PLANNING COMMISSION WORK SESSION
Wednesday, May 3, 2023, 6:00 PM
Town Hall – 2nd Floor, East Conference Room

**AGENDA**

I. Call to Order

II. Roll Call

III. Work Session Business

- **2200402 – Vesta Property Management –** A request for a Special Use Permit to allow a short-term rental located at 211 S. Royal Avenue and identified on tax map 20A7-4-105. The property is zoned C-1, Community Business District and is located in the Historic Overlay District.

- **2300184 – Peter Lemmon and Scott Lloyd –** An application requesting a Special Exception from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 & 148-211.A.1. for the property located at 15 Chester Street and identified on Tax Map 20A8-5-3. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

- **2300213 – Cook Realty –** A request for a Special Use Permit to allow a short-term rental located at 1125 John Marshall Highway and identified on tax map 20A103-8A. The property is zoned R-1, Residential District.

- **2300214 – Cook Realty -** A request for a Special Use Permit to allow a short-term rental located at 1121 John Marshall Highway and identified on tax map 20A103-8. The property is zoned R-1, Residential District.

- **2300215 – Cook Realty** - A request for a Special Use Permit to allow a short-term rental located at 1135 John Marshall Highway and identified on tax map 20A103-9. The property is zoned R-1, Residential District.

- **2300232 – Cook Realty –** A request for a Special Use Permit to allow a fourteen (14) room nursing home in the C-1, Community Business District located at 416 S. Royal Avenue and identified on tax map 20A7-6-9, 10. The property is located in the Entrance Corridor Overlay District.

- **2300152 – 116 South Street, LLC –** A Site Plan Application has been submitted for a 1,260 square foot building expansion; an addition of a 219 square foot trellis and patio located at 116 South Street and identified on tax map 20A7-6-36A. The request also includes a new parking lot with 39 new spaces located at 351 Pine Street and identified by tax map 2-A7-6-22 & 23. The properties are zoned C-1, Community Business District.

- **2300208 – Randolph-Macon Academy –** A Site Plan Application has been submitted for six (6) faculty housing units located on a 21.6560-acre lot identified on tax map number 20A5-14-4A. The property is zoned R-1, Residential District.

IV. Other

V. Adjournment

# WORK SESSION ITEM

# 2200402 – VESTA PROPERT MANGEMENT SHORT-TERM RENTAL

2200402

RECEIVED
Complete App. Rec'd
MAR 27 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main:540-635-4236
Fax:540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

## SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

**APPLICANT:**

NAME: Vesta Property Mgmt. PHONE: 703-867-2140
ADDRESS 20 E 8th St. Suite 4. Front Royal, VA 22630
E-MAIL chloe@vesta-now.com

**PROPERTY OWNER:**

NAME: Fidman Investments PHONE: 540 305 6998
ADDRESS P.O. Box 4556. Front Royal, VA 22630
E-MAIL fidmaninvest@gmail.com

**PROPERTY DESCRIPTION:**

PROPERTY ADDRESS 211 S Royal Ave.
TAX MAP 20A7 SECTION ~~A7~~ 4 BLOCK ~~4~~ LOT 105
SUBDIVISION NAME
ZONING DISTRICT C-1, Downtown ACREAGE .2238
SPECIFIC SPECIAL USE PERMIT REQUEST Short-term Tourist Rental

☑ Whole house rental ☐ Partial rental, # of rooms rented
☐ Primary Residence ☐ Secondary Redidence

**ATTACHMENTS:** The following ***must*** be submitted with the application. Additional information may be required depending on the nature of the request.

☐ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries. – will email
☑ Provide a map of area attractions – will email
☑ Provide proof that notification to operate was sent to the HOA, if applicable.
☑ Complete management plan.
☑ Written consent given to the Town to inspect for compliance.
☐ Emergency dwelling evacuation diagram (posted in each bedroom) – will email
☑ Application fee of $400.00 Receipt # 693870 Date Paid 9-23-22
CK # 1026
1026

RECEIVED
Need Additional Info
SEP 23 2022
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

*Revised 5/06/2022*

4/19 ~~4/19~~ – PC Consent to Advertise
5/3 ~~5/3~~ – PC work session
5/17 ~~5/17~~ – PC Public Hearing
~~TBD~~ TBD – TC work session
~~TBD~~ TBD – TC Public Hearing

**IN CASE OF AN EMERGENCY**

If there is an emergency, or there are questions in regard to the property, please contact (owner)_____

at (phone number)_____or (property manager) Chloe Phillips

at (phone number) 703·867·2140.

If the emergency requires immediate assistance, please call the following or 911.

**Front Royal Police Department:** 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

**Front Royal Volunteer Fire & Rescue:** 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

**Warren Memorial Hospital:** 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

**Electrical Outage:** 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46.

Emergency/afterhours 540-635-2111

**OCCUPANCY**

The Special Use Permit limits the occupancy for this short-term rental at 6 People and 3 Bedrooms.

**NOISE**

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

**PARKING**

Parking is limited to 6 cars in the driveway.

**TRASH AND RECYCLING**

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

PMP

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day

PMP

## CHECK-IN & CHECK-OUT

Provide details

pmp

## WIFI/PHONE/ETC

Provide details for special amenities if available

pmp

## SPECFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

pmp

## AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

## SPECFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
- No outdoor fire burning
- No fireworks

pmp

*Revised 5/06/2022*

**As per 175-3**

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:
§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.

B. The one-time application fee shall be $400.00.

C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.

D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.

E. Parking for the use shall be located in driveways or other designated and approved parking areas.

F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.

H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.

I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.

K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.

L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.

M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.

N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature:_____

**CERTIFICATION:**

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature_____ Date 9/23/22

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

*Revised 5/06/2022*

VESTA
PROPERTY MANAGEMENT
& HANDYMAN SERVICES

Dear Town of Front Royal,

I am providing written consent for you to inspect for compliance at 211 S Royal Avenue , Front Royal, VA 22630.

Further to the inspection, we would like to receive a copy of the inspection report, to keep in our records.

Vesta Property Management
Director of Property Management
Chloe Phillips

Contact Information
Chloe@vesta-now.com
(703) 867-2140

VESTA
PROPERTY MANAGEMENT
& HANDYMAN SERVICES

# Property Management Plan
# 211 S Royal Ave.

This property will be managed by Vesta Property Management, property manager will be Chloe Phillips who is reachable by email at chloe@vesta-now.com and (703) 867- 2140.

The Conditional Use Permit and Health Department records limit Maximum Occupancy for this short- term rental at six **(6)** people.

**For specific emergencies you can reach:**

| | |
|---|---|
| Warren Memorial Hospital(LOCAL)<br>Address: | (540) 636- 0300<br>351 Valley Health Way<br>Front Royal, VA 22630 |
| Valley Health Urgent Care<br>Address: | (540) 635- 0700<br>65 Riverton Commons Plz<br>Front Royal, VA 22630 |
| Poison Control | (800) 222-1222 |
| Front Royal Police Department: | 540-635-2111 or 911,<br>900 Monroe Ave, Front Royal, VA 22630 |
| Front Royal Volunteer Fire & Rescue | 540-635-2540 or 911,<br>221 N Commerce Ave,<br>Front Royal, VA 22630 |
| Electrical Outage | 540-635-3027<br>1101 Manassas Avenue,<br>Front Royal, VA 22630. |

Outages may be reported online at https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46.

Emergency/after hours 540-635-2111

- Toaster

Property inspections would be completed after every stay by our trained cleaning team and Management; inspections include interior and exterior review of Property for general upkeep and routine maintenance as needed to keep property in excellent condition.

## Specific Property Regulations

May be dictated by approved conditions or owner preference, examples below

**NO FIREWORKS**

**NO CANDLES**

**NO SMOKING INDOORS**

**NO UNAUTHORIZED GUESTS**

**SMOKING IS NOT ALLOWED**

**NO SHOOTING FIREARMS**

**NO RIDING ATV**

## Check-In Policy

An online platform will be used which prescreens all guests through a 3rd party ID verification; host may further qualify guests with minimum age requirements, previous host feedback, limit number of guests, and notice of Host Rules which detail expected behavior and care of Property during a guest's occupancy; once a host accepts a reservation, guests are sent a greeting that includes host's full contact detail, property address, and reiterated Host Rules. A second welcome message is sent just prior to the day if check in with lockbox code instructions and reiterated Host's Rules and instructs guests to review Property Guide Book at Property immediately upon access. Property Guide Book includes Host Rules, emergency contact info, area detail, local business recommendations, internet access, neighborhood rules and details, and multiple, local, travel brochures and area guides and maps. (Example of House Rules is attached).

*We kindly request shoes to be removed within the house.

*Occasionally, we may leave consumables such as condiments or snacks left behind by previous guests. Help yourself to these!

*We respectfully request guests not rearrange the furniture. Please do not take outdoor furniture off the deck.

*Please let us know immediately if something is malfunctioning so it can be fixed or replaced and you can enjoy your stay without interruption!

*Please lock up and turn off lights when away.

*Please do not put anything down the drain.

*There is no public trash pick-up; if you need trash removed during your stay, please contact the Host and we can come by and remove it. Otherwise all trash will be collected at the end of your stay. Excess trash may be subject to fees ($25 minimum).

*No parties, unregistered guests, or events without receiving pre approval by the Host. Discovery of unauthorized parties, additional guests or events could result in extra cleaning fees, and potential immediate termination of stay ($250 minimum).

*No pets allowed without receiving pre approval by the Host. Discovery of a pet could result in an extra cleaning fee ($150 minimum).

*There shall not be smoking inside the home. An ozone generator cleaning fee to remove odor and stains may be applied ($250 minimum).

*Will be very clean on your arrival, please help our cleaning staff with a general tidying up on your departure; if a greater cleaning service is required, an extra fee may be charged ($50 minimum).

Please contact your host with your planned arrival time & if you have any special check in needs. I will always try to accommodate guests whenever possible!

<u>Wineries (I love em'!)</u>

Glen Manor, named one of the Best Wineries in VA! (20+ minutes away)

Rappahannock Winery, awesome 3rd floor outdoor seating! (20+ minutes away)

Linden Winery, a beautifully-scenic drive! (25+ minutes away)

*check out the Wine Maps provided for a million more winery options!!

<u>Breweries (Gotta have em'!)</u>

Bakery, Down Home Country Bakery on Main Street in Front Royal, whoopie pies, pecan sticky bun, old fashion Coke, you name it, they've got your sweet tooth covered!

Farmers Market, Downtown Front Royal Farmers Market, Saturdays 8a - 2p, May 7th and running until October 29th. Enjoy fresh produce, baked goods, gluten free items, Kettle corn, flowers, plants, herbs, soy candles, aromatherapy soaps and lotions and more!!

**Noise Ordinance**

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

**Chapter 106 TOWN OF FRONT ROYAL MUNICIPAL CODE Chapter 106 106-1**

**Chapter 106**

**NOISE**

**Sections:**

**106-1 THROUGH 106-4 (RESERVED)**
**106-5 DECLARATION OF FINDINGS AND POLICY**
**106-6 DEFINITIONS**
**106-7 ADMINISTRATION AND ENFORCEMENT**
**106-8 PROHIBITED NOISE**
**106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES**
**106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACE OF PUBLIC ENTERTAINMENT OR ASSEMBLY**
**106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES**
**106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM**
**106-13 RESPONSIBILITY OF THE PROPERTY OWNER**
**106-14 EXCEPTIONS FROM CHAPTER**
**106-15 BUILDING, UTILITY, ROAD CONSTRUCTION AND EXCAVATION OPERATIONS**
**106-16 TESTING OF METERING DEVICES**
**106-17 PENALTIES**
**106-18 SEVERABILITY**

**D. dBA** shall mean the sound pressure level as measured on a sound meter set to slow response to the A-weighted scale to approximate the frequency response of the human auditory system.

**E. EMERGENCY WORK** shall mean work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from immediate exposure to danger, including work performed by public service companies when emergency inspection, repair of facilities or restoration of services is required for the immediate health, safety or welfare of the community.

**F. NIGHTTIME**. The local time between the hours of 10:00 P.M. and 7:00 A.M. G. NOISE shall mean any sound which may cause or tend to cause an adverse psychological or physiological effect on human beings.

**H. NOISE SOURCE** shall mean any equipment, motor vehicle, motorcycle or facility, fixed or movable, capable of emitting sound beyond the property boundary of the property on which the equipment is used, but not including motor vehicles or motorcycles operated on public rights-of-way.

**I. SOUND**. An oscillation in pressure, particle displacement, particle velocity or other physical parameter in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound including duration, intensity, and frequency.

**J. SOUND LEVEL.** The weighted sound pressure level obtained by the use of an approved sound level meter and the A-frequency weighting network, as specified in American National Standards Institute specifications for sound level meters.

**K. SOUND LEVEL METER** shall mean an instrument to measure sound pressure levels which shall meet or exceed performance standards for a "type two" meter as specified by the American National Standards Institute.

**L. SOUND PRESSURE** shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space.

4. Loading or unloading trucks in the outdoors within one hundred (100) yards of a residence between the hours of 9:00 p.m. and 7:00 a.m. the following day; provided that this subsection shall not apply to any business that has been in operation at its current location since prior to January 1, 1980.

**(Ord. No. 01-06 amended 1-23-06-Effective Upon Passage)**

5. Sounding the horn or warning device of a vehicle, except when necessary as a warning during the operation of the vehicle. Sounding of such horn or other device more than once every two (2) minutes in any one town block and with a duration of more than five (5) seconds for any single emission shall be prima facie evidence of violation of this section.

6. Operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph or any other device for the production of sound, between the hours of 10:00 p.m. and 8:00 a.m. the following day, in such a manner as to be plainly audible across property boundaries or through partitions common to two (2) residences within a building

7. Operating or permitting the operation of any radio, tape player, compact disc player or other device for the production of sound on a public right-of-way or in a public place in such a way that the sound is plainly audible at a distance of fifty (50) feet from such device, whether or not the device is situated within a motor vehicle.

8. Owning, keeping, possessing or harboring any animal which frequently or habitually howls, barks, meows, squawks or makes such other noise as is plainly audible across property boundaries or through partitions common to two (2) residences within a building.

9. The use of any automobile, motorcycle or vehicle so out of repair, so loaded or operated in such a manner as to create loud and unnecessary grating, grinding, rattling or other noises.

10. The discharge of the exhaust of any internal combustion engine into the open air except through a device which will effectively prohibit loud and explosive noises.

outside such place, near the entrance, stating "WARNING, EXPOSURE TO SOUND ENVIRONMENT WITHIN MAY CAUSE HEARING IMPAIRMENT."

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

**106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES**

It shall be unlawful for any person to operate for commercial advertising purposes any loudspeaker or other like device or mechanism used to emit sound of any kind, which loudspeaker or other like device or mechanism is attached to or installed in any vehicle, when the vehicle is being driven, drawn, or parked along or upon the streets of the Town.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

**106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM**

No person within the Town limits shall operate or permit the use or operation of any radio, tape player, compact disc player, or any other device which produces, reproduces, or amplifies sound in a motor vehicle, in such a manner that the sound can be heard more than fifty (50) feet from the motor vehicle.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

**106-13 RESPONSIBILITY OF THE PROPERTY OWNER**

It shall be unlawful for a property owner knowingly to allow the creation of noise prohibited by this Chapter, within the boundaries of his or her property.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

**106-14 EXCEPTIONS FROM CHAPTER**

The provisions of this Chapter shall not apply to the following activities:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency or to the emission of sound in the performance of emergency work;

permit shall be allowed if they meet at least one of the following noise limitations:

1. No individual piece of equipment shall produce a noise level exceeding 85 dB(A) at a distance of twenty-five (25) feet. If the device is housed within a structure on property, the measurement shall be made outside the structure at a distance as close to twenty-five (25) feet from the equipment as possible.
2. The noise level at any point outside of the property planes of the project shall not exceed 90 dBA.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

**16-16 TESTING OF METERING DEVICES**

In order to implement and enforce this section effectively, the Chief of Police shall, within a reasonable time after the effective date of same, develop and promulgate standards and procedures for testing and validating sound level meters used in enforcement of this section.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

**106-17 PENALTIES**

A. Any person who violates any provision of this Chapter shall be deemed to be guilty of a Class III misdemeanor.

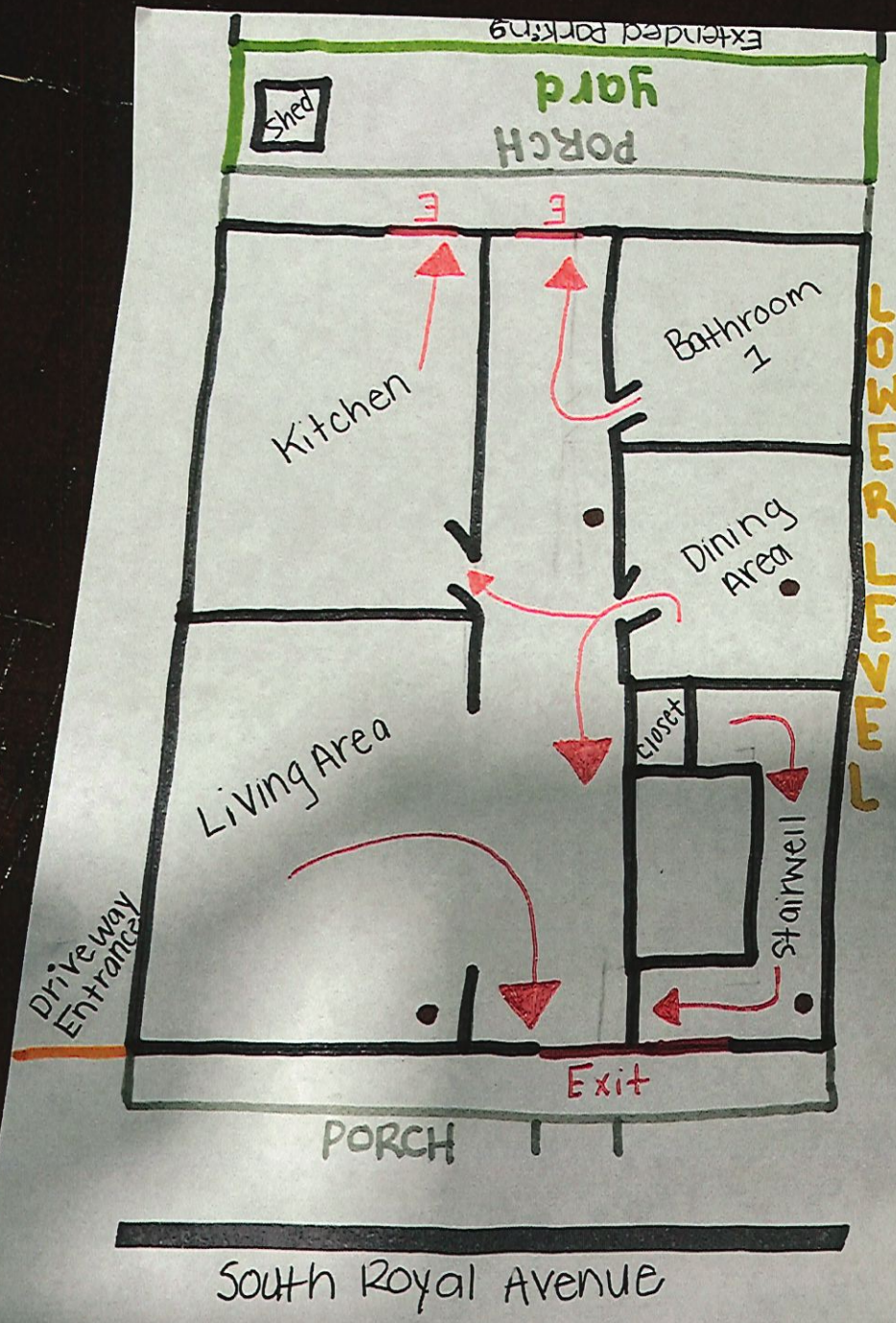
B. Each violation and/or day of violation of any provision of this section shall constitute a separate offense.

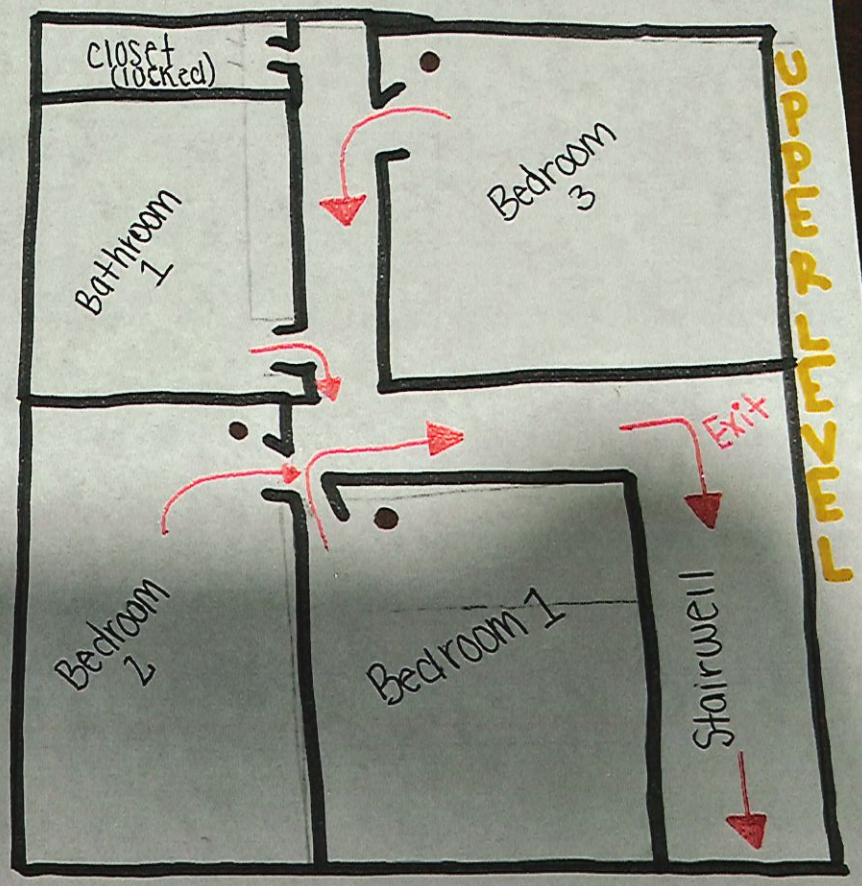
C. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

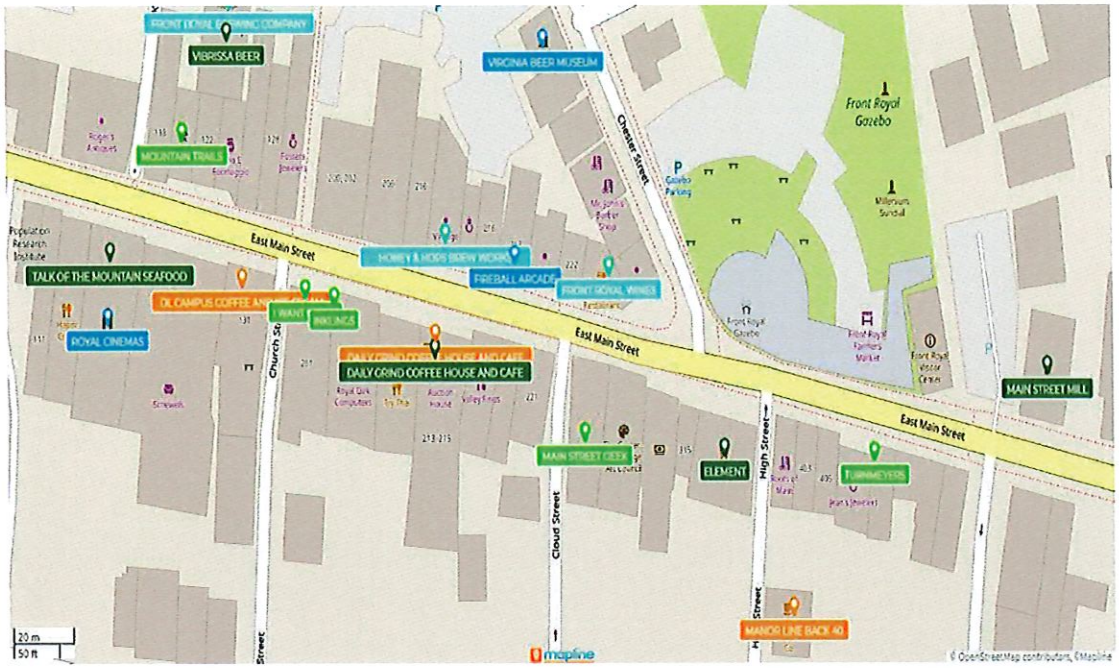
**106-18 SEVERABILITY**

# 211 S Royal Avenue




• Emergency Exit plan
• Smoke Detectors


VIBRISSA BEER
VIRGINIA BEER MUSEUM
Front Royal Gazebo
MOUNTAIN TRAILS
Chester Street
East Main Street
TALK OF THE MOUNTAIN SEAFOOD
HOBBY & MODS BREW WORKS
FIREBALL ARCADE
FRONT ROYAL WINES
ROYAL CINEMAS
DAILY GRIND COFFEE HOUSE AND CAFE
MAIN STREET MILL
MAIN STREET GEEK
ELEMENT
High Street
Cloud Street
MANOR LINE BACK 40
20 m
50 ft
mapline
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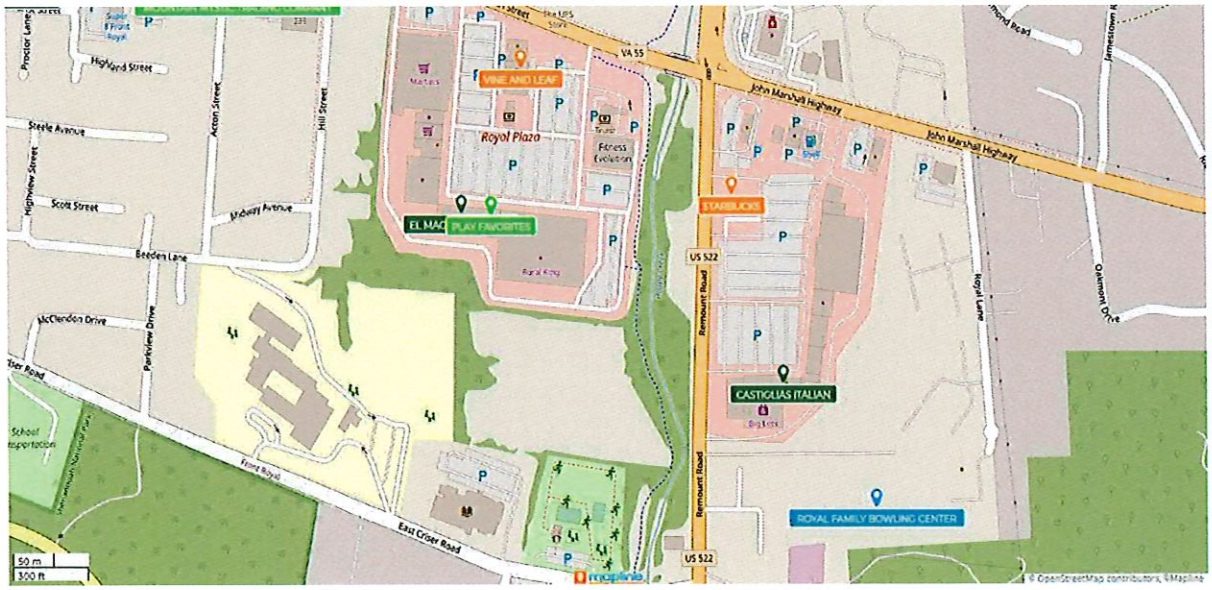
East Jackson Street
STOKES GENERA STORE
THUNWA THAI
PAVEMINT SMOKIN TAPHOUSE
East Stonewall Drive
Bass Avenue
West Stonewall Drive
Lee Street
Church Street
High Street
Fletcher Street
Front Royal Bible Church
ROYAL OAK BOOKSHOP
Happy Creek Primitive Baptist Church
Exxon
Faith Fellowship Church
Turners Lane
Cemetery Lane
Mosby Lane
Blue Ridge Avenue
West Prospect Street
East Prospect Street
Mount Vernon Baptist Church
North Commerce Avenue
US 340
VA 55
Prospect Hill Cemetery
South Royal Avenue
Laurel Street
Pine Street
Cedar Street
Cable Place
Barton Street
Rienour Street
Pullen Street
Cable Street
Front Street
US 522
Jackson Lane
High Field Lane
Beau Lane
Short Street
SHENANDOAH VALLEY AXE THROWING COMPANY
SPELUNKERS
South Street
Portsmouth Road
Speedway
SAGA MEADERY & WINERY
OSTERIA MARIA
MOUNTAIN MYSTIC TRADING COMPANY
50 m
300 ft
mapline
© OpenStreetMap contributors, ©Mapline


VA 55
John Marshall Highway
VINE AND LEAF
Royal Plaza
Steele Avenue
Highland Street
Scott Street
Beeden Lane
McClendon Drive
EL MAC
PLAY FAVORITES
STARBUCKS
US 522
Remount Road
CASTIGLIAS ITALIAN
ROYAL FAMILY BOWLING CENTER
East Criser Road
Front Royal
50 m
300 ft
mapline
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- Front Royal Attractions
  - COFFEE
    - DAILY GRIND COFFEE HOUSE AND CAFE
    - DL CAMPUS COFFEE AND ICE CREAM
    - STARBUCKS
    - MANOR LINE BACK 40
    - VINE AND LEAF
  - WINE & BEER
    - FRONT ROYAL WINES
    - FRONT ROYAL BREWING COMPANY
    - GLEN MANOR VINYARDS
    - CHESTER GAP CELLARS
    - FOX MEADOW WINERY
    - HONEY & HOPS BREW WORKS
    - SAGA MEADERY & WINERY
  - SHOPPING
  - ENTERTAINMENT
  - FOOD

- Front Royal Attractions
  - COFFEE
  - WINE & BEER
  - SHOPPING
  - ENTERTAINMENT
  - FOOD
    - SPELUNKERS
    - TALK OF THE MOUNTAIN SEAFOOD
    - BLUE WING FROG
    - HOULIHANS
    - ELEMENT
    - MELTING POT PIZZA
    - LDEES PANCAKE HOUSE
    - PAVEMINT SMOKIN TAPHOUSE
    - THUNWA THAI
    - OSTERIA MARIA
    - VIBRISSA BEER
    - YAMAFUJI JAPANESE
    - EL MAGUEY MEXICAN
    - CASTIGLIAS ITALIAN
    - DAILY GRIND COFFEE HOUSE AND CAFE
    - LOS POTRILLOS MEXICAN
    - MAIN STREET MILL
    - MIKADO JAPANESE STEAKHOUSE

- Front Royal Attractions
  - COFFEE
  - WINE & BEER
  - SHOPPING
    - INKLINGS
    - STOKES GENERA STORE
    - MOUNTAIN MYSTIC TRADING COMPANY
    - ROYAL OAK BOOKSHOP
    - TURNMEYERS
    - PLAY FAVORITES
    - I WANT CANDY
    - ANDRICKS GIFTS & COLLECTIBLES
    - TARGET
    - MAIN STREET GEEK
    - MOUNTAIN TRAILS
    - WALMART
  - ENTERTAINMENT
    - ROYAL CINEMAS
    - ROYAL FAMILY BOWLING CENTER
    - SHENANDOAH VALLEY AXE THROWING COMPANY
    - SKYLINE CAVERNS
    - VIRGINIA BEER MUSEUM
    - FIREBALL ARCADE

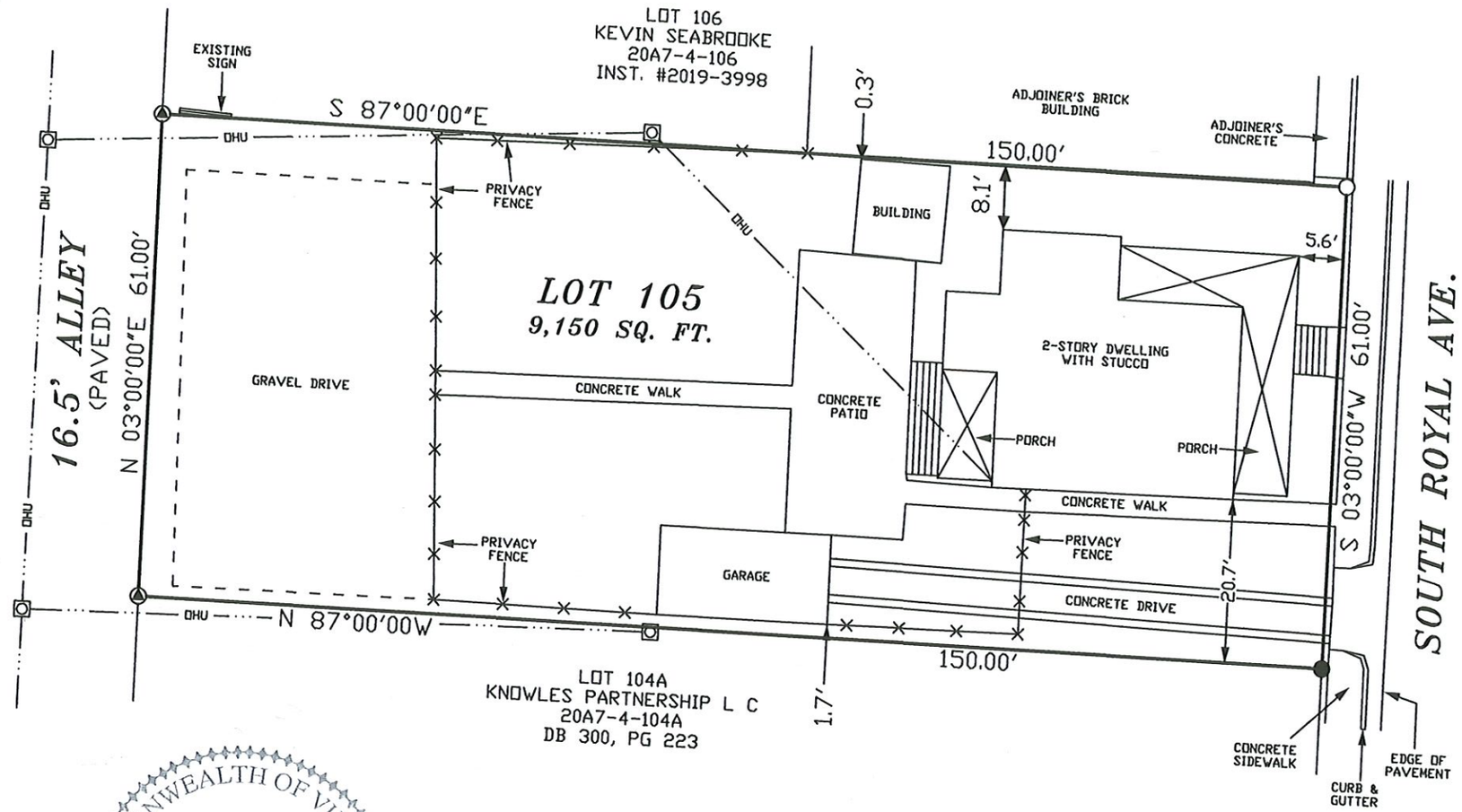
# Local Attractions Map

1)TAX MAP: 20A7-4-105
2)DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
3)OTHER RIGHTS OF WAY AND EASEMENTS, IF ANY, ARE NOT SHOWN.
4)NO TITLE REPORT FURNISHED.

LEGEND
- ○ = IRON PIN FOUND
- ● = IRON PIN SET
- ◬ = PK NAIL SET
- ▣ = UTILITY POLE
- OHU = OVERHEAD UTILITY LINE

(PER PLAT, DB 176, PG 30)

SCALE: 1"=20'




COMMONWEALTH OF VIRGINIA
MICHELLE BILLER
No. 2345
3.20.23
LAND SURVEYOR

PLAT SHOWING A BOUNDARY SURVEY ON THE FIDMAN INVESTMENTS LLC PROPERTY, AS RECORDED IN INSTRUMENT #2017-4221.

FORK MAGISTERIAL DISTRICT
WARREN COUNTY
***TOWN OF FRONT ROYAL, VIRGINIA***

MARCH 20, 2023

PREPARED BY,
VALLEY SURVEYING, P.L.L.C.
7911 SENEDO ROAD
MT. JACKSON, VIRGINIA 22842
PHONE: (540) 477-3686

# WORK SESSION ITEM

# 2300184 – PETER LEMMON AND SCOTT LLOYD

# SPECIAL EXCEPTION APPLICATION

#2300184

2300184

# SPECIAL EXCEPTION APPLICATION

TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ Main: 540-635-4236 ~ Fax: 540-631-2727

| APPLICANT | PROPERTY OWNER *(if different)* |
|---|---|
| APPLICANT'S NAME: Peter Lemmon / Scott Lloyd | PROPERTY OWNER'S NAME: 15 Chester Street, LLC |
| ADDRESS: " " | OWNER'S ADDRESS: 15 Chester St. Front Royal, VA |
| PHONE NUMBER: " " | PHONE NUMBER: 805 901 9460 |
| EMAIL: " " | EMAIL: peter@lloydlg.com |

## SECTION A - Property Information

Tax Map No. 20A8 5 3 Zoning District: C-2

Site Address: 15 Chester St.

☐ Entrance Corridor ☑ Historic District ☑ Floodplain

## SECTION B – Details of Request

Project Name. Parking

Special Exception Code Section(s):

General Describe of the request (please attached supporting information, such as plats, plans, details, etc.):

Please See attached letter dated 3/24/23

RECEIVED
MAR 31 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

**SIGNATURE OF APPLICANT:** [signature] **Date:** 3-27-23

**PRINT NAME OF APPLICANT:** Peter D. Lemmon

**SIGNATURE OF PROPERTY OWNER:** [signature] for 15 Chester St. LLC **Date:** 3-27-23

**PRINT NAME OF PROPERTY OWNER:** 15 Chester Street, LLC

*By the submission of this application, permission is hereby granted to Town Officials and employees to enter upon the subject property during reasonable hours for purposes related to the review of this application.* The Applicant will be the designated contact person for this permit application. (APPLICATION FEE: $250.00)

Pd 3/31/23

June 2015.

2300184

3-24-23

Exemption/Exception Request for Parking Requirement for law firm at 15 Chester Street

Dear Town of Front Royal:

We understand from talking with John Ware in the Planning & Zoning Department that our application for the business use of 15 Chester Street (currently it apparently only has a residence use) requires there be 1 parking space for each 300 square feet of the house. Mr. Ware calculates the house to contain 2,700 square feet, so he calculates we need 9 parking spaces but only have four (4) on our application. We would like to request an exception to the 9 space requirement for this historic building based on the following considerations:

1. Historically, as we understand it from Front Royal Town/Chamber publications, this building served as the residence and medical office of Dr. Garrison after the Civil War;

2. After that time, the building housed several businesses—the most recent being "Betty's Mercantile" – where merchant goods were bought and sold. Betty Ward and her brother, Steve Doss (who sold us the property), thought they would move into the house to live there, but Betty who is nearing her 90th birthday, had health setbacks and therefore could not deal with the stairs, etc. And so, the building use change did not in fact ever occur (though apparently it did on paper). Indeed, the front door of the building still sports Town license stickers;

3. The Building is uniquely situated directly next to the City parking lot which houses the Gazebo. There is only the approximately 7' greenway between our building's brick side and the paved parking lot. Not even the Town Chamber of Commerce actually fronts right on the parking lot.

4. Since law firm clients rarely, if ever, spend more than an hour at a law office, street parking is more than sufficient for our needs. Our employees, which consist of two full time attorneys, and a part time attorney and part time staff (who do not overlap and do not work more than a few hours each day) find the street and parking lot and our four large parking spots more than adequate;

5. We will seek permission to park in the apartment parking lot and Blue Ink parking lot, both of which are within 300' of the building, and we expect we will be allowed to do that, but we would rather not have to require written contracts with the owners if we do not have to.

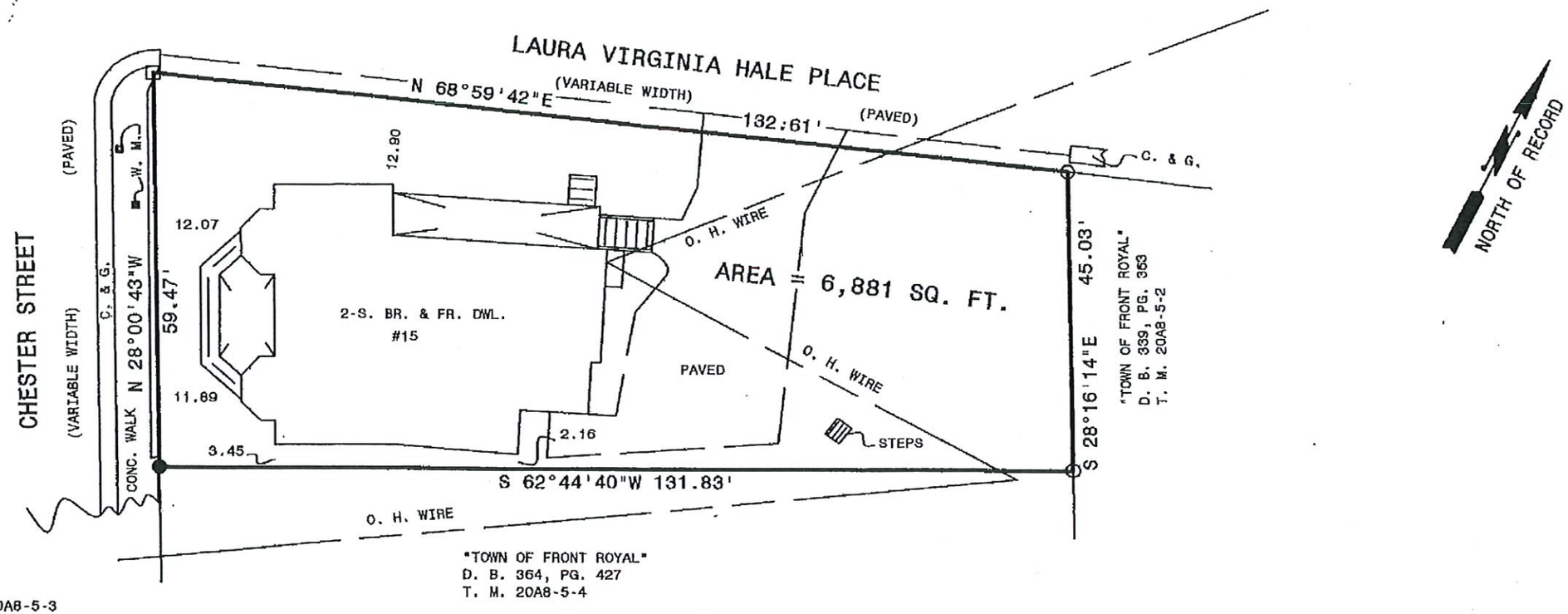
6. If we were forced to do so, we could use our grassy area next to the building as overflow parking, but we would rather not disturb that historic site, as we understand it housed some of Dr. Garrison's work space, and it still has remnants of that building on the site. We would rather desire to beautify it. Indeed, we urge the Town not to require us to convert this space by paving it over and thus losing some of our Town's history and beauty.

Respectfully Submitted,

15 Chester Street, LLC

By: Peter Lemmon

RECEIVED
MAR 31 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT




WARREN COUNTY, VIRGINIA
LAND RECORDS
000030 APR-1

SURVEY OF THE BAC HOME LOANS SERVICING, L. P. PROPERTY
RECORDED IN INSTRUMENT #100001473.

- ☐ DENOTES DRILL HOLE SET
- ● DENOTES IRON PIN SET
- ○ DENOTES EXISTING PIN OR PIPE

NOTE -PROPERTY IN FLOOD ZONE AE
PER HUD FLOOD MAPS.

HAPPY CREEK MAGISTERIAL DISTRICT
WARREN COUNTY
TOWN OF FRONT ROYAL, VIRGINIA

PREPARED BY
HIMELRIGHT & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE 465-8767

MARCH 21, 2011

COMMONWEALTH OF VIRGINIA
L. C. HIMELRIGHT
Lic. No. 1314
LAND SURVEYOR

20 0 20 40 60
GRAPHIC SCALE – FEET

# VamaNet.members



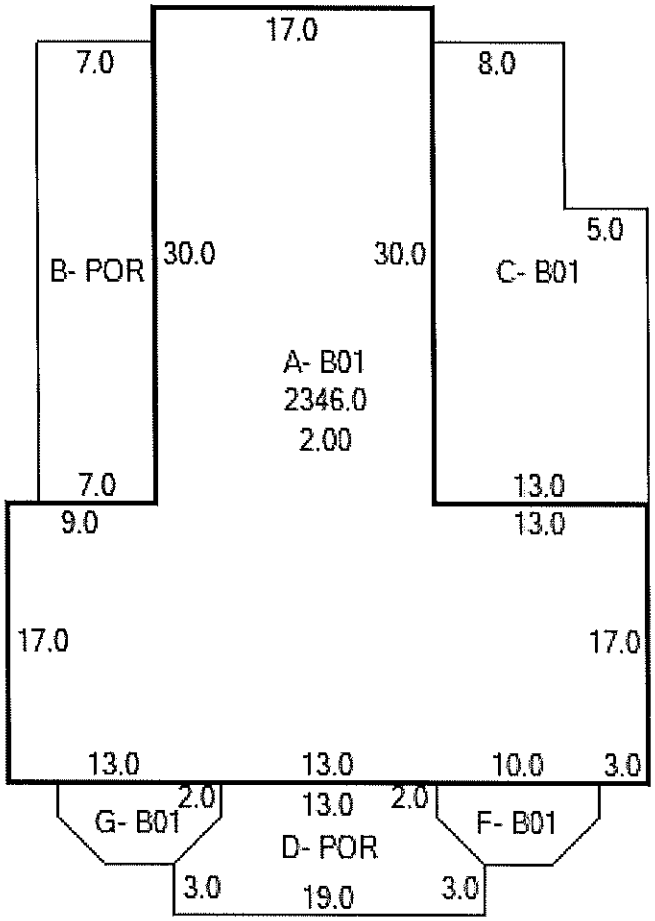
Sketch Index
Map No. 20A8 5 3
Building 1

| Sect | Type | Stories | SqFt |
|---|---|---|---|
| A | Offc Bldg-brick | 2.00 | 2346 |
| B | Porch Open | 1.00 | 196 |
| C | Offc Bldg-brick | 1.00 | 314 |
| D | Porch Open | 1.00 | 131 |
| F | Offc Bldg-brick | 1.00 | 41 |
| G | Offc Bldg-brick | 1.00 | 41 |

Printer-Friendly

This Sketch only represents the Exterior of the Structure and does not contain any internal structural details.

Click the Image for actual size view.




If you encounter any difficulties with this site, please e-mail the Webmaster.
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15 Chester St

# WORK SESSION ITEM

# 2300213 – COOK REALTY

# SHORT TERM RENTAL

# 1125 JOHN MARSHALL HIGHWAY

#2300213

Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main:540-635-4236
Fax:540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

## SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

**APPLICANT:**

NAME: Cook Realty PHONE: 5405500334

ADDRESS 165 Lee Burke Road. Front Royal VA 22630

E-MAIL Shelly Cook 103 @ gmail. Com

**PROPERTY OWNER:**

NAME: Shelly Cook PHONE: 540550 0334

ADDRESS 165 Lee Burke Road. Front Royal VA 22630

E-MAIL Shelly Cook 103 @ gmail. Com

**PROPERTY DESCRIPTION:** (1125)

PROPERTY ADDRESS 1121 John Marshal Hwy. Front Royal.

TAX MAP 20A10-3 SECTION BLOCK LOT 8A

SUBDIVISION NAME Hall Property

ZONING DISTRICT R1 ACREAGE

SPECIFIC SPECIAL USE PERMIT REQUEST Short term Rental.

☑ Whole house rental ☐ Partial rental, # of rooms rented

☐ Primary Residence ☐ Secondary Residence

**ATTACHMENTS:** The following *must* be submitted with the application. Additional information may be required depending on the nature of the request.

☑ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.

☑ Provide a map of area attractions

☑ Provide proof that notification to operate was sent to the HOA, if applicable

☑ Complete management plan.

☑ Written consent given to the Town to inspect for compliance.

☑ Emergency dwelling evacuation diagram (posted in each bedroom)

☑ Application fee of $400.00 Receipt # 01001907802 Date Paid 4-10-23

Pd $400.00 · CK# 4484

RECEIVED
APR 10 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

*Revised 5/06/2022*

## IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) Shelly Cook at (phone number) 540 550 0334 or (property manager) Shelly Cook / Mary Smoot at (phone number) 540 550 0334.

If the emergency requires immediate assistance, please call the following or 911.

**Front Royal Police Department:** 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

**Front Royal Volunteer Fire & Rescue:** 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

**Warren Memorial Hospital:** 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

**Electrical Outage:** 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46.

Emergency/afterhours 540-635-2111

## OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at 2 People and 1 Bedrooms.
Per cabin

## NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

## PARKING

Parking is limited to 2 cars in the driveway. Per cabin / 3 For Main House.

## TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

Trash can receptacles are located at the Rear of Property please fasten lid after chopping trash in Container. Trash bags are under Sink

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day

Property managment will come by in the evening of trash pick up and place receptacles for morning pickup.

*Revised 5/06/2022*

## CHECK-IN & CHECK-OUT

Provide details

Check in is at 3:00 PM
Check out is at 11:00 AM
House Rules are in binder at location.

## WIFI/PHONE/ETC

Provide details for special amenities if available

Xfinity Cable and W.F1
Xfinity land line:

## SPECFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

Property is a smaller town lot with outdoor Kitchen and gardens and Privacy Screening in town limits.

## AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

## SPECFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
- No outdoor fire burning
- No fireworks

No illegal Substances
No guns or fire Arms
No Smoking.

**As per 175-3**

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:
§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.

B. The one-time application fee shall be $400.00.

C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.

D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.

E. Parking for the use shall be located in driveways or other designated and approved parking areas.

F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.

H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.

I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.

K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.

L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.

M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.

