



REGULAR PLANNING COMMISSION MEETING

Wednesday, May 17, 2023 @ 7:00pm

Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- March 19, 2023 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA *(Consent to Advertise)*

I move that the Planning Commission approve the Consent Agenda as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2300225 Rezoning Application – Ramsey Inc.** An application request to rezone 1.2837 acres located at 10160 Winchester Road from C-3, Highway Corridor Business District to R-2, Residential District. The property is identified by tax map 20A24-1-7.

VII. PUBLIC HEARING

- **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.

VIII. NEW BUSINESS

- **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.

IX. OLD BUSINESS

None.

X. COMMISSION MEMBER REPORTS

XI. PLANNING DIRECTOR REPORT

- April Monthly Report

XII. ADJOURNMENT

There will be a work session immediately following the regular meeting to discuss the following:

- **2300279 – Dynamic Life Ministries Inc.** A request for a Special Use Permit for a cemetery located at 1600 John Marshall Hwy and identified by Tax Map 20A2-02-8. The property is zoned R-3, Residential District.

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com.

The Planning Commission meeting of the Town of Front Royal, Virginia was held on April 19, 2023 at 7:00 PM.

CALL TO ORDER

Chairman Merchant called the meeting of the Planning Commission to order at 7:00 pm.

ROLL CALL

Present: Darryl Merchant, Chairman
Daniel Wells, Commissioner
Glenn Wood, Commissioner
Michael Williams, Commissioner

Absent: Connie Marshner, Vice Chairman

Staff : Lauren Kopishke, Planning Director/Zoning Administrator
Present: George Sonnett, Assistant Town Attorney
John Ware, Deputy Zoning Administrator
Connie L. Potter, Executive Assistant, Clerk of the Planning Commission

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no additions or deletions to the agenda.

MINUTES

- March 15, 2023 – Regular Meeting

Commissioner Williams moved, seconded by Vice Chairman Wells to approve the meeting minutes as written.

VOTE: Yes – Wells, Williams, Wood, Merchant
No – N/A
Abstain – N/A
Absent – Marshner

ROLL CALL

- April 5, 2023 – Special Meeting

Commissioner Wood moved, seconded by Vice Chairman Wells to approve the meeting minutes as written.

VOTE: Yes – Williams, Wells, Wood
No – N/A
Abstain – Merchant
Absent – Marshner

ROLL CALL

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- **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** – A Special Exception application requesting and exception from the parking requirements of 175-151 pursuant to 148-870.18 & 148-211. A.1. for the property located at 15 Chester Street and identified by 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 12-14 room nursing Home in the C-1, Community Business District located at 416 S. Royal Avenue. The property is located in the Entrance Corridor.

Commissioner Williams moved, seconded by Commissioner Wood to approve the consent agenda.

VOTE: Yes – Merchant, Wells, Wood, Williams

No – N/A

Abstain – N/A

Absent – Marshner

ROLL CALL

These items will be advertised for a Planning Commission public hearing on May 17, 2023 and will be discussed at the May 3, 2023 work session.

PUBLIC HEARINGS

Chairman Merchant explained the process for speaking at the public hearing. He asked speakers to try and keep their comments to 3 minutes.

- **Comprehensive Plan** - Certification and recommendation of the new Comprehensive Plan document which shall update and supersede the Front Royal Comprehensive Plan, adopted March 23, 1998. Chapter 22, Article 3: §15.2-2223 through §15.2-2232 of the Code of Virginia outlines the legal authority and requirement that all localities prepare, recommend, and adopt a Comprehensive Plan.

Ms. Kopishke provided an update on the Comprehensive Plan noting that the updates have been submitted to Summit to incorporate into the final document. They will be updating the Future Land Use categories, updating maps, adding in cost estimates, and editing the transportation improvement table which will be added to the transportation chapter. The above-mentioned updates were included in the Planning Commission meeting packets.

Chairman Merchant opened the public hearing.

There were no speakers present. Chairman Merchant closed the public hearing.

Commissioner Williams thanked everyone who has worked on the Comprehensive Plan rewrite.

Commissioner Williams moved, seconded by Commissioner Wood to forward a recommendation of approval to Town Council and certify the Comprehensive Plan document dated November 30, 2022 in accordance with Chapter 22, Article 3: §15.2-2223 through §15.2-2232 of the Code of Virginia with all the amendments listed in the documents entitled Spreadsheet Comp Plan Map Amendments, Future Land Use, Categories, amendments and also with the understanding this will remain a living document.

Chairman Merchant expressed concern that they did not have a copy of the final document and therefore he was not prepared to send the document to Town Council.

Vice Chairman Wells moved, seconded by Commissioner Wood to postpone consideration of the pending motion until our next regularly scheduled meeting on May 17, 2023.

VOTE: Yes – Merchant, Williams, Wells, Wood

No – N/A

Abstain – N/A

Absent – Marshner

ROLL CALL

-
- **#2300161** – An amendment to Chapter 175-137 Fees, Charges and Expenses of the Town of Front Royal Zoning Ordinance to add the application fee of \$400.00 for processing a Local Board of Building Code Appeals Application.

Ms. Kopishke explained the ordinance amendment.

Chairman Merchant opened the public hearing.

There were no speakers present. Chairman Merchant closed the public hearing.

Commissioner Wood moved, seconded by Vice Chairman Wells that the Planning Commission forward a recommendation of approval to Town Council to amend Chapter 175-137 Fees, Charges and Expenses of the Town of Front Royal Zoning Ordinance to add the application fee of \$400.00 for processing a Local Board of Building Code Appeals Application.

VOTE: Yes – Williams, Wood, Merchant, Wells

No – N/A

Abstain – N/A

Absent – Marshner

ROLL CALL

OLD BUSINESS

There were no items for old business.

NEW BUSINESS

There were no items for new business.

COMMISSION MEMBER REPORTS

There were no additional comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the March monthly report.

Once the Comprehensive Plan is approved and adopted staff will diligently begin working on the Zoning Ordinance and Subdivision Ordinance amendments.

ADJOURNMENT

Commissioner Williams moved, seconded by Commissioner Wood to adjourn the meeting.

VOTE: Yes – Merchant, Wells, Wood, Williams

No – N/A

Abstain – N/A

Absent – Marshner

VOICE VOTE

Meeting adjourned at 7:18 p.m.

