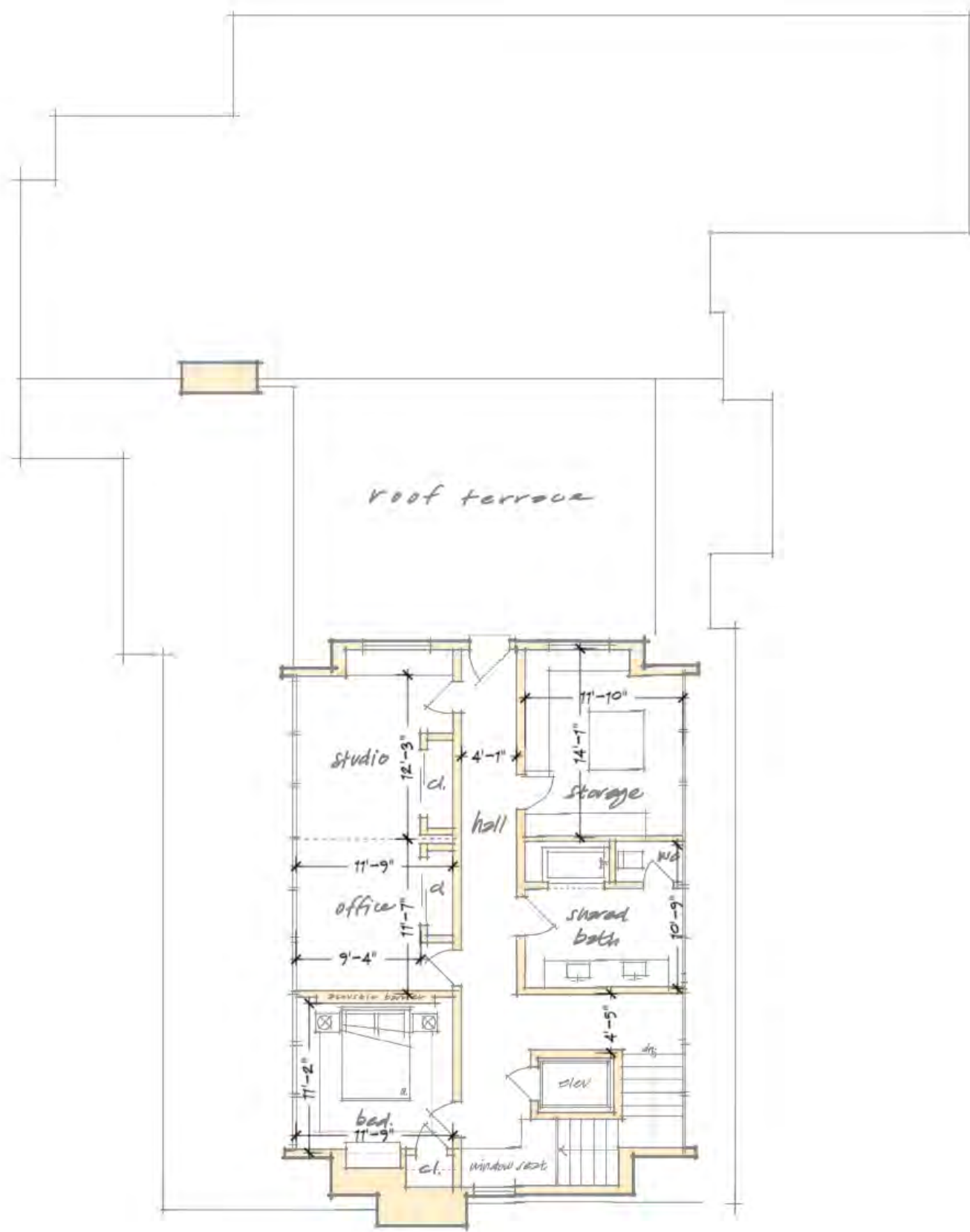




# PRELIMINARY UPPER LEVEL PLAN

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 03 MARCH 2026