N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

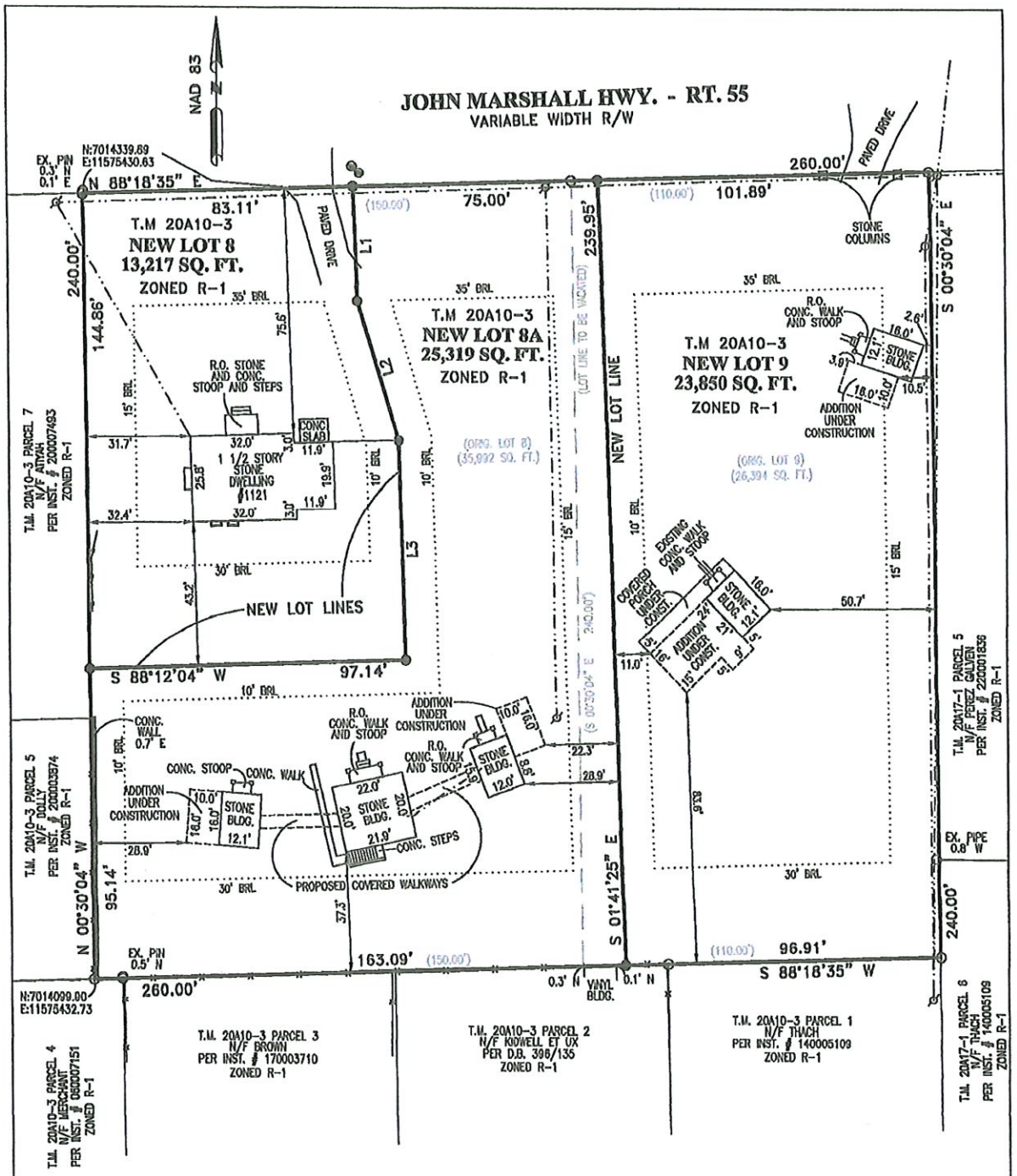
Property Owner's Signature:_____

**CERTIFICATION:**

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature_____ Date_____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.




- ○ DENOTES EX. PIN OR PIPE.
- ● DENOTES PIN SET.
- DENOTES UTILITY POLE.
- - - - DENOTES OVERHEAD WIRES.
- DENOTES WATER METER.
- DENOTES WATER VALVE.
- —x— DENOTES WOOD FENCE.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 01°41'25" E | 30.00' |
| L2 | S 15°54'57" E | 44.87' |
| L3 | S 01°41'25" E | 68.15' |

COMMONWEALTH OF VIRGINIA
JOSEPH C. BROGAN, JR.
Lic No. 3209
LAND SURVEYOR

MINOR SUBDIVISION OF LOTS 8 AND 9 PER PLAT OF SUBDIVISION OF THE HALL PROPERTY

SOUTH RIVER MAGISTERIAL DISTRICT

**TOWN OF FRONT ROYAL**

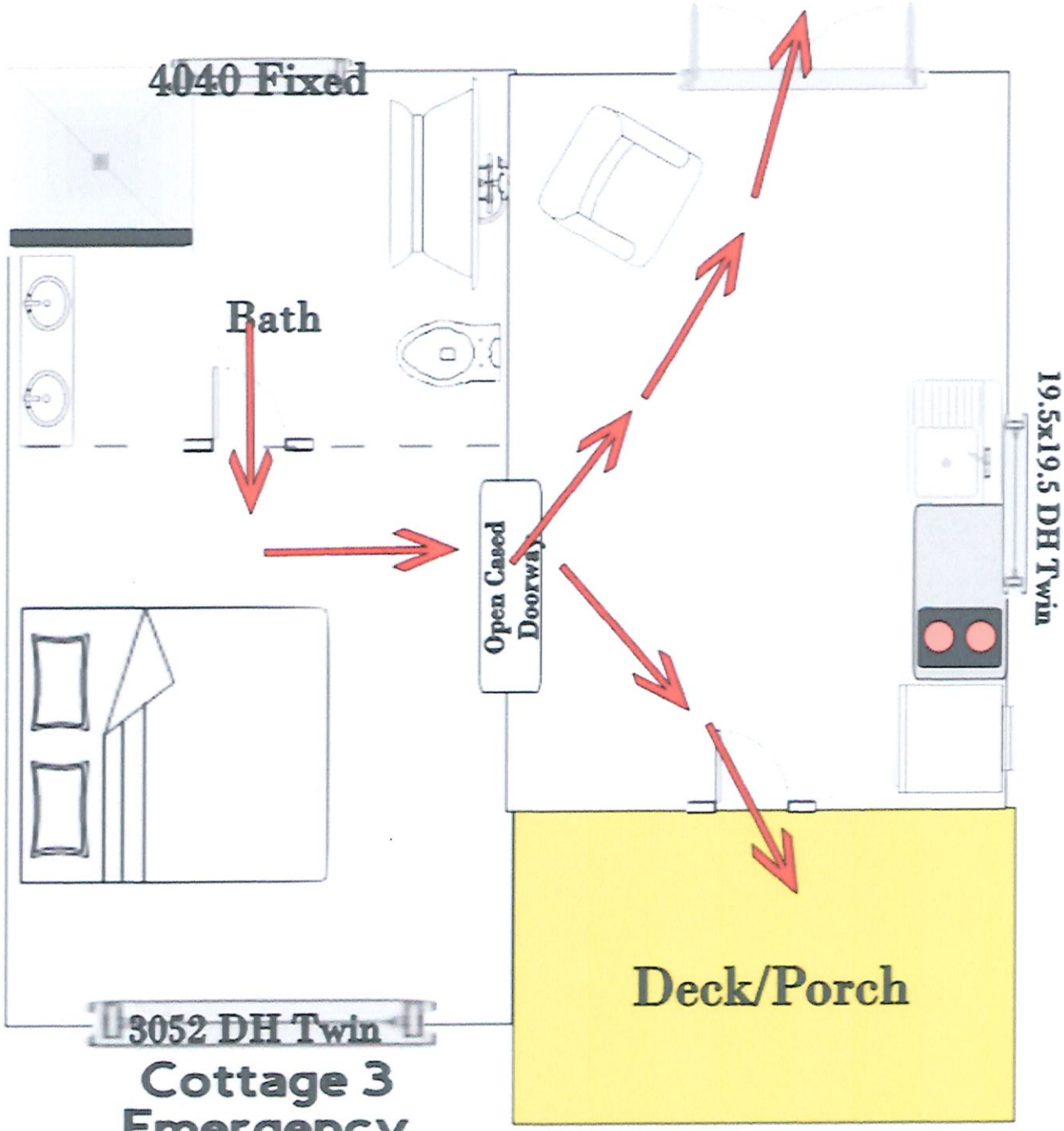
**WARREN COUNTY, VA.**

0 30 60

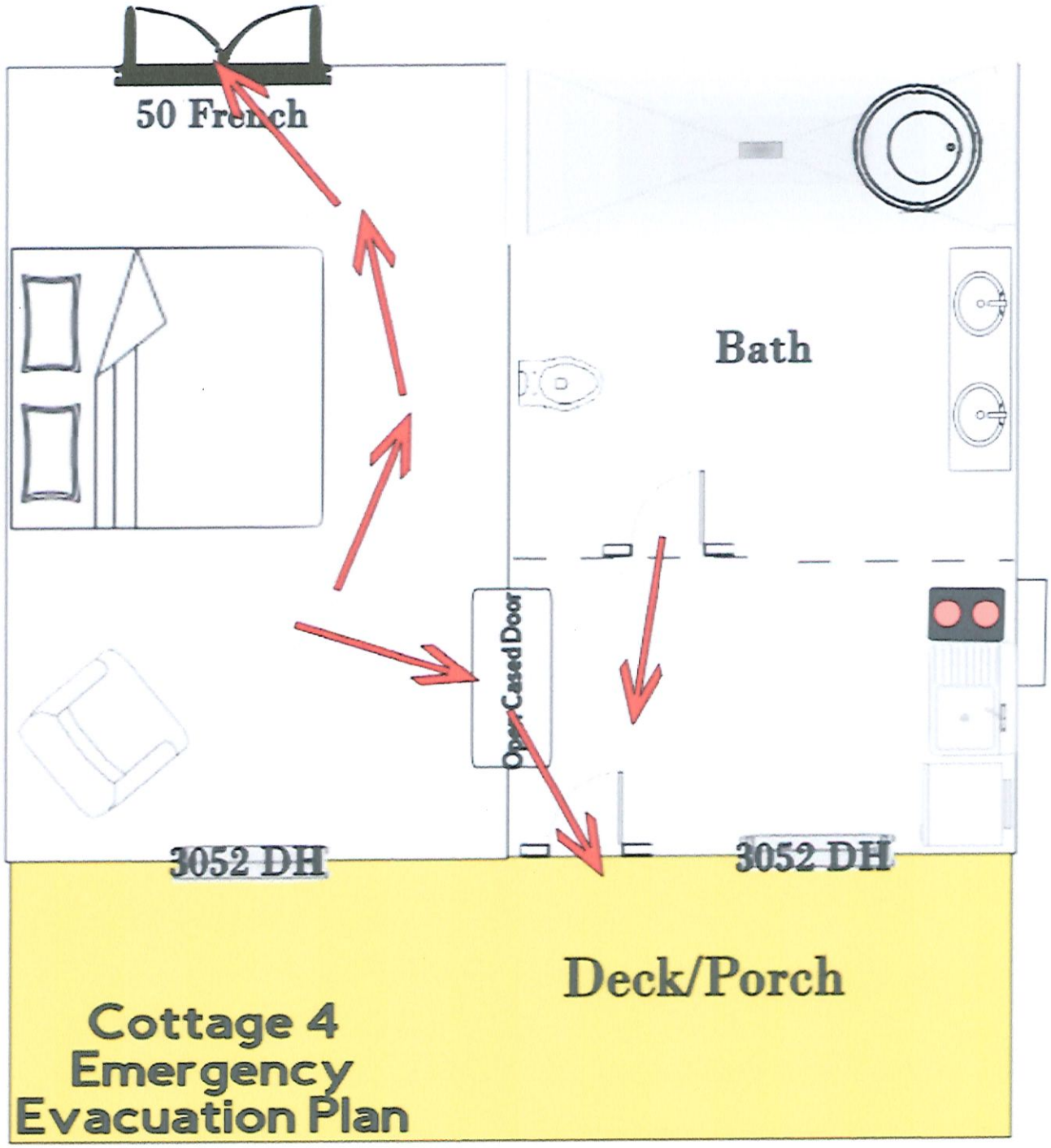
SCALE 1" = 30'

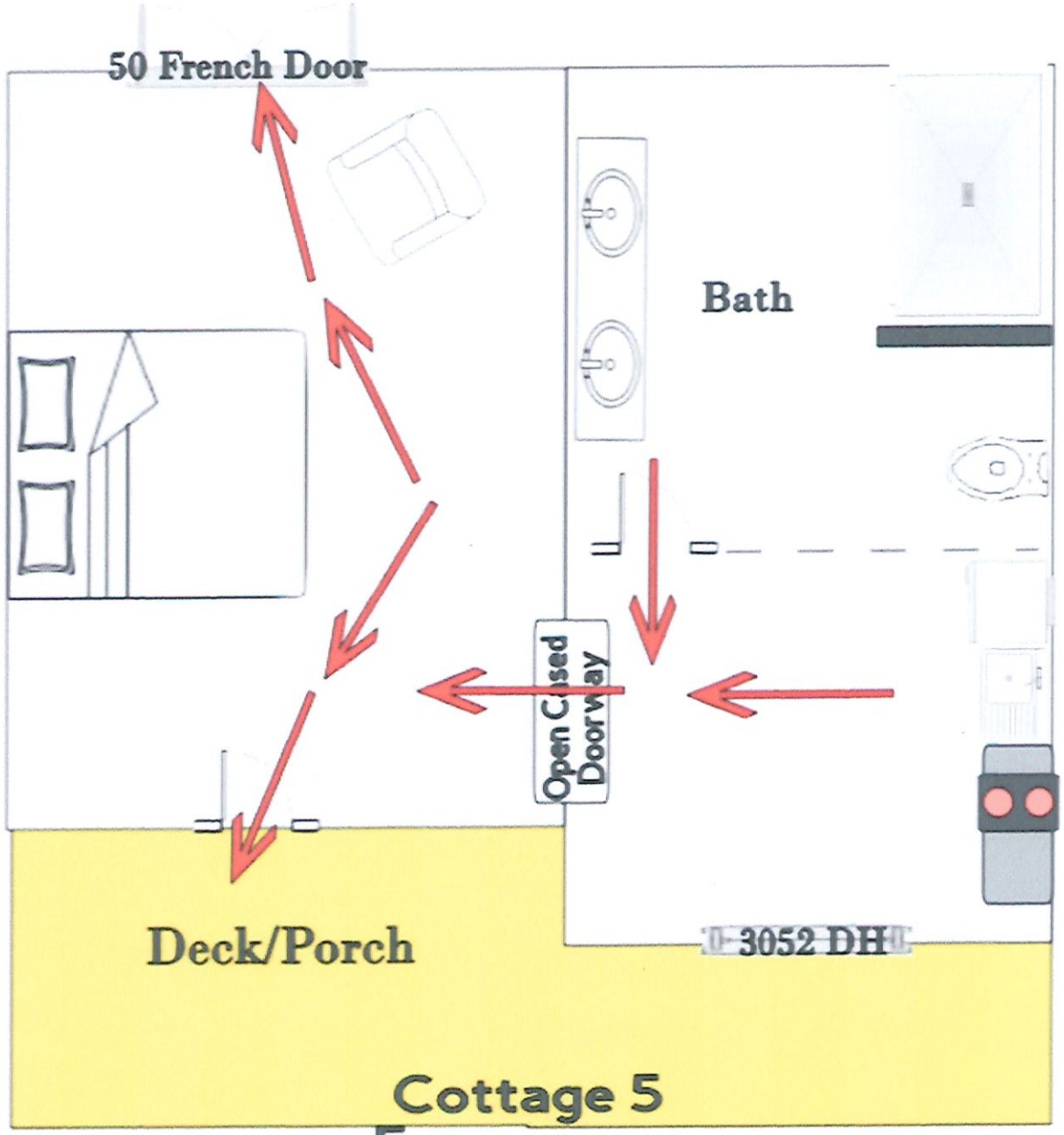
SHEET TWO OF TWO

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
DECEMBER 6, 2022




# Cottage 3 Emergency Evacuation Plan


50 French
Bath
Open Cased Door
3052 DH
3052 DH
Deck/Porch
Cottage 4
Emergency
Evacuation Plan




# Cottage 5 Emergency Evacuation Plan

220006361

**THIS INSTRUMENT PREPARED BY:**

**Joseph F. Silek, Jr., PC**
**43 Chester Street**
**Post Office Box 602**
**Front Royal, VA 22630**
**(540) 635-9415**
**(540) 635-9421 (FAX)**
**Joseph F. Silek, Jr. – VSB #27403**

| | |
|---|---|
| **CONSIDERATION: $ Ø** | **TAX MAP NO. 20A128 4A and** |
| **ASSESSED VALUE: $ 494,200.00** | **TAX MAP NO. 20A128 5** |
| **APPRAISED VALUE: $ Ø** | **TAX MAP NO. 20A7 4 108** |

**Exempt from recordation tax pursuant to Va. Code Section 58.1-88(D)**

**TITLE INSURANCE IS PROVIDED BY**
**FDELITY NATIONAL TITLE INSURANCE COMPANY**

**THIS DEED OF GIFT** made and entered into this 27 day of October, 2022, by and between SHELLY L. **COOK**, party of the first part, Grantor and **COOK-KNIGHTING REALTY II, LLC**, a Virginia limited liability company, party of the second part, Grantee, whose address is 65 Lee Burke Road, Front Royal, VA 22630.

WITNESSETH:

NOW, THEREFORE, in consideration of the love and affection of the part of the first part for the party of the second part, the said part of the first does hereby grant and convey in simple with General Warranty and English Covenants of Title unto **COOK-KNIGHTING REALTY II, LLC**, a Virginia limited liability company, all of her right, title and interest in and

to the following described real estate, to-wit:

**PROPERTY 1 - TAX MAP NOS. 20A128 4A and 20A128 5**

All that certain tract or parcel of real estate with all of the improvements thereon, and all rights, easements and appurtenances thereunto belonging, lying and being situate in the North River Magisterial District, Town of Front Royal, Warren County, Virginia, containing 29,836 square feet, more or less, as shown upon that certain plat of survey prepared by Larry C. Himelright, P.C., dated April 18, 1996, attached to a deed recorded as Instrument #9601939 in the Clerk's Office of the Circuit Court of Warren County, Virginia;

AND BEING the identical property conveyed to Shelly L. Cook by virtue of a deed from Donald R. Sims and Patricia B. Sims dated November 16, 2021, of record as Instrument #210010044 in the aforesaid Clerk's Office.

**PROPERTY ADDRESS - 1408 Old Winchester Pike, Front Royal, VA 22630**

**PROPERTY 2 - TAX MAP #20A7 4 108**

All those two certain lots or parcels of land, together with all of the improvements thereon and all of the appurtenances thereunto belonging or in anywise appertaining, lying and being situate in the Fork Magisterial District of the Town of Front Royal, Warren County, Virginia, as shown on a plat entitled "Survey of Portions of the Mary Kathryn Clark Property Recorded in D.B. 287, Page 604 Fork Magisterial District Town of Front Royal, Va.", prepared by Joseph G. Brogan, Sr., Professional Land Surveyor, dated June 26, 1986, attached to a deed recorded in the aforesaid Clerk's Office in Deed Book 345 at Page 294;

AND BEING the same property conveyed to Shelly L. Cook, by virtue of a deed from Ronnie Wayne Chrisman, Heir at Law and Administrator of the Estate of Anna Mae Chrisman dated November 17, 2021, of record as Instrument #210009999 in the aforesaid Clerk's Office.

Reference to which said plats and deeds is hereby had for a more particular description of the real estate herein conveyed and for further derivation of title thereto.

This conveyance is made and accepted subject to all other easements, restrictions, and conditions, if any, of record in the aforesaid Clerk's Office, pertaining to or affecting the real estate herein conveyed.

WITNESS the following signatures and seals:

_____(SEAL)
**SHELLY L. COOK**

COMMONWEALTH OF VIRGINIA
COUNTY OF WARREN, TO-WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that **SHELLY L. COOK,** whose name is signed to the foregoing Deed dated the 27 day of October, 2022, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 27 day of October, 2022.
My commission expires: March 31, 2024.

_____
NOTARY PUBLIC

JENNIFER E. COMPTON
NOTARY PUBLIC
REG. #332313
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

INSTRUMENT 220006361
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY CIRCUIT ON
OCTOBER 27, 2022 AT 03:45 PM
ANGELA M. MOORE, CLERK
RECORDED BY: HNG

CONSENT TO INSPECT

PRIVATE PROPERTY

The undersigned herein consents to the Town of Front Royal, Department of Planning and Zoning Division Officer(s) right of entry to inspect all yard areas, building exterior(s), and/or interior(s) as needed to determine whether said property complies with local and state codes related to said property.

The undersigned herein states that he/she is in lawful possession or control of the property designated below or has the authority to act in the owner(s), tenant(s), and/or occupant(s) behalf in their absence.

Property Address: 1121 John Marshall Highway, Front Royal, VA 22630

Tax Map 20A10-3 Lot 8A

CONSENTING PARTY

Name: Shelly Cole Signature: _____ Date: 4/6/23

✓ Owner ____ Tenant ____ Manager ____ Owner(s) Agent ____ Employee

____ Common Area ____ Rear/Side Yards ____ Interior ____ Accessory Building(s)

____ Garage(s)/Carports

Name: _____ Signature: _____ Date: _____

____ Owner ____ Tenant ____ Manager ____ Owner(s) Agent ____ Employee

____ Common Area ____ Rear/Side Yards ____ Interior ____ Accessory Building(s)

____ Garage(s)/Carports

Newly Constructed units w/ Certificates of occupancy

# WELCOME NEWS

1121 John Marshall Highway
Front Royal, VA 22630

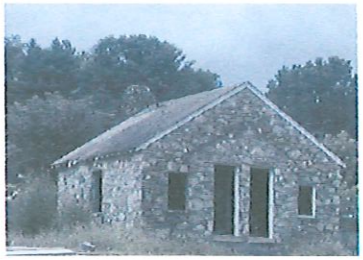
Issue #1

## The Trellis

Welcome the The Trellis! We are so excited to have you stay with us in this very unique property located in the wonderful town of Front Royal, VA.

This place is very special. Built in the 1940's, it was previously the Hall Property and operated as a Motor Coach Lodge during the 1960's. It is a very unique piece of Front Royal's history and we were so blessed to be able to revive this property into what you see today. We went to great lengths to keep some of the charm and history of these cottages intact, while bringing some modern design touches to these vintage buildings. You will see the original stone work on the interior and exterior of all of the buildings, as well as some of the original roped grout accents as well. We kept the layouts of the cottages intact, adding small additions to each side to increase the square footage, providing ample room for our guests to stay and have an amazing experience.

The original Main House of The Trellis before renovations.



One of the original cottages before renovations.

## The scoop of the town

Discover Front Royal and Shenandoah National Park are amazing places to discover what this special town has to offer. Front Royal is the Canoe Capital of Virginia and this small, yet quaint town has plenty to offer.

In this newsletter, you will find a ton of useful information that we have compiled to help our guests make the most of their stay here at The Trellis. We have recommendations for nearby restaurants, shopping areas, area attractions, places of interest, and so much more.

We hope that you enjoy this unique property as much as we do. We strive to offer a 5-star experience for each and every one of our guests, each and every time they stay here. If you have any questions or issues during your stay, please let us know so we can help you. See contact information below. Have a wonderful stay and we hope to see you again!

**Shelly Cook, Owner**
Shellycook103@gmail.com
540-550-0334

**Mary Ellen Smoot, Hospitality Manager**
540-514-4398

Shenandoah Valley Stays
SHORT TERM VACATION HOMES

# IMPORTANT NEWS

Issue #1

## *In Case of Emergency, immediately dial 911!!!*

**Nearest Medical Center:**

Warren Memorial Hospital

Phone: 540-636-0300 or 911

Address: 351 Valley Health Way

Front Royal, VA 22630

You are in Front Royal, off of Route 55.

Address: 1121 John Marshall Highway

Front Royal, VA 22630

Evacuation Map to the nearest Interstate

(Interstate 66 in Linden and Markham)

**EMERGENCY INFORMATION:**

FRONT ROYAL POLICE DEPARTMENT

540-635-2111 (or 911)

900 Monroe Ave, Front Royal, VA 22630

FRONT ROYAL VOLUNTEER FIRE & RESCUE

540-635-2540 (or 911)

221 N Commerce Ave, Front Royal, VA 22630

ELECTRICAL OUTAGE

540-635-3027, 540-635-2111 (After hours)

Outages may be reported online at:

http://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46

The fire extinguisher is located in the kitchen, underneath the sink.

**IMPORTANT CONTACT INFO:**

MARY ELLEN SMOOT, HOSPITALITY MANAGER

540-514-4398

SHELLY COOK, OWNER

SHELLYCOOK103@GMAIL.COM

540-550-0334

# CHECK THIS OUT!

Issue #1

## CHECKING OUT PROCEDURES:

We really hope you enjoyed your stay here at The Trellis!

As a reminder, check out is at 11:00 AM on the day that your booking ends.

Before you leave, we kindly ask that you do the following:

- Double check and make sure you have not left behind any belongings.

- Please do not remake the bed. We will take care of all of that.

- Please place all used towels in the basket located in the bathroom.

-Lock the keyless entry door lock after removing all belongings and leaving the cottage.

-Don't be sad to leave us – come back and stay with us again!

-Please leave us a review to let us know how your stay was. We love to hear from our guests and strive to provide a wonderful experience!

-Travel safely and come visit us again soon!

## HOW TO:

ACCESS THE PROPERTY – Please use the code you are provided and enter into the keypad for keyless entry into the cottage. Enter the code and the door will automatically unlock. If you have any issues, please use one of the contact numbers provided.

USE THE WIRELESS INTERNET –

Wifi Network:

Wifi Password:

USE THE HVAC SYSTEM – each indoor unit works off of the remotes attached to the wall. The remote will allow you to switch from heat to cool mode if you desire using the buttons respectively. Please try to keep the temperature weather appropriate for the season. All remotes need to be placed back into the wall hangers once you set the desired temperature. Lost remotes will result in a fee.

**Using Wireless Remote Control**

You can operate the air conditioner more conveniently with the remote control.

| 1 Button | 2 Display Screen | Description | Available Function | |
|---|---|---|---|---|
| | | | Single Split | Multi |
| | - | To turn on/off the air conditioner | O | O |
| | | To adjust the desired room temperature in cooling, heating or auto changeover mode | O | O |
| MODE | | To select the cooling mode | O | O |
| | | To select the heating mode | O | O |
| | | To select the dehumidification mode | O | O |
| | | To select the fan mode | O | O |
| | | To select the auto changeover/auto operation mode | O | O |
| JET MODE | Po | To change room temperature quickly | O | O |
| FAN SPEED | | To adjust the fan speed | O | O |
| | | To adjust the air flow direction vertically or horizontally | O | O |

NOTE

- * buttons may be changed according to the type of mode.
- When connected to the Multi Outdoor unit, the Energy Display, Energy Control, Silent and Smart Diagnosis function may not be supported.

USE THE TV – Xfinity by Comcast, remote is next to the TV. Press the power button on the remote to turn the tv on and off. Please be mindful of the neighbors and keep the TV at an appropriate noise level.

OUTDOOR NOISE REGULATIONS – Appendix 2: Town of Front Royal Municipal Code Chapter 106 Noise (attached)

# WHERE TO GO

Issue #1

**GROCERY STORES:**

MARTINS 409 South Street

WAL MART 10 Riverton Commons Dr.

**RESTAURANTS:**

POPPY'S PLACE 205 S Royal Ave.
540-749-2167
*Gourmet Cheesecakes, Deli Sandwiches, Cookies, Artisan Pizzas, Nourish Bowls, Fresh Eats*

MAIN STREET MILL 500 E Main St.
540-636-3123

L DEES PANCAKE HOUSE 522 E Main St.
540-635-3791
*Fantastic Breakfast, Homemade Soups, Quiche, Down-Home Diner Eats*

MELTING POT PIZZA 138 W 14TH St.
540-636-6146
*The Best Pizza In Town, Subs, Appetizers, Wings*

CASTIGLIAS ITALIAN 328 Remount Rd.
540-635-8815
*Strombolis, Calzones, Pizzas, Subs, Fresh Italian Dishes*

SPELUNKERS 116 South St.
540-631-0300
*Burgers, Fries, Shakes*

**COFFEE:**

MAIN STREET DAILY GRIND 215 E. Main St.
540-635-3556
*Coffee & Espresso Drinks, Breakfast, and Lunch*

DUNKIN DONUTS 114 South St.
540-252-4210

**SHOPPING:**

OLE TIMERS ANTIQUES 220 E. Main St.
540-636-9444
*Furniture, Antiques, Decorative Arts, Accessories, and More*

PITICORN 201 E. Main St.
540-335-1675
*A Magical Rescue Store, Unique Gifts, Apparel, Signs, Décor*

ROYAL OAK BOOKSHOP 207 S. Royal Ave.
540-635-7070
*New And Used Books*

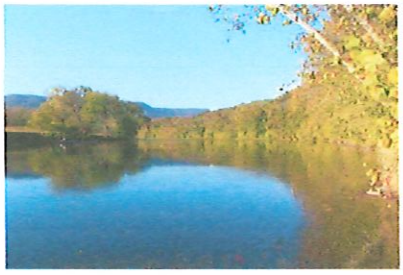
MOUNTAIN MYSTIC COMPANY 215 South St.
540-635-6318
*Jewelry, Spiritual Shop, Crystals/Stones, Cards, Stationary*

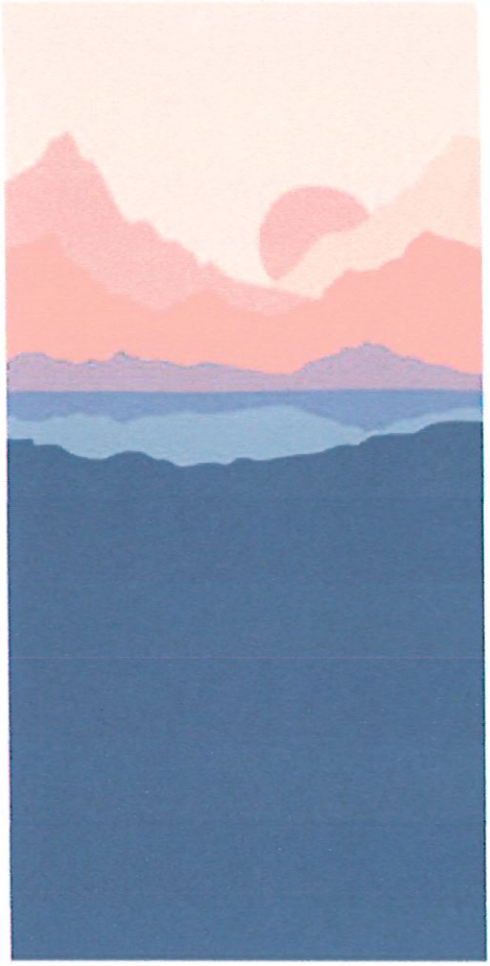
ALVIN STOKES GENERAL STORE 533 E. Main St.
540-635-4437
*Old Country General Store, Apparel, Boots*

TOP ATTRACTIONS:

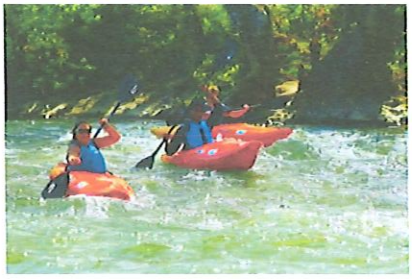
SHENANDOAH NATIONAL PARK 21073 Skyline Drive
Front Royal
*Hiking, Scenic Byways, Landmarks, Day Trip*

SHENANDOAH RIVER STATE PARK
350 Daughter of Stars Dr.
Bentonville
*Riverside Picnic Areas, River Access, Boat Launch, Hiking*





FRONT ROYAL OUTDOORS 8567 Stonewall Jackson Hwy
Front Royal
*Rafting, Tubing, Kayaking, Canoeing, River Trips*



VIRGINIA BEER MUSEUM 16 Chester St.
Front Royal
*Museum Focusing on Virginia Beer, Experience and History of Beer, Tours, Bar, Drinks Served*

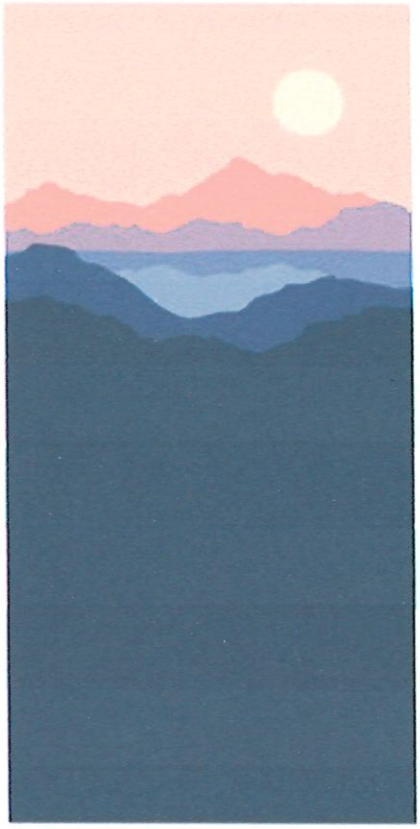
SHENANDOAH VALLEY AXE THROWING 20 South St.
Front Royal

*Axe and Knife Throwing Venue, Full Menu, Drinks Served*

SKYLINE CAVERNS 10344 Stonewall Jackson Hwy
Front Royal

*Geological Caves, Tourist Attraction*

Create memories



GETTING AROUND:

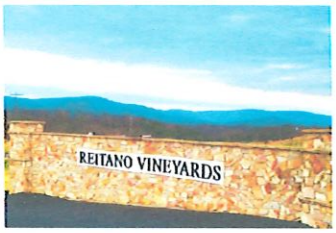
FRONT ROYAL TROLLEY
414 E Main St.
*The trolley bus is a circular line with 11 stops departing from the visitor's center. Starts operating at 9:00AM and ends at 4:30PM*

WINERIES/BREWERIES:

CHESTER GAP CELLARS
4615 Remount Road
540-636-8086

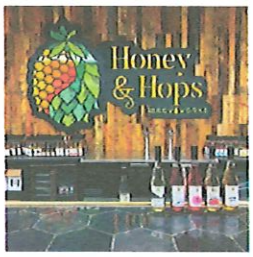
VIBRISSA BEER
122 E. Main Street
540-631-0773

REITANO VINEYARDS
137 Lee Burke Road




GLEN MANOR VINEYARDS
2244 Browntown Road
540-635-6324

HONEY & HOPS BREW WORKS
212 E. Main Street
540-692-6032



# Chapter 106

## NOISE

Sections:

106-1 THROUGH 106-4 (RESERVED)
106-5 DECLARATION OF FINDINGS AND POLICY
106-6 DEFINITIONS
106-7 ADMINISTRATION AND ENFORCEMENT
106-8 PROHIBITED NOISE
106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES
106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACE OF PUBLIC ENTERTAINMENT OR ASSEMBLY
106-11 USE OF LOUDSPEAKERS FOR A DVERTISING PURPOSES
106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM
106-13 RESPONSIBILITY OF THE PROPERTY OWNER
106-14 EXCEPTIONS FROM CHAPTER
106-15 BUILDING, UTILITY, ROAD CONSTRUCTION AND EXCAVATION OPERATIONS
106-16 TESTING OF METERING DEVICES
106-17 PENALTIES
106-18 SEVARABILITY

Adopted by the Town Council of the Town of Front Royal 3-11-85. 106-1 through 106-4 were repealed by Ordinance No. 12-04 on 10-11-04. Amendments noted where applicable.

### 106-1 THROUGH 106-4 (RESERVED)

**(Ord. No. 12-04 Repealed 10-11-04-Effective Upon Passage)**

### 106-5 DECLARATION OF FINDINGS AND POLICY

The Town Council hereby finds and declares that excessive sound is a serious hazard to the public health, welfare, peace, safety, and the quality of life; that a substantial body of science and technology exits by which excessive sound may be substantially abated; that the people have a right to and should be ensured an environment free from excessive sound that may jeopardize the public health, welfare, peace, and safety or degrade the quality of life; and that it is the policy of the Town of Front Royal to prevent such excessive sound.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

### 106-6 DEFINITIONS

For the purposes of this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this subsection.

A. **A-WEIGHTED SOUND LEVEL.** The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(a) or dBA.

B. **DAYTIME** The local time of day between the hours of 7:00 A.M. and 10:00 P.M.

C. **DECIBEL (dB).** A unit for measuring the volume of a sound equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (twenty micronewtons per square meter).

D. **dBA** shall mean the sound pressure level as measured on a sound meter set to slow response to the A-weighted scale to approximate the frequency response of the human auditory system.

E. **EMERGENCY WORK** shall mean work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from immediate exposure to danger, including work performed by public service companies when emergency inspection, repair of facilities or restoration of services is required for the immediate health, safety or welfare of the community.

F. **NIGHTTIME.** The local time between the hours of 10:00 P.M. and 7:00 A.M.

G. **NOISE** shall mean any sound which may cause or tend to cause an adverse psychological or physiological effect on human beings.

H. **NOISE SOURCE** shall mean any equipment, motor vehicle, motorcycle or facility, fixed or movable, capable of emitting sound beyond the property boundary of the property on which the equipment is used, but not including motor vehicles or motorcycles operated on public rights-of-way.

I. **SOUND.** An oscillation in pressure, particle displacement, particle velocity or other physical parameter in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound including duration, intensity, and frequency.

J. **SOUND LEVEL.** The weighted sound pressure level obtained by the use of an approved sound level meter and the A-frequency weighting network, as specified in American National Standards Institute specifications for sound level meters.

K. **SOUND LEVEL METER** shall mean an instrument to measure sound pressure levels which shall meet or exceed performance standards for a "type two" meter as specified by the American National Standards Institute.

L. **SOUND PRESSURE** shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-7 ADMINISTRATION AND ENFORCEMENT

The noise control program established by this section shall be enforced and administered by the Chief of Police with the assistance of other Town departments as required.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-8 PROHIBITED NOISE

A. Generally. It shall be unlawful for any person to create any unreasonably loud, disturbing and unnecessary noise. Noise of such character, intensity and duration as to be detrimental to the life or health of any person or unreasonably to disturb or annoy the quiet, comfort or repose of any person is hereby prohibited.

B. Specific Acts as Noise Disturbances.

The following acts are declared to be noise disturbances in violation of this Chapter, provided that the acts so specified shall not be deemed to be an exclusive enumeration of those acts which may constitute a noise disturbance under Section 106-8(A):

1. Operating or causing to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys, drainage or public utility systems or parts thereof, and appurtenances thereto in the outdoors between the hours of 9:00 p.m. and 7:00 a.m. the following day, except as provided in Section 106-15.

2. Repairing, rebuilding or modifying any motor vehicle or other mechanical device in residential use districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.

3. The collection of trash or refuse in residential use districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.

4. Loading or unloading trucks in the outdoors within one hundred (100) yards of a residence between the hours of 9:00 p.m. and 7:00 a.m. the following day; provided that this subsection shall not apply to any business that has been in operation at its current location since prior to January 1, 1980.

**(Ord. No. 01-06 amended 1-23-06-Effective Upon Passage)**

5. Sounding the horn or warning device of a vehicle, except when necessary as a warning during the operation of the vehicle. Sounding of such horn or other device more than once every two (2) minutes in any one town block and with a duration of more than five (5) seconds for any single emission shall be *prima face* evidence of violation of this section.

6. Operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph or any other device for the production of sound, between the hours of

10:00 p.m. and 8:00 a.m. the following day, in such a manner as to be plainly audible across property boundaries or through partitions common to two (2) residences within a building

7. Operating or permitting the operation of any radio, tape player, compact disc player or other device for the production of sound on a public right-of-way or in a public place in such a way that the sound is plainly audible at a distance of fifty (50) feet from such device, whether or not the device is situated within a motor vehicle.

8. Owning, keeping, possessing or harboring any animal which frequently or habitually howls, barks, meows, squawks or makes such other noise as is plainly audible across property boundaries or through partitions common to two (2) residences within a building.

9. The use of any automobile, motorcycle or vehicle so out of repair, so loaded or operated in such a manner as to create loud and unnecessary grating, grinding, rattling or other noises.

10. The discharge of the exhaust of any internal combustion engine into the open air except through a device which will effectively prohibit loud and explosive noises.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES

It shall be unlawful for any person to operate, or permit to be operated, any noise source in such a manner that the noise source emits a sound pressure level which exceeds the limits set forth below when measured on property other than that on which the noise source is located. The category of applicable sound pressure limits shall be determined by the zoning district classification of the property on which the noise is produced. Property which has been specifically determined by the Planning Commission to be within an area designated on the Comprehensive Plan for industrial use shall be deemed to fall into the industrial classification for the purposes of this ordinance, even if the property has not yet been re-zoned.

**(Ord. 01-06 Amended 1-23-06-Effective Upon Passage)**

| Land Use Designation Where Noise is Measured. | Maximum Allowed Noise in Daytime (in dBA) | Maximum Allowed Noise in Nighttime (in dBA) |
|---|---|---|
| Agricultural & Residential Zones, A-1,R-1,R1-A,R-2,R-3 | 60 | 50 |
| Commercial Zones C-l, C-2, C-3 | 70 | 65 |
| Industrial Zones 1-1,1-2 | 80 | 80 |

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACES OF PUBLIC ENTERTAINMENT OR ASSEMBLY.

It shall be unlawful for any person to operate, or permit to be operated, any loudspeaker or other device for the production of sound in any place of public entertainment or other place of public assembly which produces sound measure levels of ninety (90) dBA of greater at any point that is normally occupied by a person, unless conspicuous and legible signs are located outside such place, near the entrance, stating "WARNING, EXPOSURE TO SOUND ENVIRONMENT WITHIN MAY CAUSE HEARING IMPAIRMENT."

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES

It shall be unlawful for any person to operate for commercial advertising purposes any loudspeaker or other like device or mechanism used to emit sound of any kind, which loudspeaker or other like device or mechanism is attached to or installed in any vehicle, when the vehicle is being driven, drawn, or parked along or upon the streets of the Town.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM

No person within the Town limits shall operate or permit the use or operation of any radio, tape player, compact disc player, or any other device which produces, reproduces, or amplifies sound in a motor vehicle, in such a manner that the sound can be heard more than fifty (50) feet from the motor vehicle.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-13 RESPONSIBILITY OF THE PROPERTY OWNER

It shall be unlawful for a property owner knowingly to allow the creation of noise prohibited by this Chapter, within the boundaries of his or her property.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-14 EXCEPTIONS FROM CHAPTER

The provisions of this Chapter shall not apply to the following activities:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency or to the emission of sound in the performance of emergency work;

2. Noise caused by or arising out of activities related to repair, maintenance, replacement or alteration of public utility systems or parts thereof, public drainage systems or parts thereof, or streets and highways or parts thereof, and appurtenances thereto, where such activity is

reasonably necessary to further a public safety interest and/or to minimize disruption in the provision of public services, e.g., water, sewer and electric service; or

3. Parades, fireworks displays, and other organized public activities authorized by permit issued by an official of the Town.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-15 BUILDING, UTILITY, ROADCONSTRUCTION AND EXCAVATION OPERATIONS.

A. The erection, including excavation, demolition, alteration or repair of any building in a residential or business district, the performance of any work on a public utility, the performance of any work relating to road construction, and any excavation work on January 1 st (New Year's Day), the last Monday in May (Memorial Day), July 4th (Independence Day), the first Monday in September (Labor Day), the fourth Thursday in November (Thanksgiving Day), and December 25th (Christmas Day), or other than between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, is prohibited, except in cases of necessity in the interest, public health, safety and welfare, and then only with a permit from the Town Manager or his designee. This prohibition does not apply to Town employees or to contractors performing work in compliance with the terms and requirements of a Town contract.

B. When one of the regular holidays mentioned in Subsection (a) of this section falls on a Saturday, the preceding Friday shall be declared the holiday. When one of the regular holidays falls on a Sunday, the following Monday shall be declared the holiday.

C. Construction. Notwithstanding any other provision in this Chapter, between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, construction, alteration or repair activities that are authorized by a valid Town permit shall be allowed if they meet at least one of the following noise limitations:

1. No individual piece of equipment shall produce a noise level exceeding 85 dB(A) at a distance of twenty-five (25) feet. If the device is housed within a structure on property, the measurement shall be made outside the structure at a distance as close to twenty-five (25) feet from the equipment as possible.

2. The noise level at any point outside of the property planes of the project shall not exceed 90 dBA.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 16-16 TESTING OF METERING DEVICES

In order to implement and enforce this section effectively, the Chief of Police shall, within a reasonable time after the effective date of same, develop and promulgate standards and procedures for testing and validating sound level meters used in enforcement of this section.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-17 PENALTIES

A. Any person who violates any provision of this Chapter shall be deemed to be guilty of a Class III misdemeanor.

B. Each violation and/or day of violation of any provision of this section shall constitute a separate offense.

C. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

## 106-18 SEVERABILITY

If any provision of this Chapter should be determined by a court of competent jurisdiction to be invalid, such determination shall not affect the validity of the remaining provisions of this Chapter.

**(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)**

# Chapter 78

## FIRE PREVENTION

**Sections:**

**78-1 OPEN BURNING**
**78-2 BLASTING**
**78-3 ADOPTION OF STANDARDS; CONDITIONS**
**78-4 WHEN AND WHERE COPIES AVAILABLE**
**78-5 MODIFICATIONS**
**78-6 APPEALS**
**78-7 NEW MATERIALS, PROCESSES OR OCCUPANTS**
**78-8 VIOLATIONS AND PENALTIES**
**78-9 RECOGNITION**

Adopted by the Town Council of the Town of Front Royal 4-23-73*(Chapter 10 of the 1965 Code)*. Other Amendments noted where applicable.

### 78-1 OPEN BURNING

A. It shall be unlawful for any owner or lessee of land to set fire to or to procure another to set fire to any woods, brush, logs, leaves, grass, debris or other flammable material upon such land unless he previously shall have taken all reasonable care and precaution, by having cut and piled the same or carefully cleared around the same, to prevent the spread of such fire to lands other than those owned or leased by him. It shall also be unlawful for any employee of any such owner or lessee of land to set fire to or to procure another to set fire to any woods, brush, logs, leaves, grass, debris or other flammable material upon such land unless he shall have taken similar precautions to prevent the spread of such fire to any other land.

B. During the period beginning March 1 and ending May 15 of each year, even though the precautions required by the foregoing subsection shall have been taken, it shall be unlawful for any person to set fire to or to procure another to set fire to any brush, leaves, grass, debris or field containing dry grass or other flammable material capable of spreading fire, located in the Town, except between the hours of 4:00 p.m. and 12:00 midnight. The provisions of this subsection shall not apply to fires set on rights-of-way of railroad companies by their duly authorized employees.

C. Any person violating any provision of this section shall, upon conviction, be fined not less than ten dollars ($10.) nor more than one hundred dollars ($100.) for each separate offense.

### 78-2 BLASTING

It shall be unlawful for any person to permit any blast to be discharged, either by himself or his agents or employees, without having the blast so confined or protected as to prevent the escape of rock or earth.

## 78-3 ADOPTION OF STANDARDS; CONDITIONS

There is hereby adopted as the Fire Prevention Code of the town, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the "Fire Prevention Code," recommended by the National Board of Fire Underwriters, being particularly the 1960 Edition thereof and the whole thereof, and such Fire Prevention Code is hereby adopted and incorporated as fully as if set out at length herein; and, from the date on which the Code of the Town of Front Royal, Virginia, shall take effect, the provisions thereof shall be controlling within the limits of the town, provided that:

A. Whenever the word "municipality" is used in the Fire Prevention Code hereby adopted, it shall mean the Town of Front Royal.

B. Wherever the term "Chief of the Fire Department" is used in the Fire Prevention Code hereby adopted, it shall mean the Building Inspector.

C. Wherever the term "Corporate Counsel" is used in the Fire Prevention Code hereby adopted, it shall be held to mean the Town Attorney.

D. The limits referred to in Section 12.6b of the Fire Prevention Code hereby adopted, in which storage of explosives and blasting agents is prohibited, shall be as provided by the Council.

E. The limits referred to in Section 16.22a of the Fire Prevention Code hereby adopted, in which storage of flammable liquids in outside aboveground tanks is prohibited, are hereby established as the fire limits of the town.

F. The limits referred to in Section 16.51 of the Fire Prevention Code hereby adopted, in which new bulk plants for flammable liquids are prohibited, shall be as provided by the council.

G. The limits referred to in Section 21.6a of the Fire Prevention Code hereby adopted, in which bulk storage of liquid petroleum gas is restricted, shall be as provided by council.

H. In the event of conflict between the provisions of the Fire Prevention Code hereby adopted and the provisions of any other ordinance of the town, the more stringent provisions shall prevail.

## 78-4 WHEN AND WHERE COPIES AVAILABLE

Copies of the Fire Prevention Code adopted by Section 78-3 may be obtained at the office of the Building Inspector in the town during regular business hours.

## 78-5 MODIFICATIONS

The Building Inspector shall have power to modify any of the provisions of the Fire Prevention Code adopted by Section 78-3 upon application in writing by the owner or lessee, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter

of such Fire Prevention Code, provided that the spirit of such Fire Prevention Code shall be observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the Building Inspector thereon, shall be entered upon the records of the Fire Department, and a signed copy shall be furnished to the applicant.

## 78-6 APPEALS

Whenever the Building Inspector shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Fire Prevention Code adopted by Section 78-3 do not apply or that the true intent and meaning of such Fire Prevention Code have been misconstrued or wrongly interpreted, the person aggrieved may appeal from the decision of the Building Inspector to the Town Council within thirty (30) days from the date of the decision from which the appeal is taken.