Approved by Planning Commission

Date: _____

CONSENT AGENDA



TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ 540-635-4236
Department of Planning & Zoning

~~PEREZON~~ #2300225

REZONING APPLICATION

APPLICANT

Name Ramsey Iwe Phone 540-660 2159
Address 508 N. Commerce Ave. Front Royal VA 22630
E-mail chrisramseyiwe@yahoo.com

PROPERTY OWNER OF RECORD

Name Ramsey Iwe Phone _____
Address _____

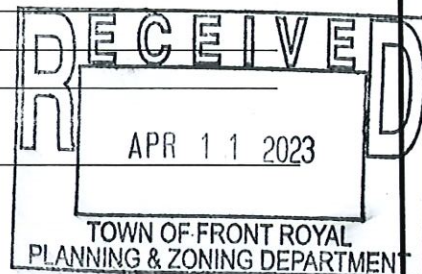
PROPERTY DESCRIPTION

Location/Street Address 10160 Winchester Rd. Front Royal
Number of lots: 1 Total Acreage 1.2837

Tax Map Identification for each parcel (Map, Section, Block, & Lot):

TM 20A24-1

Subdivision Name (if applicable) _____



REQUEST

Existing Zoning C-3 Proposed Zoning R-2
Existing Use Vacant/house Proposed Use Residential Structure
2-Family

ATTACHMENTS

The following should be submitted with a completed copy of this application. Additional information may be determined necessary depending on the nature of the request.

1. Application Fee (Checks should be made out to the Town of Front Royal. Fees are as follows: 1 acre or less = \$500, over 1 acre = \$500 + \$100 per acre after 1st acre, Downzoning = \$400)
2. Survey/Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (8 copies and a digital copy).
3. Environmental Site Assessment Phase I and Phase II (unless waived by Director).
4. Traffic Impact Analysis (if required)
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Director.
6. Statement of Justification. As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

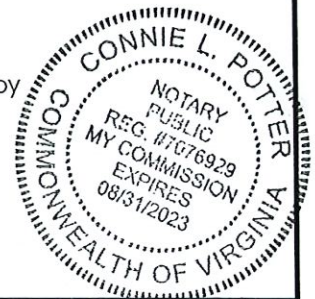
CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.


Signature of Property Owner

Signature of Applicant (if different)

City/County of WARREN, Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 11 day of April, 2023 by
Chris S. Ramsey
(Name of person seeking acknowledgement)



Connie L. Potter
Notary Public
Notary registration number: 7076929 My commission expires: 8/31/2023

NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code §15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
- Submission of this application does not establish a vested right as outlined under Virginia Code §15.2-2307.
- By submitting this application, the applicant grants permission to the 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.
- When the applicant is different than the fee simple property owner, the signature by the fee simple property owner on this application shall be considered as authorization for the applicant to act as an agent for matters concerning this application.

OFFICE USE ONLY

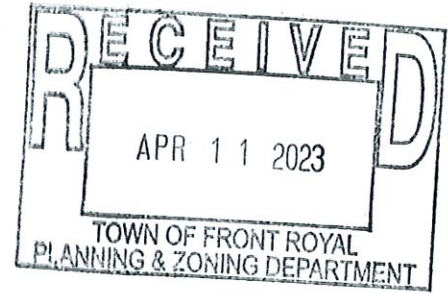
Receipt # 140890 Date Paid 4-11-23 pd \$400
Planning Commission Hearing Date: _____ Recommendation: _____
Town Council Hearing Date: _____ Date Sent to Clerk: _____

Ramsey Inc

508 Commerce Ave
Front Royal, Virginia 22630
Ph 540-635-5637
Fx 540-635-8392
Cell 540-660-2159

April 11, 2023

Lauren Kopishke Zoning Administrator
Town of Front Royal
P.O. Box 1560
Front Royal Virginia 22630



RE: Rezoning Application

Lauren

Please accept the attached rezoning application as my formal request for the property located at 10160 Winchester Road. I request the downzoning of the property to facilitate the completion of a 2-family dwelling as allowed under R-2 zoning in the Town of Front Royal as stated in Code Section 175-20.

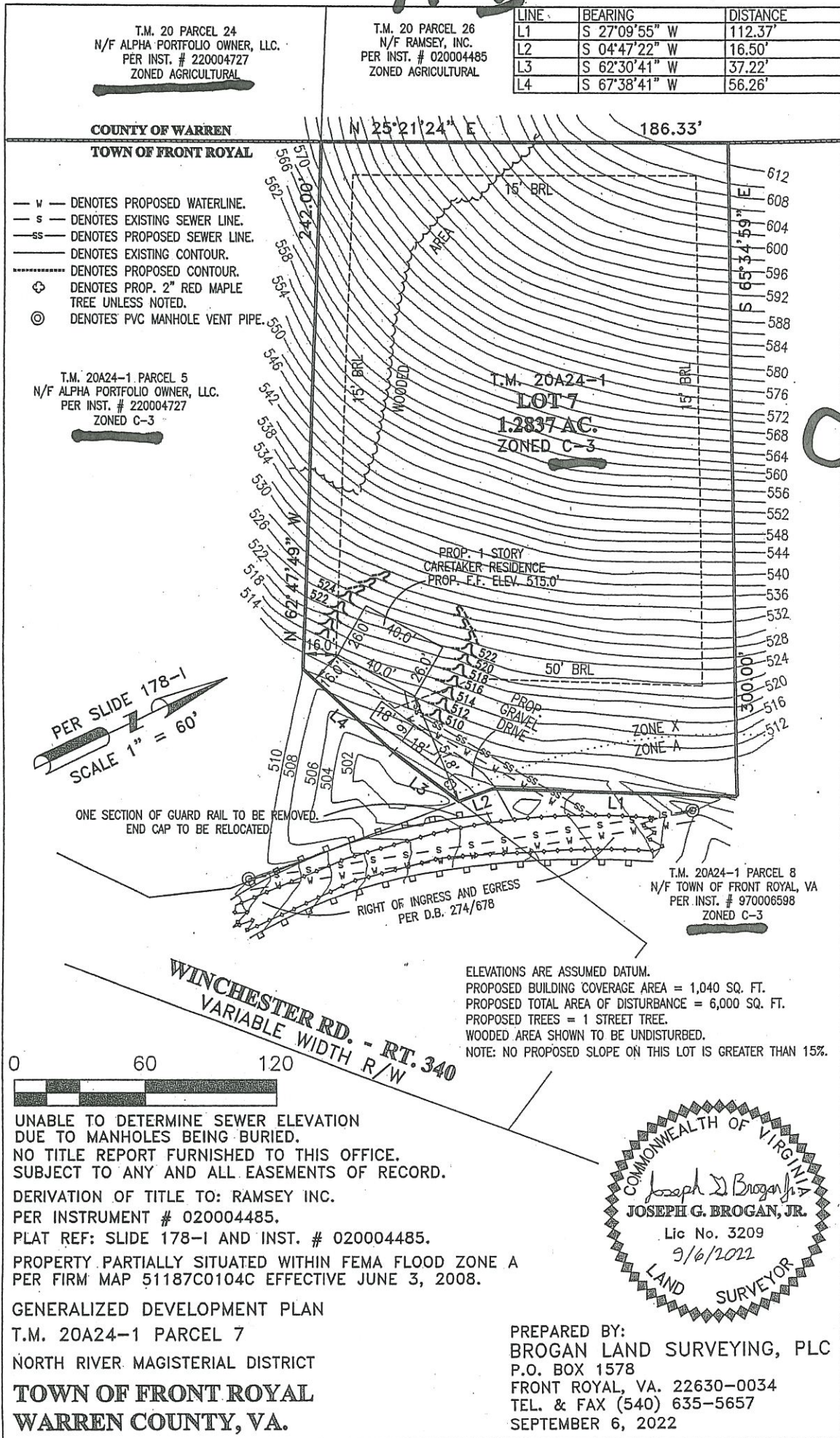
The property is located off US 522-340 on a frontage road with no direct access to the main highway. The property is sloping to a degree that it would be difficult to utilize the property for most purposes as listed in the C-3 approved uses. Water and Sewer service lines are located along the front of the property. The property is currently zoned C-3, with Cn-3 on 3 sides and Agriculture on the 4th side.