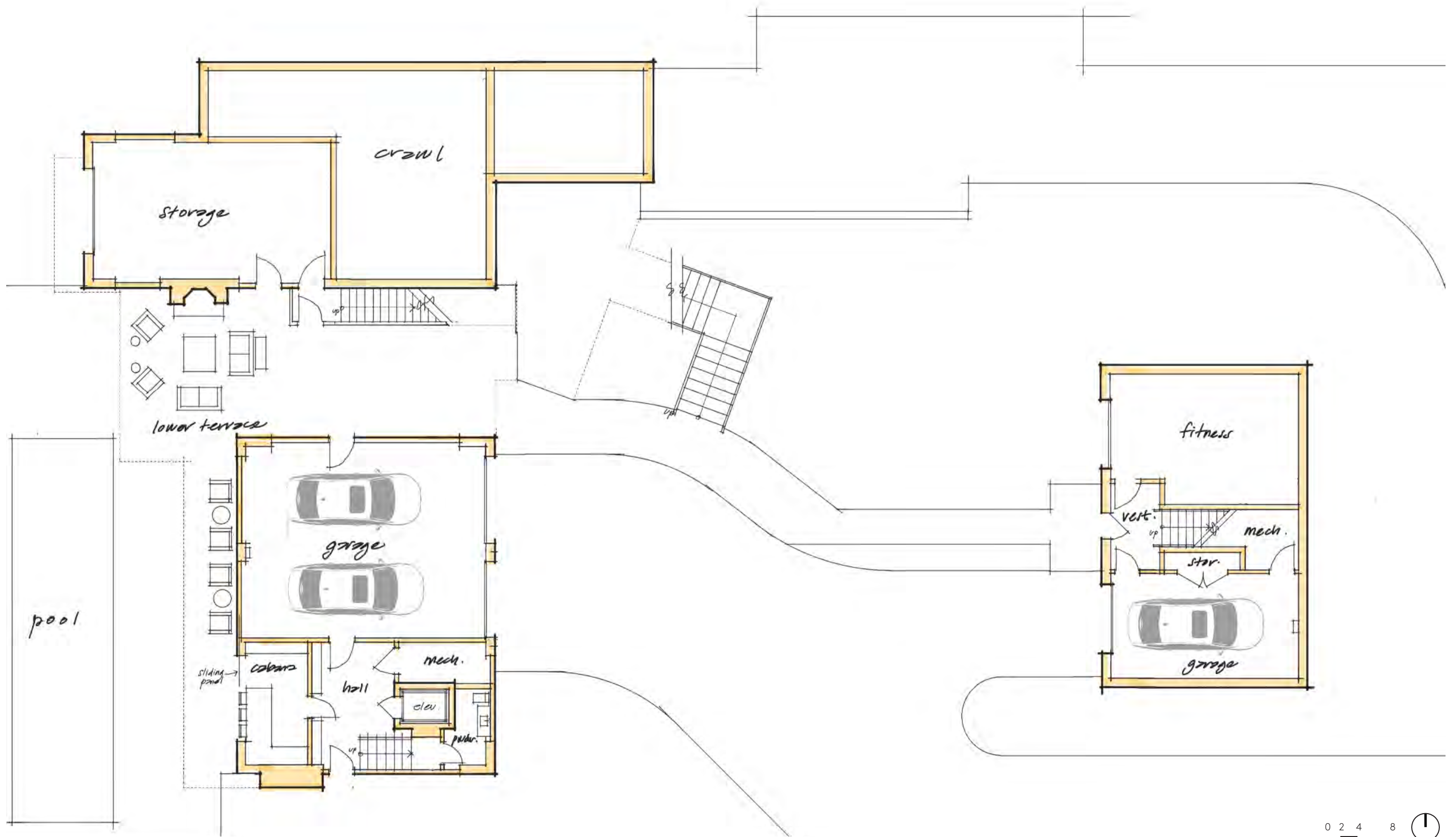




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HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 03 MARCH 2026