## 78-7 NEW MATERIALS, PROCESSES OR OCCUPANCIES

The Town Manager, the Chief of the Fire Department and the Building Inspector shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies which shall require permits, in addition to those now enumerated in the Fire Prevention Code, adopted by Section 78-3. The Building Inspector shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

## 78-8 VIOLATIONS AND PENALTIES

A. Any person who shall violate any of the provisions of the Fire Prevention Code adopted by Section 78-3 or fail to comply therewith or who shall violate or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder and from which no appeal has been taken or who shall fail to comply with such an order as affirmed or modified by the Town Council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars ($500.) or by imprisonment for not more than twelve (12) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and, when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

## 78-9 RECOGNITION

The Front Royal Volunteer Fire Department, Incorporated, and its rescue squad are hereby recognized as an integral part of the official safety program of the Town.

# WORK SESSION ITEM

# 2300214 – COOK REALTY

# SHORT TERM RENTAL

# 1121 JOHN MARSHALL HIGHWAY

#2300214

Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main:540-635-4236
Fax:540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

## SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

**APPLICANT:**

NAME: Cook Realty PHONE: 540 550 0334
ADDRESS 65 Lee Burke Road. Front Royal VA.
E-MAIL Shelly Cook 103@gmail.com

**PROPERTY OWNER:**

NAME: Shelly Cook PHONE: 540 550 0334
ADDRESS 65 Lee Burke Road Front Royal VA
E-MAIL Shelly Cook 103 @ gmail.com

**PROPERTY DESCRIPTION:**

PROPERTY ADDRESS 1121 John Marshal Hwy Front Royal
TAX MAP 20A10-3 SECTION LOT 8 BLOCK LOT
SUBDIVISION NAME Hall Property
ZONING DISTRICT R1 ACREAGE 13,217 SQ FT.
SPECIFIC SPECIAL USE PERMIT REQUEST Short term Rental.

☒ Whole house rental ☐ Partial rental, # of rooms rented
☐ Primary Residence ☐ Secondary Residence

**ATTACHMENTS:** The following *must* be submitted with the application. Additional information may be required depending on the nature of the request.

☑ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.
☑ Provide a map of area attractions
☑ Provide proof that notification to operate was sent to the HOA, if applicable
☑ Complete management plan.
☑ Written consent given to the Town to inspect for compliance.
☑ Emergency dwelling evacuation diagram (posted in each bedroom)
☑ Application fee of $400.00 Receipt # 0100190780 2 Date Paid 4-10-23
Pd $400.00 Ck# 4484

RECEIVED
APR 10 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

*Revised 5/06/2022*

## IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) Shelly Cook at (phone number) 540 550 0334 or (property manager) Shelly Cook / Mary Smoot at (phone number) 540 550 0334.

If the emergency requires immediate assistance, please call the following or 911.

**Front Royal Police Department:** 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

**Front Royal Volunteer Fire & Rescue:** 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

**Warren Memorial Hospital:** 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

**Electrical Outage:** 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46.

Emergency/afterhours 540-635-2111

## OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at 2 People and 1 Bedrooms.
Per cabin

## NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

## PARKING

Parking is limited to 2 cars in the driveway. Per cabin / 3 for Main House.

## TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

Trash can receptacles are located at the Rear of Property please fasten lid after disposing trash in Container. Trash bags are under Sink

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day

Property managment will come by in the evening of trash pick up and place receptacles for morning pickup.

*Revised 5/06/2022*

## CHECK-IN & CHECK-OUT

Provide details

Check in is at 3:00 pM
Check out is at 11:00 AM
House Rules are in binder at location.

## WIFI/PHONE/ETC

Provide details for special amenities if available

Xfinity Cable and W.F1
Xfinity land line:

## SPECFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

Property is a smaller town lot with outdoor Kitchen and gardens and Privacy Screening in town limits.

## AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

## SPECFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
- No outdoor fire burning
- No fireworks

No illegal Substances
No guns or fire Arms
No Smoking.

**As per 175-3**

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:
§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.

B. The one-time application fee shall be $400.00.

C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.

D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.

E. Parking for the use shall be located in driveways or other designated and approved parking areas.

F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.

G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.

H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.

I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.

K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.

L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.

M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.

N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

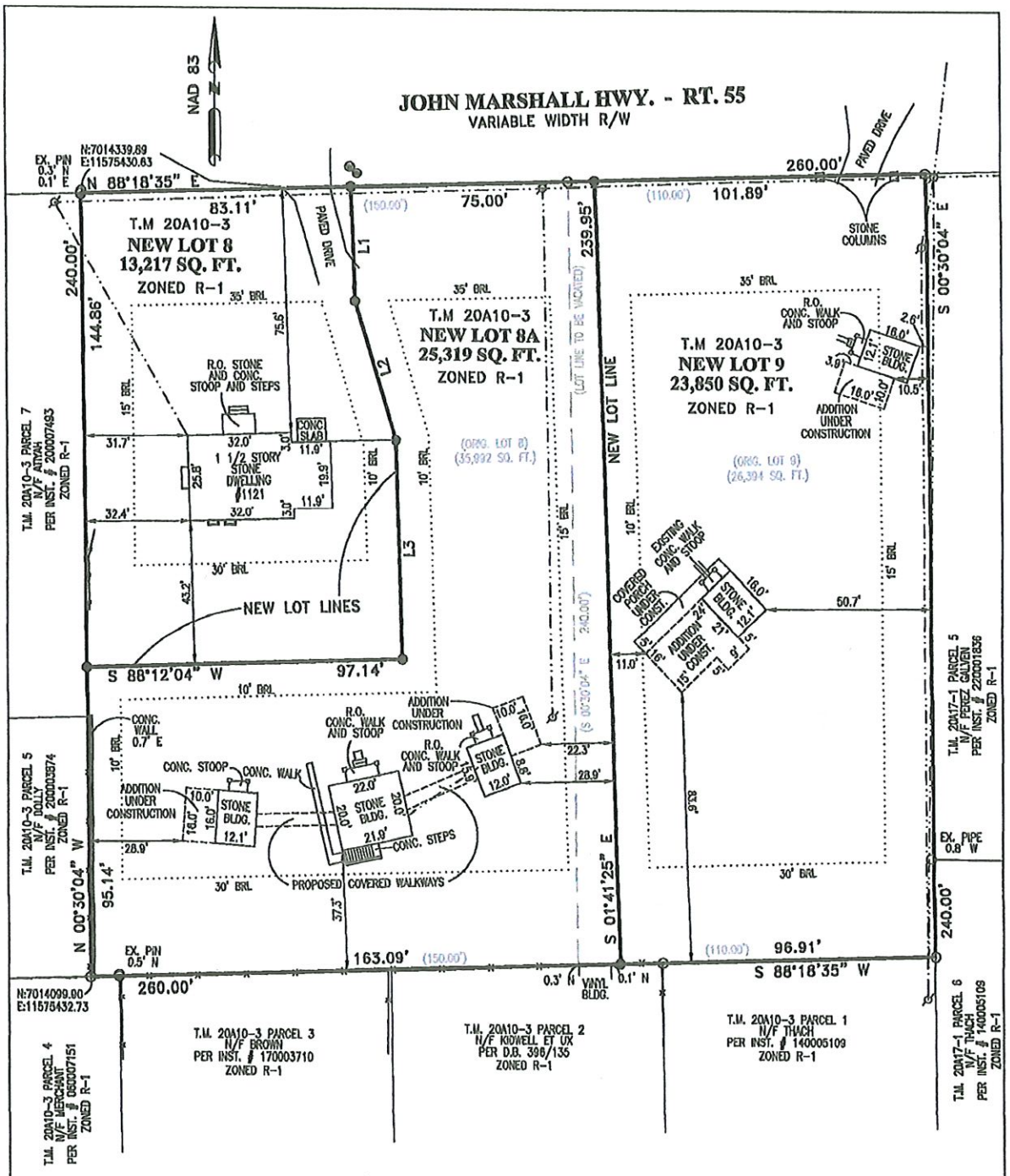
Property Owner's Signature:_____

**CERTIFICATION:**

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature_____ Date_____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.




- ○ DENOTES EX. PIN OR PIPE.
- ● DENOTES PIN SET.
- DENOTES UTILITY POLE.
- - - DENOTES OVERHEAD WIRES.
- DENOTES WATER METER.
- DENOTES WATER VALVE.
- —x— DENOTES WOOD FENCE.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 01°41'25" E | 33.00' |
| L2 | S 15°54'57" E | 44.87' |
| L3 | S 01°41'25" E | 66.15' |

COMMONWEALTH OF VIRGINIA
JOSEPH C. BROGAN, JR.
Lic No. 3209
LAND SURVEYOR

MINOR SUBDIVISION OF LOTS 8 AND 9 PER PLAT OF SUBDIVISION OF THE HALL PROPERTY

SOUTH RIVER MAGISTERIAL DISTRICT

**TOWN OF FRONT ROYAL**

**WARREN COUNTY, VA.**

0 30 60

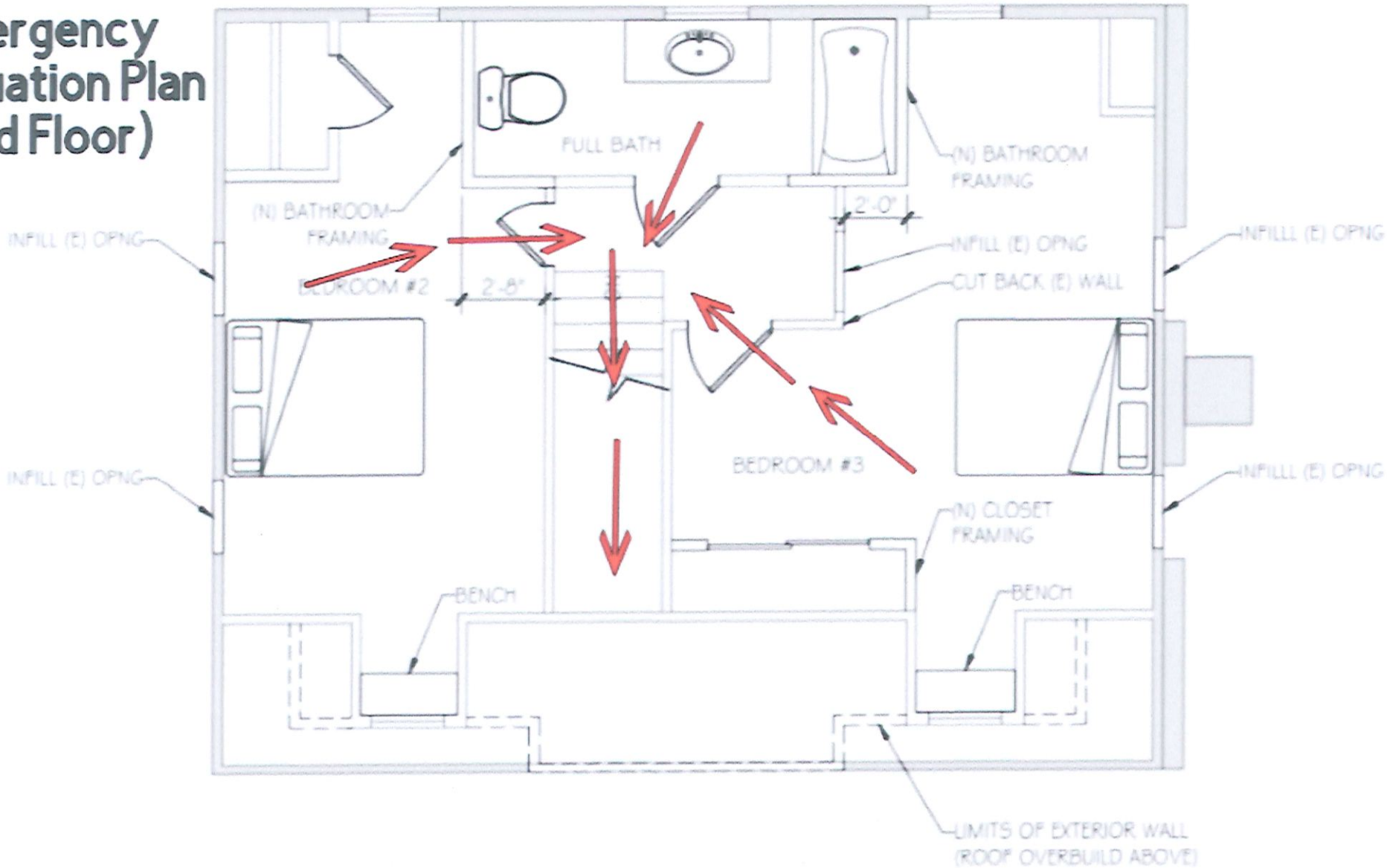
SCALE 1" = 30'

SHEET TWO OF TWO

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
DECEMBER 6, 2022

# Main House Emergency Evacuation Plan (Main Level)

# Main House Emergency Evacuation Plan (2nd Floor)



# WORK SESSION ITEM

# 2300215 – COOK REALTY

# SHORT TERM RENTAL

# 1135 JOHN MARSHALL HIGHWAY

#2300215

Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main:540-635-4236
Fax:540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

## SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

**APPLICANT:**

NAME: Cook - Realty PHONE: 540550 0334
ADDRESS 65 lee Burke Road. Front Royal.
E-MAIL Shelly Cook 103 @ gmail.

**PROPERTY OWNER:**

NAME: Shelly Cook PHONE: 540550 0334
ADDRESS 65 lee Burke Rd. Front Royal VA
E-MAIL Shelly Cook 103 @ gmail. Com

**PROPERTY DESCRIPTION:** (1135)

PROPERTY ADDRESS 1121 John Marshal Hwy. Front Royal VA.
TAX MAP 20A10-3 SECTION (LOT 9) BLOCK LOT
SUBDIVISION NAME Hall Property
ZONING DISTRICT R1 ACREAGE
SPECIFIC SPECIAL USE PERMIT REQUEST Short term Rental

☑ Whole house rental ☐ Partial rental, # of rooms rented
☐ Primary Residence ☐ Secondary Residence

**ATTACHMENTS:** The following *must* be submitted with the application. Additional information may be required depending on the nature of the request.

☑ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.
☑ Provide a map of area attractions
☑ Provide proof that notification to operate was sent to the HOA, if applicable
☑ Complete management plan.
☑ Written consent given to the Town to inspect for compliance.
☑ Emergency dwelling evacuation diagram (posted in each bedroom)
☑ Application fee of $400.00 Receipt # 01001907892 Date Paid 4-10-23
Pd $400.00 CK#4484

RECEIVED
APR 10 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

*Revised 5/06/2022*

**IN CASE OF AN EMERGENCY**

If there is an emergency, or there are questions in regard to the property, please contact (owner) Shelly Cook at (phone number) 540 550 0334 or (property manager) Shelly Cook / Mary Smoot at (phone number) 540 550 0334.

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**OCCUPANCY**

The Special Use Permit limits the occupancy for this short-term rental at 2 People and 1 Bedrooms. Per cabin

**NOISE**

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*Revised 5/06/2022*

**CHECK-IN & CHECK-OUT**

Provide details

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**WIFI/PHONE/ETC**

Provide details for special amenities if available

Xfinity Cable and W.F1
Xfinity land line:

**SPECFIC PROPERTY DETAILS**

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

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No guns or fire Arms
No Smoking.

*Revised 5/06/2022*

**As per 175-3**

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M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.

N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature:_____

**CERTIFICATION:**

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature_____ Date_____

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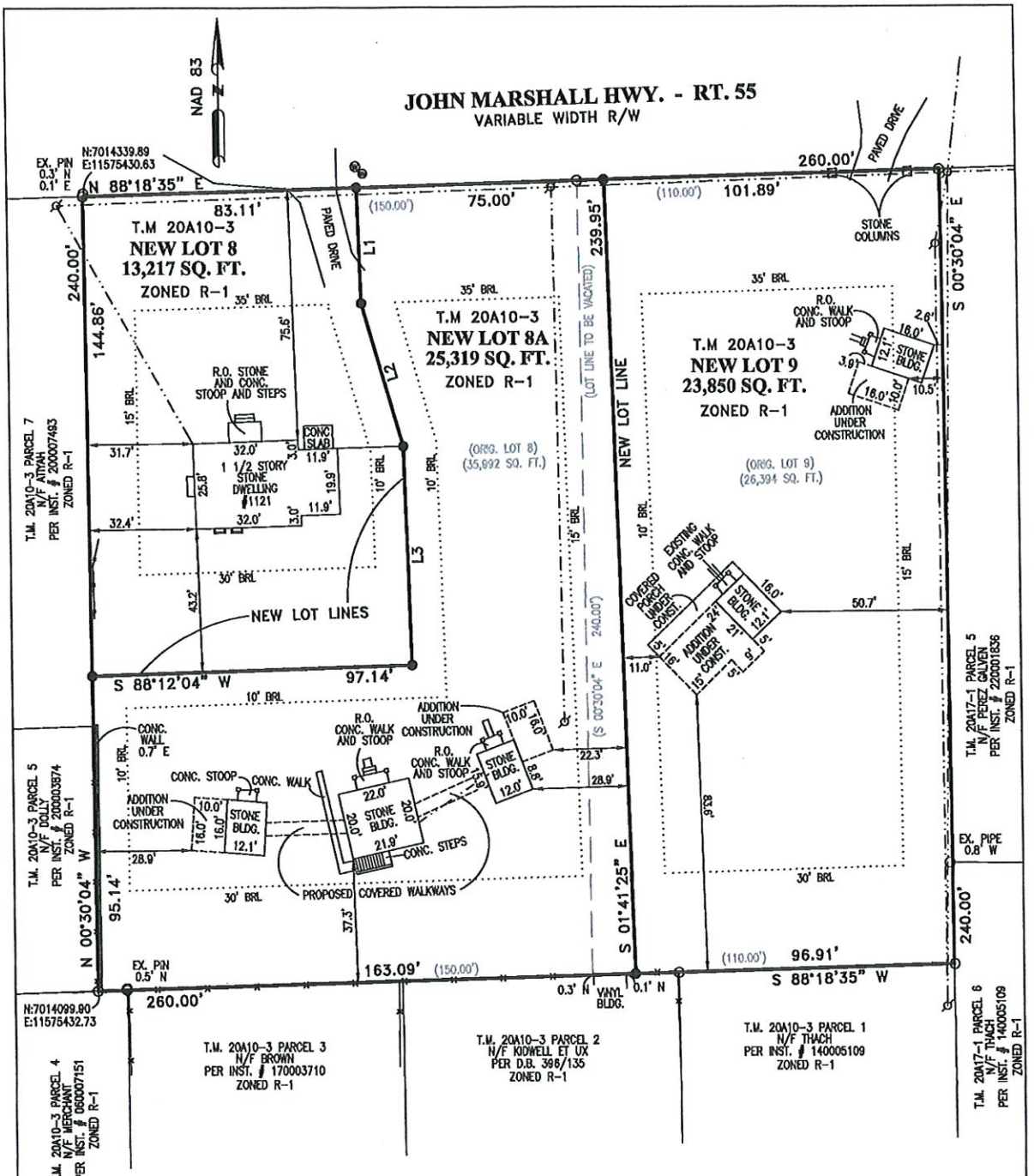


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- DENOTES UTILITY POLE.
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- DENOTES WATER METER.
- DENOTES WATER VALVE.
- —⊠— DENOTES WOOD FENCE.

| LINE | BEARING | DISTANCE |
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| L3 | S 01°41'25" E | 66.15' |

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
LAND SURVEYOR

MINOR SUBDIVISION OF LOTS 8 AND 9 PER PLAT OF SUBDIVISION OF THE HALL PROPERTY

SOUTH RIVER MAGISTERIAL DISTRICT

**TOWN OF FRONT ROYAL**

**WARREN COUNTY, VA.**

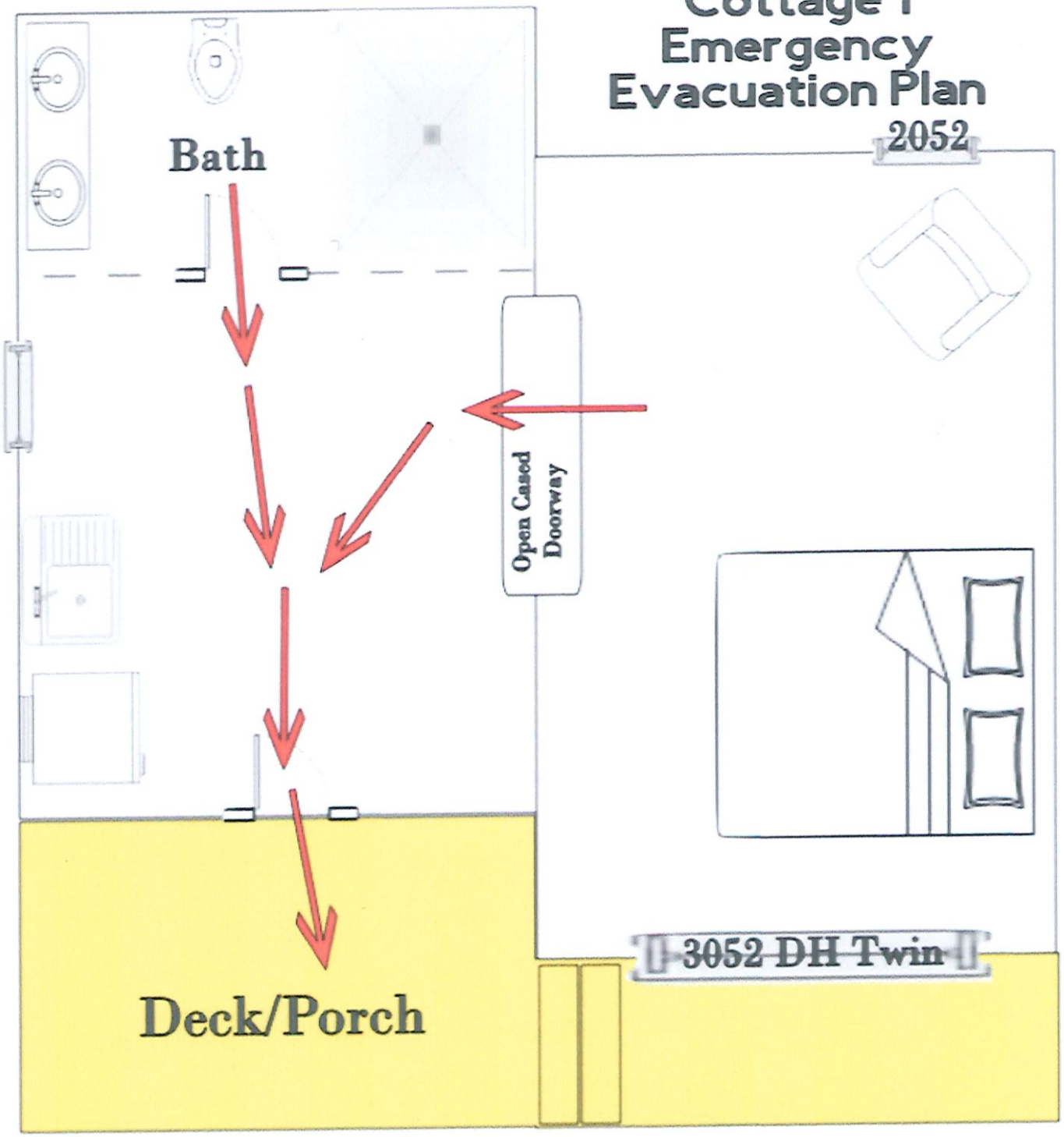
0 30 60

SCALE 1" = 30'

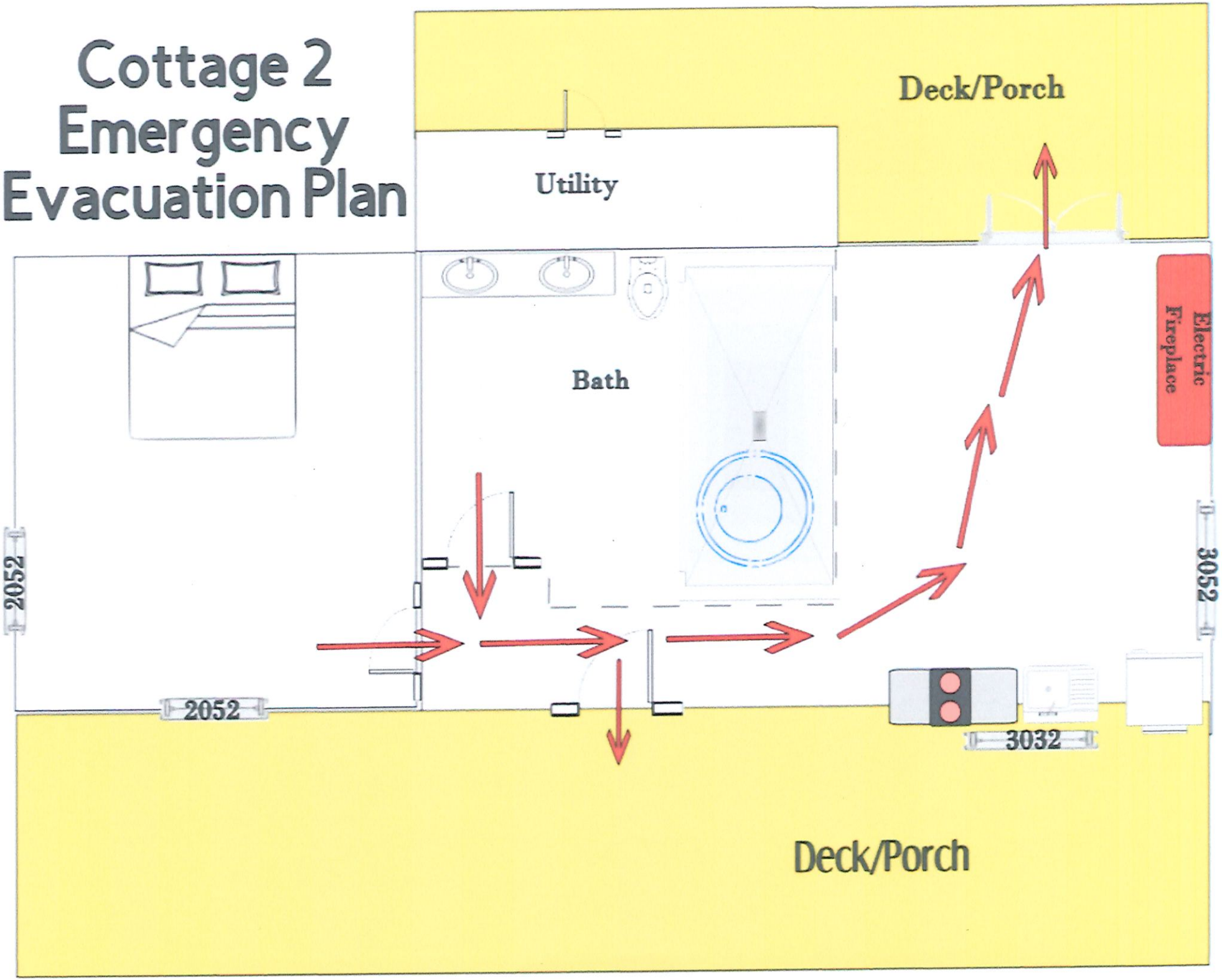
SHEET TWO OF TWO

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
DECEMBER 6, 2022

# Cottage 1 Emergency Evacuation Plan



# Cottage 2 Emergency Evacuation Plan



# WORK SESSION ITEM

# 2300232 – COOK REALTY

# SPECIAL USE PERMIT
# 416 S. ROYAL AVENUE
# NURSING HOME

**TOWN OF FRONT ROYAL**
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
102 EAST MAIN STREET
P.O. BOX 1560
FRONT ROYAL, VA 2263
Main: 540.635.4236
Fax: 540.631.2727
www.frontroyalva.com

RECEIVED
APR 13 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

# SPECIAL USE PERMIT REQUEST

~~FRSPU~~ 2300232

**APPLICANT:**
NAME Cook Realty PHONE 5405500334
ADDRESS 65 Lee Burke Road. Front Royal
E-MAIL Shelly Cook103@gmail.com

**PROPERTY OWNER:**
NAME ~~Shelly Cook~~ Vaught Real Estate LLC PHONE 124 Luray Avenue
ADDRESS ~~65 Lee Burke Road Front Royal~~ Front Royal VA 22630
E-MAIL ~~Shelly Cook 103@gmail.com~~

**PROPERTY DESCRIPTION**
PROPERTY ADDRESS 416 S Royal Ave
TAX MAP 20A7 SECTION 6 BLOCK LOT 9 & 10
SUBDIVISION NAME ACREAGE 0.367

**REQUEST**
ZONING DISTRICT C-1
PROPOSED USE OF PROPERTY Nursing Home
SPECIFIC SPECIAL USE PERMIT REQUEST
Nursing Home - 175-39.B

ATTACHMENTS --The following *must* be submitted with the application. Additional information may be required depending on the nature of the request.

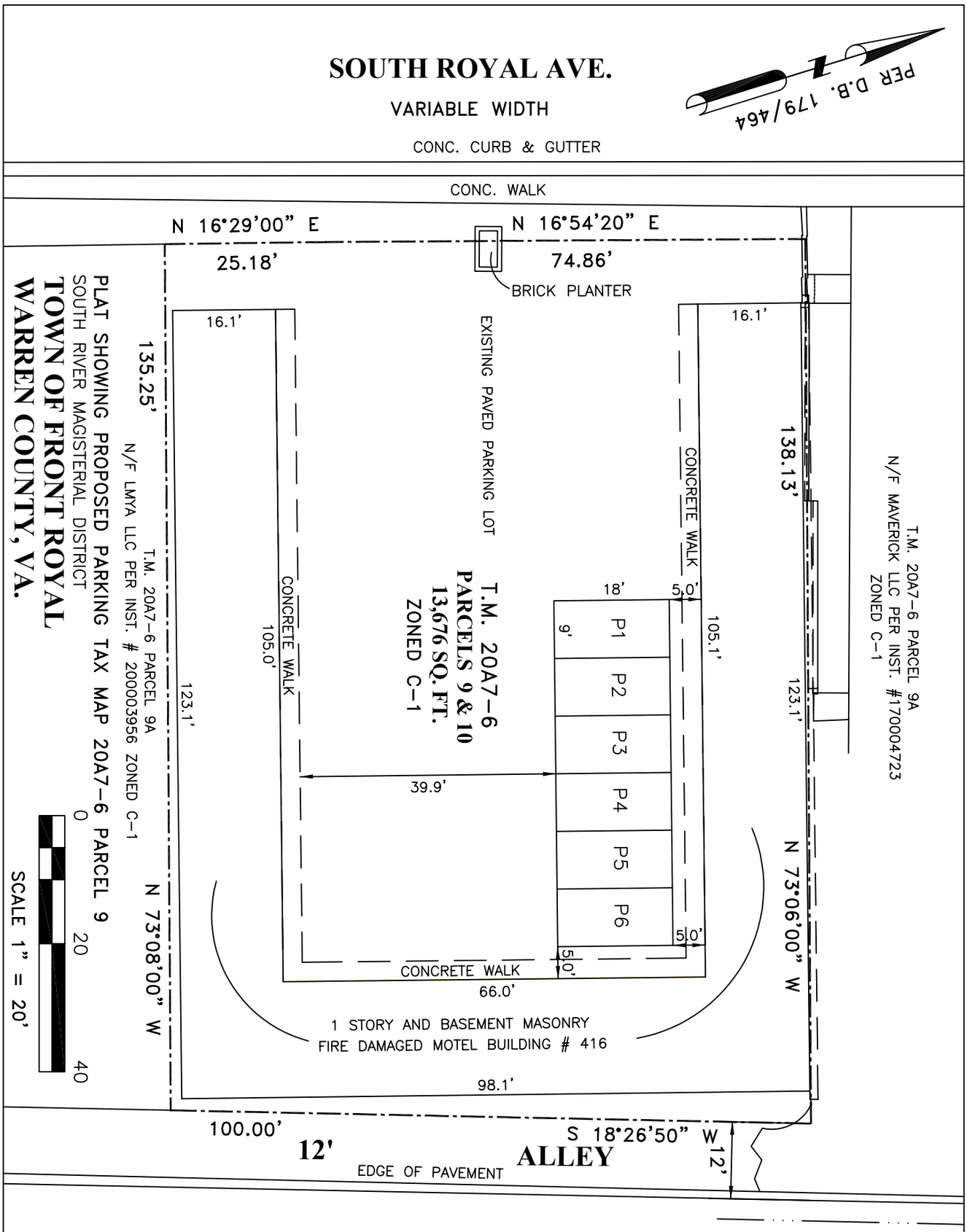
1. Survey/Plat of property showing all **existing** improvements.
   **(10 copies if larger than 11" X 17")**
2. Site Plan Application
3. Application Fee of $400.00 **Receipt #** CC 0100190867 **Date Paid** 4-13-23
4. Additional information as required by the Dept. of Planning & Community Development.

CERTIFICATION
I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature Date 4-13-23
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

*Revised 4-21-2021*

* Cook Realty in the process of purchasing 416 S. Royal Ave.

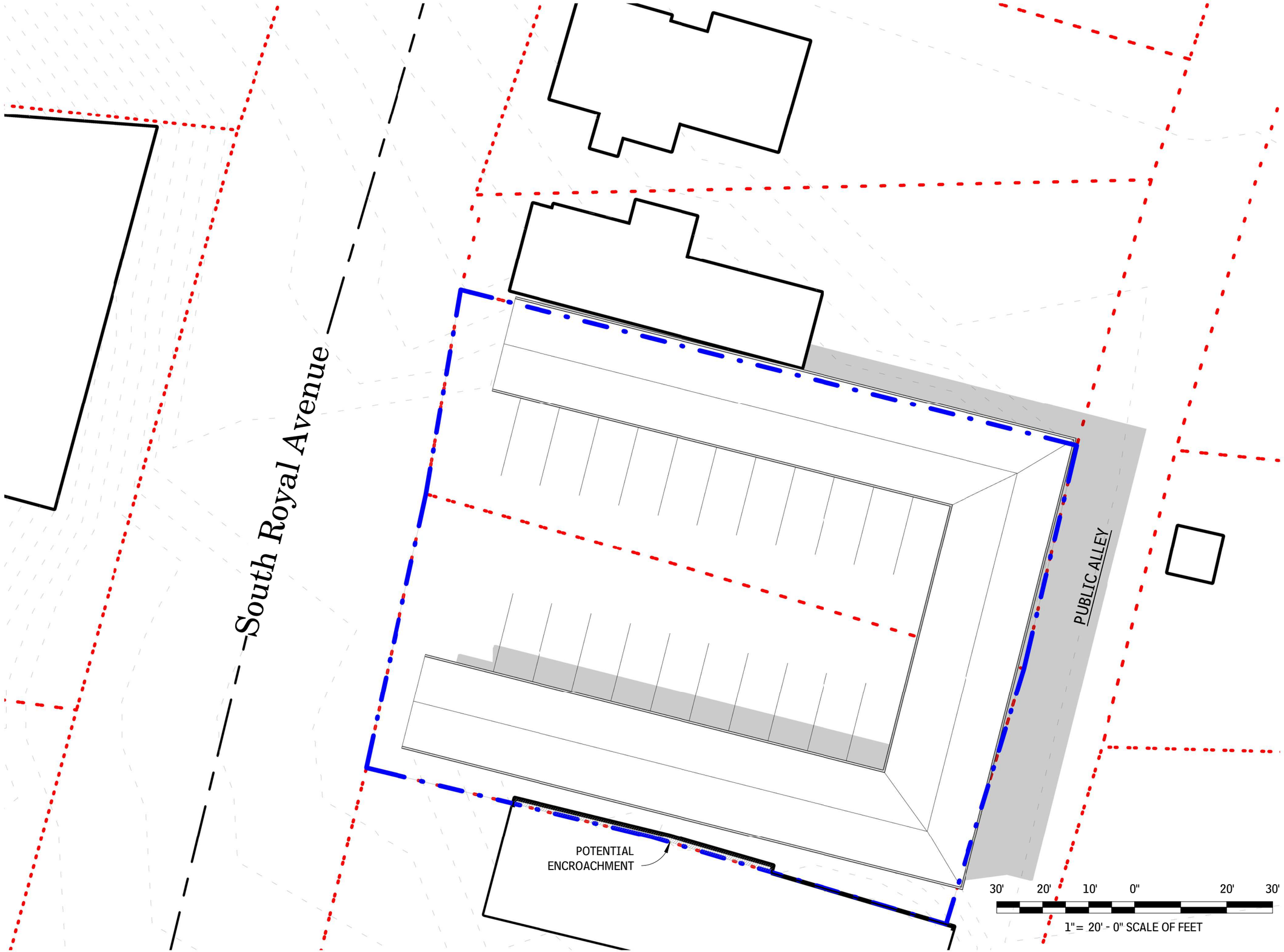



PROPERTY ZONED C-1.
PROPOSED USE: ASSISTED LIVING FACILITY.
TOTAL NUMBER OF PROPOSED BEDS = 12.
TOTAL NUMBER OF EMPLOYEES = 2.
TOTAL # OF PROPOSED PARKING SPACES = 6.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
APRIL 25, 2023

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
4/25/2023
LAND SURVEYOR

NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: VAUGHT REAL ESTATE LLC PER INSTRUMENT # 230000926.
SUBJECT PARCEL SITUATED OUTSIDE OF THE LIMITS OF THE FEMA FLOOD ZONE.




2126 15TH ST SE
WASHINGTON DC 20020
(847) 997-0076

# Existing Site Plan

APARTMENT HOUSE RENOVATION

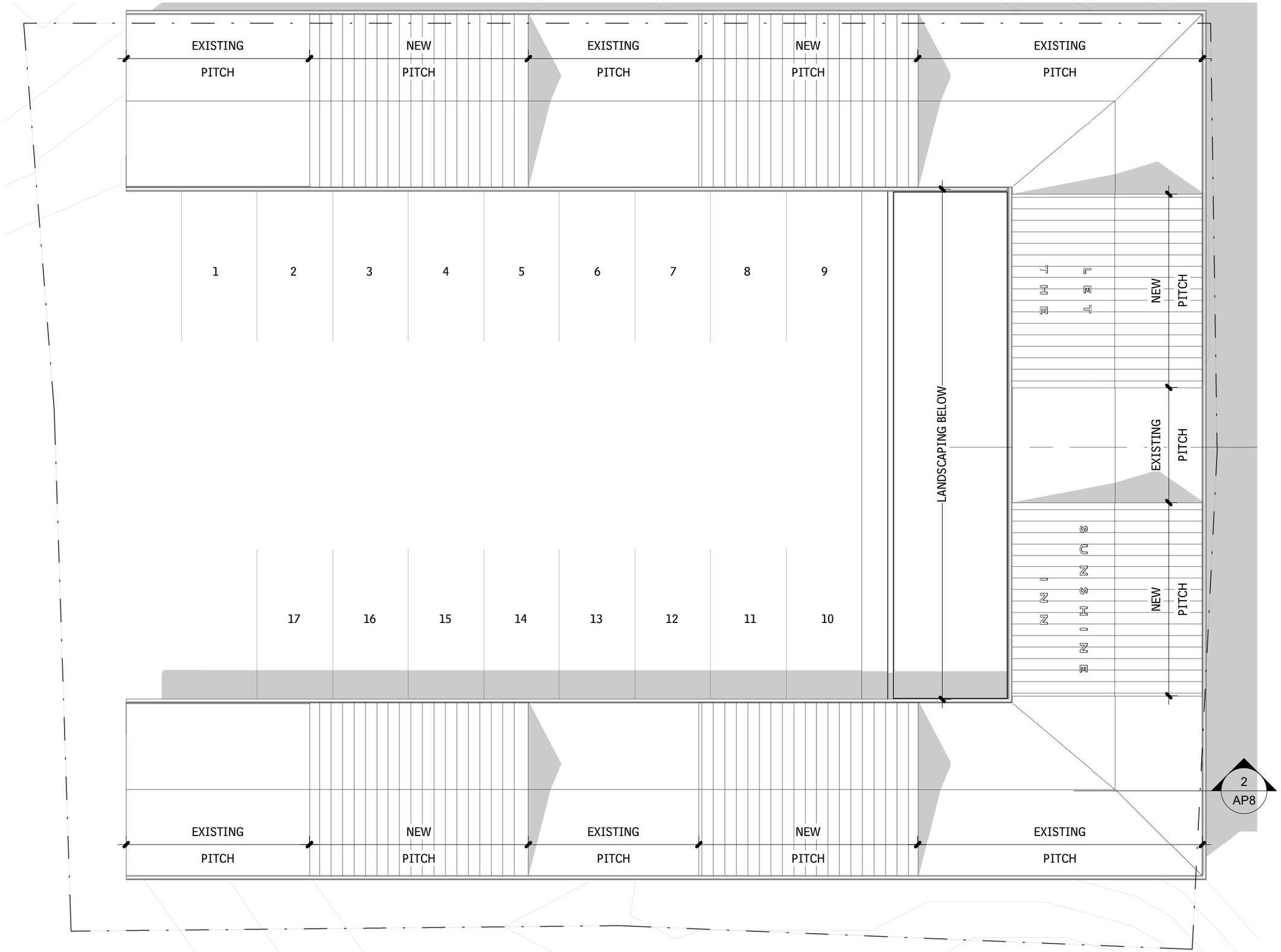
416 S ROYAL AVE, FRONT ROYAL, VA

Scale: 1" = 20'-0"

Date: 12/03/20

Sketch Number:

AP2




2126 15TH ST SE
WASHINGTON DC 20020
(847) 997-0076

# Roof Concept

APARTMENT HOUSE RENOVATION

416 S ROYAL AVE, FRONT ROYAL, VA

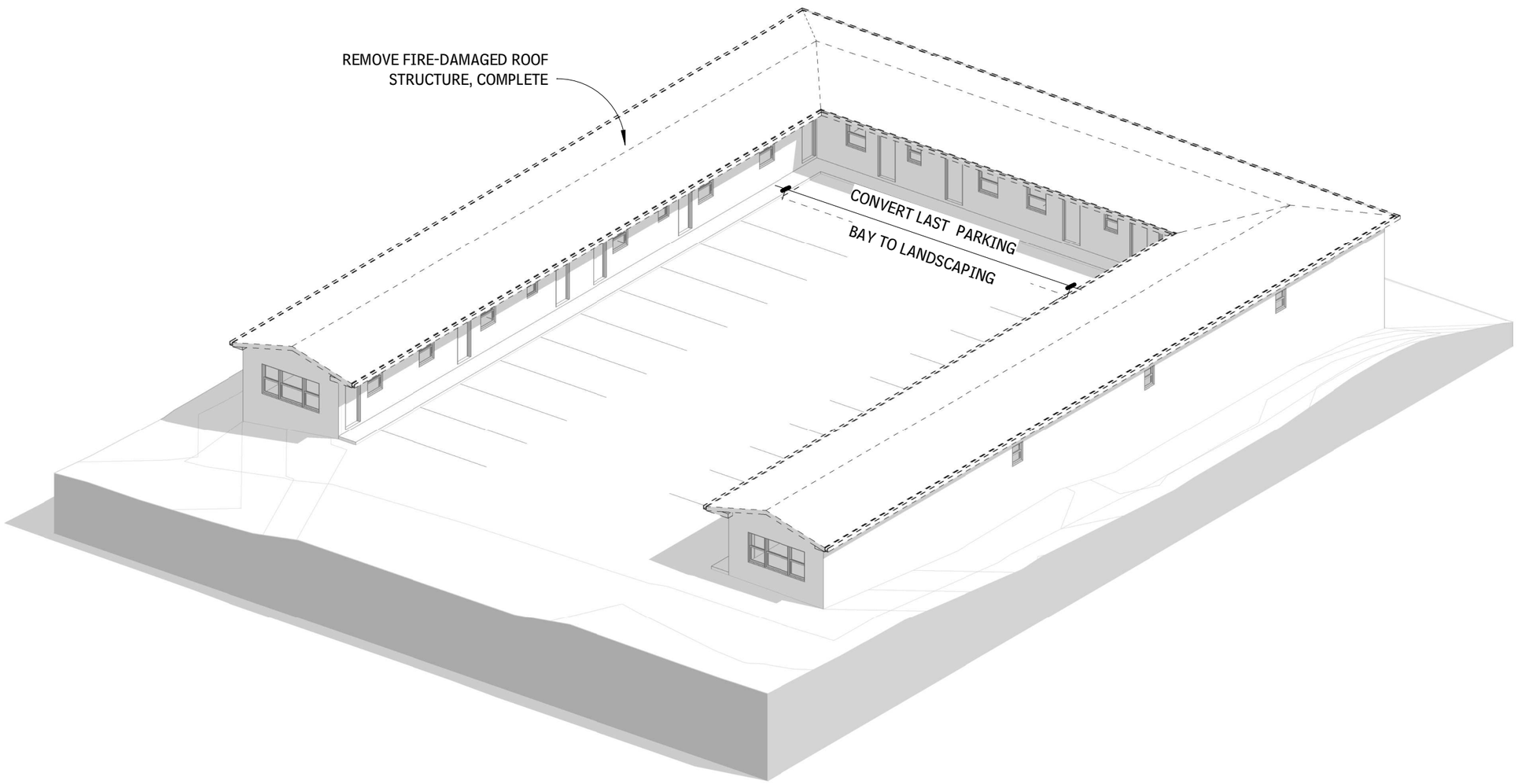
Scale: 3/32" = 1'-0"

Date: 12/03/20

Sketch Number:

AP5

2126 15TH ST SE
WASHINGTON DC 20020
(847) 997-0076




# Existing Birdseye

APARTMENT HOUSE RENOVATION

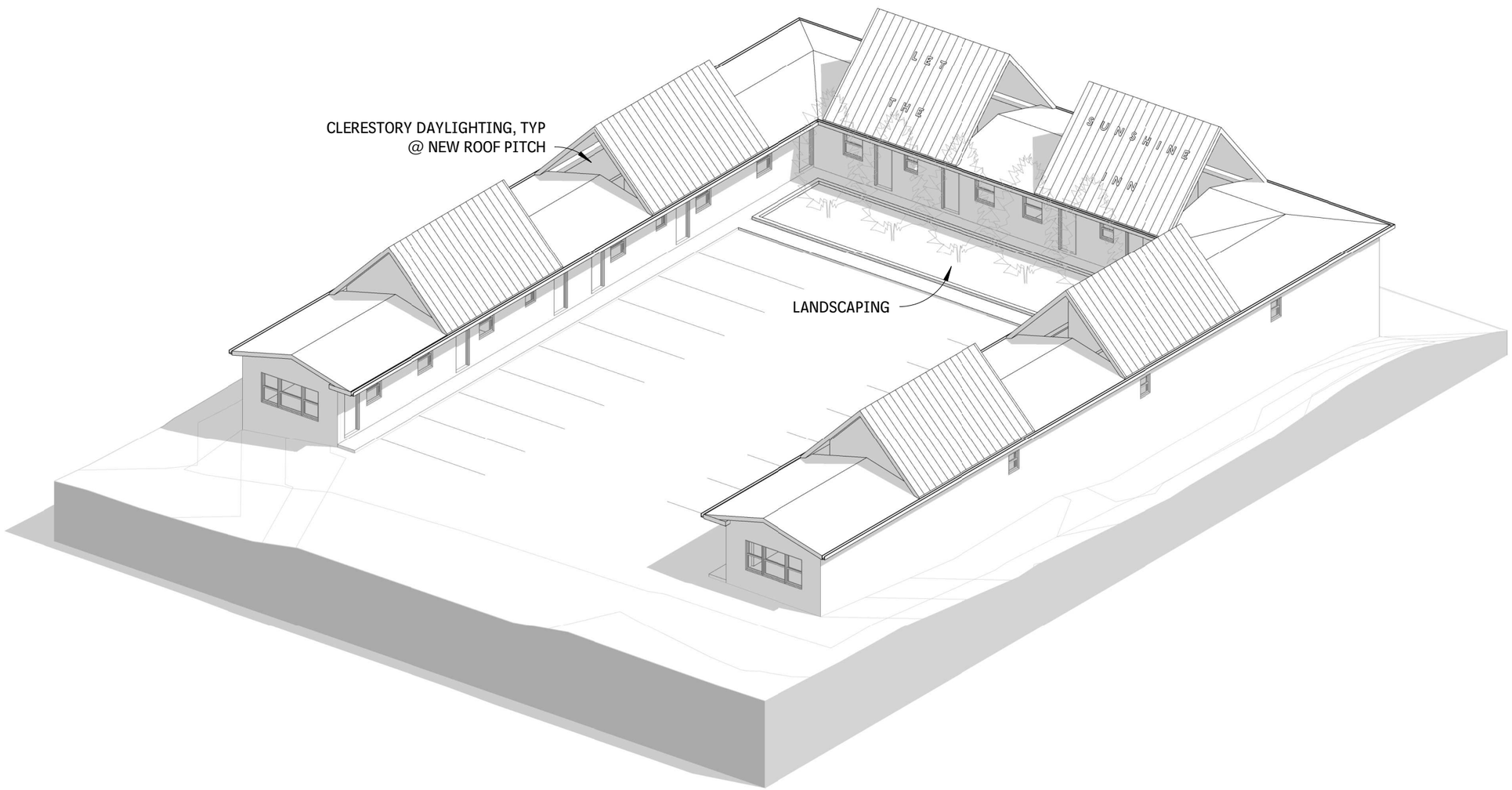
416 S ROYAL AVE, FRONT ROYAL, VA

Scale:

Date: 12/03/20

Sketch Number:

AP6




2126 15TH ST SE
WASHINGTON DC 20020
(847) 997-0076

# New Birdseye

APARTMENT HOUSE RENOVATION

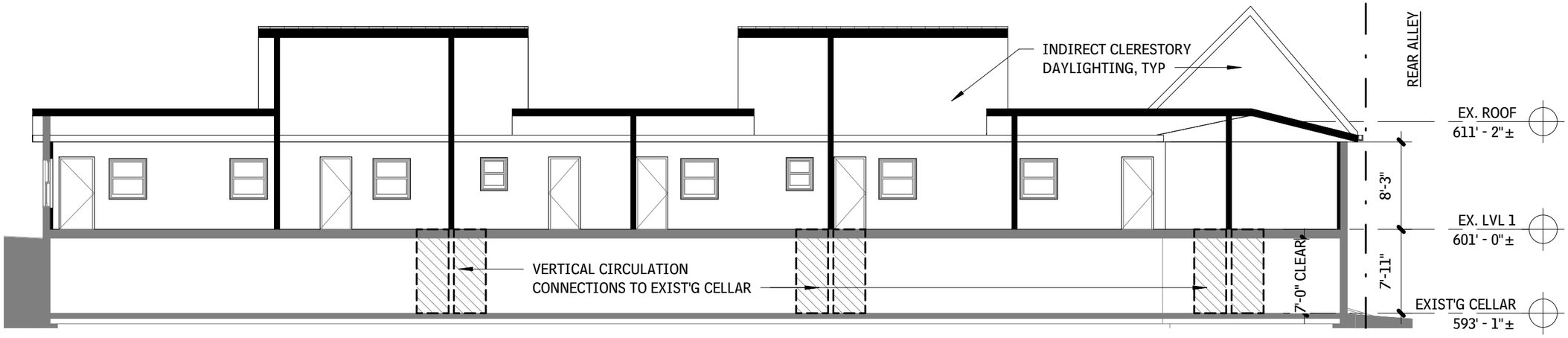
416 S ROYAL AVE, FRONT ROYAL, VA

Scale:

Date: 12/03/20

Sketch Number:

AP7




2
AP8

## Long Section

3/32" = 1'-0"

2126 15TH ST SE
WASHINGTON DC 20020
(847) 997-0076

# Concept Views

APARTMENT HOUSE RENOVATION

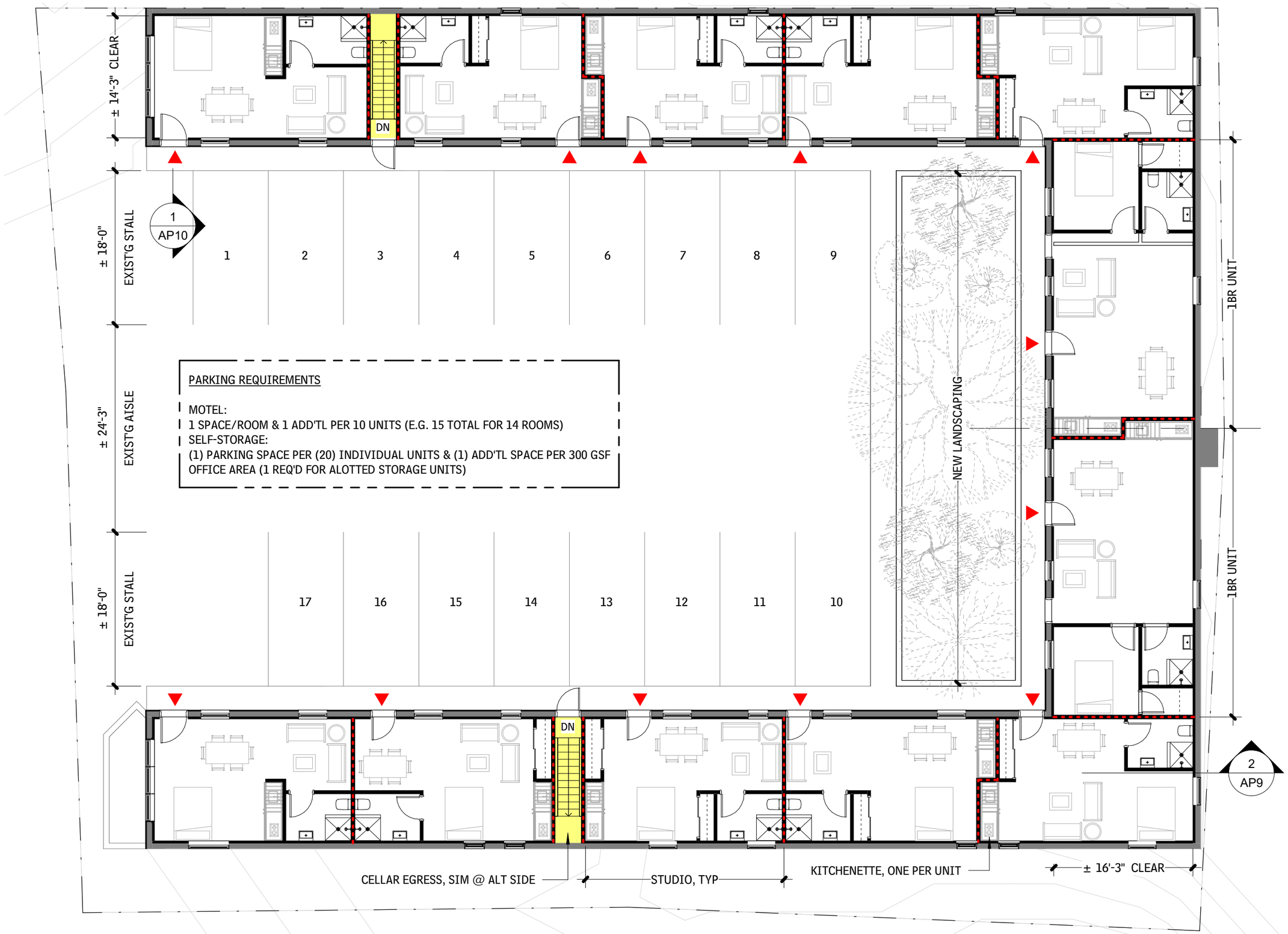
416 S ROYAL AVE, FRONT ROYAL, VA

Scale: 3/32" = 1'-0"

Date: 07/15/20

Sketch Number:

AP8




PARKING REQUIREMENTS

MOTEL:
1 SPACE/ROOM & 1 ADD'TL PER 10 UNITS (E.G. 15 TOTAL FOR 14 ROOMS)
SELF-STORAGE:
(1) PARKING SPACE PER (20) INDIVIDUAL UNITS & (1) ADD'TL SPACE PER 300 GSF OFFICE AREA (1 REQ'D FOR ALOTTED STORAGE UNITS)


bdlus
2126 15TH ST SE
WASHINGTON DC 20020
(847) 997-0076


# First Floor Concept

SUNSHINE INN REVNOATION

416 S ROYAL AVE, FRONT ROYAL, VA

Scale: 3/32" = 1'-0"

Date: 04/05/21

Sketch Number:

AP5

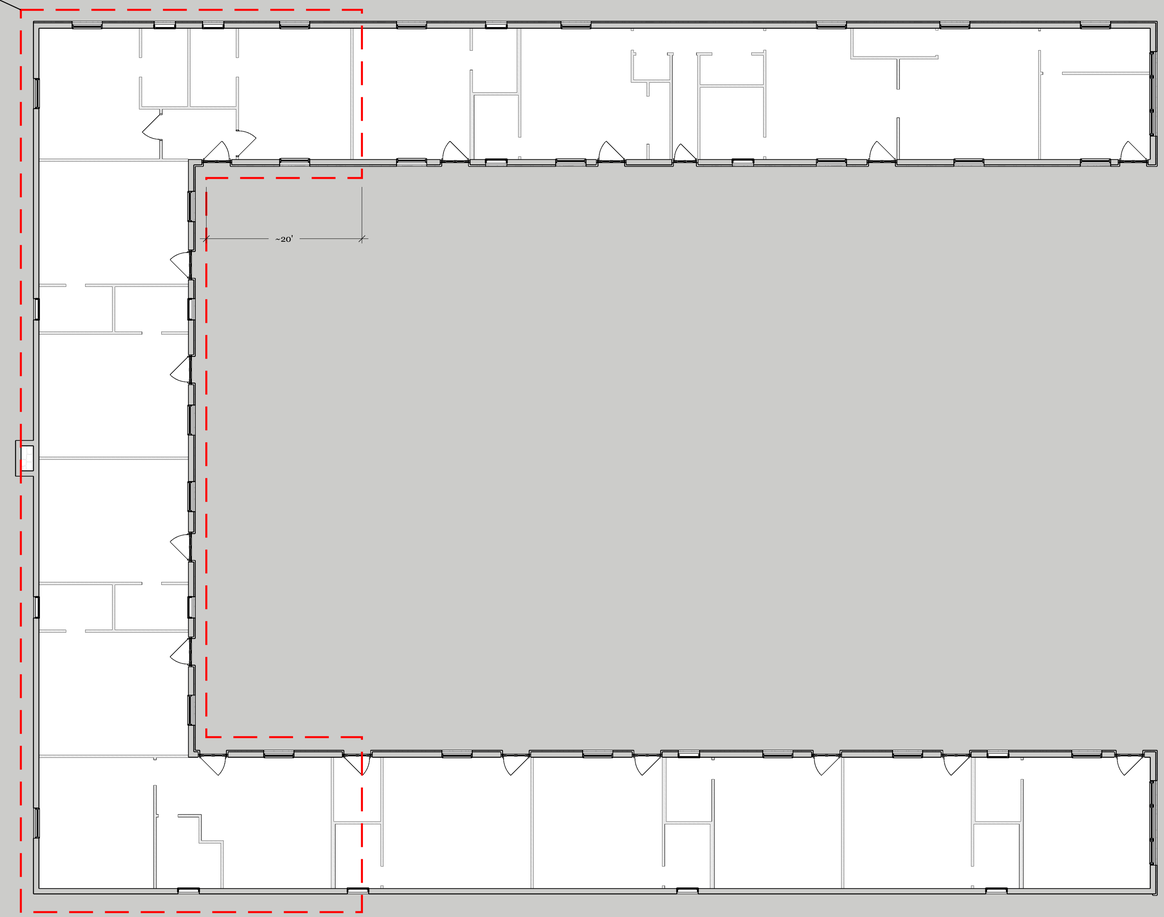
Demolition Plan:

1. Remove roof trusses on entire rear section as well as ~15' - 20' up both wings. Replace with engineered trusses (see attached package).

2. Replace all roof sheathing within red bounding box, and replace sheathing where needed on the rest of the roof structure.

3. Replace entire structure with 30 year Architectural asphalt shingles.

4. Replace all top plate under new engineered trusses.




N

Demolition
scale: 1/8"=1'
A
02

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BRATTHAUS
1760 STATE ROUTE 45
LEETONIA OH
44431

DRAWN BY:
WYATT BRATT

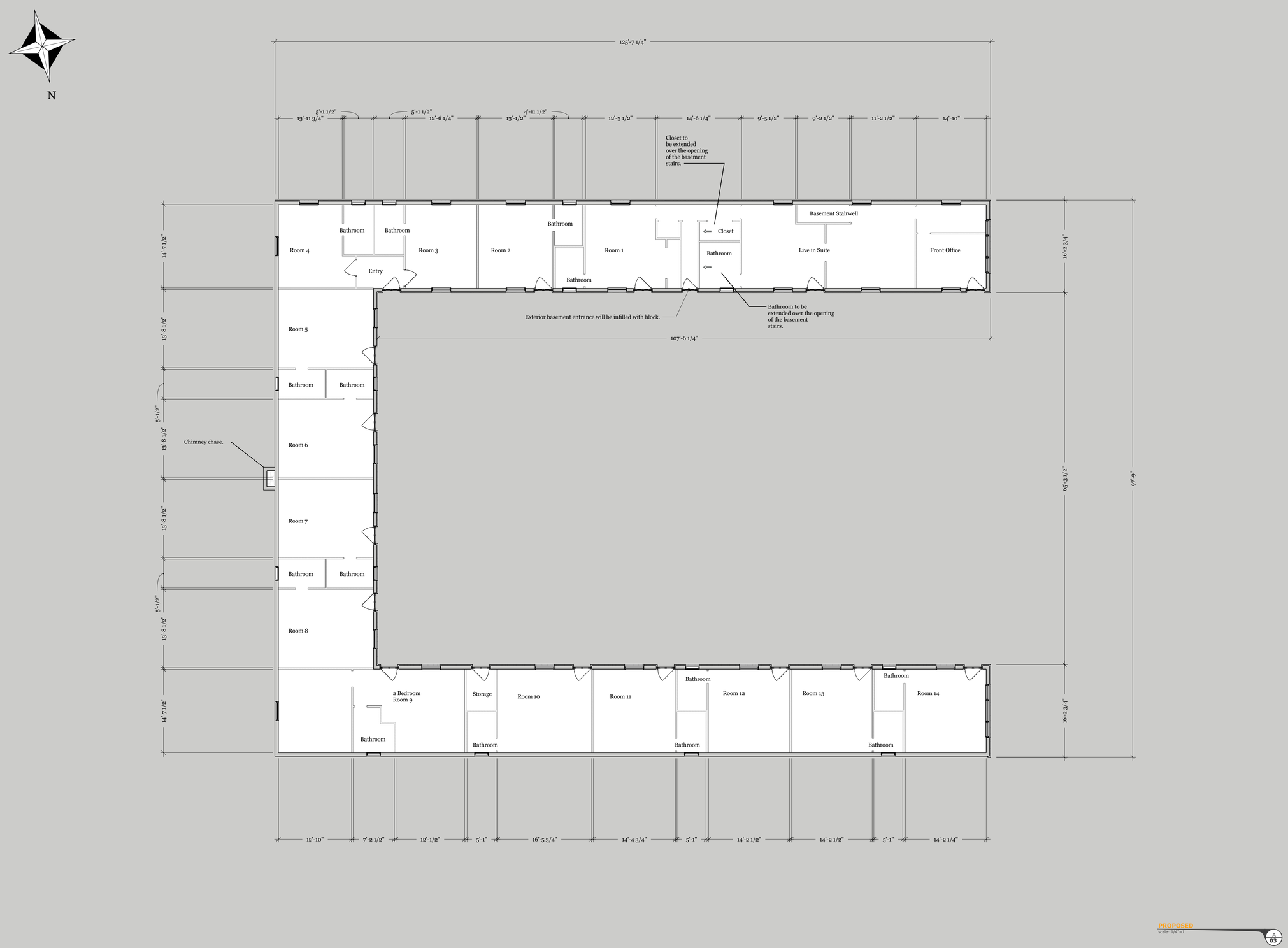
Cornerstone Construction
134 Scenic Dr.
Front Royal, VA
22630

Class A Board for Contractors
Contractor #:
Classifications: CIC CBC HIC BRK RBC
Number: 2705004145
Expires: 09/30/2019


Sunshine Inn Remodel

Demolition Plan

A | 01

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**Cornerstone Construction**
**134 Scenic Dr.**
**Front Royal, VA**
**22630**

**Class A Board for Contractors**
**Contractor License:**
**Classifications: CIC CBC NIC BRK RBC**
**Issued: 09/30/2019**
**Expires: 09/30/2019**

**BRATTHAUS**
**1760 STATE ROUTE 45**
**AUSTINBURG OH**
**44010**

**DRAWN BY:**
**WYATT BRATT**

bratthaus

Sunshine Inn Remodel

Floorplan and Overview of Remodel

| A | 02 |
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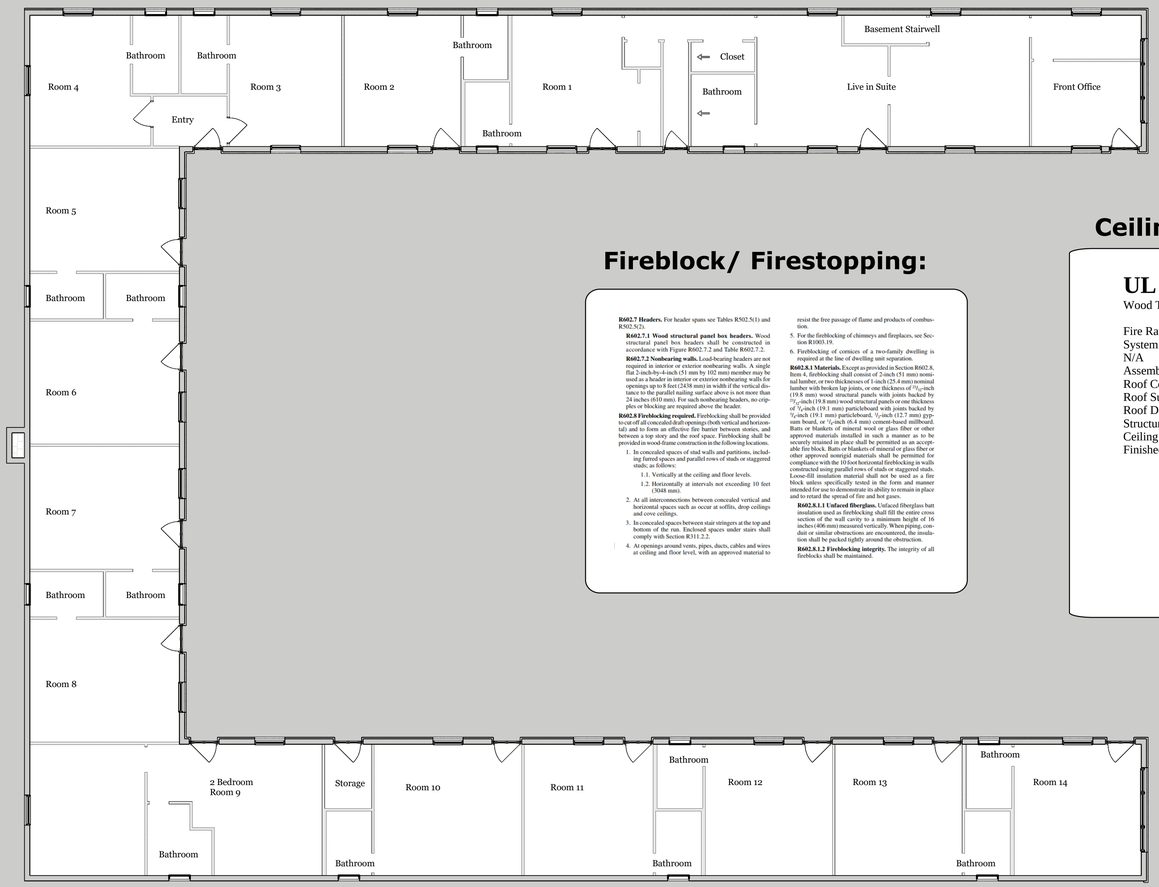



## Exterior Walls:

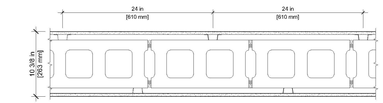
### UL U910

Furred Masonry -CMU

Fire Rating: 4 hour

System Thickness: 10-3/8"

***(*Existing structure has 2"+ of veneer stone as well as substrate to be substituted below for one side of assembly as drawn. Fire resistance greater than assembly shown.)***




**Gypsum Board** - 1/2 in. thick, 4 ft. wide board, secured to furring channels with wallboard fasteners

**Furring Channels**

**Concrete Block** -Min. 7-5/8 in. depth concrete blocks with UL Classification mark D-2 (2 hr)

## Fireblock/ Firestopping:

**R602.7 Headers.** For header spans see Tables R502.5(1) and R502.5(2).

**R602.7.1 Wood structural panel box headers.** Wood structural panel box headers shall be constructed in accordance with Figure R602.7.2 and Table R602.7.2.

**R602.7.2 Nonbearing walls.** Load-bearing headers are not required in interior or exterior nonbearing walls. A single flat 2-inch-by-4-inch (51 mm by 102 mm) member may be used as a header in interior or exterior nonbearing walls for openings up to 8 feet (2438 mm) in width if the vertical distance to the parallel nailing surface above is not more than 24 inches (610 mm). For such nonbearing headers, no cripples or blocking are required above the header.

**R602.8 Fireblocking required.** Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations.

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows:
   1.1. Vertically at the ceiling and floor levels.
   1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R311.2.2.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

**R602.8.1 Materials.** Except as provided in Section R602.8, Item 4, fireblocking shall consist of 2-inch (51 mm) nominal lumber, or two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints, or one thickness of $^{15}/_{32}$-inch (19.8 mm) wood structural panels with joints backed by $^{15}/_{32}$-inch (19.8 mm) wood structural panels or one thickness of $^{15}/_{32}$-inch (19.8 mm) wood structural panels or one thickness of $^{3}/_{4}$-inch (19.1 mm) particleboard with joints backed by $^{3}/_{4}$-inch (19.1 mm) particleboard. $^{1}/_{2}$-inch (12.7 mm) gypsum board or $^{1}/_{4}$-inch (6.4 mm) cement fiberboard backed by two thicknesses of gypsum board or cement fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10 foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

**R602.8.1.1 Unfaced fiberglass.** Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

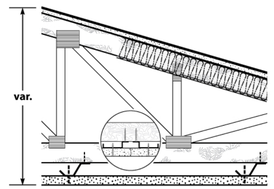
**R602.8.1.2 Fireblocking integrity.** The integrity of all fireblocks shall be maintained.

## Ceiling/ Roof Structure:

### UL P531

Wood Truss

Fire Rating: 1 Hour
System Thickness
N/A
Assembly Options
Roof Covering
Roof Substrate
Roof Deck
Structural Member - Open web wood truss
Ceiling Support - Resilient channels
Finished Ceiling - **5/8 in. (15.9 mm) thick gypsum board**




## Interior Partition Walls:

### UL U305

Interior P artitions -Wood Stud

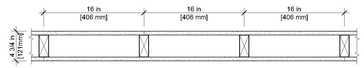
Fire Rating: 1 hour

System Thickness: 4-3/4"

**Gypsum Board** - 5/8 in. thick board applied horizontally or vertically

**Wood Studs** - 2 in. x 4 in. wood studs spaced max. 16 in. OC

**Gypsum Board** - 5/8 in. thick board applied horizontally or vertically




PROPOSED
scale: 1/4"=1'

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04

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Cornerstone Construction
134 Scenic Dr.
Beavercreek, VA
22630

Class A Board for Contractors
Contractor Classifications: CIC CBC MEC BRK RBC
Issued: 09/30/2019
Expires: 09/30/2019

BRATTMAIS
1700 STATE ROUTE 45
ASHTABULA, OH
44010

DRAWN BY:
WYATT BRATT

bratthaus

Sunshine Inn Remodel

Floorplan and Overview of Remodel

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REVISIONS

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**Cornerstone Construction**
**134 Scenic Dr.**
**Elizabethtown, PA**
**22630**

**Class A Board for Contractors**
**Contractor: 1070045**
**Classifications: CIC CBC HIC BRK RBC**
**Issued: 09/30/2019**
**Expires: 09/30/2019**

**BRATTHAUS**
**1760 STATE ROUTE 45**
**AUSTINBURG OH**
**44010**

**DRAWN BY:**
**WYATT BRATT**

bratthaus

Sunshine Inn Remodel

Electrical Layout Page

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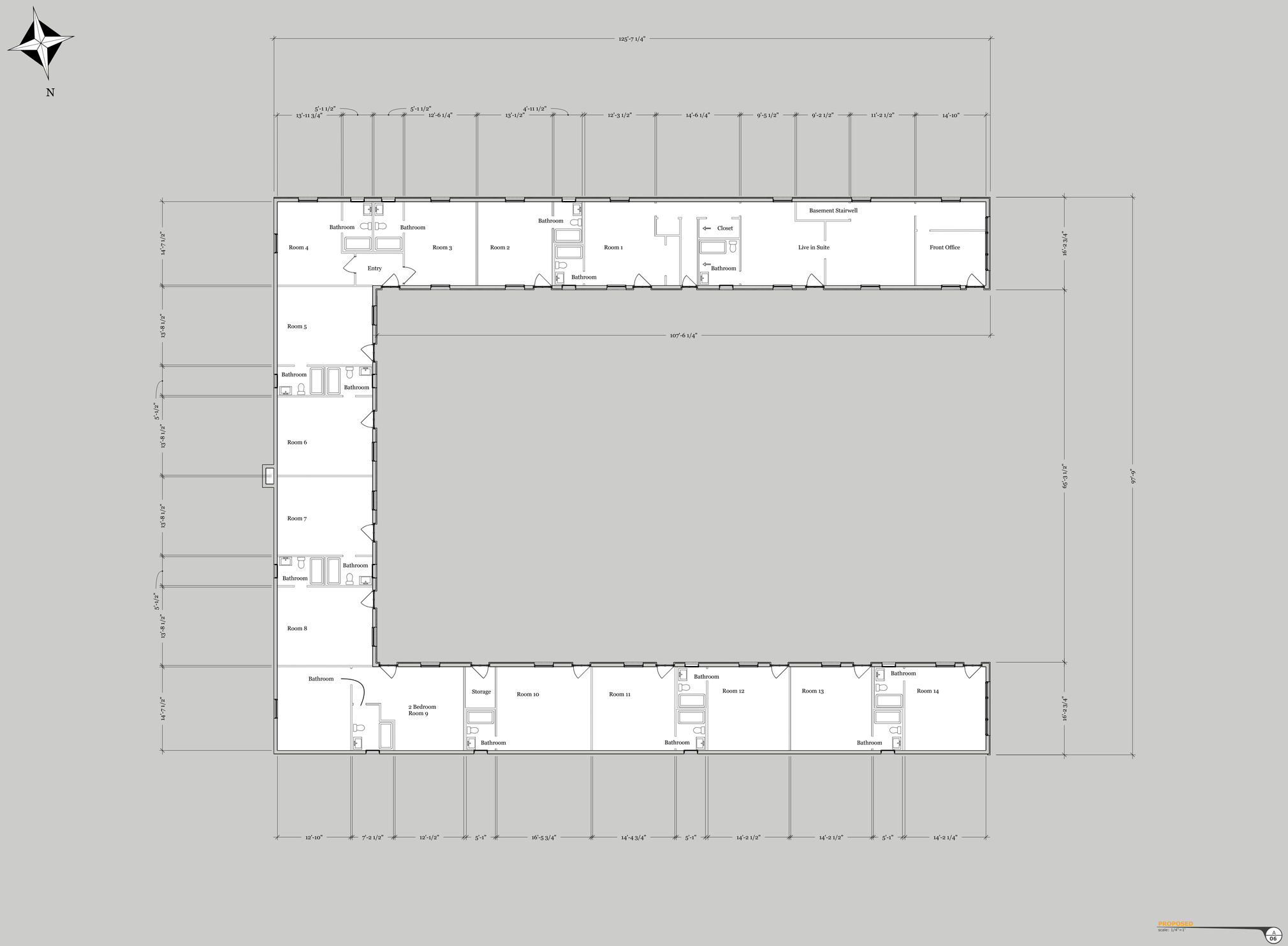


REVISIONS

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Cornerstone Construction
134 Scenic Dr.
Fleetwood, PA
22530

Class A Board for Contractors
Contractor:
Classifications: CIC CBC HIC BRK RBC
Number: 2705105572
Expires: 09/30/2019

BRATTANIS
ARCHITECTURE
CONSULTING
CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION
Class A Board for Contractors
Classifications: GPC PLB
Number: 2705105572
Expires: 09/01/2019

bathaus


Sunshine Inn Remodel

Plumbing Layout Page

| A | 05 |
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ELEVATION
scale: 1/4"=1'
A 07

REVISIONS

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BRATTHAUS
1760 STATE ROUTE 45
LEETONIA OH
44010

DRAWN BY:
WYATT BRATT


Cornerstone Construction
134 Scenic Dr.
Fairlawn, VA
22030

Class A Board for Contractors
Contractor:
Classifications: CIC CBC HIC BRK RBC
Number: 2705066-A
Expires: 09/30/2019

bratthaus

Sunshine Inn Remodel

A 06

# WORK SESSION ITEM

# 2300152 – 116 SOUTH STREET LLC (SPELUNKERS)

# SITE PLAN

#2300152


TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING
102 EAST MAIN STREET
P.O. BOX 1560
FRONT ROYAL, VA 22630

Main: 540.635.4236
Fax: 540.631.2727
Internet: www.frontroyalva.com


RECEIVED
MAR 3 1 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

FR SITE

# DEVELOPMENT APPLICATION
## REQUEST FOR SITE PLAN APPROVAL - **Major Site Plan**

APPLICANT
NAME 116 South Street, LLC. PHONE 703-606-4786
ADDRESS 13026 Yates Ford Road, Clifton Virginia 20124
Designated Contact for Applicant William Antonelli

PROPERTY DESCRIPTION
PROPERTY ADDRESS 116 South St, Front Royal, VA 22630
TAX MAP 20 SECTION A7 BLOCK 6 LOT 22/23/36A
SUBDIVISION NAME _____ ACREAGE 1.23

REQUEST
ZONING DISTRICT C1
PROPOSED USE OF PROPERTY Restaurant & Residential/Vacant
PROPOSED BUILDING SIZE 1,260Sf-Building Expansion; 219SF-Trellis and Patio
BUILDING COVERAGE 7% (LOT 36A) / 5% (LOTS 22 & 23)
NUMBER OF PARKING SPACES PROVIDED 39 new spaces(total=57spaces)
AMOUNT OF OPEN SPACE AREA 37% (Lot 36A) / 47% (LOTS 22 & 23)

ATTACHMENTS ----The following **must** be submitted with this application. Additional information may be required depending on the nature of the request.

1. **Four (4) copies of the site plan, prepared in accordance with the requirements of Town Code Section 148-1020. Fewer paper copies may be allowed for Minor Site Plan Applications as determined by the Planning and Zoning Director.**
2. **One (1) digital copy of the site plan.**
3. **Application Fee.**

(The required number of copies of the Erosion and Sediment Plan should be to the Warren County Bldg. Inspection office, as their approval is required before the development plan can be approved by the Town.)

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge, and the project will be implemented as presented and approved by the Town of Front Royal, in accordance with the Town's Land Development Regulations (Chapter 148) and Zoning Ordinance (Chapter 175).

Signature William Antonelli - Manager 116 South St. LLC Date 3/17/23

**Fee:** Site Development Plan, **Minor** $100 Site Development Plan, **Major** $750 Pd 3-20-23
**See Town Code Section 148-900 for definition of Major and Minor Site Development Plan** CK#1186

Amount Received: _____ Date _____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

*Revised 8-23-19*

Application Number: 2300152

# 148-1020 SITE DEVELOPMENT PLAN DETAIL CHECKLIST

The site development plan shall show the location and design of proposed site improvements required for the subdivision. The Site Development Plan or any portion thereof involving engineering, planning, landscape architecture or land surveying **shall** be prepared by an appropriate professional licensed in the Commonwealth of Virginia. All proposed improvements **shall** be designed in accordance with the requirements of ARTICLE 8 – DESIGN STANDARDS, and other applicable sections of this ordinance. Unless otherwise approved by the Director, the Site Development Plan **shall** include the following:

☑Y □N □N/A (1) Cover Sheet (or first sheet) requirements:

a. Revision block.
b. Index of sheets.
c. Name and address of owner and developer.
d. Name, address and phone number of plan preparer.
e. Zoning designation(s) with minimum lot size requirements.
f. Required front, side and rear yard setback dimensions.
g. FEMA Flood Zone designations, with FIRM number if applicable.
h. Vicinity map (1'=1000'), with sheet index for multiple sheets.

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MAR 20 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

☑Y □N □N/A (2) Title Block requirements, on each sheet.

a. Plan type.
b. Owner's name
c. Lot, block, and subdivision name.
d. Town and County designation.
e. Sheet number.
f. Plan date.

☑Y □N □N/A (3) Scale of plan, written and graphic, on each sheet.

☑Y □N □N/A (4) North arrow and meridian reference on each sheet

☑Y □N □N/A (5) Preparer's seal, signature, and date on each sheet. (Original signature on first sheet)

Application Number:_____

☑Y □N □N/A (6) Sheets prepared at a scale of no greater than one (1) inch equals fifty (50) feet and drawn in ink on pages no larger than twenty-four by thirty-six (24 x 36) inches. Plan view portions of the plan shall be drawn to scale and show the accurate location of proposed improvements. Profiles shall be submitted on standards federal aid plan and profile sheets and shall have a scale of one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical, unless otherwise approved. Special studies as required may be submitted on standard cross section paper at the above-noted scale and size. If prepared on more than one sheet, match lines shall clearly indicate where the several sheets join.

☑Y □N □N/A (7) All dimensions, angular and linear, for locating property lines, lots, street centerlines, alleys, easements, and other proposed improvements. Angular measurements shall be expressed in bearings shown in degrees, minutes, and seconds. Linear dimensions shall be expressed in feet to the nearest one hundredth of a foot. Curve data shall include the delta, radius, arc, tangent, chord distance and chord bearing. A line and/or curve table may be used provided the data being tabulated and numbered corresponds with the respective information shown throughout the plan.

☑Y □N □N/A (8) Existing topography shown at two (2) foot contour intervals based on NAVD 88 datum. The topographic information may be field run or from aerial photography, but the information must be current, and the contouring method must provide the precision expected for two (2) foot contours.

☑Y □N □N/A (9) Boundary and lot line information.

□Y □N ☑N/A (10) Plan information for proposed water supply and distribution with available fire flow data. Note source of fire flow information. Show location and detail of

Application Number:_____

proposed connection to existing line. Show location and type of fire hydrant(s).

☑Y □N □N/A (11) Plan information on location, type, grade, size, top and invert elevations of all existing and proposed sanitary sewers, sanitary laterals, manholes, gas lines, curb & gutter, storm sewers, inlets, ditches, culverts, water meters and other utilities. Show location of proposed connections to existing utilities.

□Y □N ☑N/A (12) Sanitary sewer lateral schedule.

☑Y □N □N/A (13) Design computations confirming adequate control and disposition of natural and storm water.

☑Y □N □N/A (14) Computations for storm drainage outfall into existing system and/or calculations proving outfall to adequate channel.

☑Y □N □N/A (15) Profiles for all proposed sanitary and storm sewers, water lines and storm drainage outfall to adequate channel.

☑Y □N □N/A (16) Stations shown on the profile shall match stations shown on the plan.

☑Y □N □N/A (17) Typical section of proposed street improvements showing depth and type of pavement, base and subbase and curb line or ditch section, sidewalk and cut or fill slope. Provide calculations for depth of pavement and subbase, if applicable.

☑Y □N □N/A (18) Town of Front Royal Standard Construction Detail(s) of all proposed improvements and/or VDOT designation.

☑Y □N □N/A (19) Provide and show the location, elevation, and description of two (2) on-site reference marks which are properly correlated to the plan elevations. Indicate source and name of existing benchmark used.

Application Number:_____

☑Y □N □N/A (20) Proposed finished grading by contour, supplemented where necessary by spot elevations.

☑Y □N □N/A (21) The width of rights-of-way and easements and their intended use and purpose

☑Y □N □N/A (22) The limits of clearing and/or construction for all work to be done, including off-site turnarounds, sewer and water extensions and storm sewer outfalls.

☑Y □N □N/A (23) Soils map and soils data. Show location of any required test borings.

☑Y □N □N/A (24) Radius of all curb returns to face of curb or radius of edge of pavement.

☑Y □N □N/A (25) Location and type of property corner monuments.

□Y □N ☑N/A (26) Show any special flood hazard area(s) subject to inundation by the 1% annual chance flood as shown on FEMA Flood Insurance Maps. Provide floodplain limit studies, if required.

☑Y □N □N/A (27) Names and/or route numbers of all existing roads or streets adjoining the property and their posted speed limit. Indicate if access is limited.

☑Y □N □N/A (28) Proposed average daily trip (ADT) information. Indicate if a traffic impact analysis was prepared.

☑Y □N □N/A (29) VDOT required improvements to existing streets or roads, if applicable.

☑Y □N □N/A (30) Show location and type of exterior lighting.

□Y □N ☑N/A (31) Location, character, size, height and orientation of any required street sign or other proposed signage.

□Y □N ☑N/A (32) Location of any cemetery, grave, object or other structure indicating a place of burial.

Application Number:_____

☑Y ☐N ☐N/A (33) Location and type of all driveway entrances and curb ramps, including railing, slopes, and surface treatment. Provide sight distance calculations for entrance.

☐Y ☐N ☑N/A (34) Steep Slope analysis.

☑Y ☐N ☐N/A (35) Any necessary notes that may be required to explain the intent and purposes of specific items on the plan or profile.

☑Y ☐N ☐N/A (36) Adjoining property owner information, including name, deed reference and/or subdivision lot designations.

Reviewed by:_____Date:_____

| No. | Date | Eng. | Revision |
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# SPELUNKERS RESTAURANT
# MAJOR SITE DEVELOPMENT PLAN

## 116 SOUTH STREET
## FORK MAGISTERIAL DISTRICT
## TOWN OF FRONT ROYAL
## WARREN COUNTY, VIRGINIA

## PROJECT INFORMATION

| | |
|---|---|
| PROPERTY IDENTIFICATION NO.: | TM 20A7-6-36A INST: 2016-4072 |
| SITE LOCATION: | 116 SOUTH STREET FRONT ROYAL, VA 22630 |
| STREET ADDRESS: | 116 SOUTH STREET, FRONT ROYAL, VA 22630 |
| PROPERTY IDENTIFICATION NO.: | TM (20A7-6-22 INST: 2021-0906) & (20A7-6-23 INST: 2021-0906) |
| SITE LOCATION: | 351 PINE ST FRONT ROYAL, VA 22630 |
| STREET ADDRESS: | 351 PINE ST FRONT ROYAL, VA 22630 |
| PROPERTY AREA: | 1.23 ACRES |
| DISTURBED AREA: | 0.87 ACRES |
| CURRENT ZONING: | (C1) COMMUNITY BUSINESS DISTRICT |
| TM 20A7-6-36A INST: 2016-4072 | 116 SOUTH STREET FRONT ROYAL, VA 22630 |
| CURRENT USE: | RESTAURANT/FAST FOOD |
| PROPOSED USE: | RESTAURANT/FAST FOOD |
| TM (20A7-6-22) & (20A7-6-23) | 351 PINE ST FRONT ROYAL, VA 22630 |
| CURRENT USE: | SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE: | RESTAURANT PARKING LOT |
| APPROVED SITE PLAN: | (FRSITE-001720-2019) |
| MAX. BUILDING HEIGHT: | 45' OR LESS |
| ENVIRONMENTAL FEATURES: | NONE LOCATED ON PROPERTY |

| SETBACKS FOR ZONING (C1) | | (REQUIRED) | PROPOSED |
|---|---|---|---|
| FRONT YARD (W/PARKING) | | (25') | 25' |
| CORNER YARD (PINE ST.) | | (15') | 44' |
| REAR YARD (TRANSITIONAL) | | (20') | N/A |
| SIDE YARD | | (10') | 87' |
| PARKING | FRONT | (10') | 20' |
| | SIDE | (10') | 10' |
| | REAR | (20') | 20' |

SITE CALCULATIONS (RESTAURANT)
TM 20A7-6-36A INST: 2016-4072
116 SOUTH STREET FRONT ROYAL, VA 22630

| | | REQUIRED | PROVIDED |
|---|---|---|---|
| EXISTING BUILDING FLOOR AREA: | 2,300 SF | | |
| PROPOSED ACCESSORY STRUCTURE: | 1,260 SF | | |
| BUILDING COVERAGE: | 3,560 SF | | |
| BUILDING COVERAGE TO LOT RATIO (FAR) = | | 75% MAX | 7% |
| IMPERVIOUS SURFACE COVERAGE = | 21,344 SF | 90% MAX | 63% |

SITE CALCULATIONS (RESTAURANT PARKING LOT)
TM 20A7-6-23 INST: 2021-0906 & TM 20A7-6-22 INST: 2021-0906
351 PINE ST FRONT ROYAL, VA 22630

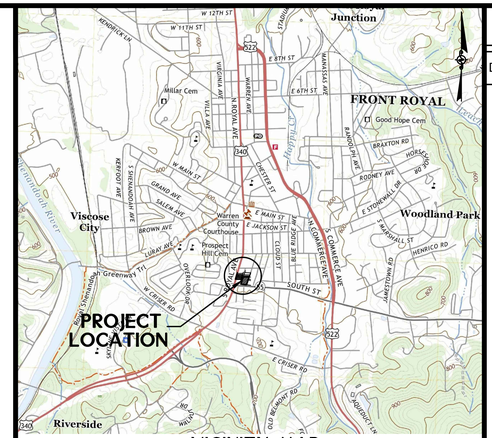
| | | REQUIRED | PROVIDED |
|---|---|---|---|
| EXISTING BUILDING FLOOR AREA: | 1,140 SF | | |
| PROPOSED ACCESSORY STRUCTURE: | N/A | | |
| BUILDING COVERAGE: | 913 SF | | |
| BUILDING COVERAGE TO LOT RATIO (FAR) = | | 75% MAX | 5% |
| IMPERVIOUS SURFACE COVERAGE = | 10,454 SF | 90% MAX | 53% |

## PROJECT INFORMATION CONTINUED

| RESTAURANT SEATING: | INDOOR | OUTDOOR | TOTAL |
|---|---|---|---|
| EXISTING: | 84 | 32 | 116 |
| PROPOSED: | 24 | 0 | 140 |

| PARKING SPACES: | EXISTING | PROPOSED |
|---|---|---|
| REGULAR | 30 | 52 |
| COMPACT | 0 | 2 |
| HANDICAP | 3 | 3 |
| LOADING | 1 | 1 |

NOTE: FOR LANDSCAPE PLANTING & SPECIFICATIONS SEE LANDSCAPE PLAN SHEET 8.




VICINITY MAP
U.S.G.S. TOPOGRAPHICAL MAP
FRONT ROYAL, VIRGINIA
SCALE: 1" = 2000'

## DRAWING INDEX

| DRAWING NO. | TITLE |
|---|---|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | EXISTING CONDITIONS , DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN PHASE I |
| 4 | EROSION & SEDIMENT CONTROL PLAN PHASE II |
| 5 | SITE PLAN |
| 6 | STORMWATER MANAGEMENT PLAN |
| 7 | STORMWATER MANAGEMENT NOTES |
| 8 | LANDSCAPE PLAN |
| 9 | DETAILS |
| 10 | DETAILS |

## OWNER

SPELUNKER'S RESTAURANT
MR. WILLIAM ANTONELLI
116 SOUTH STREET
FRONT ROYAL, VIRGINIA 22630

## DEVELOPER

SPELUNKER'S RESTAURANT
MR. WILLIAM ANTONELLI
116 SOUTH STREET
FRONT ROYAL, VIRGINIA 22630

## ENGINEER


POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St. Winchester, Virginia 22602
TEL: (540) 450-0180 FAX: (540) 450-0182
E-Mail Address: potesta@potesta.com


COMMONWEALTH OF VIRGINIA
KEVIN J. KNECHTEL
Lic. No. 052960
3/13/23
PROFESSIONAL ENGINEER

## UTILITY CONTACTS

POWER
TOWN OF FRONT ROYAL
DEPARTMENT OF ENERGY SERVICES
520A EAST 6TH STREET
FRONT ROYAL, VA 22630
(540) 635-3027

WATER/SEWER
TOWN OF FRONT ROYAL
DEPARTMENT OF ENVIRONMENTAL SERVICES
800 CROSBY ROAD
FRONT ROYAL, VA 22630
(540) 635-7819

MISS UTILITY
(800) 552 7001
CALL AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION

TELEPHONE
SPRINT
2001 EDMUND HALLEY DRIVE
RESTON, VA 20191
(703) 433-4000

GAS
QUARLES PETROLEUM, INC.
195 S. COMMERCE AVE.
FRONT ROYAL, VA 22630
(540) 635-2166

## FLOOD PLAIN NOTE

THE PROPERTY AS SHOWN IS NOT IN THE 100 YEAR FLOODPLAIN PER FIRM COMMUNITY PANEL 104, MAP NUMBER 51187C0112C, DATED JUNE 3, 2008.

## APPROVAL

| | |
|---|---|
| Town of Front Royal Director of Planning & Zoning | Date |
| Town of Front Royal Director of Energy Services | Date |
| Town of Front Royal Director of Finance & Purchasing | Date |
| Town of Front Royal Director of Environmental Services | Date |

ISSUE DATE: 3/13/2023

FOR REGULATORY REVIEW

COVER
CAD File No.
CJM
Drawn
KJK
Checked
KJK
Approved
NOTED
Scale:
JUNE 2022
Date:
19-0232
Project No.

POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St. Winchester, VA 22601
TEL: (540) 450-0180 FAX: (540) 450-0182
E-Mail Address: potesta@potesta.com

POTESTA

Client
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
COVER SHEET
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

1
Drawing No.

XREF Files:
xrefs: xrefs-kjk_2019-11-05.dwg xrefs_kjk-2021-03-13.dwg vs_front_royal_20220921_im.dwg
Image Files: 19-0232_SPELUNKERS_MINOR SITE DEVELOPMENT(19-0232_COVER.dwg
File: L:\2019\19-0232_SPELUNKERS\19-0232_COVER.dwg
Plotted By: cmcintosh@potesta.com
Plotted On: Mar 13, 2023 - 10:49am

## EROSION AND SEDIMENT CONTROL PLANS

### PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE ADDITION OF A 1,260 SF BUILDING ADDITION TO AN EXISTING 2,300 SF RESTAURANT BUILDING, WITH PARKING RENOVATIONS AS WELL AS ADDITIONAL SUPPORTING PARKING AND ENTRANCE USING 3 SEPARATE PARCELS IN FRONT FROYAL, WARREN COUNTY, VIRGINIA. PARCEL (20A7–6–36A) WILL HAVE A DISTURBED AREA OF 0.45 ACRES. IMPROVEMENTS WILL INCLUDE CONTRUCTION OF A BUILDING ADDITION AND PARKING LOT RENOVATIONS, WITH SUBSEQUENT GRADING TO ACCOMIDATE THESE CHANGES. PARCELS (20A7–6–23) & (20A7–6–22) WILL INCLUDE THE ADDITION OF A 9,000 SF SUPPORTING PARKING LOT AND ENTERANCE, WITH A DISTURBED AREA OF 0.42 ACRES. UNDERGROUND INFRASTRUCTURE WILL INCLUDE MODIFICATION TO EXISTING STORM SEWER AND THE CONSTRUCTION OF AN UNDERGROUND STORMWATER DETENTION SYSTEM ON PARCELS (20A7–6–23) & (20A7–6–22). THE SUPOORTING PARKING LOT PARCELS WILL BE APPROXIMATELY THE SITE WILL BE APPROXIMATELY 53% IMPERVIOUS AND 47% GREENSPACE. THE RESTAUANT PARCEL WILL NOT CHANGE THE EXISTING IMPERVIOUS AREA WITH APPROXIMATELY 63% IMPERVIOUS AREA AND 37% GREENSPACE.

### EXISTING SITE CONDITIONS

PARCEL (20A7–6–36A) IS CURRENTLY A RESTAURANT WITH A 2,300 SF ONE STORY BUILDING WITH ASSOCIATED PARKING, AND LANDSCAPING. THE SITE DRAINS TOWARD THE NORTHEAST WITH SLOPES OF APPROXIMATELY 1–3%. PARCELS (20A7–6–23) & (20A7–6–22) ARE CURRENTLY AN OCCUPIED SINGLE FAMILY DWELLING WITH GRASS LAWNS AND SEVERAL SMALL SHEDS AND GRAVEL DRIVEWAY. THESE PARCELS DRAIN TO THE NORTHWEST WITH SLOPES OF APPROXIMATELY 3–6%. ACCORDING TO THE NRCS WEB SOIL SURVEY OF WARREN COUNTY, VA THE SOILS CONTAINED ALL THREE PARCELS WERE DETERMINED TO BE DYKE LOAM, 2 TO 7 PERCENT SLOPES, WITH THE HYDROLOGIC SOIL GROUP NRCS CLASSIFICATION IS "B".

PROPOSED STORMWATER RUNOFF ON THE RESTAURANT PARCEL FLOWS TO THE EXISTING STORM SEWER. PROPOSED STORMWATER RUNOFF FOR PARCELS (20A7–6–23) & (20A7–6–22) WILL FLOW TO A PROPOSED UNDERGROUND STORMWATER DENTENTION SYSTEM WHICH WILL ALLOW RUNOFF TO MEET PREDEVELOPMENT FLOWS BEFORE DRAINING INTO THE EXISTING STORM SEWER.

### ADJACENT AREAS

PARCEL (20A7–6–36A) IS BORDERED ON THE NORTH BY RESIDENTIAL PROPERTIES, ON THE EAST BY PINE STREET, ON THE SOUTH BY SOUTH STREET & WEST BY ADDITIONAL RESIDENTIAL PROPERTIES AND ONE COMMERCIAL RESTAURANT. THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSURING ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES ARE PROVIDED TO PROTECT ADJACENT AREAS. NO OFFSITE BORROW AND DISPOSAL AREAS EXPECTED. MONITORING REPORTS WILL BE PREPARED AND SUBMITTED BY THE RESPONSIBLE LAND DISTURBER TO THE COUNTY E&S INSPECTOR PER THEIR REQUIREMENTS.

### CRITICAL EROSION AREAS

CRITICAL EROSION AREAS ARE IDENTIFIED AT THE PERIMETER OF SITES' DISTURBED AREA, ESPECIALLY THE STEEPER SLOPE TO THE NORTHWEST OF PARCEL (20A7–6–22), AS WELL AS AT EXISTING DROP INLETS ON PARCEL (20A7–6–36A). SILT FENCING, AND CURB INLET PROTECTION WILL BE USED IN THESE AREAS.
ALL PROPOSED CHANNELS WITH A SLOPE GREATER THAN 4% AND ALL SLOPES 3:1 OR GREATER SHALL BE TREATED AS CRITICAL EROSION AREAS. HOWEVER, IF THE LOCAL GOVERNING AGENCY DEEMS ANY OTHER PORTION OF THE SITE CRITICAL, THEY HAVE THE AUTHORITY TO RECOMMEND ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.

### EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. GRADING WILL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.

ALL DISTURBED AREAS WILL BE STABILIZED BY PERMANENT SEEDING IN ACCORDANCE WITH THE SCHEDULE INCLUDED HEREIN. THE ANTICIPATED TIME FOR CONSTRUCTION IS SEPTEMBER 2023 THROUGH MARCH 2024.

ALL SEEDED AREAS WILL BE MULCHED IN ACCORDANCE WITH THE SCHEDULE INCLUDED ON THE CONSTRUCTION PLANS.

### STRUCTURAL MEASURES

#### E&S PHASE I:

A CONSTRUCTION ENTRANCE (3.02) AND CONSTRUCTION ROAD (3.03) SHALL BE PROVIDED TO THE SITE AS SHOWN ON THE E&S PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE ACCESS TO THE PROJECT FROM THE ADJACENT PUBLIC ROADWAY VIA A CONSTRUCTION ENTRANCE THAT IS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SECTION 3.02 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. FURTHERMORE, ACCESS TO OTHER PROPERTIES AFFECTED BY THIS PROJECT SHALL BE MAINTAINED THROUGH CONSTRUCTION. THE DEVELOPER SHALL HAVE, WITHIN THE LIMITS OF THE PROJECT, AN EMPLOYEE CERTIFIED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ) IN EROSION AND SEDIMENT CONTROL WHO SHALL INSPECT EROSION AND SILTATION CONTROL DEVICES AND MEASURES ON A CONTINUOUS BASIS FOR PROPER INSTALLATION AND OPERATION. DEFICIENCIES SHALL BE PROMPTLY RECTIFIED.