My desire is to utilize the property for the completion of a 2-Family dwelling which cannot be sold as separate units. Currently, the construction of a house is being undertaken which qualifies as a "lodging house" under C-3 zoning. Current plans include a one story house with a walkout lower level finished and an upper level that is to be unfinished at this time. This rezoning would allow Ramsey Inc to complete the upper level and occupy that level as a separate dwelling unit. Each unit would be 1040 sq ft., with each level having 2 bedrooms.

Respectfully, Submitted

A handwritten signature in blue ink that reads "Chris Ramsey". The signature is written in a cursive, flowing style.

A-1



C-3

**2200402 – VESTA PROPERT MANGEMENT
SHORT-TERM RENTAL**

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-term Rental 2200402

MEETING DATE: May 17, 2023

SUMMARY: Vesta Property Management – A request for a Special Use Permit to allow a Short-Term Rental located at 211 S. Royal Avenue, identified by Tax Map 20A7-4-105. The property is zoned C-1, Community Business District and is located in the Historic Overlay District.

STAFF RECOMMENDATION: Staff recommends approval and does not have any recommended conditions.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2200402 for a Short-Term Rental located at 211 S. Royal Avenue."

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Wood _____ Williams _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2200402

APPLICANT:

Vesta Property Management

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 211 S. Royal Avenue. The applicant intends to rent the whole house.

GENERAL INFORMATION:

Site Addresses	211 S. Royal Avenue
Owner(s)	Fidman Investments LLC
Zoning District	C-1, Community Business District
Historic District	Yes
Tax Identification	Tax Map #20A7-4-105
Request/ Recommendation	The Applicant is requesting to rent the whole house with three (3) bedrooms and no more than six (6) occupants at a time. Staff have determined there is sufficient off-street parking for this use. Staff recommends approval and does not have any recommended conditions.

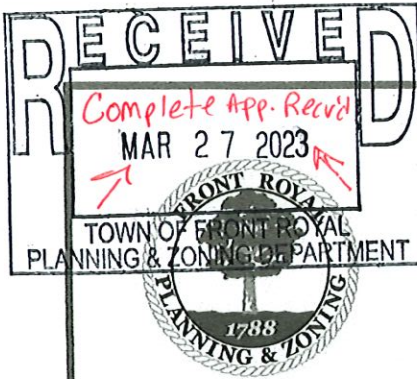
View of Front Elevation – 211 S. Royal Avenue



Aerial Zoning Map (Warren County GIS)



Attachment: Application and associated documents from the applicant.



2200402

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-nw.com

PROPERTY OWNER:

NAME: Fidman Investments PHONE: 540 305 6998
ADDRESS P.O. Box 456, Front Royal, VA 22630
E-MAIL fidmaninvest@gmail.com

PROPERTY DESCRIPTION:

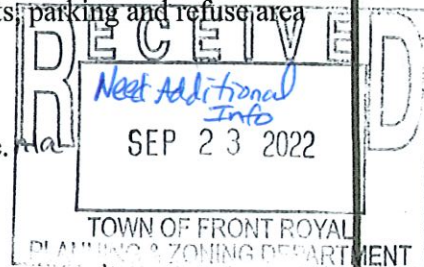
PROPERTY ADDRESS 211 S Royal Ave.
TAX MAP 20A7 SECTION ~~4~~ 4 BLOCK ~~4~~ 4 LOT 105
SUBDIVISION NAME _____
ZONING DISTRICT C-1, Downtown ACREAGE 0.2238
SPECIFIC SPECIAL USE PERMIT REQUEST Short-term Tourist Rental

- ☒ 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. - 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 # 093870 Date Paid 9-23-22

Revised 5/06/2022



4/19/23 - PC Consent to Advertise
5/3/23 - PC work session
5/17/23 - PC Public Hearing

TBD - TC work session
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

SPECIFIC 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

SPECIFIC PROPERTY REGULATIONS

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

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

pmp

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.

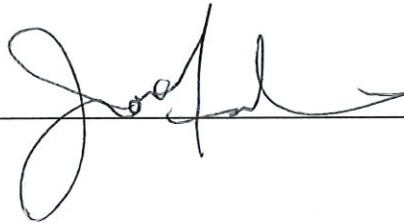
Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- 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: _____

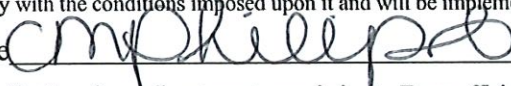


CERTIFICATION:

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.



**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.

A handwritten signature in black ink, appearing to read "Chloe Phillips". The signature is stylized with a large, looped "C" and a long, sweeping underline.

Vesta Property Management
Director of Property Management
Chloe Phillips

Contact Information

Chloe@vesta-now.com

(703) 867-2140



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)

Address:

(540) 636- 0300

351 Valley Health Way
Front Royal, VA 22630

Valley Health Urgent Care

Address:

(540) 635- 0700

65 Riverton Commons Plz
Front Royal, VA 22630

Poison Control

(800) 222-1222

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
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/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 of 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!

Wineries (I love em!!)

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!!

Breweries (Gotta have em!!)

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.