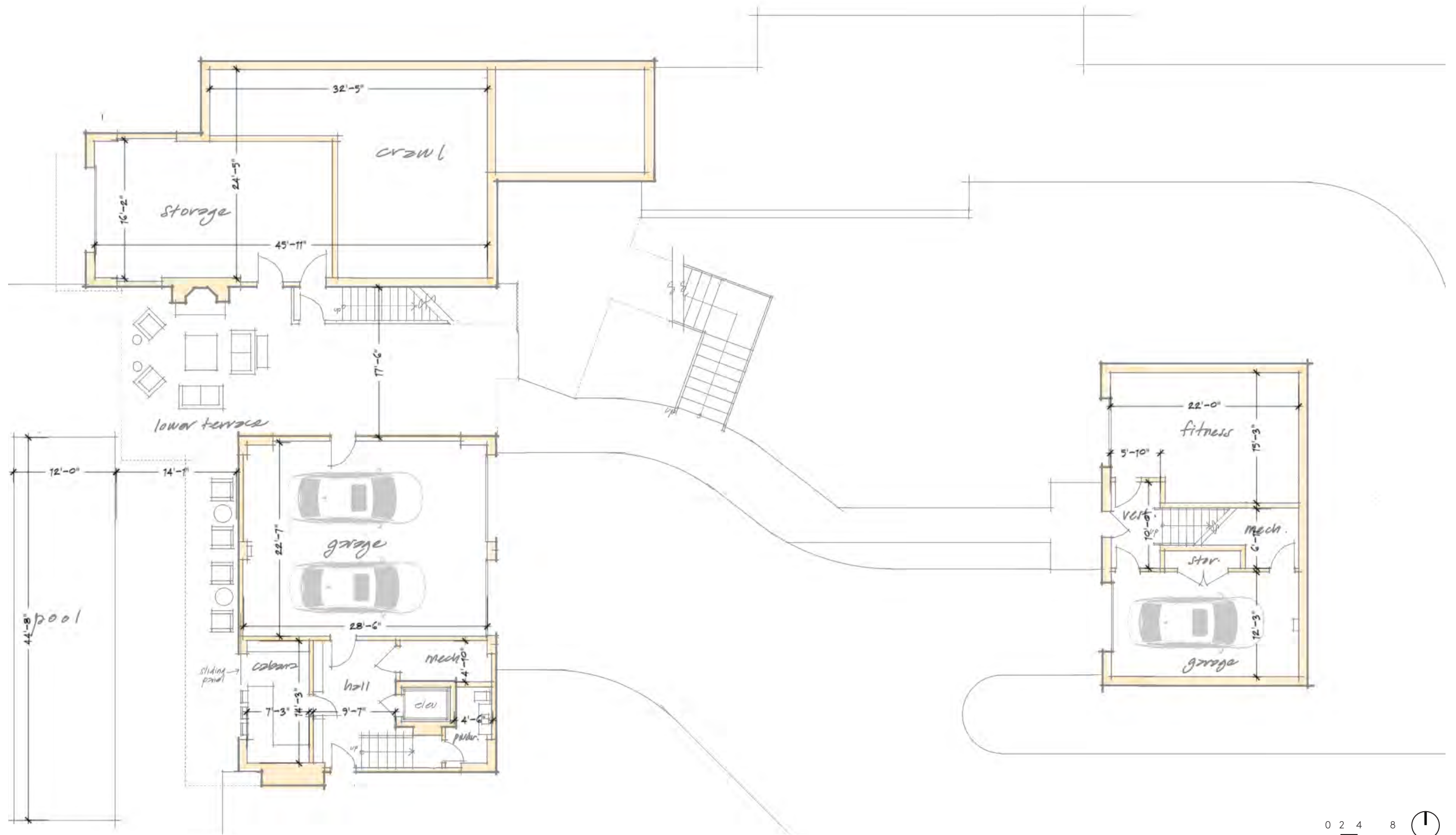




# PRELIMINARY LOWER LEVEL PLAN

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 03 MARCH 2026





# PRELIMINARY LOWER LEVEL PLAN

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 03 MARCH 2026





# PRELIMINARY EXTERIOR VIEW

HARRISON-PRITCHARD RESIDENCE | MASTER PLAN | 26 FEBRUARY 2026