SILT FENCE (3.05) WILL BE INSTALLED IN SELECTED LOCATION DOWN SLOPE FROM THE DISTURBED AREAS AS A FIRST MEASURE OF CONSTRUCTION. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DAMAGED, DECOMPOSED OR OTHERWISE INEFFECTIVE SILT FENCE SHALL BE REPLACED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE AND STABILIZED.

A GRAVEL CURB AND WIRE MESH DROP INLET SEDIMENTS FILTER(3.07) SHALL BE PLACE AT CURB INLETS AND YARD DROP INLETS. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN EVENT & REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED & THE FILTER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY SEEDING (3.31) AND/OR PERMANENT SEEDING (3.32) SHALL BE PLACED ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS.

#### E&S PHASE II:

ALL CONTROLS INSTALLED IN PHASE I TO REMAIN FOR THE DURATION OF THE PROJECT.

TEMPORARY SEEDING (3.31) AND/OR PERMANENT SEEDING (3.32) SHALL BE PLACED ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS. FINAL GRADING TO REDUCE THE VELOCITIES OF CONCENTRATED FLOWS AND TO FILTER RUNOFF.

### VEGETATIVE MEASURES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO ALL AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN SIX (6) MONTHS.

TOPSOIL THAT HAS BEEN STOCKPILED SHALL BE SURROUNDED WITH SILT FENCE AND PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.

### PERMANENT STABILIZATION

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE A FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. THE CONTRACTOR SHALL ESTABLISH VEGETATION ON ALL AREAS NOT OTHERWISE STABILIZED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

### SEEDBED PREPARATION

A. SCARIFY TOP 1–INCH TO 2–INCH OF SOIL AFTER FINAL GRADES HAVE BEEN ACHIEVED.
B. ADD 3 TONS PER ACRE PULVERIZED AGRICULTURE LIMESTONE (140LB/1000SF).

| SEED TYPE | RATE/MIN. | PURITY (%) | MIN.GERM. (%) |
|---|---|---|---|
| KENUCKY 31 FESCUE | 128 LB/AC. | 97 | 85 |
| RED TOP GRASS | 2 LB./AC. | 95 | 65 |
| NURSE CROP (SEASONAL) | | | |
| MARCH 1 – MAY. 15: | | | |
| ANNUAL RYEGRASS | 20 LB./AC. | 98 | 85 |
| MAY 16 – AUG. 15: | | | |
| FOXTAIL MILLET | 20 LB./AC. | 98 | 85 |
| AUG. 16 – OCT. 31: | | | |
| ANNUAL RYEGRASS | 20 LB./AC. | 98 | 85 |
| NOV. 1 – FEB. 28: | | | |
| WINTER RYEGRASS | 20 LB./AC. | 98 | 85 |
| TEMPORARY SEEDING | | | |
| AFTER SEPT. 1 – FEB. 15: | | | |
| ANNUAL RYEGRASS | 50 LB./AC. | 98 | 85 |
| WINTER RYE | 50 LB./AC. | 98 | 85 |
| FEB. 16 – APR. 30: | | | |
| ANNUAL RYEGRASS | 80 LB./AC. | 98 | 85 |
| MAY 1 – AUG. 31: | | | |
| GERMAN MILLET | 50 LB./AC. | 98 | 85 |

### MANAGEMENT STRATEGIES

CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATIONS WILL BEGIN AND END AS QUICKLY AS POSSIBLE. THE RESPONSIBLE LAND DISTURBER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. MAINTENANCE OF THESE MEASURES THROUGHOUT THE PROJECT ARE CRITICAL TO THE EFFECTIVENESS OF THE PROGRAM.

AFTER AREAS ABOVE CONTROL HAVE BEEN STABILIZED, THE CONTROLS SHALL BE CLEANED UP AND REMOVED.

ELECTRIC POWER TELEPHONE, STORM, SANITARY, WATER AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE (5) DAYS AFTER BACKFILLING. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.

ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN FIVE (5) DAYS OF COMPLETION OF GRADING.

DEVICES LISTED ABOVE ARE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY DUE TO CONTRACTOR PHASING OR OTHER UNFORESEEN CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL MEASURES TO THOSE SHOWN, AS NEEDED, IN ORDER TO CONTROL EROSION AND CONTAIN SEDIMENT ON SITE. ALL MEASURES SHALL BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

### MAINTENANCE

ALL CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. ALL AREA SHALL BE FERTILIZED AND RESEEDED AS NEEDED UNTIL GRASS IS ESTABLISHED.

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.

SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH ONE–HALF THE HEIGHT OF THE SILT FENCE OR MAKE THE SILT FENCE INEFFECTIVE. TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN 50% TRAP EFFICIENCY AND DISPOSE OF BY SPREADING ON SITE.

GRAVEL OUTLETS SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILD–UP. IF THE GRAVEL OUTLET IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED IMMEDIATELY.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING PUBLIC ROADS IN A CLEAN, DUST AND MUD FREE CONDITION AT THE SITE.

## PHASES OF LAND DISTURBANCE ACTIVITIES

1. A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PROGRAM ADMINISTRATION PRIOR TO ANY WORK BEING PERFORMED AT THE SITE.
2. CLEARING AND GRUBBING FOR SEDIMENT CONTROL DEVICES ONLY.
3. PLACEMENT OF SEDIMENT CONTROL DEVICES.
4. OBTAIN INSPECTOR'S APPROVAL PRIOR TO BEGINNING GRADING OPERATIONS.
5. DEMOLISH EXISTING STRUCTURES AS NOTED ON DRAWING 3 AND CLEAR AND GRUB REMAINDER OF SITE.
6. ROUGH GRADE SITE.
7. FINAL GRADING & RESTORATION AND STABILIZATION OF DISTURBED AREAS.
8. REMOVE EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE INSPECTOR.

## TOWN OF FRONT ROVAL GENERAL CONSTRUCTION NOTES

1. FOR TECHNICAL SPECIFICATIONS AND DETAILS REFER TO THE TOWN OF FRONT ROYAL WATER AND SEWER STANDARDS AND SPECIFICATION, LATEST EDITION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THESE SPECIFICATIONS. ANY DEVIATION OR CHANGES SHALL BE SUBMITTED IN WRITING TO THE TOWN FOR SUPPLEMENTAL APPROVAL. INSPECTIONS SHALL BE PERFORMED BY THE DEPARTMENT OF PUBLIC UTILITIES. CONTACT: DIRECTOR OF ENVIRONMENTAL SERVICES AT (540) 635–7819 OR FAX (540) 635–8973.
2. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, VERTICALLY AND HORIZONTALLY, OF THE UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MISS UTILITY AND ALL APPLICABLE UTILITY COMPANIES FOR CLEARANCE PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE COMMONWEALTH OF VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT, CHAPTER 10, TITLE 56 OF THE CODE OF VIRGINIA.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY DURING CONSTRUCTION IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS. DISTURBED AREA SHALL NOT REMAIN DENUDED FOR MORE THAN SEVEN CALENDAR DAYS. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE COUNTY BUILDING INSPECTION OFFICE AT (540) 636–9973 PRIOR TO SCHEDULE INSPECTIONS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
5. ANY STREET OR UTILITIES DAMAGED BY THE CONTRACTOR OR SUB–CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE PRIMARY CONTRACTOR AND PROPERLY AND IMMEDIATELY REPAIRED BY THE CONTRACTOR. SUCH REPAIRS SHALL BE TO THE ORIGINAL CONDITION AND SHALL BE TO THE SATISFACTION OF THE TOWN INSPECTOR.
6. ALL PLASTIC SANITARY SEWER MAIN PIPE SHALL BE 8" DIAMETER, SDR–35, UNLESS OTHERWISE NOTED. PIPE BEDDING SHALL BE DETERMINED BY FIELD CONDITIONS AND TOWN SPECIFICATIONS.
7. ALL PROPOSED WATER MAINS, HYDRANT BRANCHES AND FIRE SUPPRESSION LINES SHALL BE CLASS 52 DUCTILE IRON PIPE WITH A MINIMUM OF 42" COVER UNLESS OTHERWISE NOTED.
8. ALL 2" AND SMALLER WATER SERVICES SHALL BE TYPE "K" COPPER PIPE. SOLDERED JOINTS ON BURIED LINES ARE NOT ACCEPTABLE.
9. ALL PRECAST CONCRETE STRUCTURES SHALL BE MINIMUM 4000 PSI AND 28 DAYS WITH A BITUMINOUS COATING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS.
11. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF ALL UTILITY BOXES, VAULTS OR OTHER APPURTENANCES TO NEW FINISHED GRADE ELEVATIONS.
12. CONTRACTOR TO RELOCATE ALL SIGNS AND UTILITIES REQUIRED FOR THIS WORK.
13. ANY PLANNED DISRUPTIONS OF OR TIE–INS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY OWNER. WITH THE EXCEPTION OF EMERGENCIES, THERE SHALL BE A MINIMUM OF 24 HOURS NOTICE GIVEN BY THE CONTRACTOR TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL UTILITY USERS AFFECTED BY UTILITY INTERRUPTIONS.
14. THE UNAUTHORIZED USE OF WATER WITHOUT DUE COMPENSATION IS ILLEGAL. NO PERSON SHALL CONNECT TO OR DO ANY WORK ON THAT PORTION OF THE SYSTEM OWNED BY THE TOWN UNLESS WRITTEN AUTHORIZATION IS RECEIVED PRIOR TO COMMENCING WORK.
15. CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED BY PLAN REQUIREMENTS.
16. CONSTRUCTION SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS. CURB RAMPS SHALL BE PLACED WHERE ALL SIDEWALKS MEET CURBS.

## GENERAL CONSTRUCTION NOTES

1. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF FRONT ROAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. MEASURES TO CONTROL EROSION AND SILTATION, INCLUDING DETENTION PONDS SERVING AS SILT BASINS DURING CONSTRUCTION, MUST BE PROVIDED PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT PERMIT. THE APPROVAL OF THESE PLANS IN NO WAY RELIEVES THE DEVELOPER OR HIS AGENT OF THE RESPONSIBILITIES CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
3. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. ALSO A REPRESENTATIVE OF THE DEVELOPER MUST BE AVAILABLE AT ALL TIMES.
4. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN SHOULD BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT.
6. ALL PAVEMENT SECTIONS ON THE APPROVED PLANS ARE MINIMUM SECTIONS TO BE UTILIZED WHEN THE ACTUAL CALIFORNIA BEARING RATIO (CBR) OF THE PAVEMENT SUBGRADE IS 6 OR MORE. SOIL TESTS OF THE SUBGRADE SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT THICKNESS PRIOR TO PLACEMENT. ALL FINAL PAVEMENT AND BASE COURSE THICKNESSES SHALL BE DESIGNED IN ACCORDANCE WITH VDOT'S "PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA", AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TESTS TO DETERMINE THE TRUE SUPPORT VALUES OF THE SOILS IN THE SUBGRADE. FINAL PAVEMENT DESIGN SHALL BE SUBMITTED DURING CONSTRUCTION AND PRIOR TO PLACEMENT.
7. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER MANHOLES OR CURB INLET. THE PIPE SHALL BE MINIMUM 6" DIAMETER AND CONFORM TO VDOT STANDARD SB–1.
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT; NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED AT THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS, AND IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TO TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND SUT FREE CONDITION AT ALL TIMES.
10. NOTIFICATION SHALL BE GIVEN TO THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION OF WATER AND/OR SANITARY SEWER LINES. INFORMATION SHOULD ALSO BE OBTAINED FROM THE APPROPRIATE AUTHORITY CONCERNING PERMITS, CUT SHEETS, AND CONNECTIONS TO EXISTING LINES.
11. ALL SANITARY SEWERS AND WATER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF FRONT ROYAL DEPARTMENT OF PUBLIC UTILITIES.
12. THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THESE PLANS ARE TAKEN FROM EXISTING RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AS NEEDED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY CONFLICTS ARISING FROM HIS EXISTING UTILITY VERIFICATION AND THE PROPOSED CONSTRUCTION.
13. THE DEVELOPER WILL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITIES WHICH IS REQUIRED AS A RESULT OF HIS PROJECT. THE RELOCATION SHOULD BE DONE PRIOR TO CONSTRUCTION.
14. THESE PLANS IDENTIFY THE LOCATION OF ALL KNOWN GRAVESITES. GRAVESITES SHOWN ON THIS PLAN WILL BE PROTECTED IN ACCORDANCE WITH STATE LAW. IN THE EVENT GRAVESITES ARE DISCOVERED DURING CONSTRUCTION, THE OWNER AND ENGINEER MUST BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY POTESTA ENGINEERING AT (540) 450–0180 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLAN.
16. CONTROLLED FILLS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY METHOD "A" PER STANDARD PROTOCOL ASHTO–T99, ASTM–D698, OR VTM–1 AS APPLICABLE.
17. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATING OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. NAMES AND TELEPHONE NUMBERS OF THE OPERATORS UNDERGROUND UTILITY LINES IN FREDERICK COUNTY APPEAR IN SHEET 01. THESE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION.
18. OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DISCHARGE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

| No. | Date | Eng. | Revision |
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COMMONWEALTH OF VIRGINIA
KEVIN J. KNECHTEL
Lic. No. 032960
3/13/23
PROFESSIONAL ENGINEER

ISSUE DATE: 3/13/2023

FOR REGULATORY REVIEW

COVER
CAD File No.
CJM
Drawn
KJK
Checked
KJK
Approved
NOTED
Scale:
JUNE 2022
Date:
19–0232
Project No.

POTESTA & ASSOCIATES, INC.
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15 South Braddock St, Winchester, VA 22601
TEL: (540) 450–0180 FAX: (540) 450–0182
E–Mail Address: potesta@potesta.com

POTESTA

Client
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
GENERAL NOTES
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

2
Drawing No.

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Plotted By: cmosholder

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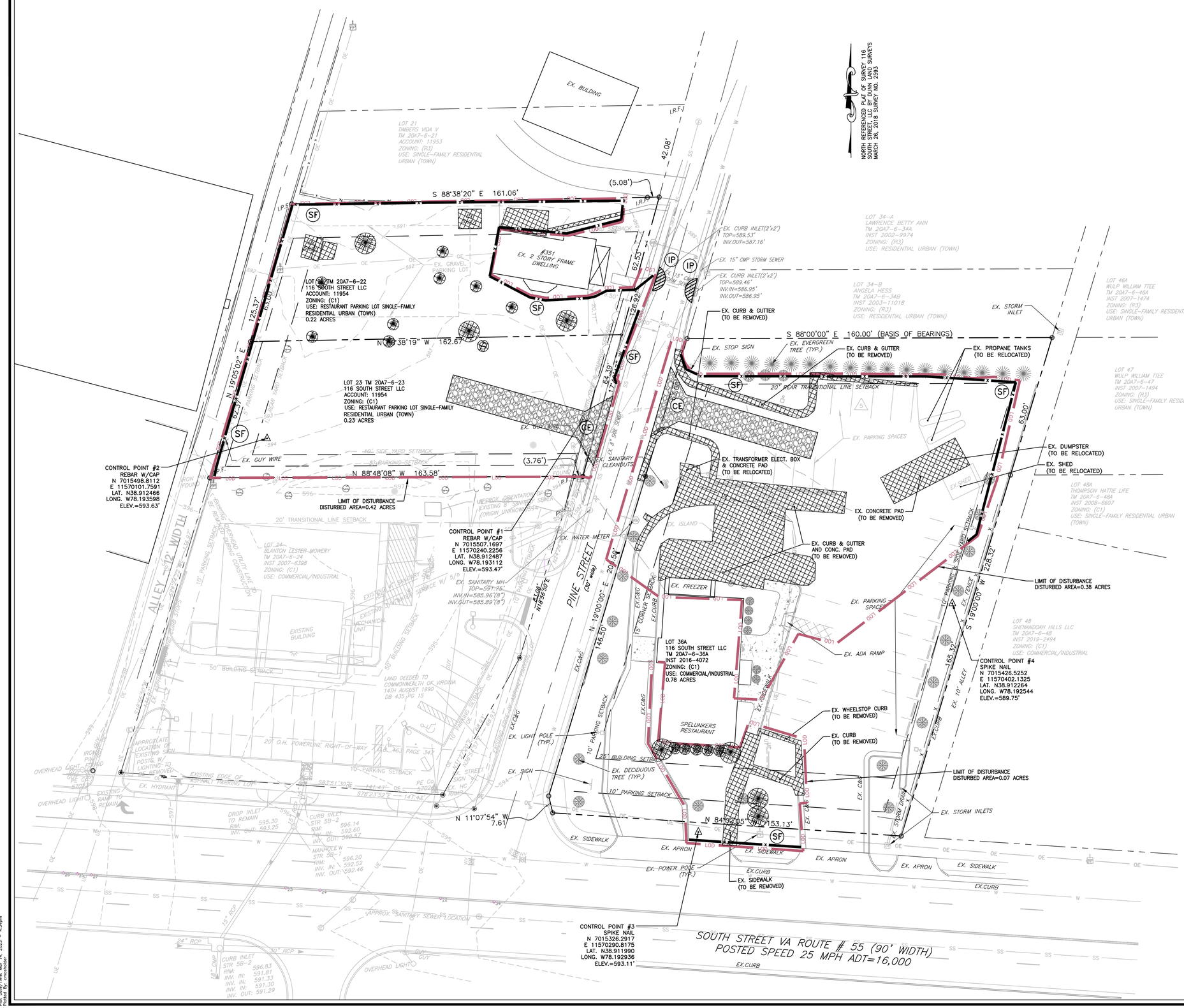


NORTH REFERENCED PLAT OF SURVEY 116 SOUTH STREET, LLC BY DUNN LAND SURVEYS MARCH 26, 2018 SURVEY NO. 2593

## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| 765 | EXISTING CONTOUR MAJOR |
| 764 | EXISTING CONTOUR MINOR |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| I.P.F. | EXISTING IRON PIN FOUND (PROPERTY CORNER) |
| I.R.F. | EXISTING REBAR FOUND (PROPERTY CORNER) |
| W | EXISTING WATER LINE |
| FH | EXISTING FIRE HYDRANT |
| WV | EXISTING WATER GATE VALVE |
| WM | EXISTING WATER METER |
| W | EXISTING WATER LINE |
| CO | EXISTING SANITARY CLEAN OUT |
| S | EXISTING SANITARY SEWER MANHOLE |
| SS | EXISTING SANITARY SEWER LINE |
| OE | EXISTING OVERHEAD UTILITY LINE |
| PP | EXISTING WOOD POWER POLE |
| G | EXISTING UNDERGROUND GAS LINE |
| GM | EXISTING GAS METER |
| | EXISTING STORM SEWER & STRUCTURE |
| EX. CURB | EXISTING CURB |
| EX. CG-6 | EXISTING CURB & GUTTER |
| EP | EXISTING EDGE OF PAVEMENT |
| | EXISTING DECIDUOUS TREE |
| | EXISTING EVERGREEN TREE |
| | EXISTING WHEELSTOP |
| | EXISTING CONCRETE PAD |

## DEMOLITION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | DENOTES ITEMS TO BE REMOVED OR DEMOLISHED |

## DEMOLITION NOTES:

1. EXISTING SHEDS, EXISTING STRUCTURES, PARKING AREAS AND SIDEWALKS TO BE DEMOLISHED AND REMOVED BY CONTRACTOR.
2. CONTRACTOR IS RESPONSIBLE FOR THE PROPER ABANDONMENT OF ALL ASSOCIATED UTILITIES.
3. CARE SHOULD BE TAKEN TO NOT INTERFERE WITH TRAFFIC, RESIDENTS AND VISITORS TO THE MONASTERY.
4. CONSTRUCTION AREA SHALL BE CLEARED OF VEGETATION AND ORGANIC MATERIALS AND BE PREPARED TO SUBGRADE WITH ALL UNSUITABLE MATERIALS REMOVED.
5. CONTRACTOR TO COORDINATE WITH DEMOLITION AREAS SHOWN.

## EROSION & SEDIMENT CONTROL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | CE 3.02–TEMPORARY STONE CONSTRUCTION ENTRANCE |
| x x | SF 3.05–SILT FENCE |
| SSF SSF | SSF SUPER SILT FENCE |
| | IP 3.07.2–STORM DRAIN DROP INLET PROTECTION |
| | IP 3.07.6–STORM DRAIN CURB INLET PROTECTION |
| LOD | LIMIT OF DISTURBANCE 3 AREAS TOTAL DISTURBED=0.87 ACRES |

FOR NOTES SEE SHEET 2 AND DETAILS SEE SHEET 10.

COMMONWEALTH OF VIRGINIA
KEVIN J. KNECHTEL
Lic. No. 052960
3/13/23
PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 10 0 20 40

MAPPING REFERENCE:
BOUNDARY LOCATION SURVEY INSTRUMENT #160004072, TAX MAP 20A7-6-36A DATED MARCH 26, 2019 SURVEY No. 2593 AND TAX MAP 20A7-6-22 & TAX MAP 20A7-6-23 DATED MARCH 20, 2020. SURVEY No. 1939A AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY DUNN LAND SURVEYS. INC. BERRYVILLE, VIRGINIA.

HORIZONTAL DATUM: NAD-83, VIRGINIA NORTH ZONE
VERTICAL DATUM: NAVD88

FOR REGULATORY REVIEW

ISSUE DATE: 3/13/2023

EX-COND
CAD File No.
CJM
Drawn
KJK
Checked
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NOTED
Scale:
JUNE 2022
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19-0232
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POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St. Winchester, VA 22601
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E-Mail Address: potesta@potesta.com.


POTESTA

Client
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
EXISTING CONDITIONS, DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN PHASE I
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

3
Drawing No.

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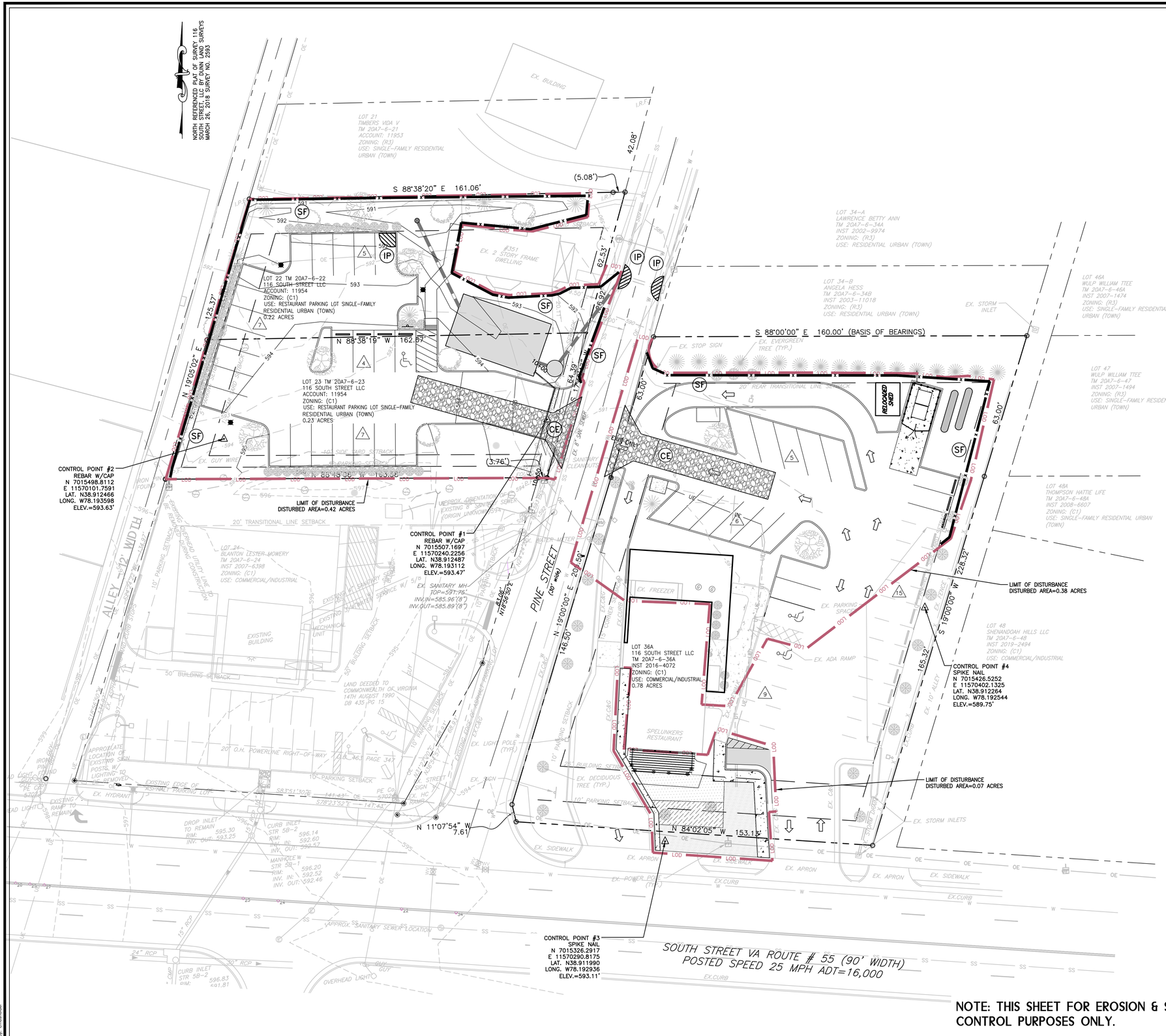


NOTE: THIS SHEET FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY.

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## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| 765 | EXISTING CONTOUR MAJOR |
| 764 | EXISTING CONTOUR MINOR |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| I.P.F. | EXISTING IRON PIN FOUND (PROPERTY CORNER) |
| I.R.F. | EXISTING REBAR FOUND (PROPERTY CORNER) |
| W | EXISTING WATER LINE |
| | EXISTING FIRE HYDRANT |
| WV | EXISTING WATER GATE VALVE |
| WM | EXISTING WATER METER |
| W | EXISTING WATER LINE |
| CO | EXISTING SANITARY CLEAN OUT |
| SS | EXISTING SANITARY SEWER MANHOLE |
| SS | EXISTING SANITARY SEWER LINE |
| OE | EXISTING OVERHEAD UTILITY LINE |
| PP | EXISTING WOOD POWER POLE |
| G | EXISTING UNDERGROUND GAS LINE |
| GM | EXISTING GAS METER |
| SD | EXISTING STORM SEWER & STRUCTURE |
| EX. CURB | EXISTING CURB |
| EX. CG-6 | EXISTING CURB & GUTTER |
| EP | EXISTING EDGE OF PAVEMENT |
| | EXISTING DECIDUOUS TREE |
| | EXISTING EVERGREEN TREE |
| | EXISTING WHEELSTOP |
| | EXISTING CONCRETE PAD |
| 590 | PROPOSED CONTOUR MAJOR |
| 591 | PROPOSED CONTOUR MINOR |
| 27 90/TC + | PROPOSED SPOT ELEVATION |
| CG-2 | PROPOSED CURB (VDOT STANDARD 6" CURB CG-2) |
| (CG-6) TRANSITION (CG-6R) | PROPOSED CURB & GUTTER (VDOT STANDARD 6" CURB CG-6) |
| | PROPOSED STORM SEWER |
| (MH) MANHOLE DROP INLET CURB INLET | PROPOSED STORM SEWER STRUCTURES |
| SS | PROPOSED GRAVITY SANITARY SEWER LATERAL & CLEANOUT |
| | PROPOSED WATER SERVICE LINE |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED RIP-RAP OUTLET PROTECTION |
| | PROPOSED WHEELCHAIR SIDEWALK RAMP (ADA) |

## EROSION & SEDIMENT CONTROL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
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| X X | SF 3.05-SILT FENCE |
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| | IP 3.07.2-STORM DRAIN DROP INLET PROTECTION |
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| LOD | LIMIT OF DISTURBANCE 3 AREAS TOTAL DISTURBED=0.87 ACRES |

FOR NOTES SEE SHEET 2 AND DETAILS SEE SHEET 10.

COMMONWEALTH OF VIRGINIA
KEVIN J. KNECHTEL
Lic. No. 052960
3/13/23
PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 10 0 20 40

MAPPING REFERENCE:
BOUNDARY LOCATION SURVEY INSTRUMENT #160004072, TAX MAP 20A7-6-36A DATED MARCH 26, 2019 SURVEY No. 2593 AND TAX MAP 20A7-6-22 & TAX MAP 20A7-6-23 DATED MARCH 20, 2020. SURVEY No. 1939A AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY DUNN LAND SURVEYS. INC. BERRYVILLE, VIRGINIA.

HORIZONTAL DATUM: NAD-83, VIRGINIA NORTH ZONE
VERTICAL DATUM: NAVD88

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ISSUE DATE: 3/13/2023

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CJM
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KJK
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POTESTA & ASSOCIATES, INC.
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E-Mail Address: potesta@potesta.com

POTESTA

Client
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
EROSION & SEDIMENT CONTROL PLAN PHASE II
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

4
Drawing No.

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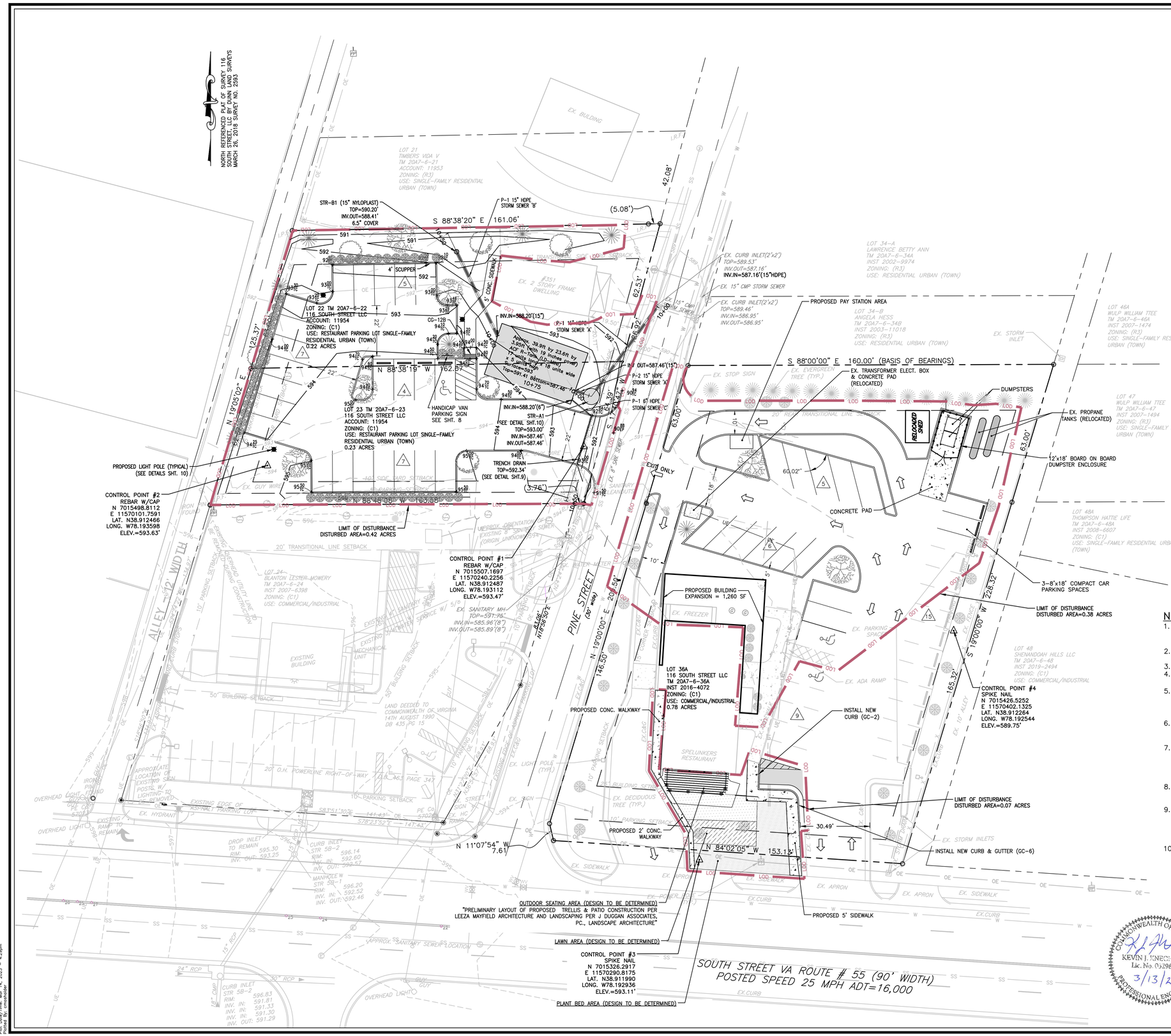


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## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| 765 | EXISTING CONTOUR MAJOR |
| 764 | EXISTING CONTOUR MINOR |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
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| W | EXISTING WATER LINE |
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| WM | EXISTING WATER METER |
| W | EXISTING WATER LINE |
| CO | EXISTING SANITARY CLEAN OUT |
| S | EXISTING SANITARY SEWER MANHOLE |
| SS | EXISTING SANITARY SEWER LINE |
| OE | EXISTING OVERHEAD UTILITY LINE |
| PP | EXISTING WOOD POWER POLE |
| G | EXISTING UNDERGROUND GAS LINE |
| GM | EXISTING GAS METER |
| DI | EXISTING STORM SEWER & STRUCTURE |
| EX. CURB | EXISTING CURB |
| EX. CG-6 | EXISTING CURB & GUTTER |
| EP | EXISTING EDGE OF PAVEMENT |
| | EXISTING DECIDUOUS TREE |
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| | PROPOSED WATER SERVICE LINE |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED RIP-RAP OUTLET PROTECTION |
| | PROPOSED WHEELCHAIR SIDEWALK RAMP (ADA) |

## NOTES:

1. PROPOSED FEATURES SHOWN BOLD: EXISTING FEATURES "GREY SCALE". SOME PROPOSED FEATURES THAT ARE SHOWN ON OTHER DRAWINGS ARE ALSO "GREY SCALE" ON CURRENT SHEET.
2. EXTERIOR LIGHTING OF THE PROPOSED SITES WILL BE PLACED TO NOT CAUSE GLARE ONTO ADJOINING ROADS AND PROPERTIES.
3. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
4. PARKING AREAS, ENTRANCES AND AISLES SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALT PAVEMENT (SEE DETAIL SHEET 5).
5. ALL PARKING SPACES SHALL BE 9' X 18' WITH THE EXCEPTION OF OFF-STREET COMPACT CAR SPACES, OFF STREET PARKING SPACES SHALL INCLUDE AN AREA OF NOT LESS THAN 162 SQUARE FEET (9' X 18'). COMPACT CAR SPACES SHALL INCLUDE AN AREA NOT LESS THAN 144 SQUARE FEET (8' X 18').
6. EXISTING STRUCTURES, CURB AND GUTTER AS SHOWN TO BE DEMOLISHED ON THE EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 2) TO BE DEMOLISHED AND BE REMOVED BY THE CONTRACTOR.
7. ALL BUILDING CONSTRUCTION RELATED ACTIVITY (STRUCTURE, ELECTRICAL, PLUMBING, MECHANICAL ECT.) WOULD BE SUBJECT TO THE NORMAL REQUIREMENTS OF APPLICATION, REVIEW AND APPROVAL PRIOR TO WORK BEGINNING. ADDITIONALLY ANY EXTERIOR WORK, SUCH AS SIGNS, LIGHTS,ECT., THAT REQUIRES PERMITS WOULD NEED TO BE OBTAINED, INSPECTED AND RECEIVE FINAL INSPECTIONS.
8. PROPOSED BITUMINOUS PAVEMENT AND CONCRETE PAVED SURFACES SHALL MAINTAIN THE EXISTING GRADES TO ALLOW POSITIVE DRAINAGE OF THE EXISTING PARKING LOT TO THE PERIMETER GRASS AND LANDSCAPE SURFACES.
9. EROSION & SEDIMENT CONTROLS TO BE LOCATED AS SHOWN. TOTAL DISTURBED AREA WILL BE LESS THAN 10,000 SF THEREFORE NOT NEEDING A LAND DISTURBANCE PERMIT WITH WARREN COUNTY BUILDING INSPECTIONS/PERMITS DEPARTMENT. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK CONSTRUCTION AT THE APPROVAL OF THE INSPECTOR.
10. NO PROPOSED CHANGES TO POTABLE WATER AND SANITARY SEWER UTILITIES.

COMMONWEALTH OF VIRGINIA
KEVIN J. YNECHTEL
Lic. No. 022960
3/13/23
PROFESSIONAL ENGINEER

MAPPING REFERENCE:
BOUNDARY LOCATION SURVEY INSTRUMENT #160004072, TAX MAP 20A7-6-36A DATED MARCH 26, 2019 SURVEY No. 2593 AND TAX MAP 20A7-6-22 & TAX MAP 20A7-6-23 DATED MARCH 20, 2020. SURVEY No. 1939A AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY DUNN LAND SURVEYS. INC. BERRYVILLE, VIRGINIA.

HORIZONTAL DATUM: NAD-83, VIRGINIA NORTH ZONE
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POTESTA

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13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
SITE PLAN
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

5
Drawing No.

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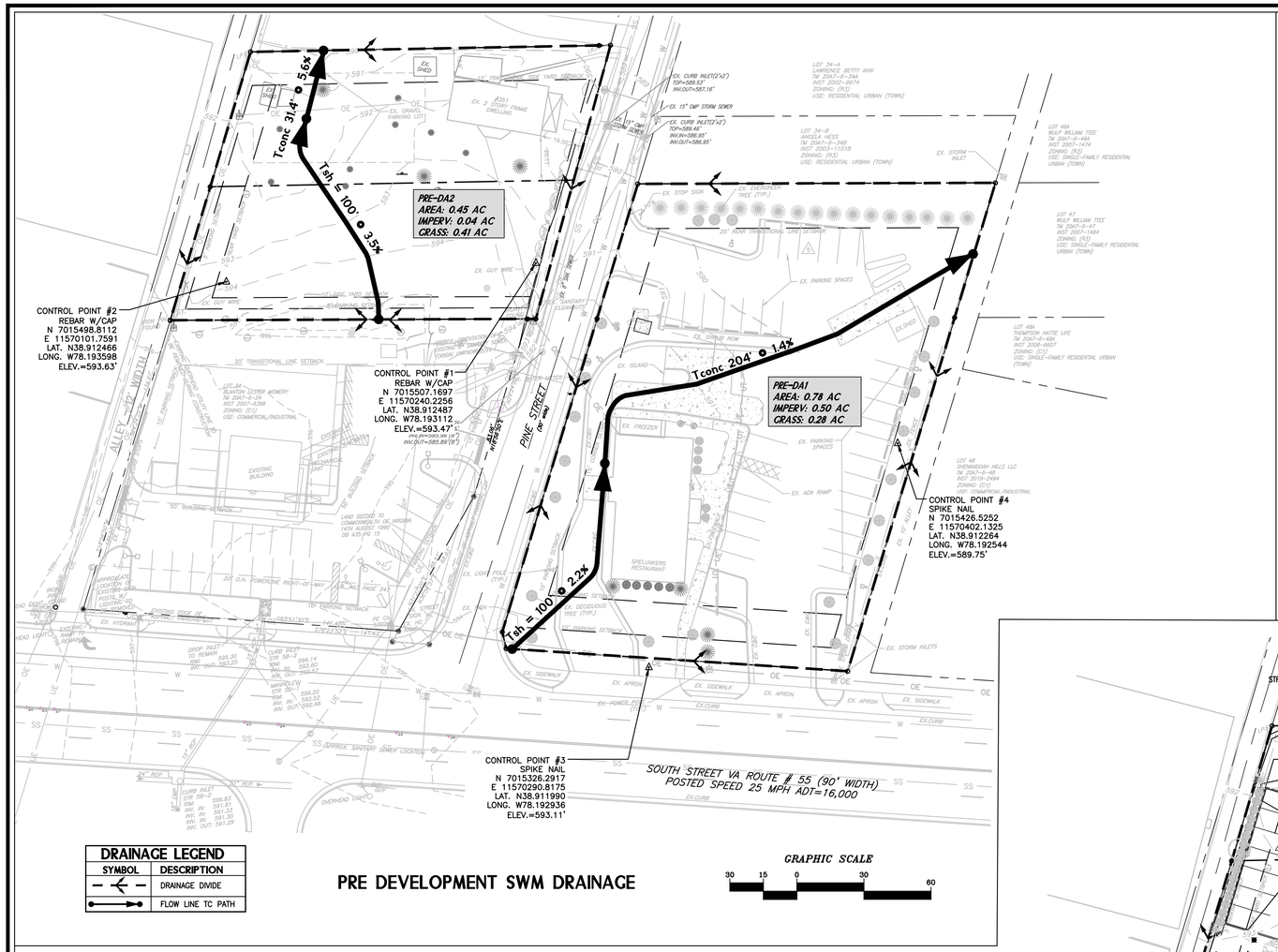
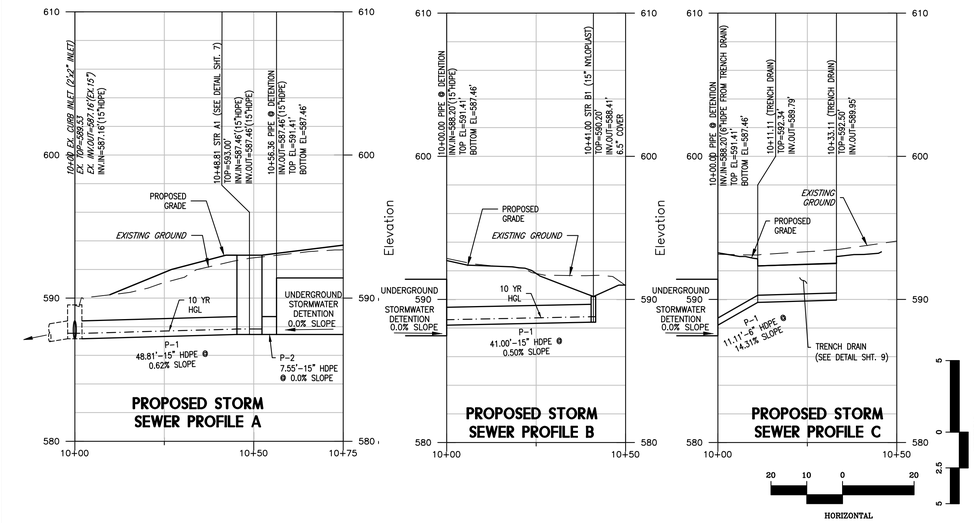
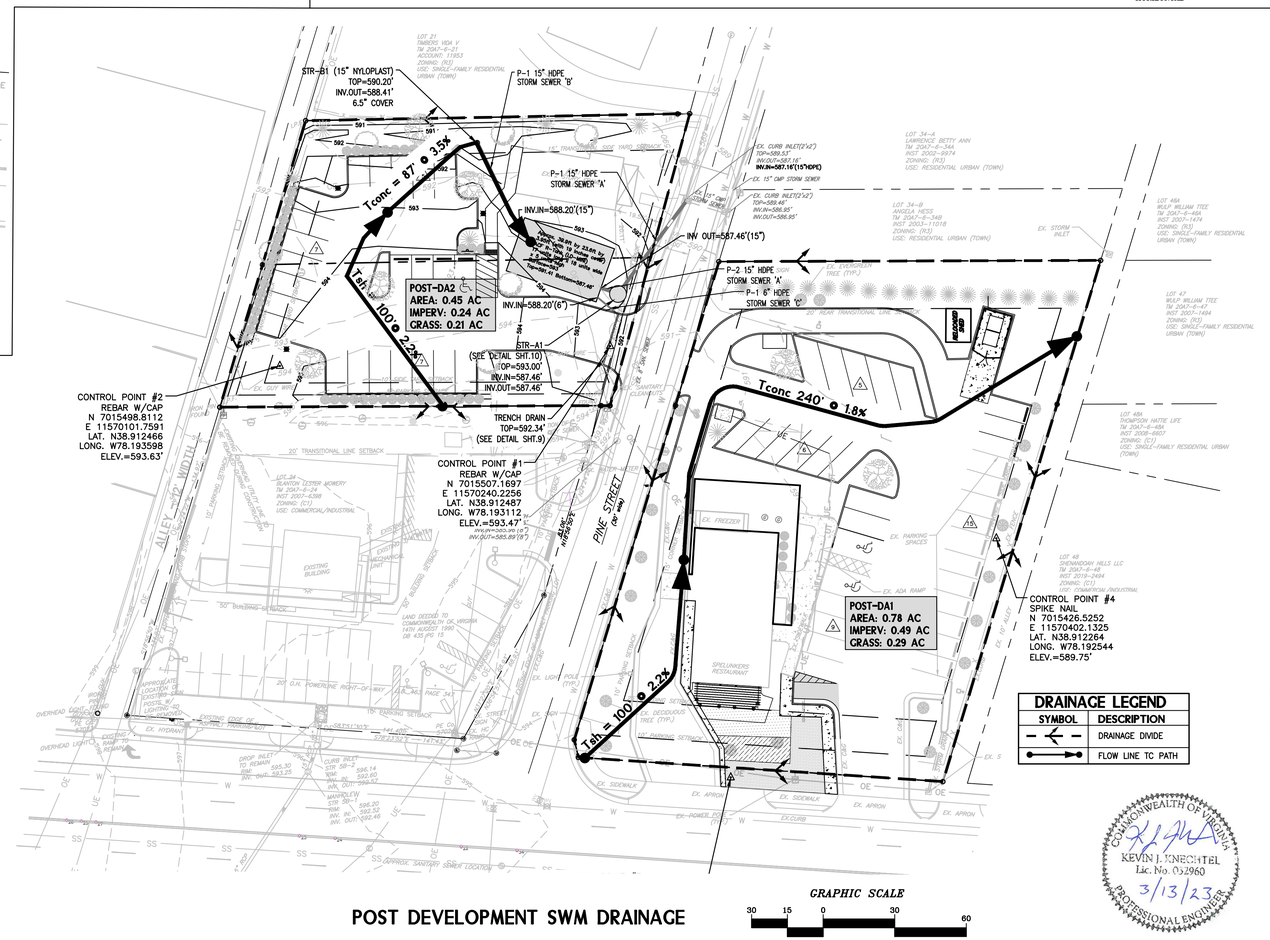
Plot By: Kevinynechtel




| DRAINAGE LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | DRAINAGE DIVIDE |
| | FLOW LINE TC PATH |

## PRE DEVELOPMENT SWM DRAINAGE




| DRAINAGE LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | DRAINAGE DIVIDE |
| | FLOW LINE TC PATH |

## POST DEVELOPMENT SWM DRAINAGE

COMMONWEALTH OF VIRGINIA
KEVIN L. NECHTEL
Lic. No. 052960
3/13/23
PROFESSIONAL ENGINEER

**ISSUE DATE: 3/13/2023**

**FOR REGULATORY REVIEW**

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|---|---|---|---|
| | | | |

SWM-PLAN
CAD File No.
CJM
Drawn
KJK
Checked
KJK
Approved
NOTED
Scale:
JUNE 2022
Date:
19-0232
Project No.


POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St. Winchester, VA 22601
TEL: (540) 450-0180 FAX: (540) 450-0182
E-Mail Address: potesta@potesta.com.