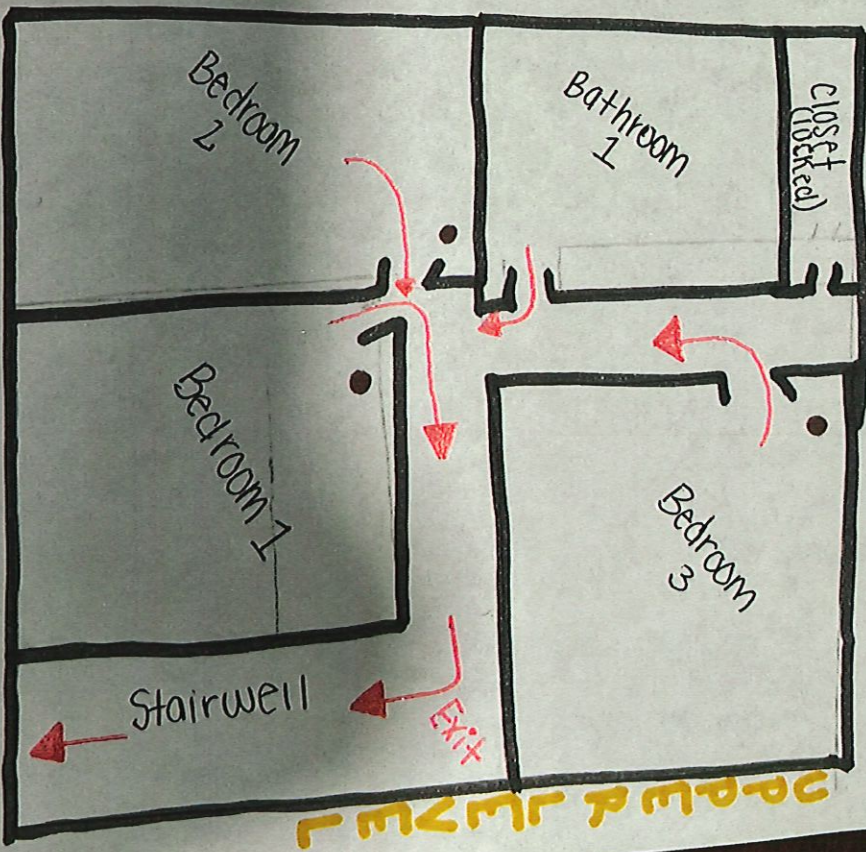
B. Each violation and/or day of violation of any provision of this section shall constitute a separate offense.

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)