POTESTA

Client
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
STORMWATER MANAGEMENT PLAN
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

6
Drawing No.

File: I:\2019\19-0232- SPELUNKERS- MINOR SITE DEVELOPMENT\19-0232_DESIGN.dwg
Plot Date/Time: Mar 14, 2023 - 5:12pm
Plotted By: mmaxwell

## PondMaker Worksheet Detailed Report: Underground Pond

| Element Details | |
|---|---|
| ID | 59 |
| Label | Underground Pond |
| Select Pond to Design | PO-3 |
| Flow Allowed Below Target | 25.0 |
| Flow Allowed Above Target | 0.0 |
| Flow Allowed Below Target | 50.0 |
| Flow Allowed Above Target | 0.0 |
| Volume Allowed Below Target | 25.0 |
| Volume Allowed Above Target | 50.0 |
| Tolerance Display | Display PASS for values within specified tolerance |

Notes

Volume

| | | | |
|---|---|---|---|
| Pond Type | Elevation-Area | Void Space | 95.0 % |
| Use Void Space? | True | | |

### Elevation-Area

| Pond Elevation (ft) | Pond Area (acres) |
|---|---|
| 587.46 | 0.022 |
| 588.25 | 0.022 |
| 589.04 | 0.022 |
| 589.83 | 0.022 |
| 590.62 | 0.022 |
| 591.41 | 0.022 |

Infiltration

| | |
|---|---|
| Infiltration Method | No Infiltration |

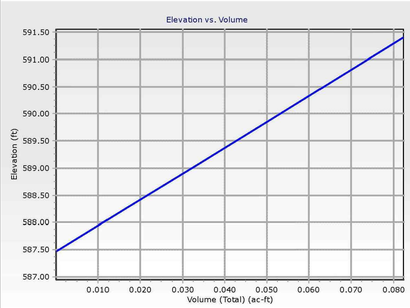
Output

| | |
|---|---|
| Detention Time | None |

Initial Conditions

| | | | |
|---|---|---|---|
| Is Outflow Averaging On? | False | Elevation (Starting Water Surface) | 587.46 ft |
| Define Starting Water Surface Elevation | User Defined Initial Elevation | | |

## PondMaker Worksheet Detailed Report: Underground Pond



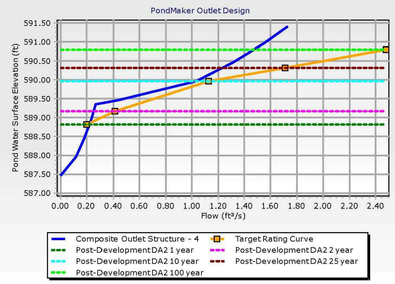

## PondMaker Worksheet Detailed Report: Underground Pond

### PondMaker Worksheet (Outlet Design)

| Design Scenario | Design Return Event | Target Peak Outflow (ft³/s) | Target Outflow Volume (ac-ft) | Peak Pond Inflow (ft³/s) | Total Inflow Volume (ac-ft) |
|---|---|---|---|---|---|
| Post-Development DA2 1 year | 1 | 0.20 | (N/A) | 1.15 | 0.064 |
| Post-Development DA2 2 year | 2 | 0.41 | (N/A) | 1.56 | 0.088 |
| Post-Development DA2 10 year | 10 | 1.13 | (N/A) | 2.60 | 0.152 |
| Post-Development DA2 25 year | 25 | 1.71 | (N/A) | 3.29 | 0.196 |
| Post-Development DA2 100 year | 100 | 2.48 | (N/A) | 4.15 | 0.250 |

| Estimated Storage (ac-ft) | Estimated Max Water Surface Elevation (ft) | Estimated Freeboard Depth | Design Outlet Structure | Estimated Peak Outflow (ft³/s) | Estimated Peak Outflow vs. Target |
|---|---|---|---|---|---|
| 0.028 | 588.82 | Pass | Composite Outlet Structure - 4 | 0.19 | Pass |
| 0.036 | 589.17 | Pass | Composite Outlet Structure - 4 | 0.21 | Fail |
| 0.052 | 589.96 | Pass | Composite Outlet Structure - 4 | 0.27 | Fail |
| 0.059 | 590.31 | Pass | Composite Outlet Structure - 4 | 0.84 | Fail |
| 0.070 | 590.80 | Pass | Composite Outlet Structure - 4 | 1.62 | Fail |

## PondMaker Worksheet Detailed Report: Underground Pond

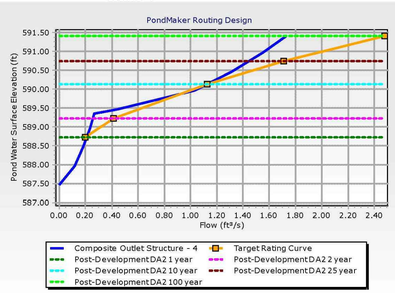



## PondMaker Worksheet Detailed Report: Underground Pond

### PondMaker Worksheet (Routing Design)

| Design Scenario | Design Return Event | Target Peak Outflow (ft³/s) | Computed Peak Outflow (ft³/s) | Computed Peak Outflow vs. Target | Target Outflow Volume (ac-ft) |
|---|---|---|---|---|---|
| Post-Development DA2 1 year | 1 | 0.20 | 0.21 | Fail | (N/A) |
| Post-Development DA2 2 year | 2 | 0.41 | 0.26 | Pass | (N/A) |
| Post-Development DA2 10 year | 10 | 1.13 | 1.13 | Pass | (N/A) |
| Post-Development DA2 25 year | 25 | 1.71 | 1.45 | Pass | (N/A) |
| Post-Development DA2 100 year | 100 | 2.48 | 1.73 | Pass | (N/A) |

| Computed Volume Outflow (ac-ft) | Computed Outflow Volume vs. Target | Routing Outlet Structure | Computed Max Water Elevation (ft) | Freeboard Depth | Maximum Storage (ac-ft) |
|---|---|---|---|---|---|
| 0.063 | Fail | Composite Outlet Structure - 4 | 588.71 | Pass | 0.026 |
| 0.087 | Fail | Composite Outlet Structure - 4 | 589.23 | Pass | 0.037 |
| 0.150 | Fail | Composite Outlet Structure - 4 | 590.13 | Pass | 0.056 |
| 0.193 | Fail | Composite Outlet Structure - 4 | 590.74 | Pass | 0.069 |
| 0.255 | Fail | Composite Outlet Structure - 4 | 591.41 | Fail | 0.083 |




WinTR-55 Current Data Description

--- Identification Data ---

User: Cole Davis
Project: 0103-19-0232
Subtitle: Spelunkers
State: Virginia
County: Warren
Filename: <new file>

Date: 9/26/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| PRE - DA1 | | Outlet | 0.78 | 91 | 0.1 |
| PRE - DA2 | | Outlet | 0.45 | 64 | .127 |
| POST - DA1 | | Outlet | 0.78 | 91 | 0.1 |
| POST - DA2 | | Outlet | 0.45 | 89 | 0.1 |

Total area: 2.46 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | 1-Yr (in) |
|---|---|---|---|---|---|---|
| 3.5 | 4.5 | 5.3 | 6.5 | 7.0 | 8.0 | 2.8 |

Storm Data Source: Warren County, VA (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Cole Davis
0103-19-0232
Spelunkers
Warren County, Virginia

Storm Data

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | 1-Yr (in) |
|---|---|---|---|---|---|---|
| 3.5 | 4.5 | 5.3 | 6.5 | 7.0 | 8.0 | 2.8 |

Storm Data Source: Warren County, VA (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Cole Davis
0103-19-0232
Spelunkers
Warren County, Virginia

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 10-Yr (cfs) | 25-Yr (cfs) | 100-Yr (cfs) | 1-Yr (cfs) |
|---|---|---|---|---|---|---|
| SUBAREAS | | | | | | |
| PRE - DA1 | 2.98 | 4.03 | 4.87 | 6.12 | 7.68 | 2.24 |
| PRE - DA2 | 0.41 | 0.78 | 1.13 | 1.71 | 2.48 | 0.20 |
| POST - DA1 | 2.98 | 4.03 | 4.87 | 6.12 | 7.68 | 2.24 |
| POST - DA2 | 1.61 | 2.21 | 2.70 | 3.42 | 4.32 | 1.18 |
| REACHES | | | | | | |
| OUTLET | 7.90 | 11.00 | 13.51 | 17.29 | 22.05 | 5.79 |

Cole Davis
0103-19-0232
Spelunkers
Warren County, Virginia

Hydrograph Peak/Peak Time Table

| Sub-Area or Reach Identifier | Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs) (hr) | 5-Yr (cfs) (hr) | 10-Yr (cfs) (hr) | 25-Yr (cfs) (hr) | 100-Yr (cfs) (hr) | 1-Yr (cfs) (hr) |
|---|---|---|---|---|---|---|
| SUBAREAS | | | | | | |
| PRE - DA1 | 2.98 11.93 | 4.03 11.93 | 4.87 11.92 | 6.12 11.93 | 7.68 11.93 | 2.24 11.93 |
| PRE - DA2 | 0.41 12.02 | 0.78 11.98 | 1.13 11.96 | 1.71 11.96 | 2.48 11.95 | 0.20 12.03 |
| POST - DA1 | 2.98 11.93 | 4.03 11.93 | 4.87 11.92 | 6.12 11.93 | 7.68 11.93 | 2.24 11.93 |
| POST - DA2 | 1.61 11.93 | 2.21 11.93 | 2.70 11.93 | 3.42 11.93 | 4.32 11.93 | 1.18 11.93 |
| REACHES | | | | | | |
| OUTLET | 7.90 | 11.00 | 13.51 | 17.29 | 22.05 | 5.79 |

Cole Davis
0103-19-0232
Spelunkers
Warren County, Virginia

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| PRE - DA1 | .78 | 0.100 | 91 | Outlet | |
| PRE - DA2 | .45 | 0.127 | 64 | Outlet | |
| POST - DA1 | .78 | 0.100 | 91 | Outlet | |
| POST - DA2 | .45 | 0.100 | 89 | Outlet | |

Total Area: 2.46 (ac)

Cole Davis
0103-19-0232
Spelunkers
Warren County, Virginia

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| PRE - DA1 | | | | | | | |
| SHEET | 100 | 0.0220 | 0.011 | | | | 0.019 |
| SHALLOW | 204 | 0.0140 | 0.025 | | | | 0.024 |
| | | | | | | Time of Concentration | 0.1 |
| PRE - DA2 | | | | | | | |
| SHEET | 100 | 0.0350 | 0.150 | | | | 0.125 |
| SHALLOW | 31 | 0.0560 | 0.050 | | | | 0.002 |
| | | | | | | Time of Concentration | .127 |
| POST - DA1 | | | | | | | |
| SHEET | 100 | 0.0220 | 0.011 | | | | 0.019 |
| SHALLOW | 240 | 0.0180 | 0.025 | | | | 0.024 |
| | | | | | | Time of Concentration | 0.1 |
| POST - DA2 | | | | | | | |
| SHEET | 100 | 0.0220 | 0.011 | | | | 0.019 |
| SHALLOW | 87 | 0.0350 | 0.025 | | | | 0.006 |
| | | | | | | Time of Concentration | 0.1 |

Cole Davis
0103-19-0232
Spelunkers
Warren County, Virginia

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| PRE - DA1 | Open space; grass cover < 50% (poor) | B | .29 | 79 |
| | Paved parking lots, roofs, driveways | B | .49 | 98 |
| | Total Area / Weighted Curve Number | | .78 | 91 |
| PRE - DA2 | Open space; grass cover > 75% (good) | B | .41 | 61 |
| | Paved parking lots, roofs, driveways | B | .04 | 98 |
| | Total Area / Weighted Curve Number | | .45 | 64 |
| POST - DA1 | Open space; grass cover < 50% (poor) | B | .28 | 79 |
| | Paved parking lots, roofs, driveways | B | .5 | 98 |
| | Total Area / Weighted Curve Number | | .78 | 91 |
| POST - DA2 | Open space; grass cover < 50% (poor) | B | .21 | 79 |
| | Paved parking lots, roofs, driveways | B | .24 | 98 |
| | Total Area / Weighted Curve Number | | .45 | 89 |

COMMONWEALTH OF VIRGINIA
KEVIN J. KNECHTEL
Lic. No. 052960
3/13/23
PROFESSIONAL ENGINEER

| No. | Date | Eng. | Revision |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

SWM–PLAN
CAD File No.
CJM
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POTESTA & ASSOCIATES, INC.
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15 South Braddock St. Winchester, VA 22601
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E-Mail Address: potesta@potesta.com


POTESTA

Client
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title
STORMWATER MANAGEMENT NOTES
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

7
Drawing No.

ISSUE DATE: 3/13/2023

**Stormwater Management Narrative**

This Narrative is to explain the stormwater design for the proposed building expansion and supporting parking areas to the existing Spelunkers Restaurant. The site will contain 2 Drainage Areas, DA-1 (The parcel with the Restaurant Building) and DA-2 (the parcels with the proposed parking lot expansion). The proposed development will not increase the impervious area within DA-1 (Tax Map 20A7 – 6 – 36A), therefore, no additional stormwater controls will be required for this portion of the site. The proposed development will increase the impervious area of DA-2, (Tax Map 20A7 – 6 – 23 & 20A7 – 6 - 22) by 0.20 acres. The parking area will have curb and gutter, trench drain, and grass swales in order to direct drainage flow to an underground stormwater detention (SWM) system that will discharge into the existing storm sewer drainage system along Pine Street to the east of the parcel. This post development flow, as described, will maintain the pre-development existing flow rates.

**Summary of Approach**

In the pre-development condition, the additional parking area of the site contains one drainage area of 0.45 acres of mostly meadow with one single-family dwelling, as well as several small sheds and a gravel driveway. The pre-development runoff flows toward the northwest corner of the property where it discharges off site onto the adjoining property and alleyway. In post-development, site will contain grass swales, and interior curb and gutter that will direct a large portion of the impervious runoff into a single drop inlet into an underground detention system to assist in meeting the target pre-development flows.

The soils contained in this site were determined to be Dyke loam, 2 to 7 percent slopes, with the hydrologic soil group NRCS classification is "B". (Source - United States Department of Agriculture – Natural Resource Conservation Service, Web Service Survey.

The area and Time of Concentration (Tc) flow path of the pre- and post-development drainage areas were determined using Potesta & Associates, Inc. (POTESTA) working drawings. PondPack 8.0 software (using the SCS Unit hydrograph method) was used to estimate the peak discharge for the pre- and post-development conditions for 1-, 2- ,10-, 25- , and 100- year, Type II, 24-hour storm events for Warren County, Virginia. A summary of conditions is presented in the following subsections. See PondPack 8.0 printout and calculations for more detail.

**Pre-Development Conditions**

The pre-development conditions of this site are as follows:

- Considered grass range (short) in good Condition, CN of 61 = approximately 0.41 acres
- Considered Impervious - roofs, gravel driveways, CN of 98 = approximately 0.04 acres

These conditions in a class "B" soil yield a Curve Number (CN) of 64. Results are summarized below.

| Description | 2-Year | 10-Year | 25-Year | 100-Year |
|---|---|---|---|---|
| Area (acres) | 0.45 | | | |
| Tc (hrs.) | 0.13 | | | |
| CN (Soils Group B) | 64 | | | |
| Peak Discharge (cfs) | 0.41 | 1.13 | 1.71 | 2.48 |

**Post-Development Conditions**

The site's post-development conditions are as follows:

- Considered open space- grass cover < 50%, CN of 79 = 0.21 acres
- Considered Impervious- paved parking lot, roofs, gravel driveway, CN of 98 = 0.24 acres

These conditions in a class "B" soil yield a Curve Number (CN) of 89. Results are summarized below.

| Description | 2-Year | 10-Year | 25-Year | 100-Year |
|---|---|---|---|---|
| Area (acres) | 0.45 | | | |
| Tc (hrs.) | 0.1 | | | |
| CN (Soils Group B) | 89 | | | |
| Peak Discharge (cfs) | 1.61 | 2.21 | 2.70 | 3.42 |

**Underground Detention Hydraulics**

An ACF R-tank underground detention system will be used to reduce the post-development peak discharge from the 1-, 2- and 10-year storms, such that the cumulative discharge rates from the post-development drainage area is less than or equal to the pre-development discharge rates. The calculated reduced discharge rates from the ACF R-tank system are 0.26 cfs (2-year storm) and 1.13 cfs (10-year storm.) The parking lot grading has been designed to allow the 100-year storm post-development peak discharge overflow from the storm sewer system into the parking lot and flow over the curb and gutter at the east side. Grading along the northern side of the parking lot is designed to divert water offsite, away from the existing dwelling. The R-tank system will be constructed from 1,530 single tank cells to dimension of 17 units (39.9 feet) long by 18 units (23.6 feet) wide and 5 units (3.95 feet) tall. The system will be constructed from 587.46 feet elevation to a top of 591.41 feet elevation and will slope toward the outlet at 0.07 percent. The system will first be wrapped with an impermeable liner to not allow infiltration, and then completely wrapped in a geotextile fabric. Ground Cover above the system shall be, at minimum, 6-inches above the top of tank. There will be one 15-inch HDPE storm sewer draining into the tank system. The storm sewers will have an ACF TrashGuard shield placed into DI-1 located just prior to entry in order to catch and filter debris. Three cleaning points consisting of 8-inch diameter PVC mounted vertically into the tank, with top flush with proposed grade, shall be placed equidistant apart. These will allow for cleaning of tank. The outlet structure will consist of a VDOT B-1 structure with a riser pipe and outlet culvert to control the outlet flows. The riser pipe will have a combination of orifices as per the details in this site design package. A manufacturer's representative will be on site to oversee the installation of the R-Tank system.

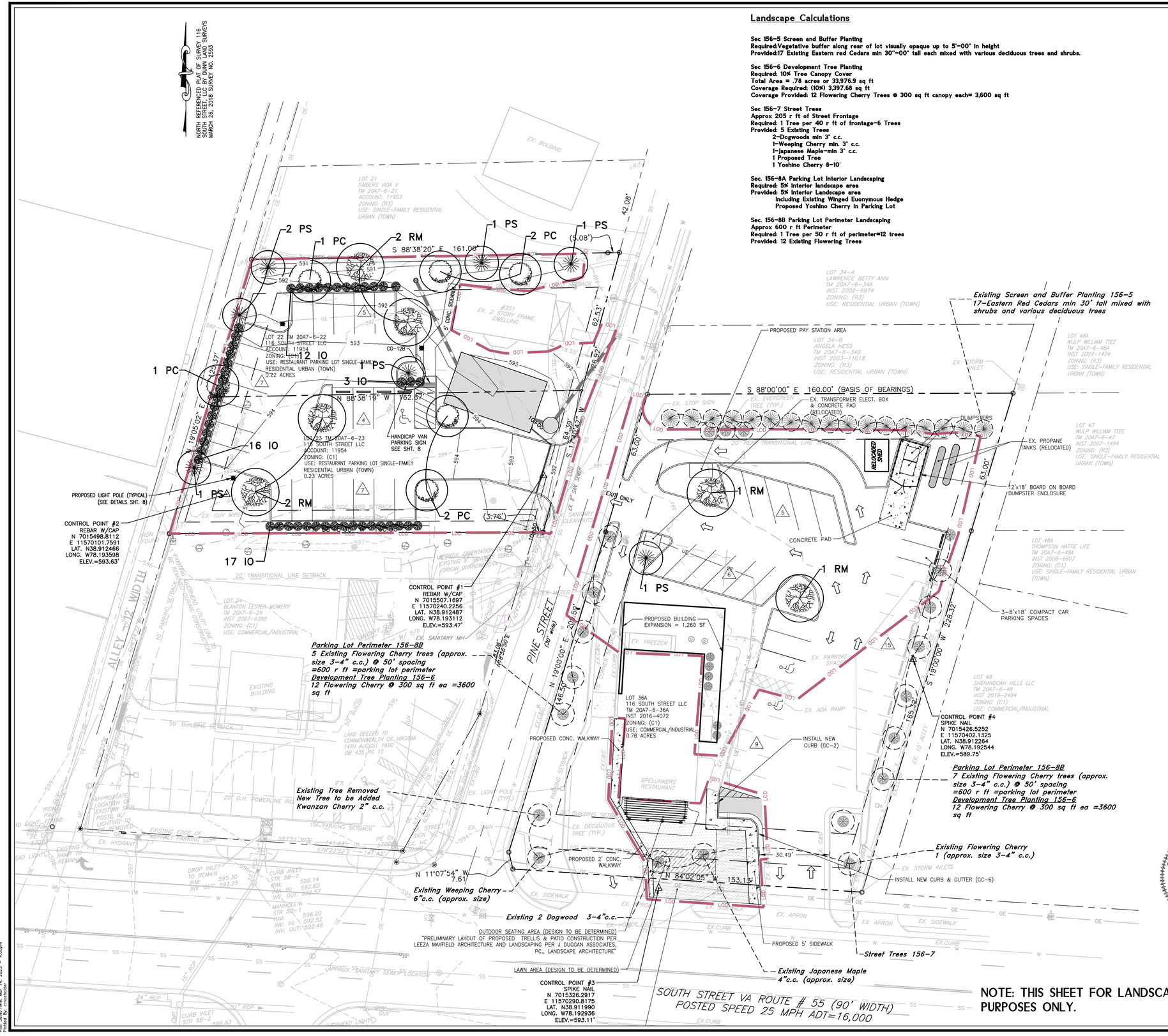
The Rtank detention hydraulics summary is below.

| Description | 2-Year Post | 10-Year Post | 25-Year Post | 100-Year Post |
|---|---|---|---|---|
| Detention Volume (ac-ft) | 0.037 | 0.056 | 0.069 | 0.083 |
| Peak Outflow (cfs) | 0.26 | 1.13 | 1.45 | 1.73 |
| Peak Target Outflow (cfs) (Pre-DA 2) | 0.47 | 1.13 | 1.71 | 2.41 |
| Peak Storage Elevation (ft) | 589.23 | 590.13 | 590.74 | * |

** Released into the parking lot with 100-year storm overtopping the curb approximately 2.0 feet below lowest finish floor elevation.*

FOR REGULATORY REVIEW

File: T:\2019\19-0232- SPELUNKERS- MINOR SITE DEVELOPMENT\19-0232_DESIGN.dwg
Plot Date/Time: Mar 14, 2023 - 4:45pm
Plotted By: mmaxwell




## Landscape Calculations

**Sec 156-5 Screen and Buffer Planting**
**Required:Vegetative buffer along rear of lot visually opaque up to 5'-00' in height**
**Provided:17 Existing Eastern red Cedars min 30'-00' tall each mixed with various deciduous trees and shrubs.**

**Sec 156-6 Development Tree Planting**
**Required: 10% Tree Canopy Cover**
**Total Area = .78 acres or 33,976.9 sq ft**
**Coverage Required: (10%) 3,397.68 sq ft**
**Coverage Provided: 12 Flowering Cherry Trees @ 300 sq ft canopy each= 3,600 sq ft**

**Sec 156-7 Street Trees**
**Approx 205 r ft of Street Frontage**
**Required: 1 Tree per 40 r ft of frontage-6 Trees**
**Provided: 5 Existing Trees**
**2-Dogwoods min 3" c.c.**
**1-Weeping Cherry min. 3" c.c.**
**1-Japanese Maple-min 3" c.c.**
**1 Proposed Tree**
**1 Yoshino Cherry 8-10'**

**Sec. 156-8A Parking Lot Interior Landscaping**
**Required: 5% Interior landscape area**
**Provided: 5% Interior Landscape area**
**Including Existing Winged Euonymous Hedge**
**Proposed Yoshino Cherry in Parking Lot**

**Sec. 156-8B Parking Lot Perimeter Landscaping**
**Approx 600 r ft Perimeter**
**Required: 1 Tree per 50 r ft of perimeter=12 trees**
**Provided: 12 Existing Flowering Trees**

| No. | Date | Eng. | Revision |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| 765 | EXISTING CONTOUR MAJOR |
| 764 | EXISTING CONTOUR MINOR |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| I.P.F. | EXISTING IRON PIN FOUND (PROPERTY CORNER) |
| I.R.F. | EXISTING REBAR FOUND (PROPERTY CORNER) |
| W | EXISTING WATER LINE |
| | EXISTING FIRE HYDRANT |
| WV | EXISTING WATER GATE VALVE |
| WM | EXISTING WATER METER |
| W | EXISTING WATER LINE |
| CO | EXISTING SANITARY CLEAN OUT |
| S | EXISTING SANITARY SEWER MANHOLE |
| SS | EXISTING SANITARY SEWER LINE |
| OE | EXISTING OVERHEAD UTILITY LINE |
| PP | EXISTING WOOD POWER POLE |
| G | EXISTING UNDERGROUND GAS LINE |
| GM | EXISTING GAS METER |
| SD | EXISTING STORM SEWER & STRUCTURE |
| EX. CURB | EXISTING CURB |
| EX. CG-6 | EXISTING CURB & GUTTER |
| EP | EXISTING EDGE OF PAVEMENT |
| | EXISTING WHEELSTOP |
| | EXISTING CONCRETE PAD |
| 590 | PROPOSED CONTOUR MAJOR |
| 591 | PROPOSED CONTOUR MINOR |
| CG-2 | PROPOSED CURB (VDOT STANDARD 6" CURB CG-2) |
| | PROPOSED STORM SEWER |
| (MH) MANHOLE DROP INLET / CURB INLET | PROPOSED STORM SEWER STRUCTURES |
| SS | PROPOSED GRAVITY SANITARY SEWER LATERAL & CLEANOUT |
| | PROPOSED WATER SERVICE LINE |
| | PROPOSED CONCRETE SIDEWALK |

## LANDSCAPING LEGEND

| SYM | ABB | BOTANICAL NAME | COMMON NAME | CALIBER | MINIMUM PLANTING HEIGHT | CANOPY | COVER | QTY |
|---|---|---|---|---|---|---|---|---|
| BUFFER, PERIMETER & INTERIOR PARKING TREES | | | | | | | | |
| | RM | ACER REDRUM | RED MAPLE | 2" | – | 340 SF | 2,040 SF | 6 |
| | PC | ACER GINNALA | AMUR MAPLE | 2" | – | 260 SF | 1,560 SF | 6 |
| | PS | PRUNIS SARGENTI | SARGENT CHERRY | 2" | – | 170 SF | 1,190 SF | 7 |
| | IO | ILEX OPACA | HOLLY | – | 36" | – | – | 48 |
| EXISTING TREES TO REMAIN AND PROTECTED DURING CONSTRUCTION | | | | | | | | |
| SEE SHEET 10 FOR PLANTING DETAILS | | | | | | | | |

| LANDSCAPING | REQUIRED | PROVIDED |
|---|---|---|
| PARCEL (20A7-6-36A) | | |
| PARKING BUFFER | | |
| ALONG STREET (1 TREE IN 40') | 10 | 13 |
| ALONG PROPERTY (1 TREE IN 50') | 14 | 28 (EXISTING) |
| PARKING INTERIOR ( > = %5 OF PARKING AREA) | 863 SF | 960 SF |
| TOTAL TREE COVER (10% MINIMUM FO C1) | 3,398 SF | 4,540 SF |
| PARCELS (20A7-6-22) (20A7-6-23) | | |
| PARKING BUFFER | | |
| ALONG STREET (1 TREE IN 40') | 7 | 7 |
| ALONG PROPERTY (1 TREE IN 50') | 10 | 10 |
| PARKING INTERIOR ( > = %5 OF PARKING AREA) | 450 SF | 1,800 SF |
| TOTAL TREE COVER (10% MINIMUM FO C1) | 1,960 SF | 4,200 SF |

COMMONWEALTH OF VIRGINIA
KEVIN J. KNECHTEL
Lic. No. 052960
3/13/23
PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 10 0 20 40

MAPPING REFERENCE:
BOUNDARY LOCATION SURVEY INSTRUMENT #160004072, TAX MAP 20A7-6-36A DATED MARCH 26, 2019 SURVEY No. 2593 AND TAX MAP 20A7-6-22 & TAX MAP 20A7-6-23 DATED MARCH 20, 2020. SURVEY No. 19394 AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY DUNN LAND SURVEYS. INC. BERRYVILLE, VIRGINIA.

HORIZONTAL DATUM: NAD-83, VIRGINIA NORTH ZONE
VERTICAL DATUM: NAVD88

NOTE: THIS SHEET FOR LANDSCAPING PURPOSES ONLY.

ISSUE DATE: 3/13/2023

FOR REGULATORY REVIEW

E&S 2 — CAD File No.
CJM — Drawn
KJK — Checked
KJK — Approved
NOTED — Scale:
JUNE 2022 — Date:
19-0232 — Project No.

POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St. Winchester, VA 22601
TEL. (540) 450-0180 FAX: (540) 450-0182
E-Mail Address: potesta@potesta.com

POTESTA

Client: SPELUNKER'S, LLC. 13026 YATES FORD ROAD CLIFTON, VIRGINIA 20124

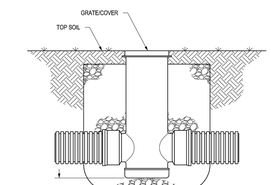
Title: LANDSCAPE PLAN PARKING LOT EXPANSION SPELUNKER'S RESTAURANT 116 SOUTH STREET FORK MAGISTERIAL DISTRICT TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

8 — Drawing No.

File: T:\2019\19-0232- SPELUNKERS- MINOR SITE DEVELOPMENT\19-0232_DESIGN.dwg
Plot Date/Time: Mar 14, 2023 - 4:00pm
Plot By: Kevin Knechtel

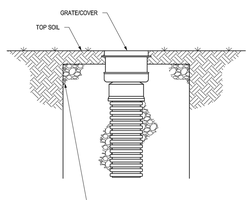
## NON TRAFFIC INSTALLATION

### DRAIN BASIN




THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

### INLINE DRAIN




THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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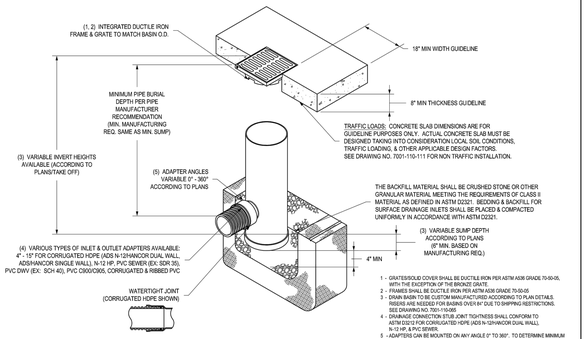
| | | | |
|---|---|---|---|
| DRAWN BY | CJA | MATERIAL | |
| DATE | 9-30-09 | | |
| REVISED BY | EBC | PROJECT NO./NAME | |
| DATE | 2-24-10 | TITLE | DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION |
| DWG SIZE | A | SCALE 1:25 | SHEET 1 OF 1 |
| DWG NO. | 7001-110-111 | REV | D |

Nyloplast — 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

## NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X




1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-085
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE OF TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

| GRATE OPTIONS | LOAD RATING | PART # | DRAWING # |
|---|---|---|---|
| PEDESTRIAN | MEETS H-10 | 15966OSF | 7001-110-207 |
| STANDARD | MEETS H-20 | 15966OSE | 7001-110-208 |
| SOLID COVER | MEETS H-20 | 15966OSC | 7001-110-209 |
| PEDESTRIAN BRONZE | LIGHT DUTY | 15966OSPB | 7001-110-210 |
| DOME | N/A | 15966OSD | 7001-110-211 |
| DROP IN GRATE | LIGHT DUTY | 15915 | 7001-110-073 |

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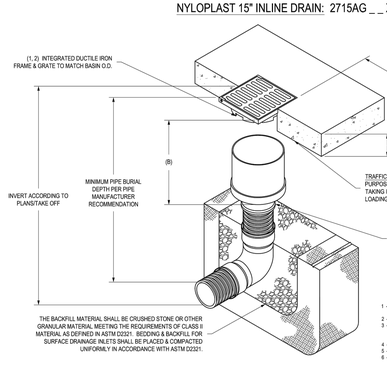
| | | | |
|---|---|---|---|
| DRAWN BY | EBC | MATERIAL | |
| DATE | 3-30-06 | | |
| REVISED BY | EBC | PROJECT NO./NAME | |
| DATE | 3-16-10 | TITLE | 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL |
| DWG SIZE | A | SCALE 1:20 | SHEET 1 OF 1 |
| DWG NO. | 7001-110-100 | REV | C |

Nyloplast — 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

## NYLOPLAST 15" INLINE DRAIN: 2715AG _ _ X




| ADAPTER SIZE | B |
|---|---|
| 4" | 13.25 |
| 6" | 12.75 |
| 8" | 12.25 |
| 10" | 13.50 |
| 12" | 12.75 |
| 15" | 7.00 |

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE IN INCHES
5 - SEE DRAWING NO. 7001-110-075 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-064 FOR N-12 HP BELL INFORMATION.

| GRATE OPTIONS | LOAD RATING | PART # | DRAWING # |
|---|---|---|---|
| PEDESTRIAN | MEETS H-10 | 15966OSF | 7001-110-207 |
| STANDARD | MEETS H-20 | 15966OSE | 7001-110-208 |
| SOLID COVER | MEETS H-20 | 15966OSC | 7001-110-209 |
| PEDESTRIAN BRONZE | LIGHT DUTY | 15966OSPB | 7001-110-210 |
| DOME | N/A | 15966OSD | 7001-110-211 |
| DROP IN GRATE | LIGHT DUTY | 15915 | 7001-110-073 |

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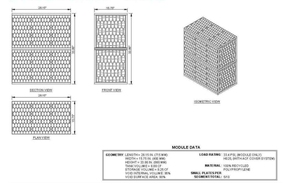
| | | | |
|---|---|---|---|
| DRAWN BY | EBC | MATERIAL | |
| DATE | 4-3-08 | | |
| REVISED BY | CJA | PROJECT NO./NAME | |
| DATE | 3-16-10 | TITLE | 15 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL |
| DWG SIZE | A | SCALE 1:20 | SHEET 1 OF 1 |
| DWG NO. | 7002-110-025 | REV | C |

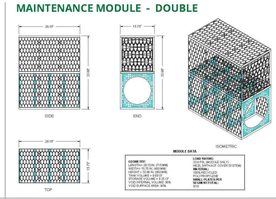
Nyloplast — 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

# TYPICAL DESIGN

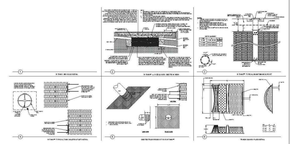
## MODULE DRAWING - DOUBLE



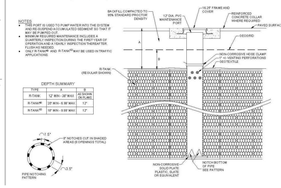

## MAINTENANCE MODULE - DOUBLE

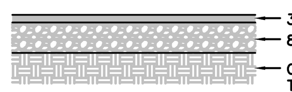



## COMPOSITE DETAILS




## MAINTENANCE PORT

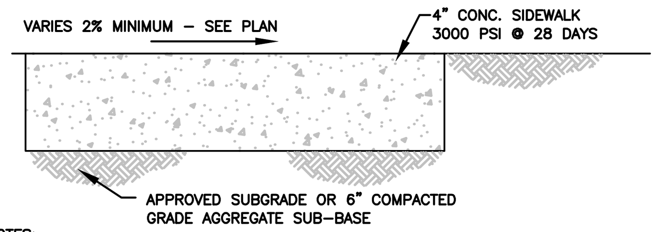

INSTALL CONNECTED TO ADS DRAINAGE PRODUCT
12" DIA. PVC MAINTENANCE PORT
(4) 90° PORTS
(1) 45° PORT
(1) 45° PORT
(1) 45° PORT




PAVEMENT DESIGN BASED ON A SUBGRADE CBR DESIGN VALUE OF 6. SOIL TEST OF THE SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION.

## TYPICAL ONSITE PAVEMENT SECTION

NO SCALE

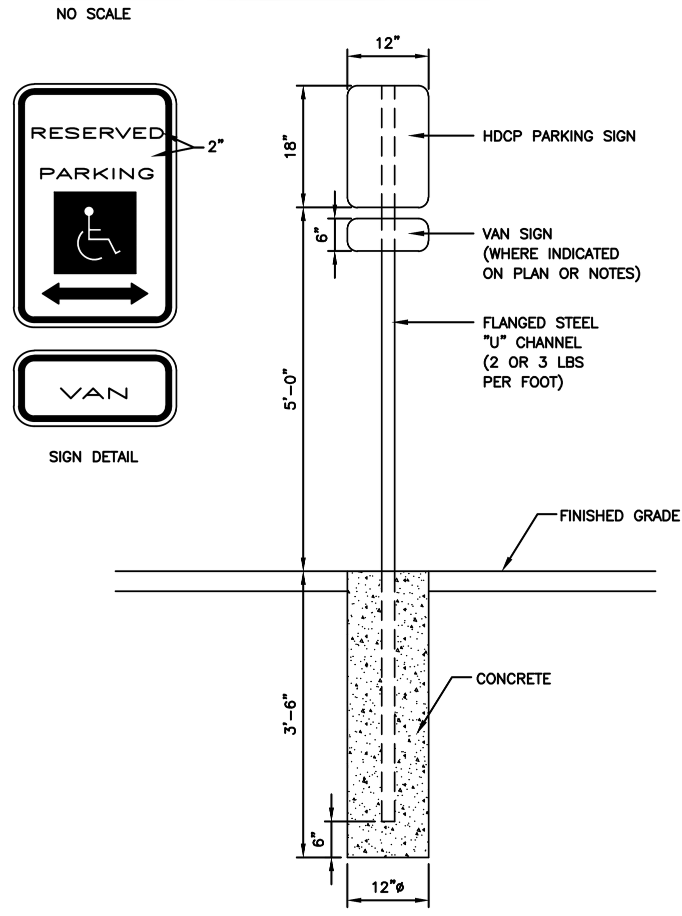



NOTES:

1. REFER TO VDOT SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. CONSTRUCT 1/4" CONTRACTION JOINTS AT 4' INTERVALS.
3. CONSTRUCT 1/2" EXPANSION JOINTS AT 40' INTERVALS, AT RAMPS, DRIVEWAYS, LEADWALKS, CURBS, POLES OR ANY OTHER PERMENANT STRUCTURE.

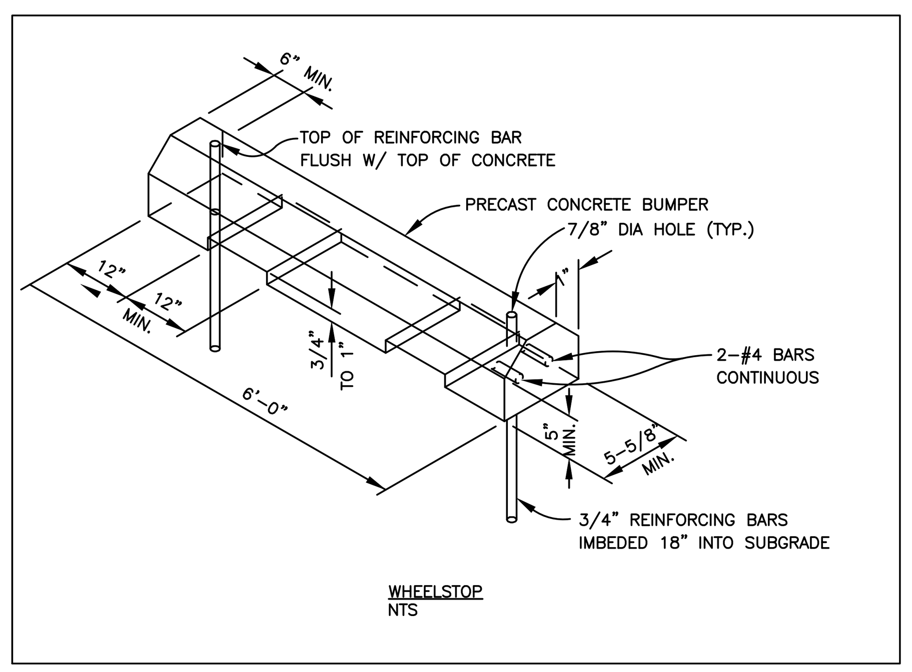
## TYPICAL SIDEWALK SECTION

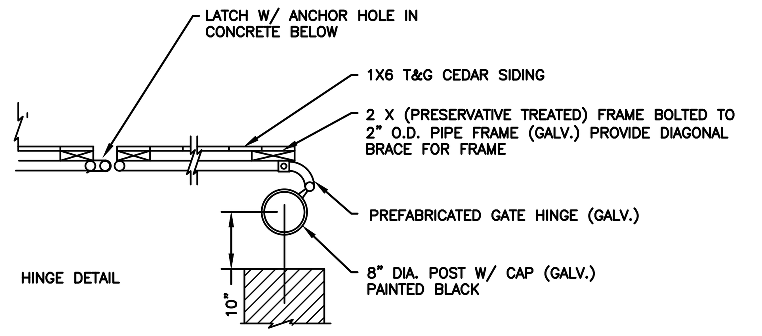
NO SCALE




## HANDICAP PARKING SIGN DETAIL

NO SCALE



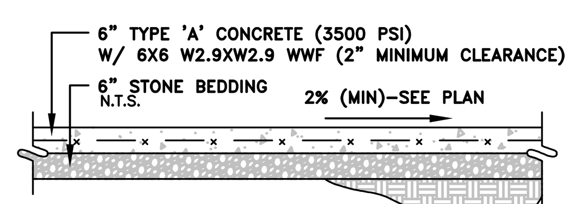




NOTES:

1. ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
2. POSTS TO BE TREATED PINE GRADE C OR BETTER, STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1.
3. ALL STRINGERS TO BE BEVELED AND NAILED WITH THE CROWN FACED DOWN.

## DUMPSTER FENCE DETAIL

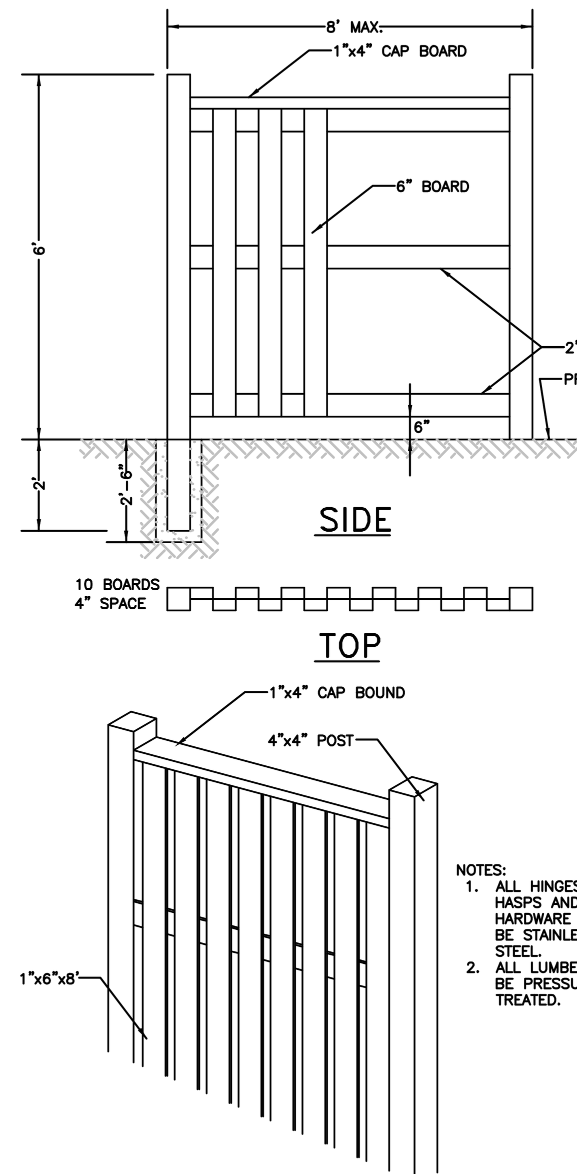
NO SCALE




NOTE:
THIS CONCRETE PAVEMENT SECTION SHALL BE USED FOR THE APPROACH AREA AS WELL AS THE DUMPSTER PAD.

## DUMPSTER PAD DETAIL

NO SCALE

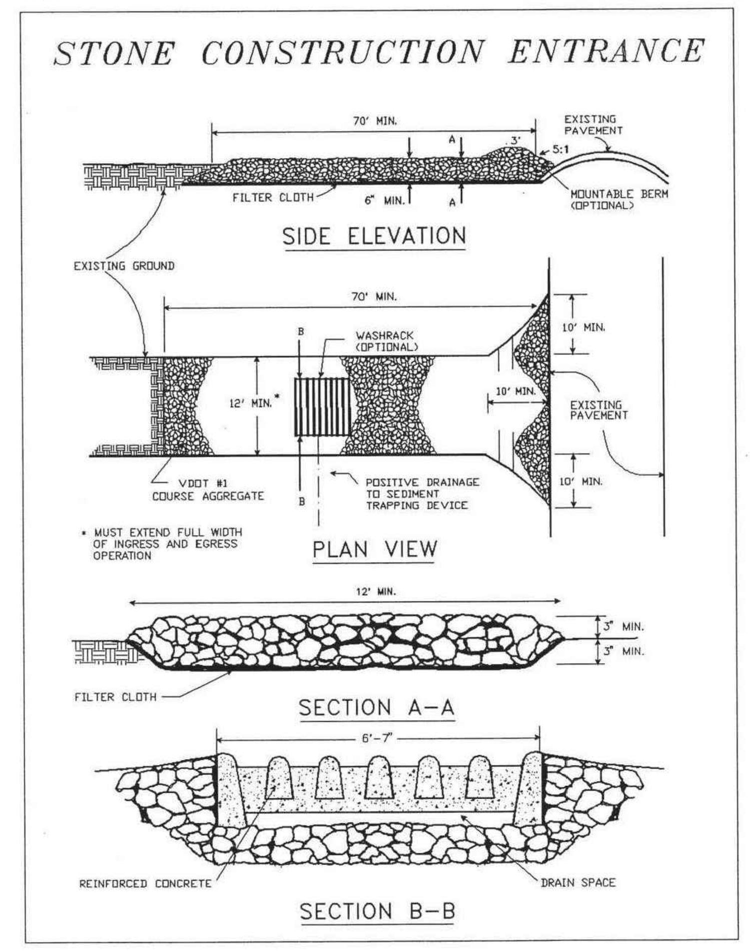



NOTES:
1. ALL HINGES, HASPS AND OTHER HARDWARE SHALL BE STAINLESS STEEL.
2. ALL LUMBER SHALL BE PRESSURE TREATED.

## DUMPSTER ENCLOSURE DETAIL

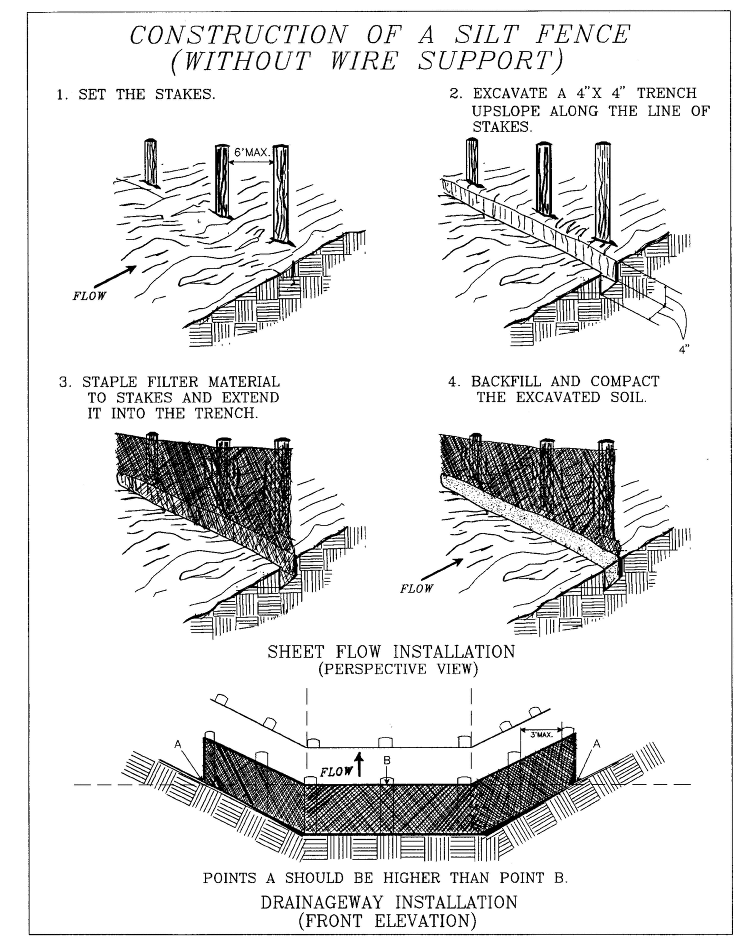
NO SCALE

1992 3.02



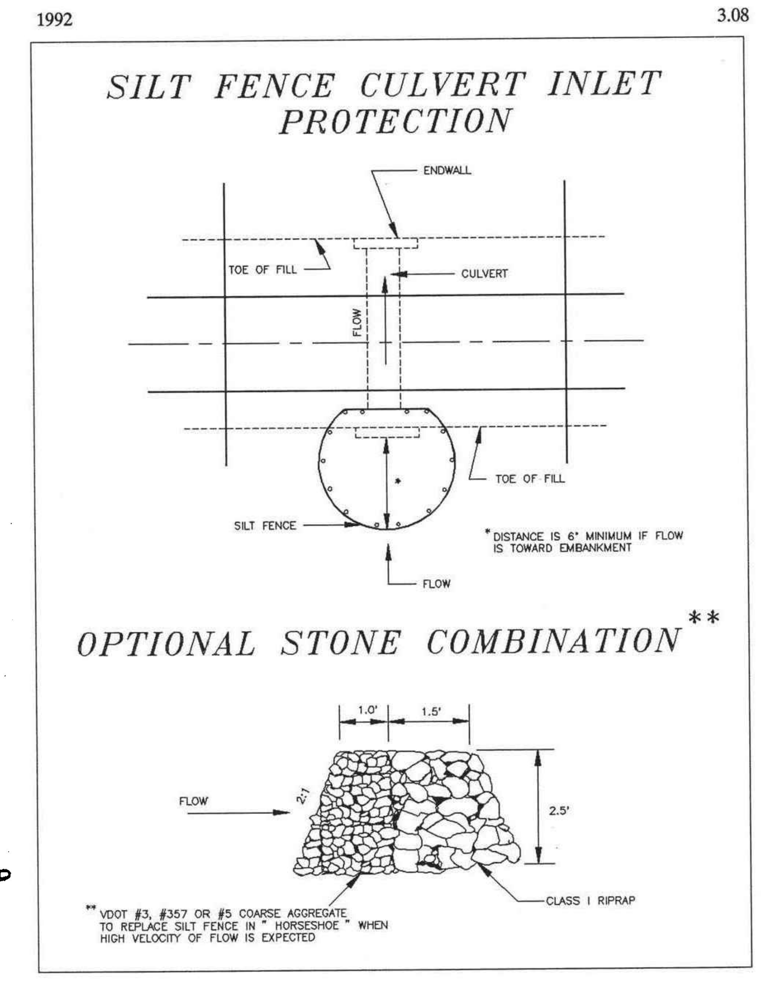

Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC — Plate 3.02-1

1992 3.05




Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant — Plate 3.05-2

1992 3.08




Source: Adapted from VDOT Standard Sheets and Va. DSWC — Plate 3.08-1

## IVAT4-130LPA750KU

RAB

Low profile, low glare. Edge lit technology unlike any other.