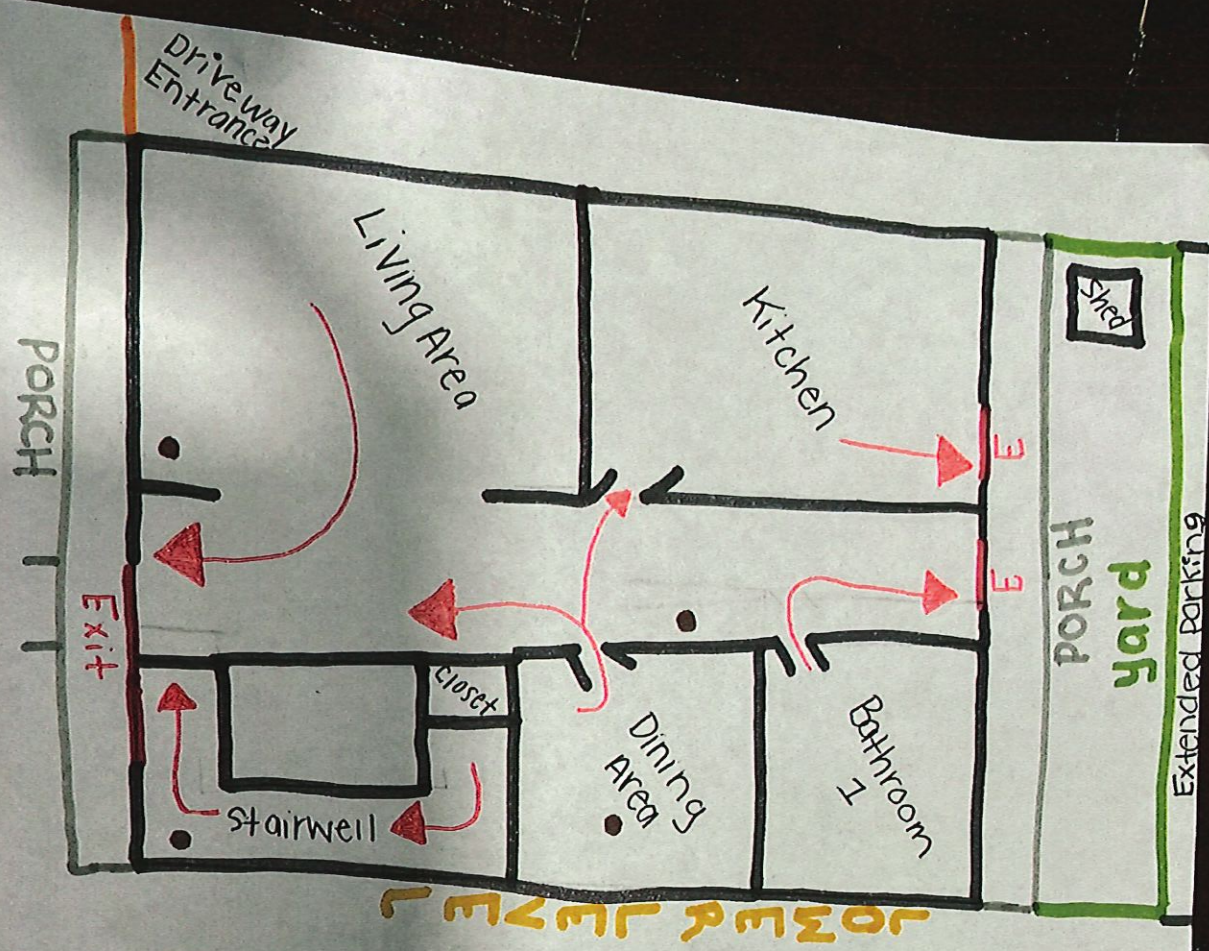
106-18 SEVERABILITY

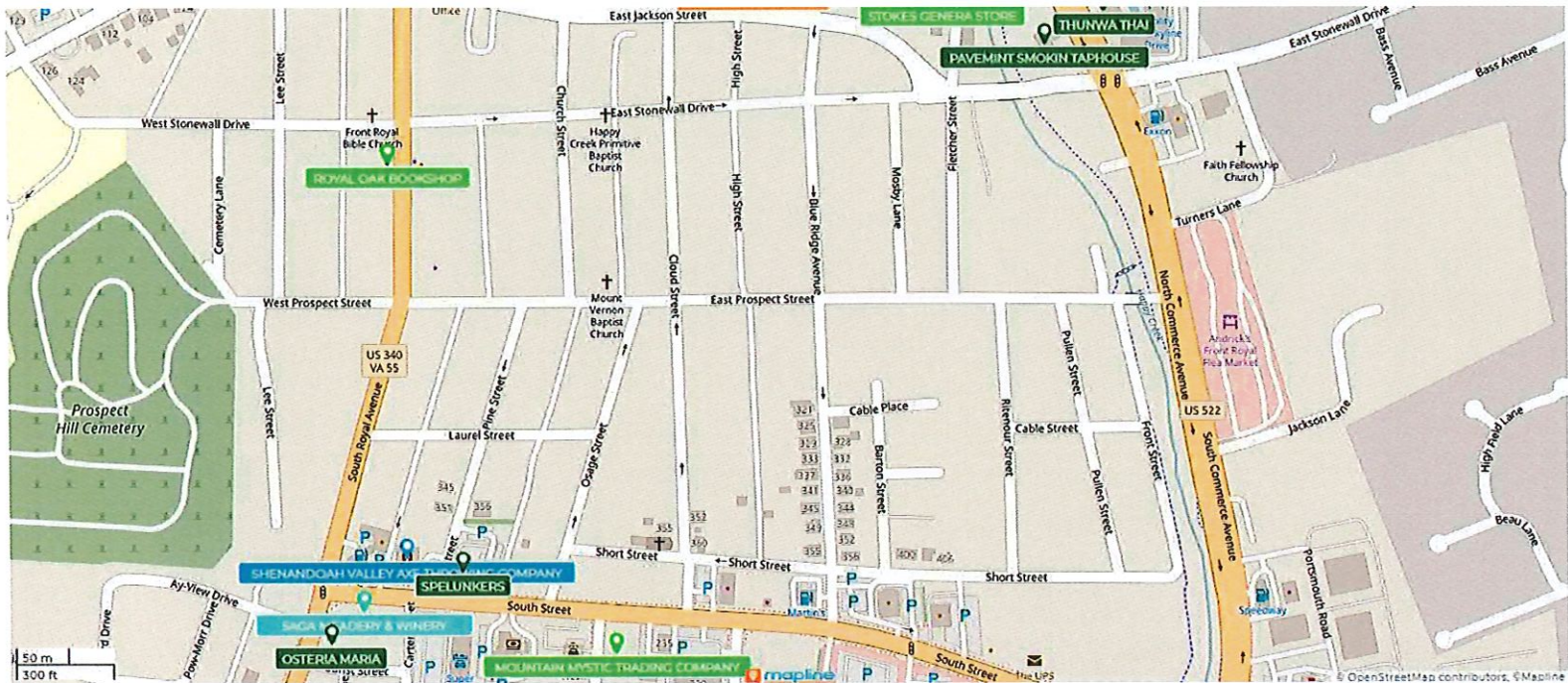
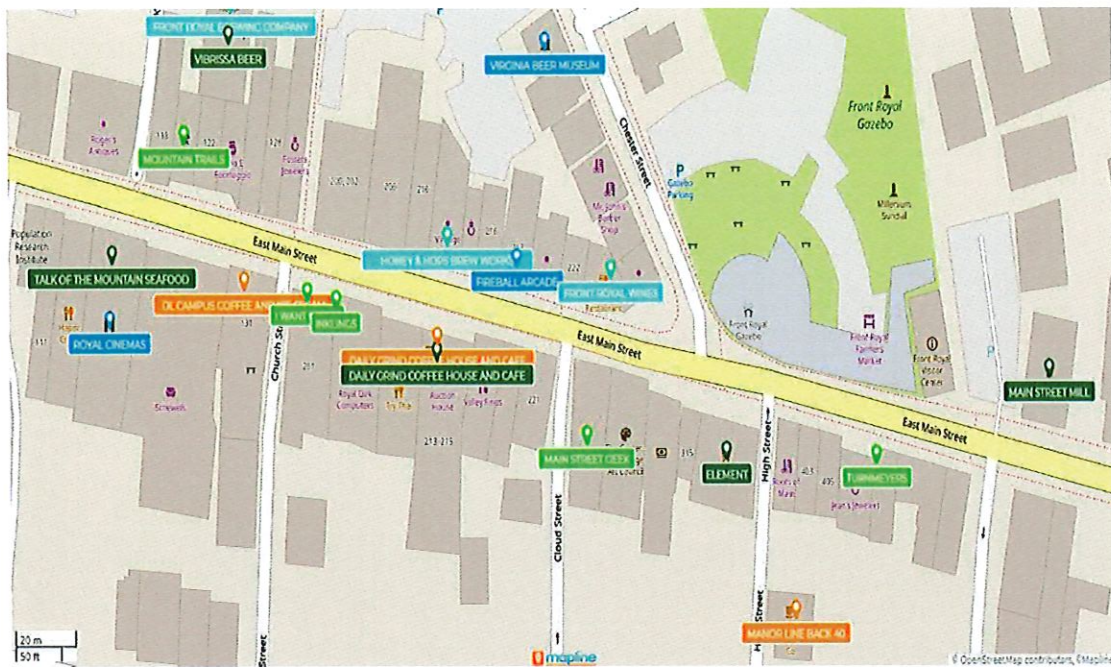
2115 Royal Avenue