Color: Black — Weight: 18.6 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

**Driver Info**

| | |
|---|---|
| Type | Constant Current |
| 120V | 1.00A |
| 208V | 0.58A |
| 240V | 0.50A |
| 277V | 0.43A |
| Input Watts | 116.6W |

**LED Info**

| | |
|---|---|
| Watts | 117W |
| Color Temp | 5000K (Cool) |
| Color Accuracy | 75 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 14,322 |
| Efficacy | 122.8 lm/W |

### Technical Specifications

**Compliance**

**UL Listed:** Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:** RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Title 24 Compliant:** An IVELOT edge lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a, b,c)

**DLC Listed:** This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PUA80KSI

**Performance**

**Lifespan:** 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

**LED Characteristics**

**LEDs:** Long-life, high-efficacy, surface-mount LEDs

**Color Stability:** LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:** RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Construction**

**IP Rating:** Ingress protection rating of IP66 for dust and water

**Cold Weather Starting:** The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:** Suitable for use in up to 40°C (104°F)

**Housing:** Precision die-cast aluminum

**IES Classification:** The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

**Mounting:** Universal pole adapter

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com

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IVAT4-130LPA750KU

RAB

### Technical Specifications (continued)

**Construction**

**Lens:** Diffused Polymethyl Methacrylate (PMMA)

**Effective Projected Area:** EPA = 0.61

**Finish:** Formulated for high durability and long-lasting color

**Green Technology:** Mercury and UV free. RoHS-compliant components.

**Other**

**Equivalency:** Equivalent to 450W Pulse Start Metal Halide

**Warranty:** RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Optical**

**BUG Rating:** B3 U0 G3

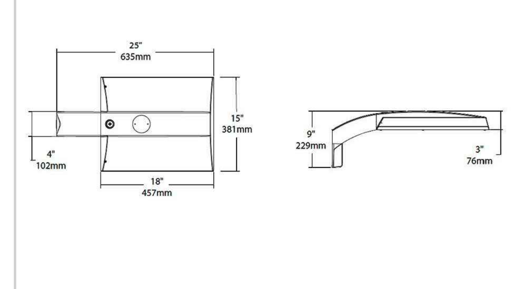
**Electrical**

**Driver:** Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

**THD:** 4.36% at 120V, 6.76% at 277V

**Power Factor:** 99.8% at 120V, 95.9% at 277V

**Dimensions**




**Features**

0-10V Dimming, standard
100,000-Hour LED lifespan

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com

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IVAT4-130LPA750KU

RAB

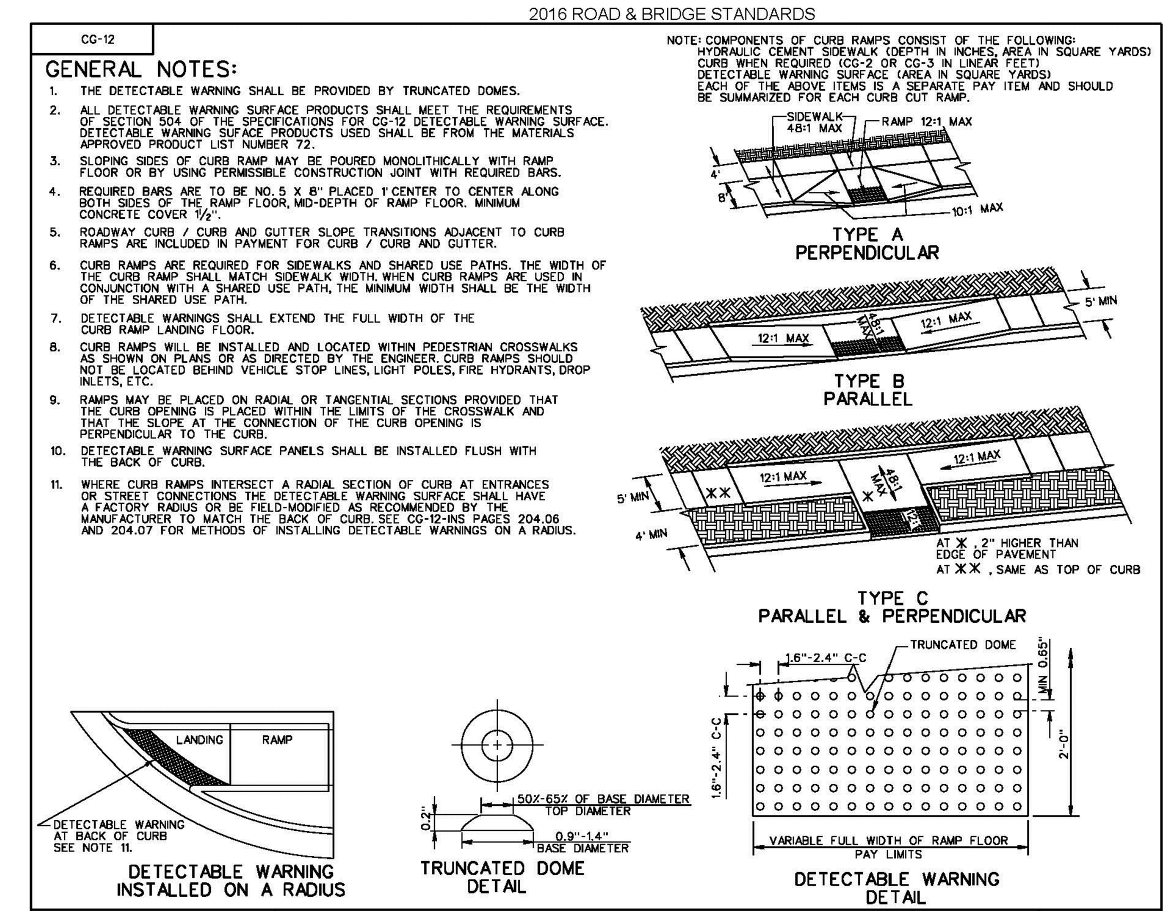
**Ordering Matrix**

| Family | Distribution | | Lumen Output | Mounting | CRI/Color Temp | Finish | Voltage/Driver | Sensor Options | Lightcloud Option |
|---|---|---|---|---|---|---|---|---|---|
| IVA | T4 | – | 130L | PA | 750 | K | U | | |
| | T2 = Type II[1] T3 = Type III[1] T4 = Type IV[1] T5S = Type V Square[1] FT = Forward Throw[1] | | 45L = 4,500 lumens (38W) 75L = 7,500 lumens (67W) 100L = 10,000 lumens (94W) 130L = 13,000 lumens (117W)[1] | PA = Universal Pole Mount WM = Wall mount SF = Slipfitter | 750 = 70CRI 5000K 740 = 70CRI 4000K 730 = 70CRI 3000K | Z = Bronze W = White G = Roadway Gray K = Black | U = 120-277V 0-10V Dimming H = 347-480V, 0-10V Dimming | Blank = No Options /WS = 8ft lens Wattstopper /WS2 = 20ft lens Wattstopper /WS4 = 40ft lens Wattstopper /7PR = 7-Pin receptacle | Blank = No Lightcloud® /LC = Lightcloud® Controller[2] |

[1] Applies to Type IV, V Square
[2] Applies 120-277V
* All values are nominal with +/- 10% tolerance. See spec sheet for more details.

| Luminaire Schedule | | |
|---|---|---|
| Symbol | Qty | Label |
| ■ | 3 | IVAT4–130L750U – DLF1810114–2 20' MTG |

2016 ROAD & BRIDGE STANDARDS

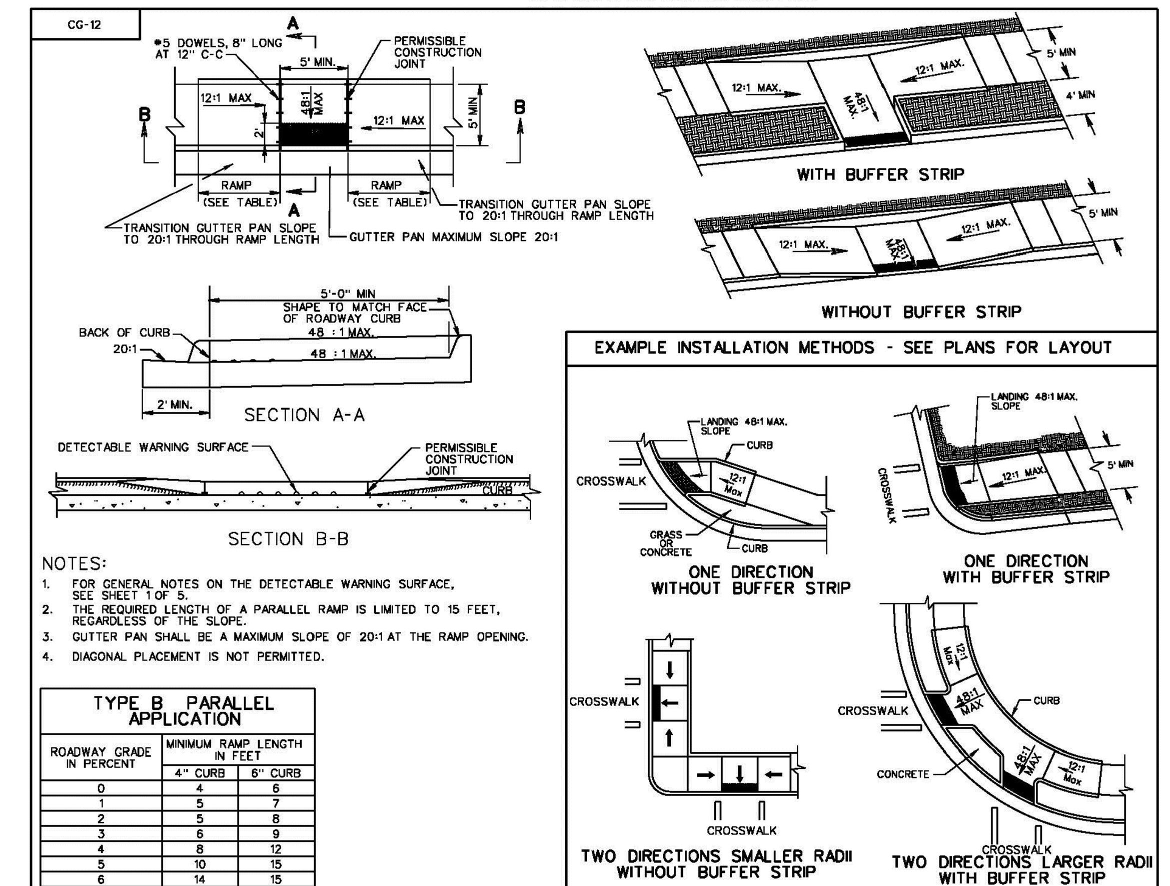



GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. ALL DETECTABLE WARNING SURFACE PRODUCTS SHALL MEET THE REQUIREMENTS OF SECTION 504 OF THE SPECIFICATIONS FOR CG-12 DETECTABLE WARNING SURFACE. DETECTABLE WARNING SUFACE PRODUCTS USED SHALL BE FROM THE MATERIALS APPROVED PRODUCT LIST NUMBER 72.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
5. ROADWAY CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMPS ARE REQUIRED FOR SIDEWALKS AND SHARED USE PATHS. THE WIDTH OF THE CURB RAMP SHALL MATCH SIDEWALK WIDTH. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
7. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP LANDING FLOOR.
8. CURB RAMPS WILL BE INSTALLED AND LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. CURB RAMPS SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC.
9. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
10. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE BACK OF CURB.
11. WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD-MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB. SEE CG-12-INS PAGES 204.06 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNINGS ON A RADIUS.

| VDOT ROAD AND BRIDGE STANDARDS | A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES) VIRGINIA DEPARTMENT OF TRANSPORTATION | SPECIFICATION REFERENCE |
|---|---|---|
| SHEET 1 OF 5 — 204.01 — REVISION DATE 04/19 | | 105 502 504 |

2016 ROAD & BRIDGE STANDARDS




NOTES:

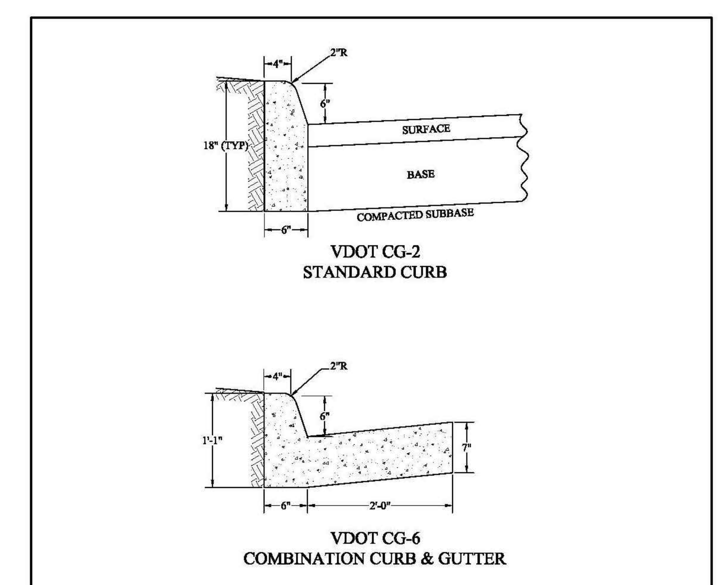
1. FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
2. THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.
3. GUTTER PAN SHALL BE A MAXIMUM SLOPE OF 20:1 AT THE RAMP OPENING.
4. DIAGONAL PLACEMENT IS NOT PERMITTED.

TYPE B PARALLEL APPLICATION

| ROADWAY GRADE IN PERCENT | MINIMUM RAMP LENGTH IN FEET | |
|---|---|---|
| | 4" CURB | 6" CURB |
| 0 | 4 | 6 |
| 1 | 5 | 7 |
| 2 | 5 | 8 |
| 3 | 6 | 9 |
| 4 | 8 | 12 |
| 5 | 10 | 15 |
| 6 | 14 | 15 |

| VDOT ROAD AND BRIDGE STANDARDS | A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION VIRGINIA DEPARTMENT OF TRANSPORTATION | SPECIFICATION REFERENCE |
|---|---|---|
| SHEET 3 OF 5 — 204.03 — REVISION DATE 04/19 | | 105 502 504 |

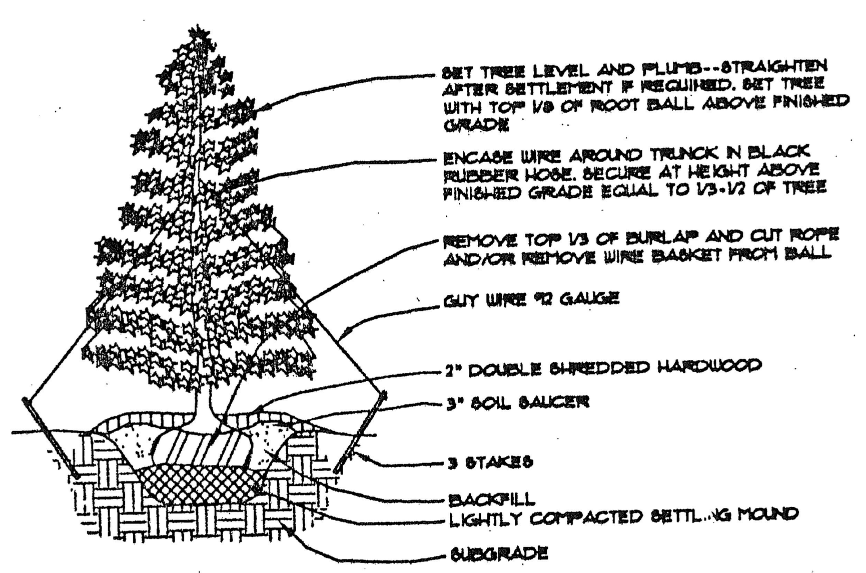
2016 ROAD & BRIDGE STANDARDS



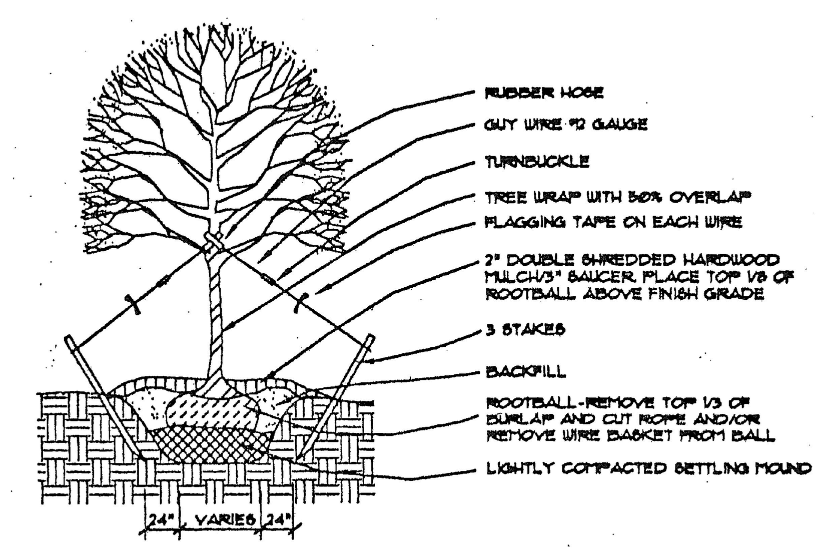

NOTES:

1. CONSTRUCTION OF CURB & GUTTER SHALL CONFORM TO VDOT STANDARD DETAILS AND SPECIFICATIONS.
2. CONCRETE SHALL BE CLASS A3 IF CAST IN PLACE, OR 4000 PSI IF PRECAST (NATURAL SAND).
3. THE BOTTOM OF CURB & GUTTER MAY BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES PROVIDED A MINIMUM DEPTH OF 7" IS MAINTAINED.

| TOWN OF FRONT ROYAL STANDARD CONSTRUCTION DETAILS — CURB & GUTTER CONSTRUCTION | RC-4 — DATE: MAY 2004 — REVISION: |
|---|---|




TYPICAL PLANTING DETAIL-- EVERGREEN TREES
(NOT TO SCALE)




TYPICAL PLANTING DETAIL - TREES OVER 2-1/2" CALIPER
(NOT TO SCALE)

| No. | Date | Eng. | Revision |
|---|---|---|---|
| | | | |

ISSUE DATE: 3/13/2023

FOR REGULATORY REVIEW

| | |
|---|---|
| COVER | CAD File No. |
| CJM | Drawn |
| KJK | Checked |
| KJK | Approved |
| NOTED | Scale: |
| JUNE 2022 | Date: |
| 19-0232 | Project No. |

POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St, Winchester, VA 22601
TEL: (540) 450-0180 FAX: (540) 450-0182
E-Mail Address: potesta@potesta.com

POTESTA

Client: SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Title: DETAILS
PARKING LOT EXPANSION SPELUNKER'S RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

Drawing No. 10

File: T:\2019\19-0232- SPELUNKERS- MINOR SITE DEVELOPMENT\19-0232_DETAILS.dwg
Plot Date/Time: Mar 14, 2023 - 4:52pm
Plotted By: cmosholder

# WORK SESSION ITEM

# 2300208 – RANDOLPH MACON ACADEMY FACULTY HOUSING

# SITE PLAN

**TOWN OF FRONT ROYAL**
**DEPARTMENT OF PLANNING & ZONING**
**102 EAST MAIN STREET**
**P.O. BOX 1560**
**FRONT ROYAL, VA 22630**

**Main: 540.635.4236**
**Fax: 540.631.2727**
**Internet: www.frontroyalva.com**

RECEIVED
APR 10 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

FRSITE

# 2300208

## DEVELOPMENT APPLICATION
## REQUEST FOR SITE PLAN APPROVAL

APPLICANT
NAME Randolph-Macon Academy PHONE 540-636-5346
ADDRESS 200 Academy Dr. Front Royal, VA 22630
Designated Contact for Applicant Don Williams

PROPERTY DESCRIPTION
PROPERTY ADDRESS 201 W. Third St. Front Royal, VA 22630
TAX MAP 20A514 4 SECTION _____ BLOCK _____ LOT _____
SUBDIVISION NAME _____ ACREAGE _____

REQUEST
ZONING DISTRICT R-1
PROPOSED USE OF PROPERTY Faculty Housing
PROPOSED BUILDING SIZE 120 X 35 - 2nd floor - 120 X 36 - 1st floor
BUILDING COVERAGE 8880 Sq. Ft.
NUMBER OF PARKING SPACES PROVIDED 12
AMOUNT OF OPEN SPACE AREA 1 Acre or more as needed

ATTACHMENTS ----The following **must** be submitted with this application. Additional information may be required depending on the nature of the request.

1. **Four (4) copies of the site plan, prepared in accordance with the requirements of Town Code Section 148-1020. Fewer paper copies may be allowed for Minor Site Plan Applications as determined by the Planning and Zoning Director.**
2. **One (1) digital copy of the site plan.**
3. **Application Fee.**

(The required number of copies of the Erosion and Sediment Plan should be to the Warren County Bldg. Inspection office, as their approval is required before the development plan can be approved by the Town.)

CERTIFICATION
I certify that the information provided with this application is correct to the best of my knowledge, and the project will be implemented as presented and approved by the Town of Front Royal, in accordance with the Town's Land Development Regulations (Chapter 148) and Zoning Ordinance (Chapter 175).

Signature Donald R. Williams Date 4/10/2023

**Fee:** Site Development Plan, **Minor** $100 Site Development Plan, **Major** $750 Pd 4-10-23 CIC
**See Town Code Section 148-900 for definition of Major and Minor Site Development Plan**

Amount Received: _____ Date _____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.
*Revised 8-23-19*

## GENERAL NOTES

1. DEVELOPMENT OF THE SITE INCLUDING CONSTRUCTION AND MATERIALS WILL BE IN CONFORMANCE WITH CURRENT TOWN OF FRONT ROYAL AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

2. EROSION AND SEDIMENT CONTROL DEVICES TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR PHASING AND DETAILS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS REQUIRED FOR CONSTRUCTION.

4. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR EQUIPMENT OF MUD AND DEBRIS, PRIOR TO ENTERING STATE RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR LAYING DUST AND TO TAKE ALL APPROPRIATE MEASURES NECESSARY TO ENSURE THAT STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES.

5. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

6. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION AND/OR ABANDONMENT OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ABANDONING ALL EXISTING WELLS AND/OR SEPTIC DRAIN FIELDS AND COORDINATING THEIR ABANDONMENT WITH THE HEALTH DEPARTMENT.

7. ALL LAND ON OR OFF-SITE WHICH IS DISTURBED BY CONSTRUCTION AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.

8. CONTACT "MISS UTILITY" AT 1-800-552-7001 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION WITHIN PUBLIC RIGHT-OF-WAYS OR WITHIN AREAS SERVED BY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE PRESENCE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

9. PINE HILLS ENGINEERING, PC DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND DISCUSSION WITH THE OWNER. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD, WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY PINE HILLS ENGINEERING, PC SO THAT APPROPRIATE REVISIONS IF WARRANTED CAN BE MADE TO THE PLANS.

10. CONTROLLED FILLS AND SUB GRADES:

A) CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENT, TRENCHES FOR UTILITIES, AND IN ANY AREA OTHERWISE DESIGNATED ON THE DRAWINGS.

B) CONTROLLED FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY AS DETERMINED BY METHODS AS PER STANDARD PROCTOR AASHTO – T99 EXCEPT THE UPPER EIGHT (8) INCHES OF SOILS BELOW THE PAVEMENT SUB BASE STONE, WHICH SHALL BE COMPACTED TO 100% OF THIS STANDARD AS DIRECTED BY A QUALIFIED GEOTECHNICAL ENGINEER.

C) CONTROLLED FILL SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.

11. ALL TESTS, STUDIES, ETC., REQUIRED DURING CONSTRUCTION WILL BE CARRIED OUT BY THE CONTRACTOR.

12. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

13. CONSTRUCTION BLASTING IS LIMITED BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM OR AS OTHERWISE PERMITTED.

14. ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.

15. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSING OF ALL UTILITIES LINES UNLESS OTHERWISE NOTED.

16. CBR TEST SHALL BE PERFORMED PRIOR TO DETERMINATION OF FINAL SUB GRADE ELEVATION FOR PAVEMENT AREAS. SOILS TESTS OF SUB GRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUB BASE THICKNESS PRIOR TO CONSTRUCTION. ALL SUB GRADE TO BE COMPACTED TO 95% DENSITY AT 20% OF OPTIMUM MOISTURE CONTENT PER AASHTO-T99 METHOD UNLESS OTHERWISE DIRECTED BY AN APPROVED GEOTECHNICAL REPORT.

17. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY THE COUNTY ENGINEER AND OTHER APPROPRIATE AGENCIES.

## TOWN OF FRONT ROYAL GENERAL NOTES

1. FOR TECHNICAL SPECIFICATIONS AND DETAILS REFER TO THE TOWN OF FRONT ROYAL'S CONSTRUCTION STANDARDS & SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. INSPECTIONS WILL BE PERFORMED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES. CONTACT: DIRECTOR OF ENVIRONMENTAL SERVICES AT (540) 635-7819 OR FAX (540) 635-8973.

2. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, VERTICALLY AND HORIZONTALLY, OF THE UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND ALL APPLICABLE UTILITY COMPANIES FOR CLEARANCE PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE COMMONWEALTH OF VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT, CHAPTER 10, TITLE 56 OF THE CODE OF VIRGINIA.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY DURING CONSTRUCTION IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS. DISTURBED AREAS SHALL NOT REMAIN DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION, AND SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. CONTRACTOR SHALL CONTACT THE COUNTY BUILDING INSPECTIONS OFFICE AT (540) 636-9973 TO SCHEDULE INSPECTIONS.

4. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

5. ANY STREET OR UTILITIES DAMAGED BY CONTRACTOR OR SUB-CONTRACTOR SHALL BE SOLE RESPONSIBILITY OF THE PRIMARY CONTRACTOR AND PROPERLY AND IMMEDIATELY REPAIRED BY THE CONTRACTOR. SUCH REPAIRS SHALL BE TO THE ORIGINAL CONDITION, IN COMPLIANCE WITH THE TOWN'S CONSTRUCTION STANDARDS & SPECIFICATIONS, AND TO THE SATISFACTION OF THE TOWN INSPECTOR.

6. ALL PLASTIC SANITARY SEWER PIPE SHALL BE 8" DIAMETER – S.D.R. 35, UNLESS OTHERWISE NOTED. PIPE BEDDING SHALL BE DETERMINED BY FIELD CONDITIONS AND TOWN'S CONSTRUCTION STANDARDS & SPECIFICATIONS

7. ALL PROPOSED WATER MAINS, HYDRANT BRANCHES, AND FIRE SUPPRESSION LINES SHALL BE CLASS 52 DUCTILE IRON PIPE WITH A MINIMUM OF 42" COVER UNLESS OTHERWISE NOTED.

8. ALL 2" AND SMALLER WATER SERVICES SHALL BE TYPE "K" COPPER PIPE. SOLDERED JOINTS ON BURIED LINES ARE NOT ACCEPTABLE.

9. ALL PRE-CAST CONCRETE STRUCTURES SHALL BE A MINIMUM 4000 PSI AT 28 DAYS WITH BITUMINOUS COATING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE ANY CONSTRUCTION BEGINS.

11. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF ALL UTILITY BOXES, VAULTS, OR OTHER APPURTENANCES TO NEW FINISHED GRADE ELEVATIONS.

12. CONTRACTOR TO RELOCATE ALL SIGNS AND UTILITIES REQUIRED FOR THIS WORK.

13. ANY PLANNED DISRUPTIONS OF OR TIE INS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY OWNER. WITH THE EXCEPTION OF EMERGENCIES, THERE SHALL BE A MINIMUM OF 24 HOURS NOTICE GIVEN BY THE CONTRACTOR TO ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL UTILITY USERS AFFECTED BY UTILITY INTERRUPTIONS.

14. THE UNAUTHORIZED USE OF WATER WITHOUT DUE COMPENSATION IS ILLEGAL. NO PERSON SHALL CONNECT TO OR DO ANY WORK ON THAT PORTION OF THE SYSTEM OWNED BY THE TOWN UNLESS WRITTEN AUTHORIZATION IS RECEIVED PRIOR TO COMMENCING WORK.

15. CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED BY PLAN REQUIREMENTS.

16. CONSTRUCTION SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS. CURB RAMPS SHALL BE PLACED WHERE ALL SIDEWALKS MEET CURBS.

## VDOT GENERAL NOTES

V1. All work on this project shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards, the Virginia Erosion and Sediment Control Regulations, and any other applicable state, federal or local regulations. In case of a discrepancy or conflict between the Standards or Specifications and Regulations, the most stringent shall govern.

V2. All construction shall comply with the latest U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), and Virginia Occupational Safety & Health (VOSH) Rules and Regulations.

V3. When working within VDOT right-of-way, all traffic control, whether permanent or temporary, shall be in accordance with the current edition of VDOT's Work Area Protection Manual. A transportation management plan needs to be submitted for approval and land use permit issued prior to any execution of work within the VDOT right of way.

V4. The developer shall be responsible for relocating, at his expense, any and all utilities, including traffic signal poles, junction boxes, controllers, etc., owned by VDOT or private / public utility companies. It is the sole responsibility of the developer to locate and identify utility facilities or items that may be in conflict with the proposed construction activity. VDOT approval of these plans does not indemnify the developer from this responsibility.

V5. Design features relating to field construction, regulations, and control or safety of traffic may be subject to change as deemed necessary by VDOT. Any additional expense incurred as a result of any field revision shall be the responsibility of the developer.

V6. If required by the local VDOT Land Development Office, a pre-construction conference shall be arranged and held by the engineer and/or developer with the attendance of the contractor (s), various County agencies, utility companies and VDOT prior to initiation of work.

V7. The contractor shall notify the local VDOT Land Development Office when work is to begin or cease for any undetermined length of time. VDOT requires and shall receive 48 hours advance notice prior to any required or requested inspection.

V8. The contractor shall notify the Traffic Operations Center at (540) 332-9500 for any traffic control plan that impacts a VDOT maintained Interstate or Primary roadway to provide notification of the installation and removal of the work zone.

V9. The contractor shall be responsible for maintaining a VDOT permitted temporary construction entrance(s) in accordance with Section 3.02 of the Virginia Erosion and Sediment Control Handbook. Furthermore, access to other properties affected by this project shall be maintained through construction.

V10. Contractor shall ensure adequate drainage is achieved and maintained on the site during and at the end of construction.

V11. All water and sewer lines within existing or proposed VDOT right-of-way shall have a minimum thirty-six (36) inches cover and when possible shall be installed under roadway drainage facilities at conflict points.

V12. Any unusual subsurface conditions (e.g., unsuitable soils, springs, sinkholes, voids, caves, etc.) encountered during the course of construction shall be immediately brought to the attention of the engineer and VDOT. Work shall cease in that vicinity until an adequate design can be determined by the engineer and approved by VDOT.

V13. All fill areas, borrow material and undercut areas shall be inspected and approved by a VDOT representative prior to placement of fill. A VDOT representative shall be present to insure the soil sample(s) obtained for CBR's is representative of the location. When soil samples are submitted to private laboratories for testing, the samples shall be clearly identified and labeled as belonging to a project to be accepted by VDOT and that testing shall be performed in accordance with all applicable VDOT standards and procedures.

V14. All roadway fill, base, subgrade material, and backfill in utility/storm sewer trenches shall be compacted in accordance with the lift thicknesses, density and moisture requirements as specified in the current VDOT Road and Bridge Specifications. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise.

V15. VDOT Standard CD and UD underdrains shall be installed where indicated on these plans and/or as specified by VDOT.

V16. A post installation visual/video camera inspection shall be conducted by the Contractor on all pipes identified on the plans as storm sewer pipe and a select number of pipe culverts. For pipe culverts, a minimum of one pipe installation for each size of each material type will be inspected or ten percent of the total amount for each size and material type summarized. All pipe installations on the plans not identified as storm sewer pipe shall be considered as culvert pipe for inspection purposes. Additional testing may be required as directed by the Area Land Use Engineer or their representative.

V17. The installation of any entrances and mailboxes within any dedicated street right-of-way shall meet VDOT minimum design standards and is the responsibility of the developer.

V18. Prior to VDOT acceptance of any streets, all required street signage and/or pavement markings shall be installed by the developer in accordance with the Manual On Uniform Traffic Control Devices.

V19. The developer shall provide the VDOT Land Development Office with a list of all material sources prior to the start of construction. Copies of all invoices for materials utilized within any dedicated street right-of-way must be provided to the local VDOT Land Development Office prior to acceptance of the work. Unit and total prices may be obscured.

V20. Aggregate base and subbase materials shall be placed on subgrade by means of a mechanical spreader. Density will be determined using the density control strip in accordance with Section 304 of the VDOT Road and Bridge Specifications and VTM-10. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. In addition to checking stone depths, a VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the density control strip.

V21. Asphalt concrete pavements shall be placed in accordance with Section 315 of the VDOT Road and Bridge Specifications. Density shall be determined using the density control strip as specified in Section 315 and VTM-76. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specific otherwise. A VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the control strip.

V22. In accordance with Section 302.03, the foundations for pipe culverts thirty-six (36) inches and larger shall be explored below the bottom of the excavation to determine the type and condition of the foundation. The contractor shall report findings of foundation exploration to the engineer and VDOT for approval prior to placing pipe. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.

V23. VDOT Standard Guardrail shall be installed where warranted and/or as proposed on these plans in accordance with VDOT's installation criteria. Final approval of the guardrail layout to be given by VDOT after grading is mostly complete.

V24. Approval of these plans shall expire five (5) years from the date of the approval letter.

V25. VDOT Standard CG-12 Curb Ramps shall be installed where indicated on these plans and/or as specified by VDOT.

V26. The foundations for all box culverts shall be investigated by means of exploratory borings advanced below proposed foundation elevation to determine the type and condition of the foundation. The contractor shall submit copies of borehole logs and report findings of foundation exploration to the engineer and VDOT for approval prior to constructing box. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Contrary to the Standard, where rock is encountered and cast-in-place box is proposed, the thickness of bedding shall be six (6) inches. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.

SOIL DATA

| NUMBER | NAME | SLOPES | K-FACTOR | HYDROLOGIC SOIL GROUP | RUNOFF/EROSION POTENTIAL |
|---|---|---|---|---|---|
| 17C | DRAYKE LOAM | 7 TO 15 | 0.37 | B | MEDIUM |

## SOILS MAP

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY & R/W LINE | |
| | EASEMENT LINE | |
| | EDGE PAVEMENT | |
| | CENTERLINE | |
| x x | FENCE LINE | x x |
| | RAILROAD | |
| G G | GAS LINE | G G |
| OHE OHE | OVERHEAD ELECTRIC | OHE OHE |
| UGE UGE | UNDERGROUND ELECTRIC LINE | UGE UGE |
| OHT OHT | OVERHEAD TELEPHONE LINE | OHT OHT |
| UGE UGE | UNDERGROUND TELEPHONE LINE | UGE UGE |
| | ROADSIDE DELINEATORS | |
| | GUARDRAIL OR TRAFFIC BARRICADE | |
| EX. 8" W/M | WATER MAIN | PROP. 8" W/M |
| TO BE REMOVED / TO REMAIN | BUILDINGS AND DOORS | |
| EX. CONC. S/W | RETAINING WALL | |
| EX. ASPHALT TRAIL | SIDEWALK | |
| | ASPHALT TRAIL | |
| EX. H.C. | HEADER CURB | |
| EX. C&G | CURB & GUTTER | CG-6 TRANS CG-6R |
| A EX. 8" SAN. | SANITARY SEWER | A 8" SAN |
| 3 EX. 15" RCP 4 | STORM SEWER | 3 15" RCP 4 |
| | DITCH, SWALE OR SMALL STREAM | |
| | LARGE STREAM | |
| | CONCRETE DITCH | |
| SAVE 30" OAK | TREES | |
| | LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES) | |
| | LIMITS OF GRADING | |
| 390 | CONTOUR LINE | 390 |
| X642.50 | SPOT ELEVATION | x425 |

## UTILITY CONTACTS

WATER/SEWER: TOWN OF FRONT ROYAL
PUBLIC WORKS
P.O. BOX 1560
FRONT ROYAL, VA 22630
(540) 635-7819

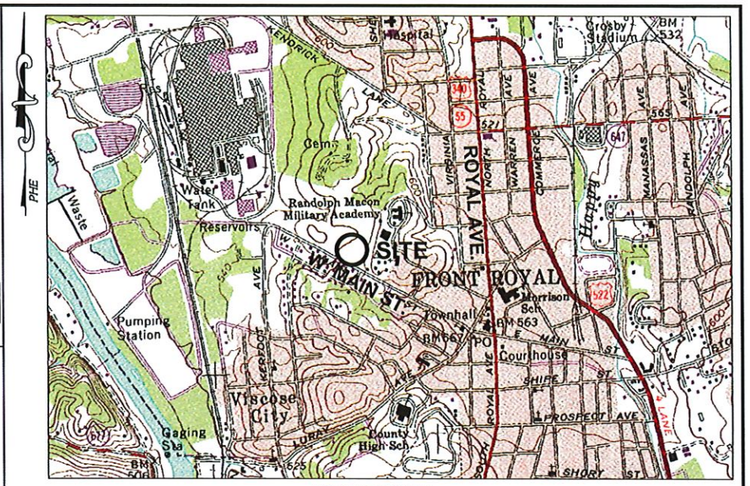
TELEPHONE: SPRINT
450 REMOUNT ROAD
FRONT ROYAL, VA 22630
(540) 635-3197

POWER: TOWN OF FRONT ROYAL ENERGY SERVICES
1101 MANASSAS AVENUE
FRONT ROYAL, VA 22630
(540) 635-3027

MISS UTILITY 1-800-257-7777

## SHEET INDEX


1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. GRADING PLAN
5. EROSION AND SEDIMENT CONTROL – PHASE 1
6. EROSION AND SEDIMENT CONTROL – PHASE 2
7. EROSION AND SEDIMENT CONTROL DETAILS
8. LIGHTING PLAN
9. DETAILS


## VICINITY MAP

SCALE: 1"=1000'

## ZONING TABULATIONS

ZONE: R-1
MIN. LOT SIZE: 21.6560 ACRES
TAX MAP: 20A5-14-4A

EXISTING USE: VACANT
PROPOSED USE: TOWNHOUSE
PROPOSED DWELLING UNITS = 6

EX. LOT AREA = 943,335 SQ. FT. = 21.6560 ACRES
EX. BUILDING COVERAGE = N/A
TOTAL PROP. BUILDING COVERAGE = 9,300 SQ. FT. = 95.4%
PROP. BUILDING FOOTPRINT = 7,521 SQ. FT.
PROP. DWELLING GFA = 45,126 SQ. FT.

REQUIRED BUILDING SETBACKS
FRONT YARD = 35'
SIDE YARD SETBACK = 10'
REAR YARD SETBACK = 30'

PROVIDED BUILDING SETBACKS
FRONT YARD = 43.3'
SIDE YARD SETBACK = 53.1'
REAR YARD SETBACK = 180.4'

MAX. BUILDING HEIGHT = 35'
PROP. BUILDING HEIGHT = 20'

SIGNAGE
ALL SIGNAGE, BUILDING MOUNTED, MONUMENT STYLE, FREESTANDING SHALL REQUIRE A PERMIT FROM THE TOWN AND COMPLY WITH THE ZONING ORDINANCE AND THE BOARD OF ARCHITECTURAL REVIEW (BAR).

PARKING CALCULATION
REQUIRED SPACES:
RESIDENTIAL:
2 SPACE/DWELLING UNIT
6 DWELLING UNITS = 12 SPACES REQUIRED

DWELLING UNITS:
2 SPACES/DWELLING UNIT
6 DWELLING UNITS = 12 SPACES REQUIRED
12 SPACES PROVIDED

OUTDOOR LIGHTING
ALL LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ON ADJOINERING PROPERTIES, RIGHT-OF-WAYS, AND APPROACHING AIRCRAFT AND MEET THE STANDARDS OF THE INTERNATIONAL DARK-SKY ASSOCIATION.

COMMONWEALTH OF VIRGINIA
MICHAEL S. STICKLEY
Lic. No. 0311162
04/10/23
PROFESSIONAL ENGINEER

PROFESSIONAL SEAL & SIGNATURE

THESE PLANS ARE IN CONFORMANCE WITH THE TOWN OF FRONT ROYAL STANDARDS AND ORDINANCES. ANY DEVIATION OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO CONSTRUCTION.

OWNER
CHURCH RMA 201 W THIRD ST.
UNITED METHODIST CHURCH N/A
FRONT ROYAL, VA 22630
(540) 636-5200

APPLICANT
RANDOLPH-MACON ACADEMY
200 ACADEMY DRIVE
FRONT ROYAL, VA 22630
(540) 636-5200

ENGINEER
PINE HILLS ENGINEERING, P.C.
321 THOMAS DRIVE
MIDDLETOWN, VA 22645 PHONE: (540) 622-3405

APPROVED BY:

DIRECTOR OF PLANNING DATE | DIRECTOR OF ENERGY SERVICES DATE

DIRECTOR OF PUBLIC WORKS DATE | DIRECTOR OF FINANCE DATE

| NO. | Revision | Date |
|---|---|---|
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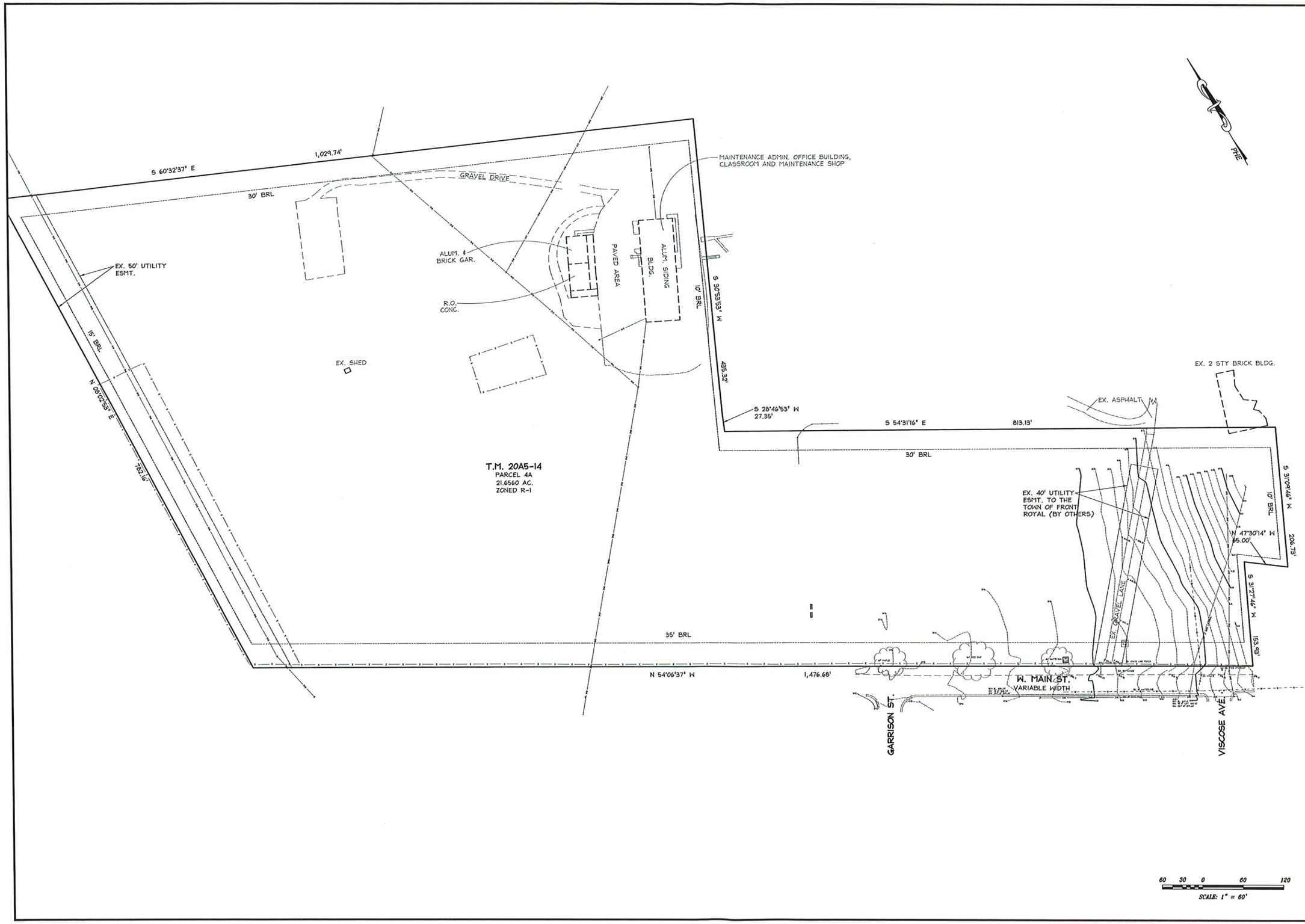
COVER SHEET

RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

DATE APRIL 2023
PROJECT NO. 1170-23
CADD FILE 1170go1
SHEET 1 OF 9

2300028




PINE HILLS ENGINEERING, P.C.
321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3925

| REVISION | DATE |
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| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE HORZ: | 1" = 60' |
| VERT: | N/A |

SEAL
COMMONWEALTH OF VIRGINIA
MICHAEL S. STICKLEY
Lic. No. 031162
04/10/23
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

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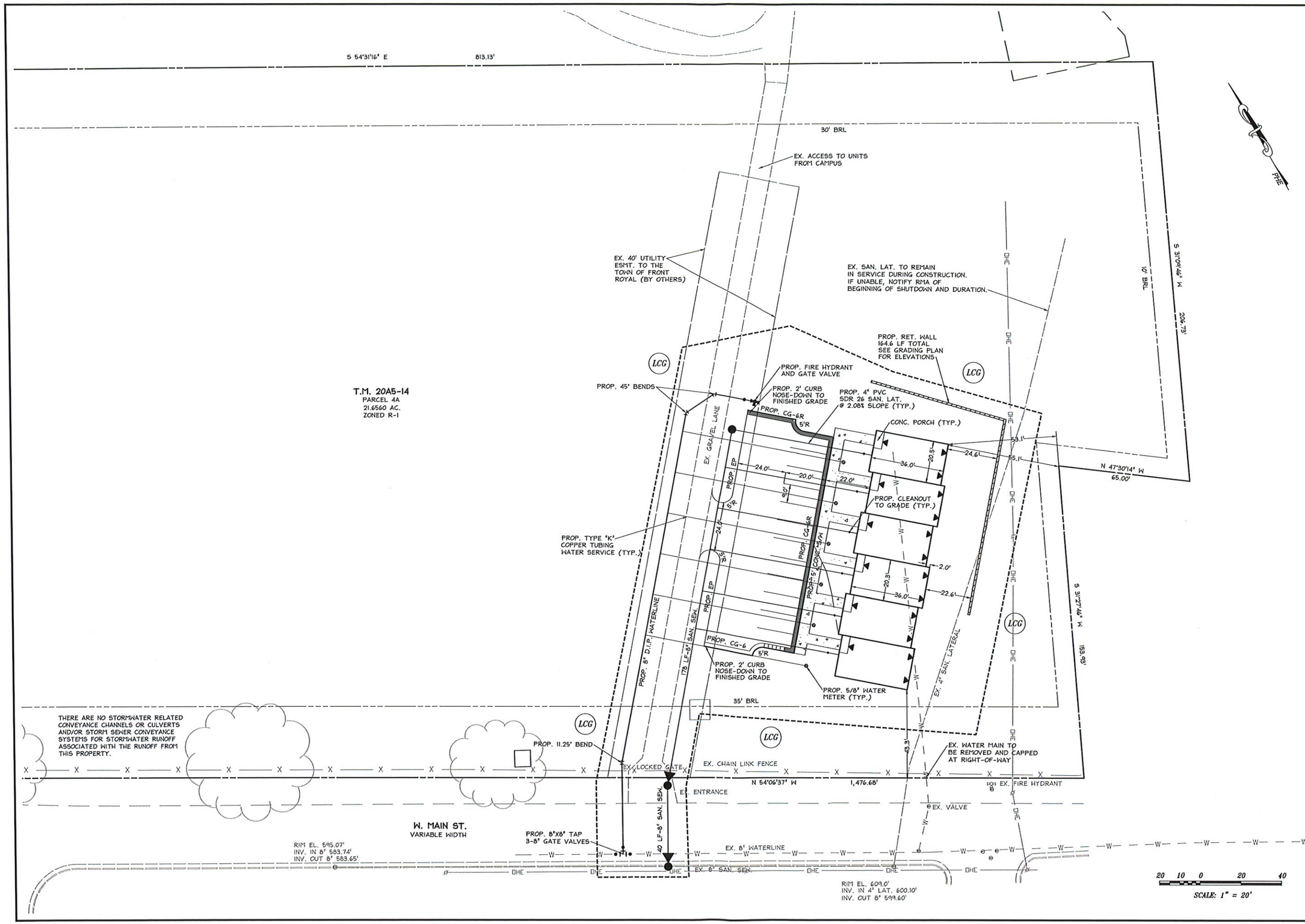
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170g01 |
| SHEET | 2 OF 9 |




PINE HILLS ENGINEERING P.C
321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3303

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| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: 1" = 20'<br>VERT: N/A |
| SEAL | COMMONWEALTH OF VIRGINIA<br>MICHAEL S. STICKLEY<br>Lic. No. 031162<br>04/10/23<br>PROFESSIONAL ENGINEER |

SITE PLAN

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

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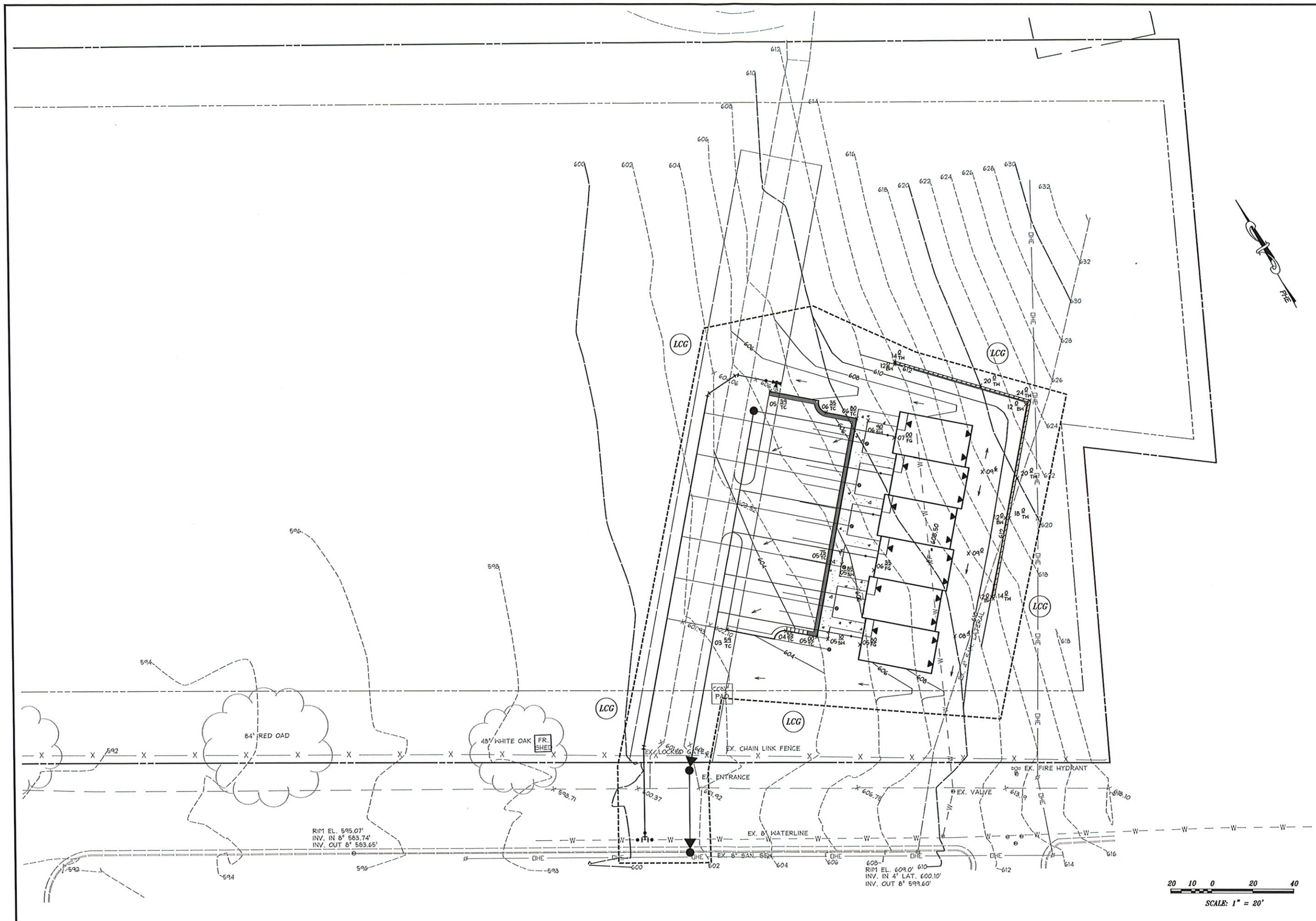
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 3 OF 9 |




PINE HILLS ENGINEERING, P.C.