- Emergency Exit plan
- Smoke Detectors

South Royal Avenue





☒ 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

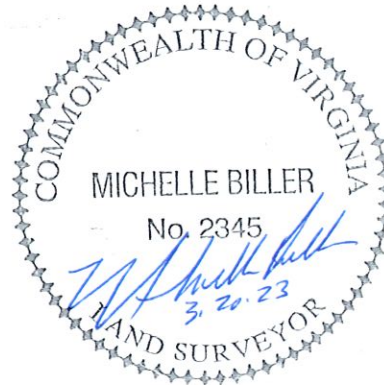
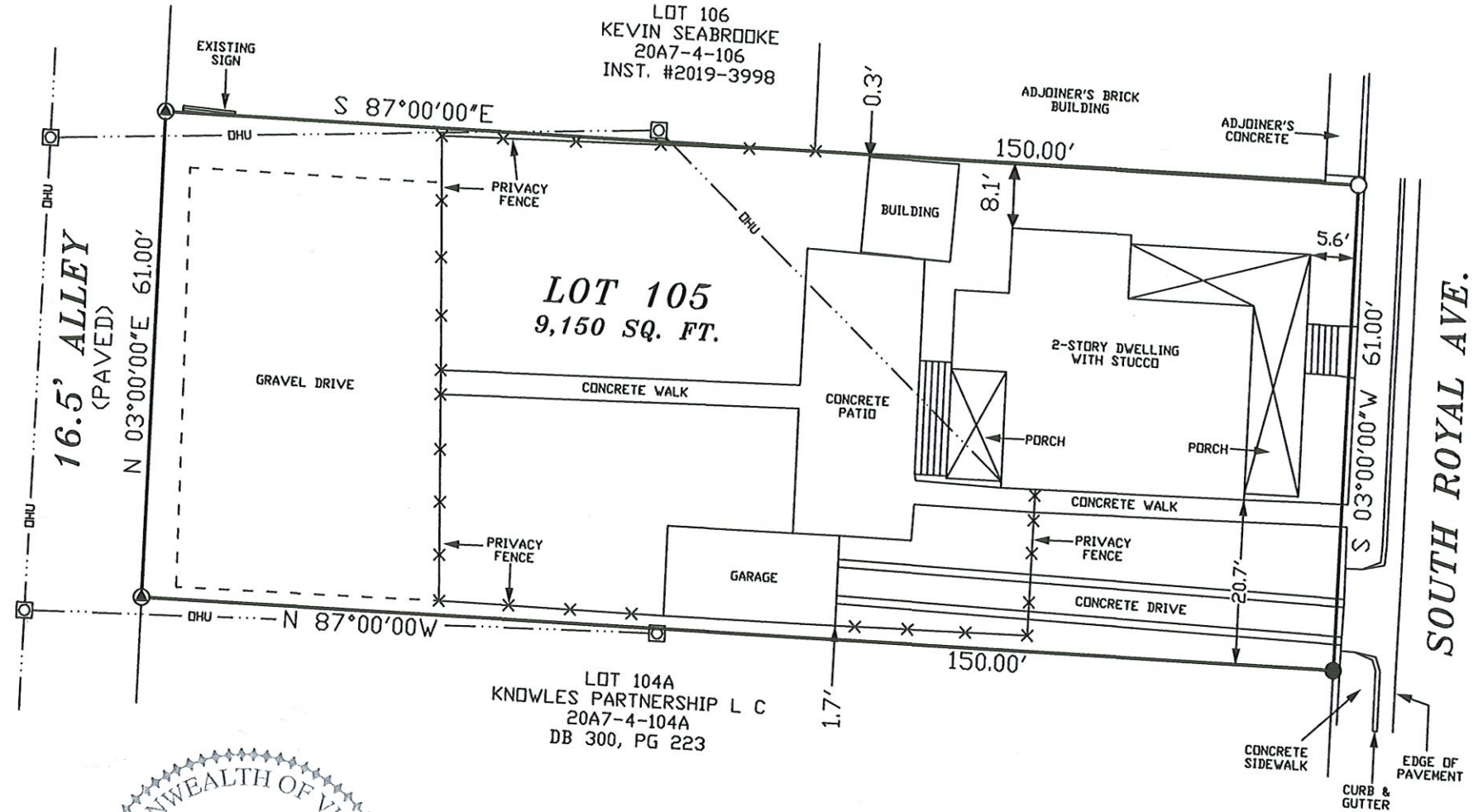
-  INKLINGS
-  STOKES GENERA STORE
-  MOUNTAIN MYSTIC TRADING COMPANY
-  ROYAL OAK BOOKSHOP
-  TURNMEYERS
-  PLAY FAVORITES
-  I WANT CANDY
-  ANDRICKS GIFTS & AMP, COLLECTIBLES
-  TARGET
-  MAIN STREET GEEK
-  MOUNTAIN TRAILS
-  WALMART
-  ENTERTAINMENT
-  ROYAL CINEMAS
-  ROYAL FAMILY BOWLING CENTER
-  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
 DHU = OVERHEAD UTILITY LINE

(PER PLAT, DB 176, PG 30)
 SCALE: 1"=20'



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

**2300184 – PETER LEMMON AND
SCOTT LLOYD**

SPECIAL EXCEPTION APPLICATION

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☒ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

AGENDA ITEM: Special Exception 2300184

MEETING DATE: May 17, 2023

SUMMARY: Peter Lemmon and Scott Lloyd – A Special Exception from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 and 148-211.A.1 for property located at 15 Chester Street.

STAFF RECOMMENDATION: Staff recommends approval with the following condition:

1. That the maximum number of parking spaces permitted on this property is four (4) spaces.

DRAFT MOTION: “I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Exception Permit 2300184 with the following condition:

1. That the maximum number of parking spaces permitted on this property is four (4) spaces.”

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Merchant _____ *Wood* _____ *Wells* _____ *Marshner* _____ *Williams* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300184 - Special Exception

APPLICANT:

Peter Lemmon and Scott Lloyd

SUMMARY OF REQUEST:

A Special Exception from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 and 148-211.A.1 for property located at 15 Chester Street. Per 148-211.A.1. Town Council may grant the special exception to the parking requirements of 148-870.

GENERAL INFORMATION:

Site Addresses	15 Chester Street
Property Owner(s)	Steve G. Doss / Betty J. Ward
Existing Zoning	C-2 (Downtown Business District)
Tax Identification	T.M. #20A8-5-3
Location	The subject property is located on Chester St in the Town's historic main street district.
Surrounding use and Zoning	Historic Downtown
Comprehensive Plan review	The property is situated in the Historic Downtown Business District and is currently being used as a professional office. This use is in line with the Comprehensive Plan for this portion of Town to be used for business or commercial uses.

Vicinity Map



Front Elevation



Left-Rear Elevation



Background, Analysis, and Staff Findings

The current use of the building is a professional office. Professional offices are permitted by right in the C-2 District. The parking requirements are one (1) space for every 300 square feet of building space. With this requirement, the applicant would need nine (9) parking spaces. They currently have four (4). The applicant was unable to lease spaces from an adjoining property due to that property not having additional parking available.

Staff Recommendation

Staff recommends approval of the special exemption. The continued use of this property in a commercial zone is difficult due to the parking requirements. The structure itself is 2600 square feet (approximately) which, when having to calculate parking based on square footage would make it unable to meet off-street parking requirements with the current lot size in a commercial zone. The structure would need to be used for residential purposes only, which does not fit the intention of the historic commercial district.

Staff recommends approval with the following condition:

1. That the maximum number of parking spaces permitted on this property is four (4) spaces.

Attachment: Application and associated documents from the applicant.