321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3465

| REVISION | DATE |
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|---|---|
| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: 1" = 20'<br>VERT: N/A |

SEAL

COMMONWEALTH OF VIRGINIA
MICHAEL S. STICKLEY
Lic. No. 031162
04/10/23
PROFESSIONAL ENGINEER

GRADING PLAN

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

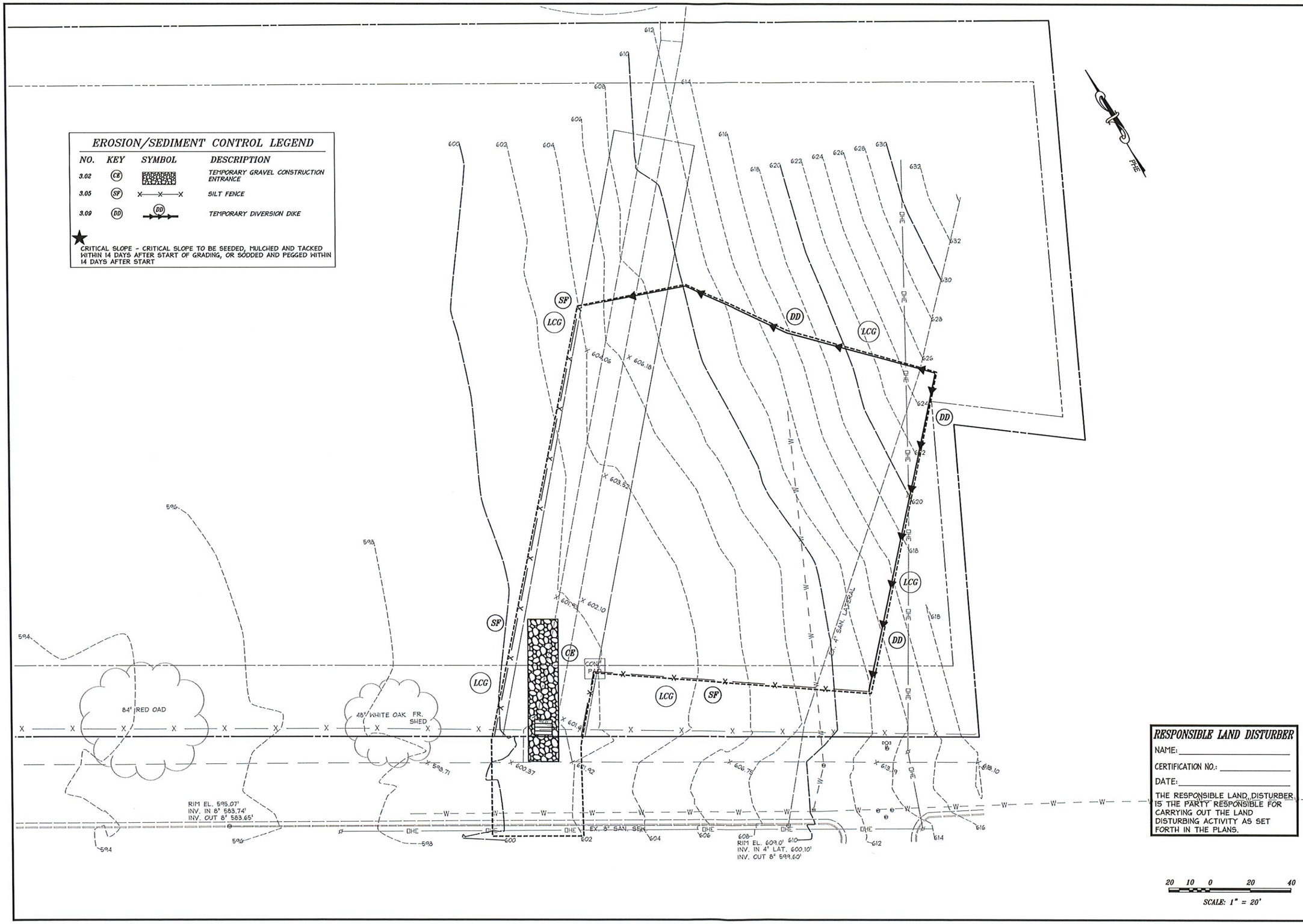
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

| | |
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 4 OF 9 |

## EROSION/SEDIMENT CONTROL LEGEND

| NO. | KEY | SYMBOL | DESCRIPTION |
|---|---|---|---|
| 3.02 | CE | | TEMPORARY GRAVEL CONSTRUCTION ENTRANCE |
| 3.05 | SF | X—X—X | SILT FENCE |
| 3.09 | DD | DD | TEMPORARY DIVERSION DIKE |

★ CRITICAL SLOPE - CRITICAL SLOPE TO BE SEEDED, MULCHED AND TACKED WITHIN 14 DAYS AFTER START OF GRADING, OR SODDED AND PEGGED WITHIN 14 DAYS AFTER START




## RESPONSIBLE LAND DISTURBER

NAME: _____

CERTIFICATION NO.: _____

DATE: _____

THE RESPONSIBLE LAND DISTURBER IS THE PARTY RESPONSIBLE FOR CARRYING OUT THE LAND DISTURBING ACTIVITY AS SET FORTH IN THE PLANS.


PINE HILLS ENGINEERING, P.C.
321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3465


| DATE | REVISION |
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|---|---|
| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: 1" = 20' VERT: N/A |

SEAL: COMMONWEALTH OF VIRGINIA — MICHAEL S. STICKLEY — Lic. No. 054162 — 04/10/23 — PROFESSIONAL ENGINEER

EROSION AND SEDIMENT CONTROL - PHASE 1

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

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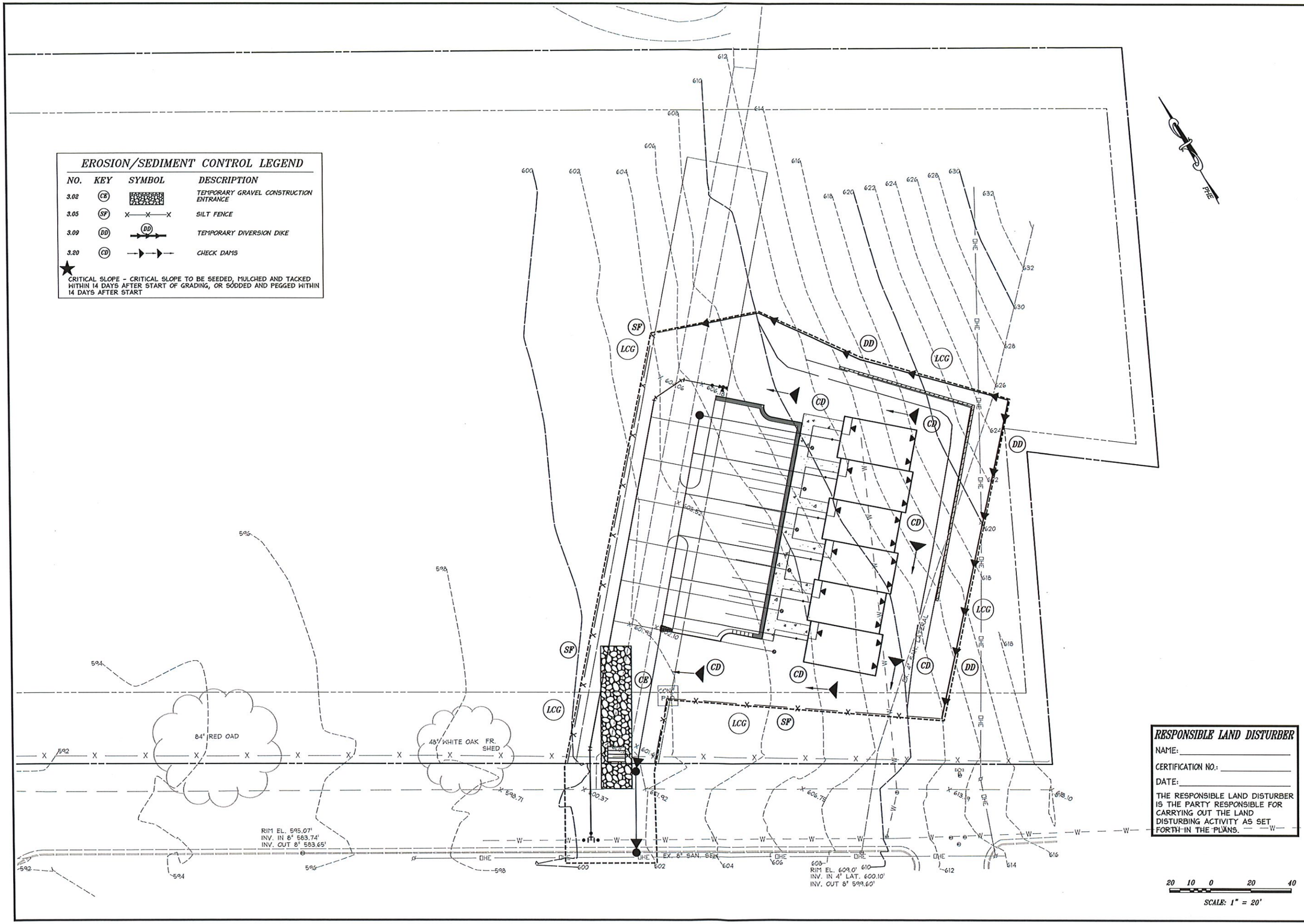
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 5 OF 9 |

## EROSION/SEDIMENT CONTROL LEGEND

| NO. | KEY | SYMBOL | DESCRIPTION |
|---|---|---|---|
| 3.02 | CE | | TEMPORARY GRAVEL CONSTRUCTION ENTRANCE |
| 3.05 | SF | X—X—X | SILT FENCE |
| 3.09 | DD | DD | TEMPORARY DIVERSION DIKE |
| 3.20 | CD | | CHECK DAMS |

★ CRITICAL SLOPE - CRITICAL SLOPE TO BE SEEDED, MULCHED AND TACKED WITHIN 14 DAYS AFTER START OF GRADING, OR SODDED AND PEGGED WITHIN 14 DAYS AFTER START




### RESPONSIBLE LAND DISTURBER

NAME: _____

CERTIFICATION NO.: _____

DATE: _____

THE RESPONSIBLE LAND DISTURBER IS THE PARTY RESPONSIBLE FOR CARRYING OUT THE LAND DISTURBING ACTIVITY AS SET FORTH IN THE PLANS.


PINE HILLS ENGINEERING, P.C.
321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 532-3455


| REVISION | DATE |
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|---|---|
| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: 1" = 20' VERT: N/A |

SEAL: COMMONWEALTH OF VIRGINIA — MICHAEL S. STICKLEY — Lic. No. 034162 — 04/10/23 — PROFESSIONAL ENGINEER

EROSION AND SEDIMENT CONTROL – PHASE 2

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

| | |
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 6 OF 9 |

# EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROPERTY IS LOCATED IN THE TOWN OF FRONT ROYAL, VA APPROXIMATELY 0.5 MILES WEST OF THE INTERSECTION OF NORTH ROYAL AVENUE AND WEST MAIN STREET IN DOWNTOWN FRONT ROYAL. THIS PROJECT CONSISTS OF CONSTRUCTION OF 6 TOWNHOUSE UNITS AND A PARKING LOT WITH ASSOCIATED UTILITIES. CONSTRUCTION IS EXPECTED TO BEGIN IN SPRING OF 2023 AND TAKE APPROXIMATELY 4 MONTHS TO COMPLETE. THE TOTAL PARCEL AREA IS 21.656 ACRES WITH APPROXIMATELY 0.82 ACRES BEING DISTURBED FOR THE SITE DEVELOPMENT PORTION OF THIS PROJECT.

EXISTING SITE CONDITIONS
THE SITE CURRENTLY IS SERVED BY AN INTERNAL ROAD TO RANDOLPH-MACON ACADEMY AND A PARTIALLY USED ENTRANCE FROM WEST MAIN STREET FOR SPECIAL EVENTS.

ADJACENT PROPERTY
THE SITE IS BOUNDED BY RESIDENCES TO THE SOUTH AND RANDOLPH-MACON ACADEMY ON ALL OTHER SIDES.

OFF-SITE AREAS
THERE ARE NO OFF-SITE AREAS ASSOCIATED WITH THIS PROJECT.

SOILS
PER THE USDA SOIL SURVEY OF WARREN COUNTY VIRGINIA, THE PREDOMINANT SOILS FOR THIS SITE ARE DRAYKE LOAM WITH SLOPES VARYING FROM 7 TO 15 PERCENT. THE EROSION HAZARD FOR THESE SOIL TYPES IS LOW TO MODERATE. SEE SOILS MAP ON SHEET 1.

CRITICAL AREAS
CRITICAL AREAS, IF ANY, ARE MARKED BY A STAR AND CONSIST OF 3:1 SLOPES. THESE SLOPES HAVE THE POTENTIAL FOR GREATER EROSION AND SHALL BE STABILIZED AFTER REACHING FINAL GRADE.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

STRUCTURAL MEASURES

PHASE I:

CONSTRUCTION ENTRANCE (3.02) PROVIDE AN AREA WHERE A SIGNIFICANT AMOUNT OF MUD CAN BE REMOVED FROM CONSTRUCTION VEHICLE TIRES BEFORE ENTERING A PUBLIC ROADWAY.

SILT FENCE (3.05) SHALL BE INSTALLED AS SHOWN ON THE PLANS TO FILTER RUNOFF FROM DISTURBED AREAS BEFORE IT LEAVES THE SITE.

TEMPORARY DIVERSION DIKE (3.09) SHALL BE INSTALLED TO DIVERT AREAS OUTSIDE OF LAND DISTURBANCE AWAY FROM DISTURBED AREAS.

SOIL STABILIZATION MATTING (3.36) [OR RIP RAP IF SITE CONDITIONS DICTATE MATTING WILL NOT STAY IN PLACE] SHALL BE PLACED IN DITCHLINES AS SHOWN ON PLANS TO PREVENT CHANNEL EROSION.

TEMPORARY SEEDING (3.31) AND/OR PERMANENT SEEDING (3.32) SHALL BE PLACED ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS.

PHASE II:
ALL CONTROLS INSTALLED IN PHASE I SHOULD REMAIN UNTIL THE SITE IS STABILIZED.

ROCK CHECK DAMS (3.20) SHALL BE INSTALLED IN EXISTING DRAINAGE SWALES AND DITCHES TO REDUCE THE VELOCITY OF CONCENTRATED STORMWATER FLOWS, THEREBY REDUCING EROSION OF THE SWALE OR DITCH.

TEMPORARY SEEDING (3.31) AND/OR PERMANENT SEEDING (3.32) SHALL BE PLACED ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS.

VEGETATIVE MEASURES
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO ALL AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN SIX (6) MONTHS.

TOPSOIL THAT HAS BEEN STOCKPILED SHALL BE SURROUNDED WITH SILT FENCE AND PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.

ALL EARTH BERMS, DIVERSIONS AND SEDIMENT TRAP EMBANKMENTS ARE TO BE MACHINE-COMPACTED, SEEDED AND MULCHED (HAY MULCH OR STRAW) FOR TEMPORARY AND/OR PERMANENT VEGETATIVE COVER WITHIN FIVE (5) DAYS AFTER GRADING.

MANAGEMENT STRATEGIES
CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATIONS WILL BEGIN AND END AS QUICKLY AS POSSIBLE.

THE SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. MAINTENANCE OF THESE MEASURES THROUGHOUT THE PROJECT ARE CRITICAL TO THE EFFECTIVENESS OF THE PROGRAM.

AFTER AREAS ABOVE CONTROLS HAVE BEEN STABILIZED, THE CONTROLS SHALL BE CLEANED UP AND REMOVED.

ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN FIVE (5) DAYS OF COMPLETION OF GRADING.

DRAINAGE SWALES SHALL BE STABILIZED WITH CHECK DAMS UNTIL VEGETATION HAS BEEN WELL ESTABLISHED, AT WHICH TIME THE CHECK DAMS SHALL BE REMOVED.

DEVICES LISTED ABOVE ARE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY DUE TO CONTRACTOR PHASING OR OTHER UNFORESEEN CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL MEASURES TO THOSE SHOWN, AS NEEDED, IN ORDER TO CONTROL EROSION AND CONTAIN SEDIMENT ON SITE. ALL MEASURES SHALL BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

MAINTENANCE
ALL CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. ALL AREAS SHALL BE FERTILIZED AND RESEEDED AS NEEDED UNTIL GRASS IS ESTABLISHED.

TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN 50% TRAP EFFICIENCY AND DISPOSED OF BY SPREADING ON SITE.

GRAVEL OUTLETS SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILD-UP. IF THE GRAVEL OUTLET IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED IMMEDIATELY.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING PUBLIC ROADS IN A CLEAN, DUST AND MUD FREE, CONDITION AT ALL TIMES.

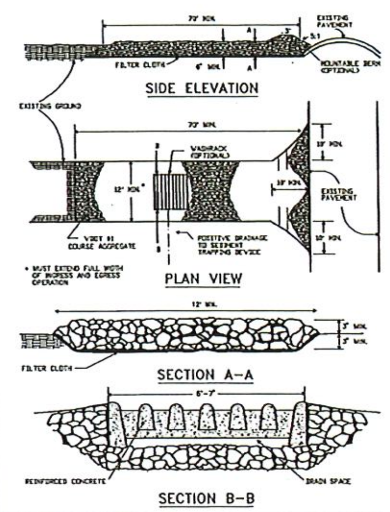
PERMANENT STABILIZATION
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING SHALL BE DONE ACCORDING TO STANDARD AND SPECIFICATION NO. 3.32 OF THE VESCH.

STORMWATER MANAGEMENT
SITE RUNOFF FOR THIS PROJECT IS INTENDED TO BE CONVERTED TO SHEET FLOW AND FOLLOW NATURAL DRAINAGE PATTERNS.

PHASES OF LAND DISTURBANCE ACTIVITIES
1. CLEARING AND GRUBBING FOR SEDIMENT CONTROL DEVICES ONLY.
2. PLACEMENT OF SEDIMENT CONTROL DEVICES.
3. OBTAIN INSPECTOR'S APPROVAL PRIOR TO BEGINNING GRADING OPERATIONS.
4. CLEAR AND GRUB REMAINDER OF SITE.
5. ROUGH GRADE SITE.
6. RESTORATION AND STABILIZATION OF DISTURBED AREAS.
7. REMOVE EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE INSPECTOR.

1992 3.02

STONE CONSTRUCTION ENTRANCE

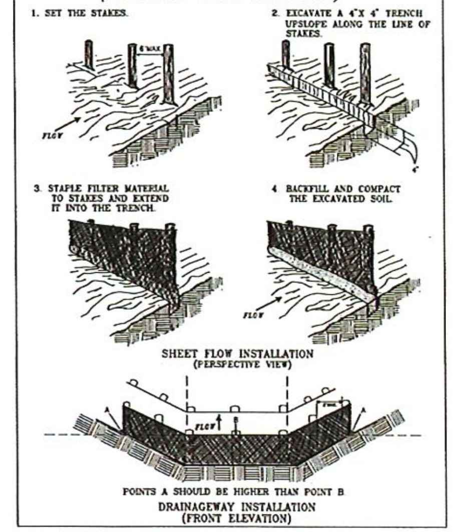



Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

III - 9

1992 3.05

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)




Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant Plate 3.05-2

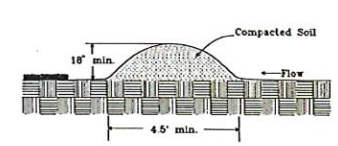
III - 25

1992 3.09

Height

The minimum allowable height measured from the upslope side of the dike is 18 inches (see Plate 3.09-1).

TEMPORARY DIVERSION DIKE




Source: Va. DSWC Plate 3.09-1

Side Slopes

1½:1 or flatter, along with a minimum base width of 4.5 feet (see Plate 3.09-1).

Grade

The channel behind the dike shall have a positive grade to a stabilized outlet. If the channel slope is less than or equal to 2%, no stabilization is required. If the slope is greater than 2%, the channel shall be stabilized in accordance with Std. & Spec. 3.17, STORMWATER CONVEYANCE CHANNEL.

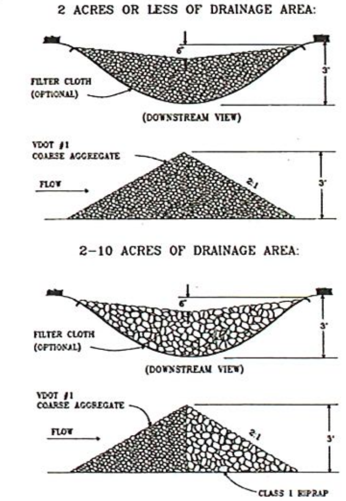
Outlet

1. The diverted runoff, if free of sediment, must be released through a stabilized outlet or channel.

III - 54

1992 3.20

ROCK CHECK DAM




Source: Va. DSWC Plate 3.20-1

III - 187

1992 3.20

3. The center of the check dam must be at least 6 inches lower than the outer edges. Field experience has shown that many dams are not constructed to promote this "weir" effect. Stormwater flows are then forced to the stone-soil interface, thereby promoting scour at that point and subsequent failure of the structure to perform its intended function.

4. For added stability, the base of the check dam can be keyed into the soil approximately 6 inches.

5. The maximum spacing between the dams should be such that the toe of the upstream dam is at the same elevation as the top of the downstream dam (see Plate 3.20-2).

6. Stone should be placed according to the configuration in Plate 3.20-1. Hand or mechanical placement will be necessary to achieve complete coverage of the ditch or swale and to insure that the center of the dam is lower than the edges.

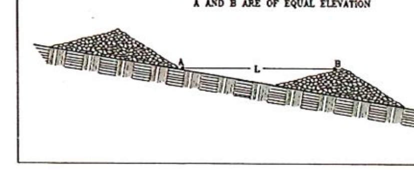
7. Filter cloth may be used under the stone to provide a stable foundation and to facilitate the removal of the stone. See Std. and Spec. 3.19, RIPRAP, for required physical properties of the filter cloth.

Sediment Removal

Sediment should be removed from behind the check dams when it has accumulated to one half of the original height of the dam.

SPACING BETWEEN CHECK DAMS

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION




Source: Va. DSWC Plate 3.20-2

III - 188

SEEDING NOTES:
1. TOPSOIL SHALL BE SPREAD AT A DEPTH OF 4".
2. PULVERIZED AGRICULTRUAL LIMESTONE SHALL BE INCORPORATED INTO SOIL AT A RATE OF 92 LBS. PER 1000 S.F. (2 TONS PER ACRE).
3. FERTILIZE WITH 10-10-10 AT A RATE OF 23 LBS. PER 1000 S.F. (1000 LBS. PER ACRE).
4. SEED MIX SHALL CONSIST OF 90% KENTUCKY 31 TALL FESUE AND 10% KENTUCKY BLUEGRASS APPLIED AT THE RATE OF 200 LBS. PER ACRE.
5. STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS AT THE RATE OF 3500 LBS. PER ACRE AND ANCHORED WITH CUTBACK, OR EMULSIFIED ASPHALT APPLIED AT A RATE OF 200 GALLONS PER ACRE.

PINE HILLS ENGINEERING, P.C
321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3405

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| REVISION | |
| DATE | |
| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: 1" = 10' VERT: N/A |
| SEAL | COMMONWEALTH OF VIRGINIA MICHAEL S. STICKLEY Lic. No. 031162 04/10/23 PROFESSIONAL ENGINEER |

EROSION AND SEDIMENT CONTROL DETAILS

RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

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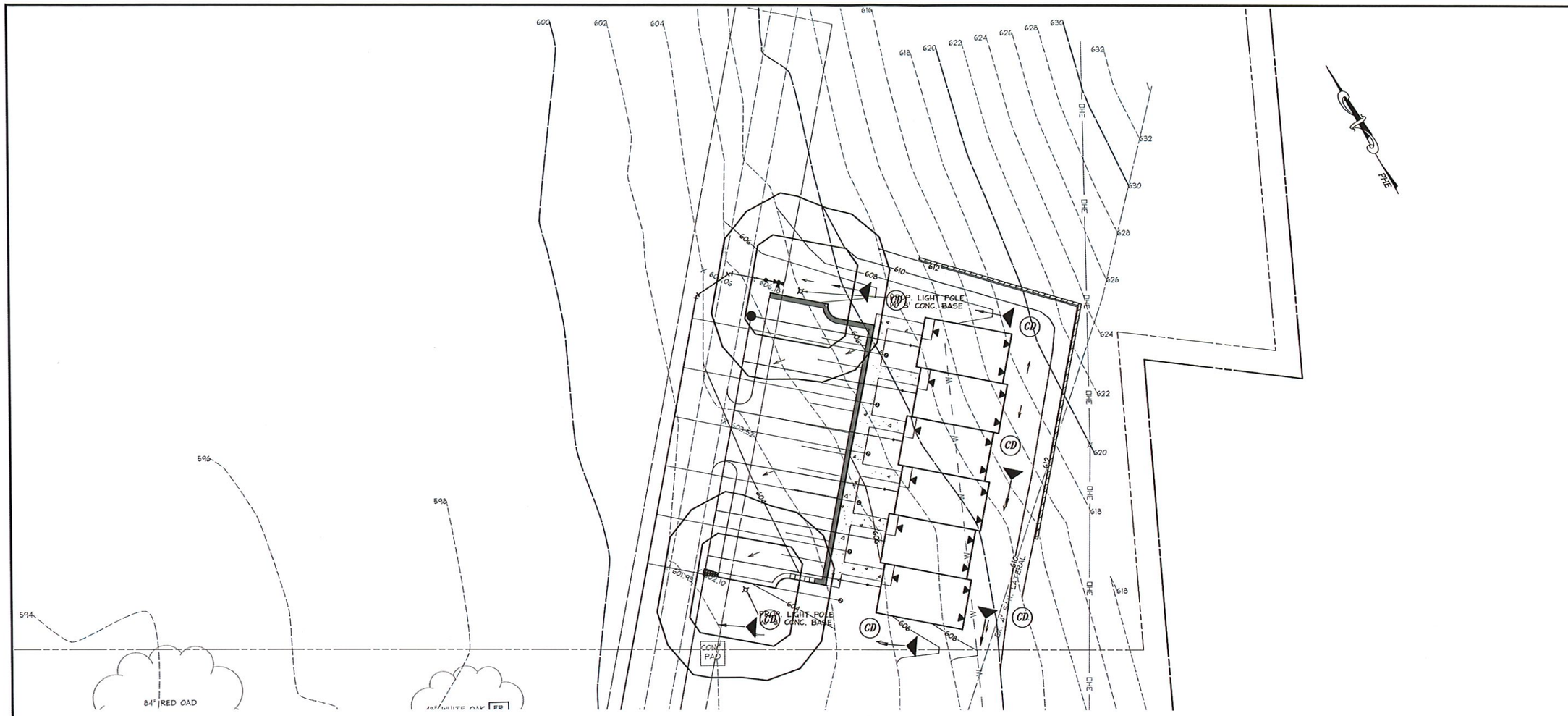
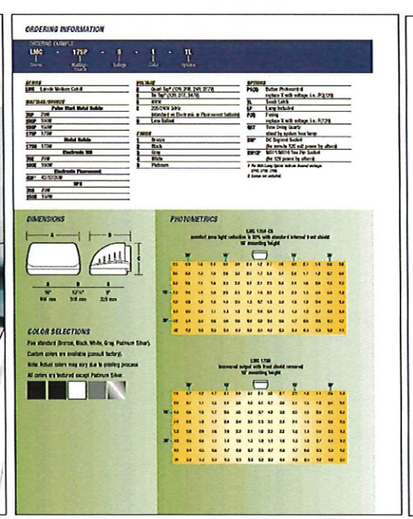
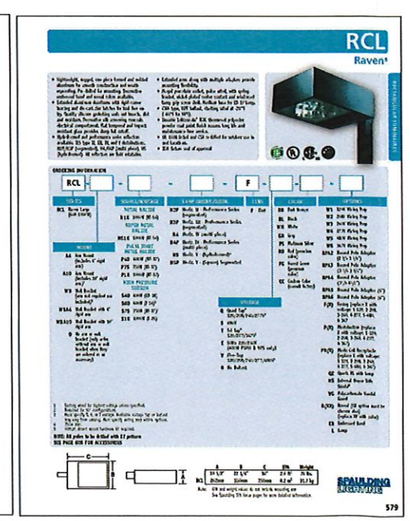
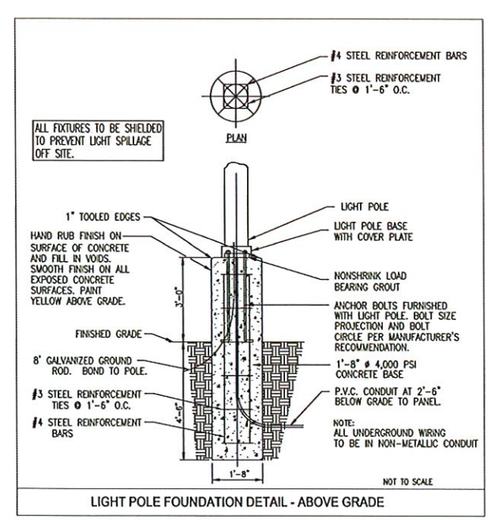
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 7 OF 9 |






LIGHT POLE FOUNDATION DETAIL - ABOVE GRADE

20 10 0 20 40

SCALE: 1" = 20'

PINE HILLS ENGINEERING, P.C.
321 THOMAS DRIVE
MARTINSVILLE, VA 24112
MOBILE: (540) 622-3405

| REVISION | DATE |
|---|---|
| | |

| | |
|---|---|
| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: 1" = 20'<br>VERT: N/A |

SEAL

COMMONWEALTH OF VIRGINIA
MICHAEL S. STICKLEY
Lic. No. 051162
04/10/23
PROFESSIONAL ENGINEER

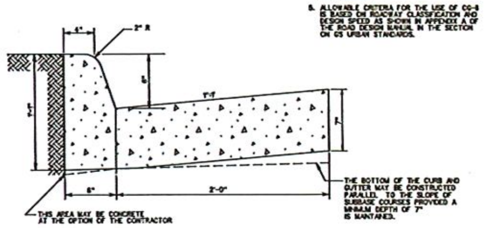
LIGHTING PLAN

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

| | |
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 8 OF 9 |

2016 ROAD & BRIDGE STANDARDS




CG-6

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB & GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.

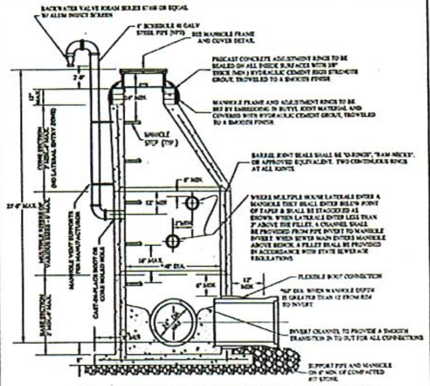
SPECIFICATION REFERENCE 105 502

**COMBINATION 6" CURB AND GUTTER**

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS — REVISION DATE — SHEET 1 OF 1 — 201.03

2016 ROAD & BRIDGE STANDARDS

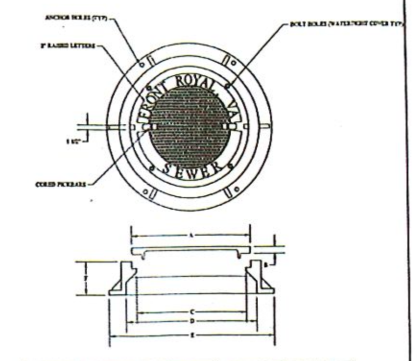



**STANDARD PRECAST CONCRETE MANHOLE WITH EXTENDED MONOLITHIC BASE**

NOTES:

1. PRECAST CONCRETE MANHOLE SHALL BE IN COMPLIANCE WITH ASTM C-478.
2. MANHOLE WALLS SHALL BE 5" THICK MINIMUM FOR 48" INSIDE DIAMETER MANHOLES AND 6" MINIMUM FOR 60" DIAMETER MANHOLES.
3. MANHOLE INTERIOR WALLS SHALL RECEIVE A 10 MIL MINIMUM THICKNESS ACID RESISTANT COATING.
4. PROVIDE A MAXIMUM OF TWO LIFT HOLES PER SECTION. PLUG HOLES WITH RUBBER PLUG AND GROUT FOR A WATERTIGHT SEAL.
5. MAXIMUM OF FOUR LATERALS ALLOWED PER MANHOLE.

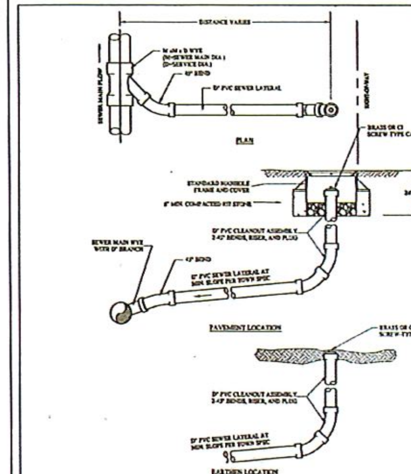
TOWN OF FRONT ROYAL
STANDARD SEWER DETAILS
PRE-CAST MANHOLE
STANDARD DETAIL
S-5 — DATE: MAY 2004 — REVISION:




| | A | B | C | D | E | F |
|---|---|---|---|---|---|---|
| CATALOG NO | COVER Ø | COVER THICK | CLEAR OPENING | FRAME OPENING | FLANGE Ø | HEIGHT |
| *STANDARD* | | | | | | |
| 1040 AGS | 26" | 1 1/2" | 24" | 28 1/2" | 39" | 7" |
| 1045 AGS | 26" | 1 1/2" | 24" | 28 3/8" | 36" | 7" |
| *WATER TIGHT* | | | | | | |
| 1040 APT | 26" | 1 1/2" | 24" | 24" | 39" | 7" |
| 1045 APT | 26" | 1 1/2" | 24" | 24" | 36" | 7" |

NOTE: ALL MANHOLE ASSEMBLIES SHALL BE EAST JORDAN IRON WORKS OR EQUIVALENT

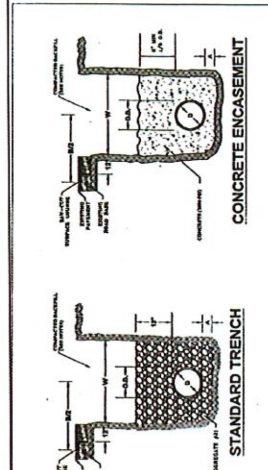
TOWN OF FRONT ROYAL
STANDARD SEWER DETAILS
MANHOLE FRAME & COVER
STANDARD DETAIL
S-10 — DATE: MAY 2004 — REVISION:




NOTES

1. SEWER SERVICE LATERAL PIPING AND FITTINGS SHALL BE SDR 26 OR 23.5 PVC WHICH CONFORMS TO ASTM D-3034, UNLESS DEPTH DICTATES OTHERWISE.
2. NO BENDS GREATER THAN 45° SHALL BE USED IN SERVICE LATERAL CONSTRUCTION.
3. IF NO CLEANOUT IS INSTALLED, SERVICE LATERAL SHALL BE CAPPED AT A MINIMUM 36" DEPTH, WITH A TREATED 2"X4" MARKING LOCATION EXPOSED 36" WITH TOP 6" PAINTED GREEN.

TOWN OF FRONT ROYAL
STANDARD SEWER DETAILS
SERVICE LATERAL/CLEANOUT
STANDARD DETAIL
S-11 — DATE: MAY 2004 — REVISION:

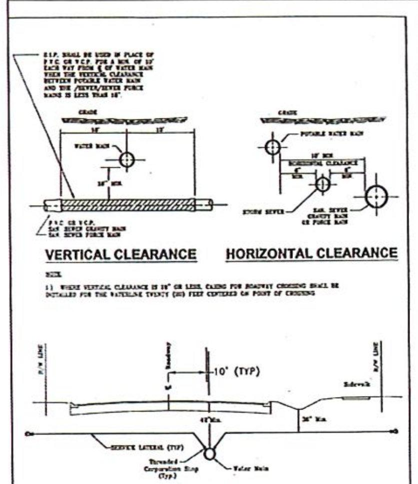



| PIPE DIAMETER | A | TRENCHES MAX W | PAVING NEW B |
|---|---|---|---|
| 4" | 4" | 26" | 62" |
| 6" | 4" | 26" | 62" |
| 8" | 4" | 26" | 62" |
| 10" | 4" | 28" | 64" |
| 12" | 4" | 32" | 68" |
| 15" | 4" | 38" | 74" |
| 18" | 6" | 43" | 79" |
| 21" | 6" | 46" | 82" |
| 24" | 6" | 54" | 90" |

NOTES:

1.) ALL FILL MATERIAL PLACED WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557 (MODIFIED PROCTOR). ALL OTHER FILL MATERIAL SHALL BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY.
2.) COMPACTION SHALL OCCUR IN MAXIMUM 12" LIFTS.
3.) REPLACEMENT OF PAVEMENT AND ROAD BASE SHALL BE MADE IN ACCORDANCE WITH TOWN STANDARDS.

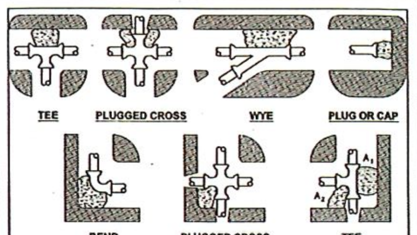
TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
TRENCH AND BEDDING
DETAILS
W-1 — DATE: MAY 2004 — REVISION:




NOTE

1) WHERE VERTICAL CLEARANCE IS 18" OR LESS, CASING FOR ROADWAY CROSSING SHALL BE DETAILED FOR THE WATERLINE TWENTY (20) FEET CENTERED ON POINT OF CROSSING

TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
STANDARD CLEARANCES
DETAILS
W-2 — DATE: MAY 2004 — REVISION:




NOTES:

1.) THRUST BLOCKS SHALL BE USED ONLY IF APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
2.) CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2.) KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES
3.) BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECENDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS DETAIL.
4.) BEARING AREAS BASED ON TEST PRESSURE OF 200 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 3,500 PSF. TO COMPUT BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE ÷ 200) x (3500 ÷ SOIL BEARING PRESSURE) x (TABLE VALUE)

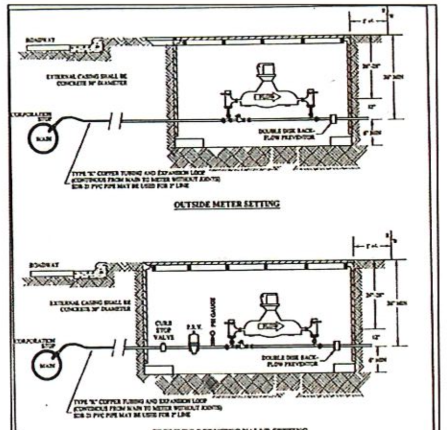
BEARING AREA OF THRUST BLOCKS IN SQ. FT.

| FITTING SIZE | TEE, WYE, PLUG OR CAP | 90° BEND PLUGGED CROSS | TEE PLUGGED ON RUN $A_1$ | TEE PLUGGED ON RUN $A_2$ | 45° BEND | 22 1/2° BEND | 11 1/4° BEND |
|---|---|---|---|---|---|---|---|
| 4" | 2.1 | 3.0 | 4.3 | 3.0 | 2.0 | 2.0 | - |
| 6" | 2.1 | 3.0 | 4.3 | 3.0 | 2.0 | 2.0 | - |
| 8" | 3.8 | 5.3 | 7.6 | 5.4 | 2.9 | 2.0 | 2.0 |
| 10" | 5.9 | 8.4 | 11.8 | 8.4 | 4.6 | 2.4 | 2.0 |
| 12" | 8.5 | 12.0 | 17.0 | 12.0 | 6.6 | 3.4 | 2.0 |
| 14" | 11.5 | 16.3 | 23.0 | 16.3 | 8.9 | 4.6 | 2.3 |
| 16" | 15.0 | 21.3 | 30.0 | 21.3 | 11.6 | 6.0 | 3.0 |
| 18" | 19.0 | 27.0 | 38.0 | 27.0 | 14.6 | 7.6 | 3.8 |
| 20" | 23.5 | 33.3 | 47.0 | 33.3 | 18.1 | 9.4 | 4.7 |
| 24" | 34.0 | 48.0 | 68.0 | 48.0 | 26.2 | 13.6 | 6.8 |

| FITTING SIZE | MIN CU. YD. CONC BLOCK |
|---|---|
| 3" - 8" | 3/4 |
| 10" - 12" | 1 1/2 |
| 16" - 24" | 2 |

CONCRETE SHALL BE A-3 CONC. MEETING ASTM C94 REQUIREMENTS

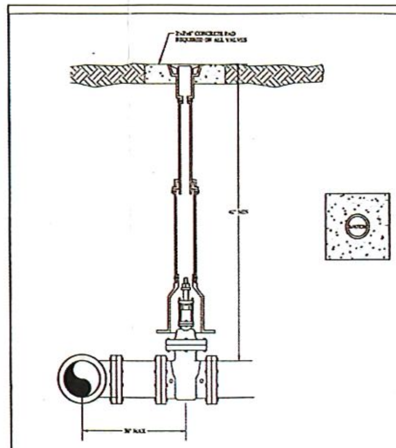
TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
HORIZONTAL THRUST BLOCK
DETAILS
W-3B — DATE: MAY 2004 — REVISION:




NOTES:

1.) FORD 32 MONITOR COVER FRAME & COVER (MC-300) TRAFFIC SERVICE TYPE IF NECESSARY
2.) 1 1/2" METER SETTING - FORD METER BOX CO., MODEL NO. VBB76-12B-11-66-G
3.) 2" METER SETTING - FORD METER BOX CO., MODEL NO. VBB77-12B-44-77-G
4.) EXACT METER LOCATION TO BE APPROVED PRIOR TO INSTALLATION

TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
TYPICAL 1 1/2" & 2"
SERVICE CONNECTION DETAIL
W-7 — DATE: MAY 2004 — REVISION:



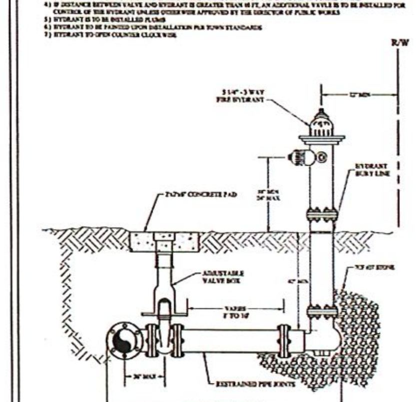

NOTES

1) VALVE TO BE AMERICAN FLOW CONTROL TRENCH ADAPTER OR APPROVED EQUIVALENT
2) VALVE LID TO BE EAST JORDAN IRON WORKS, INC OR APPROVED EQUIVALENT
3) VALVE TO OPEN COUNTER CLOCKWISE

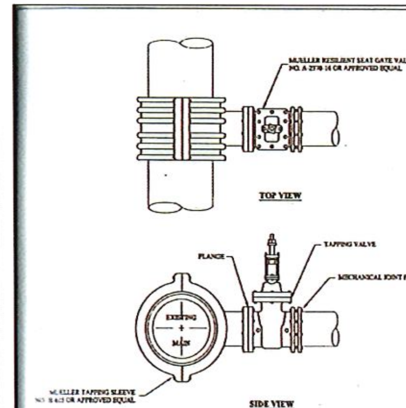
TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
VALVE SETTING
STANDARD DETAIL
W-12 — DATE: MAY 2004 — REVISION:

NOTES:

1) ALL BOLTED FITTINGS ARE TO BE POLYETHYLENE WRAPPED
2) VALVE(S) ARE TO BE ENCASED IN CONCRETE PAD PER TOWN STANDARDS
3) IF FIRE HYDRANT IS TO BE LOCATED WITHIN 10 FT OR LESS OF A VEHICULAR TRAVEL AREA, BOLLARDS ARE TO BE INSTALLED PER TOWN STANDARDS UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS
4) IF DISTANCE BETWEEN VALVE AND HYDRANT IS GREATER THAN 10 FT, AN ADDITIONAL VALVE IS TO BE INSTALLED FOR CONTROL OF THE HYDRANT UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS
5) HYDRANT IS TO BE INSTALLED PLUMB
6) HYDRANT TO BE PAINTED UPON INSTALLATION PER TOWN STANDARDS
7) HYDRANT TO OPEN COUNTER CLOCKWISE




TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
FIRE HYDRANT ASSEMBLY
STANDARD DETAIL
W-13 — DATE: MAY 2004 — REVISION: MAY 2005




NOTES

1.) WATER MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE.
2.) SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP.
3.) PRESSURE TEST AND TAP SHALL BE MADE IN THE PRESENCE OF THE TOWN INSPECTOR.
4.) PROPER TAPPING MACHINE SHALL BE USED TO MAKE TAP.
5.) NO. 57 STONE SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
6.) THRUST BLOCKING REQUIREMENTS SHALL BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.
7.) TAP SHALL BE MADE NO CLOSER THAN 18 INCHES FROM THE NEAREST JOINT.
8.) SIZE x SIZE WET TAP CONNECTIONS WILL NOT BE ALLOWED.

TOWN OF FRONT ROYAL
STANDARD WATER DETAILS
WET TAP
STANDARD DETAIL
W-14 — DATE: MAY 2004 — REVISION:

## GRAVEL TYPICAL PAVEMENT SECTION

NOT TO SCALE

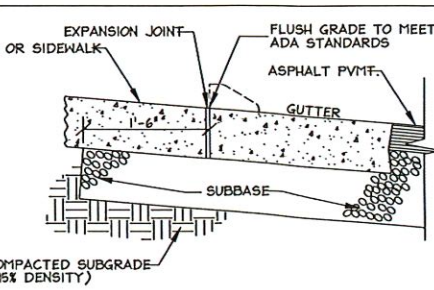
PAVEMENT DESIGN BASED ON A SUBGRADE CBR DESIGN VALUE OF 6. SOIL TEST OF THE SUBGRADE MUST SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION.

## ONSITE TYPICAL PAVEMENT SECTION

NOT TO SCALE

PAVEMENT DESIGN BASED ON A SUBGRADE CBR DESIGN VALUE OF 6. SOIL TEST OF THE SUBGRADE MUST SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION.

Dt-pvmt2-vdot

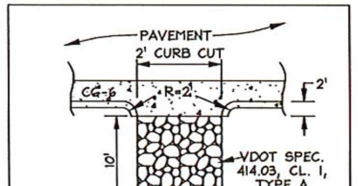



## CG-6R DEPRESSED CURB DETAIL

(NOT TO SCALE)

NOTES: THICKNESS OF SUBBASE IS THE SAME AS THE REMAINING PAVEMENT SECTION.
CONCRETE TO BE CLASS A3 IF CAST IN PLACE, PSI-4000 IF PRECAST.

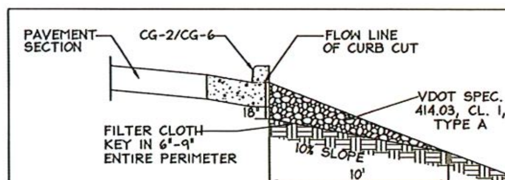
Dt-cg-6r-depcurb




## TYPE I SCUPPER DETAIL

NOT TO SCALE

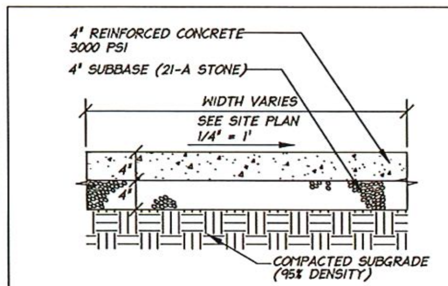
Dt-scup1




## STABILIZED CURB CUT OUTFALL

NOT TO SCALE

Dt-curbcut




## CONCRETE SIDEWALK DETAIL

(NOT TO SCALE)

concsw

PINE HILLS ENGINEERING, P.C.
321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3405

REVISION | DATE

| | |
|---|---|
| SURVEY | BY OTHERS |
| DESIGN | MSS |
| DRAWN | MSS |
| CHECKED | MSS |
| DATE | APRIL 2023 |
| SCALE | HORZ: N/A VERT: N/A |

SEAL: COMMONWEALTH OF VIRGINIA — MICHAEL S. STICKLEY — Lic. No. 031162 — 04/10/23 — PROFESSIONAL ENGINEER

DETAILS

# RANDOLPH-MACON ACADEMY TOWNHOUSE DEVELOPMENT

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

| | |
|---|---|
| PROJECT NO. | 1170-23 |
| CADD FILE | 1170go1 |
| SHEET | 9 OF 9 |