#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: <u>Peter Lemmon ; Scott Lloyd</u>	PROPERTY OWNER'S NAME: <u>15 Chester Street, LLC</u>
ADDRESS: <u>" "</u>	OWNER'S ADDRESS: <u>15 Chester St.</u> <u>Front Royal, VA</u>
PHONE NUMBER: <u>" "</u>	PHONE NUMBER: <u>805 901 9466</u>
EMAIL: <u>" "</u>	EMAIL: <u>peter@lloydkg.com</u>

SECTION A - Property Information

Tax Map No. <u>20A8 5 3</u>	Zoning District: <u>C-2</u>
Site Address: <u>15 Chester St.</u>	
☐ Entrance Corridor	☒ Historic District
	☒ Floodplain

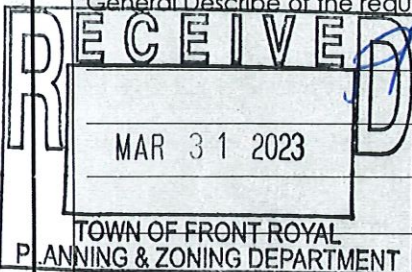
SECTION B - Details of Request

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



SIGNATURE OF APPLICANT: [Signature] Date: 3-27-23

PRINT NAME OF APPLICANT: Peter D. Lemmon

SIGNATURE OF PROPERTY OWNER: [Signature] 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)

June 2015.

Pd 3/31/23

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

Dear Town of Front Royal:

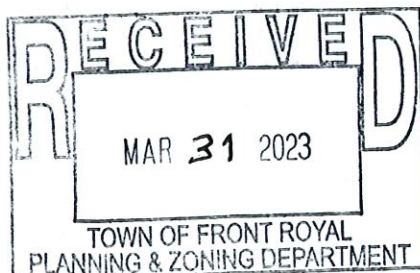
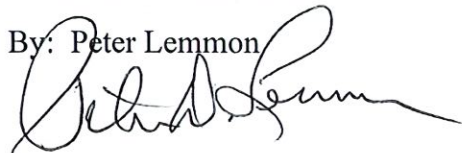
We understand from talking with John Ware in the Planning & Zoning Department that our application for the business use of 15 Chester Street (currently it apparently only has a residence use) requires there be 1 parking space for each 300 square feet of the house. Mr. Ware calculates the house to contain 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.

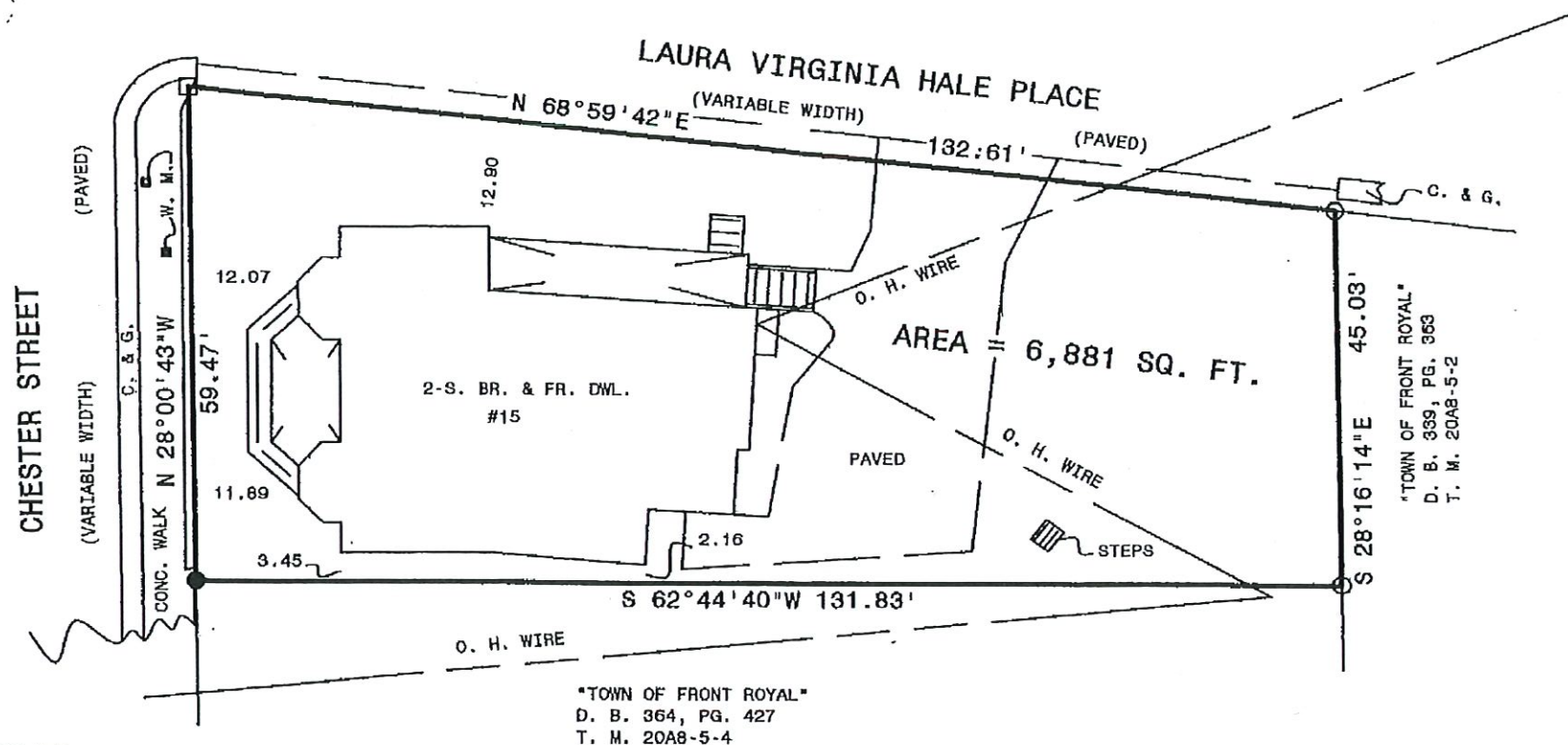
Respectfully Submitted,

15 Chester Street, LLC

By: Peter Lemmon



000030 APR-11



T. M. 20A8-5-3

"TOWN OF FRONT ROYAL"
D. B. 364, PG. 427
T. M. 20A8-5-4

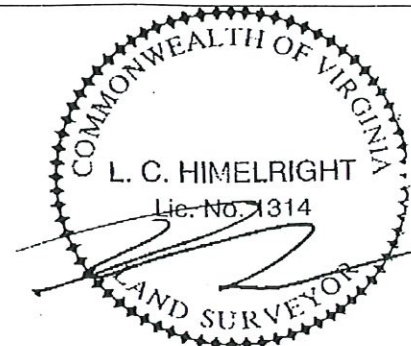
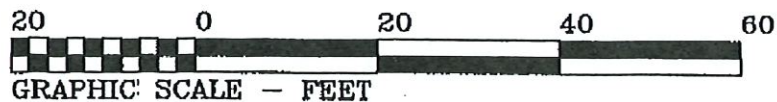
SURVEY OF THE BAC HOME LOANS SERVICING, L. P. PROPERTY
RECORDED IN INSTRUMENT #100001473.

- 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



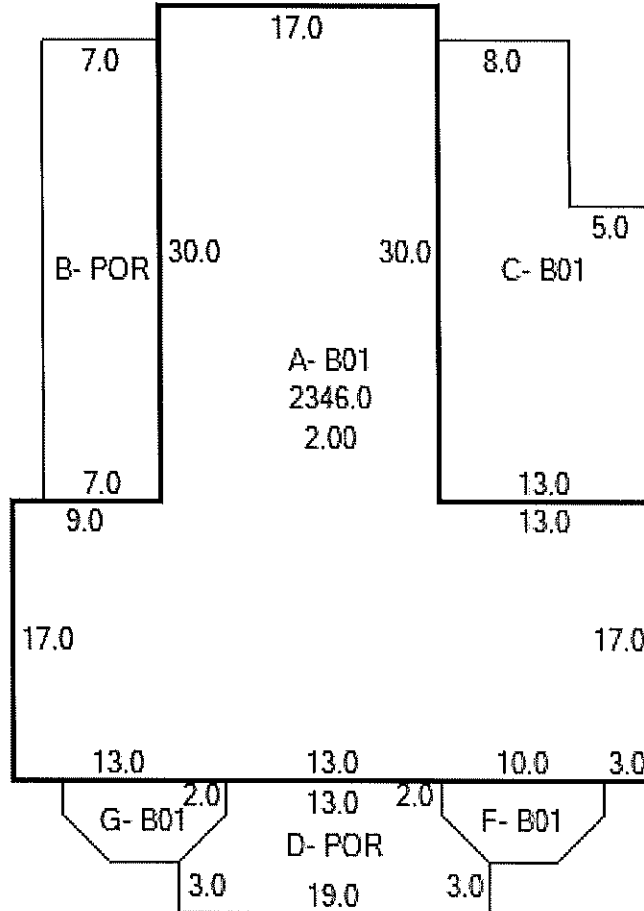
Sketch Index
Map No. 20A8 5 3
Building 1

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

2300213 – COOK REALTY

SHORT TERM RENTAL

1125 JOHN MARSHALL HIGHWAY

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-term Rental 2300213

MEETING DATE: May 17, 2023

SUMMARY: Cook Realty LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 1125 John Marshall Highway, identified by Tax Map 20A103-8A. The property is zoned R-1, Residential District.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The applicant must connect the two accessory structures to create a primary and accessory structure on the lot in compliance with the Town's Zoning and Subdivision ordinances.
3. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300213 for a Short-Term Rental located at 1125 John Marshall Highway with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The applicant must connect the two accessory structures to create a primary and accessory structure on the lot in compliance with the Town's Zoning and Subdivision ordinances.
3. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Wood _____ Williams _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300213 - Special Use Permit –
Short Term Rental

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 1125 John Marshall Highway. The applicant intends to rent the whole house.

GENERAL INFORMATION:

<i>Site Addresses</i>	1125 John Marshall Highway
<i>Owner(s)</i>	Cook Realty LLC
<i>Zoning District</i>	R-1, Residential District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A103-8A
<i>Request/ Recommendation</i>	The Applicant is requesting to rent the whole house with one (1) bedroom and no more than two (2) occupants at a time. Parking is limited to two (2) cars in the driveway per cabin. An inspection has not occurred because the structures are not complete. There are three (3) buildings on the rear of the property on Lot 8A. Town Code requires a primary structure exists in order to have an accessory structure. The building must be connected via a wall or roof. At the time of this report the buildings are not connected.

Aerial Zoning Map (Warren County GIS)



1125 John Marshall Highway



SUMMARY:

Parcel 8A currently has 3 structures with one bedroom per structure. The applicant intends to connect two of the structures via a roof to create a primary structure with one accessory structure.

Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The applicant must connect the two accessory structures to create a primary and accessory structure on the lot in compliance with the Town's Zoning and Subdivision ordinances.
3. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

Attachment:

- 1) Application and associated documents from the applicant.
- 2) Two (2) Letters of Support.

«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: Sqo 5500334
ADDRESS 165 Lee Burke Road. Front Royal VA 22630
e-mail ShaUd (qqK 103 (E gmail. (pm

PROPERTY OWNER:

NAME: Shelly Cook PHONE: 94bSSO 033*4
ADDRESS 165 Lee Burke Road. Front Royal VA 22630
E-MAIL Shelly UtxoK 103 @ QmaAj. com

PROPERTY DESCRIPTION: (1125)

PROPERTY ADDRESS 112A John Marshall Way. Front Royal.
TAX MAP 2cA\D-3> SECTION _____ BLOCK _____ LOT (8A)
SUBDIVISION NAME ftA\ ftproperty
ZONING DISTRICT 12.1 ACREAGE _____
SPECIFIC SPECIAL USE PERMIT REQUEST 6^0^ term Rental.

☒ Full 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

☒ Comprehensive management plan.

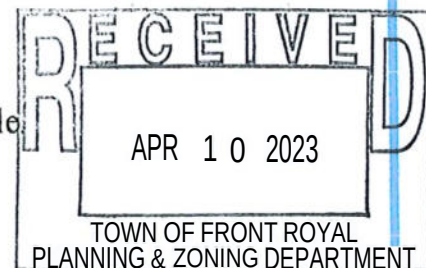
☐ Written consent given to the Town to inspect for compliance.

☐ Emergency dwelling evacuation diagram (posted in each bedroom)

☒ Application fee of \$400.00

Receipt # V00130n^ate Paid ^10'23

Pd & WOO - CK# 4484



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

CHECK-IN & CHECK-OUT

Provide details

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

WIFI/PHONE/ETC

Provide details for special amenities if available

Xfinity Cable and N.F.I
Xfinity land line.

SPECIFIC 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 Grassy
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

SPECIFIC 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.

JOHN MARSHALL HWY. - RT. 55
VARIABLE WIDTH R/W

T.M. 20A10-3 NEW LOT 8
13,217 SQ. FT.
ZONED R-1

T.M. 20A10-3 NEW LOT 8A
25,319 SQ. FT.
ZONED R-1

T.M. 20A10-3 NEW LOT 9
23,850 SQ. FT.
ZONED R-1

NEW LOT LINES

ADDITION UNDER CONSTRUCTION

PROPOSED COVERED WALKWAYS

LEGEND

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	68.15'

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.

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

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

19.5x19.5 DH Twin

Deck/Porch

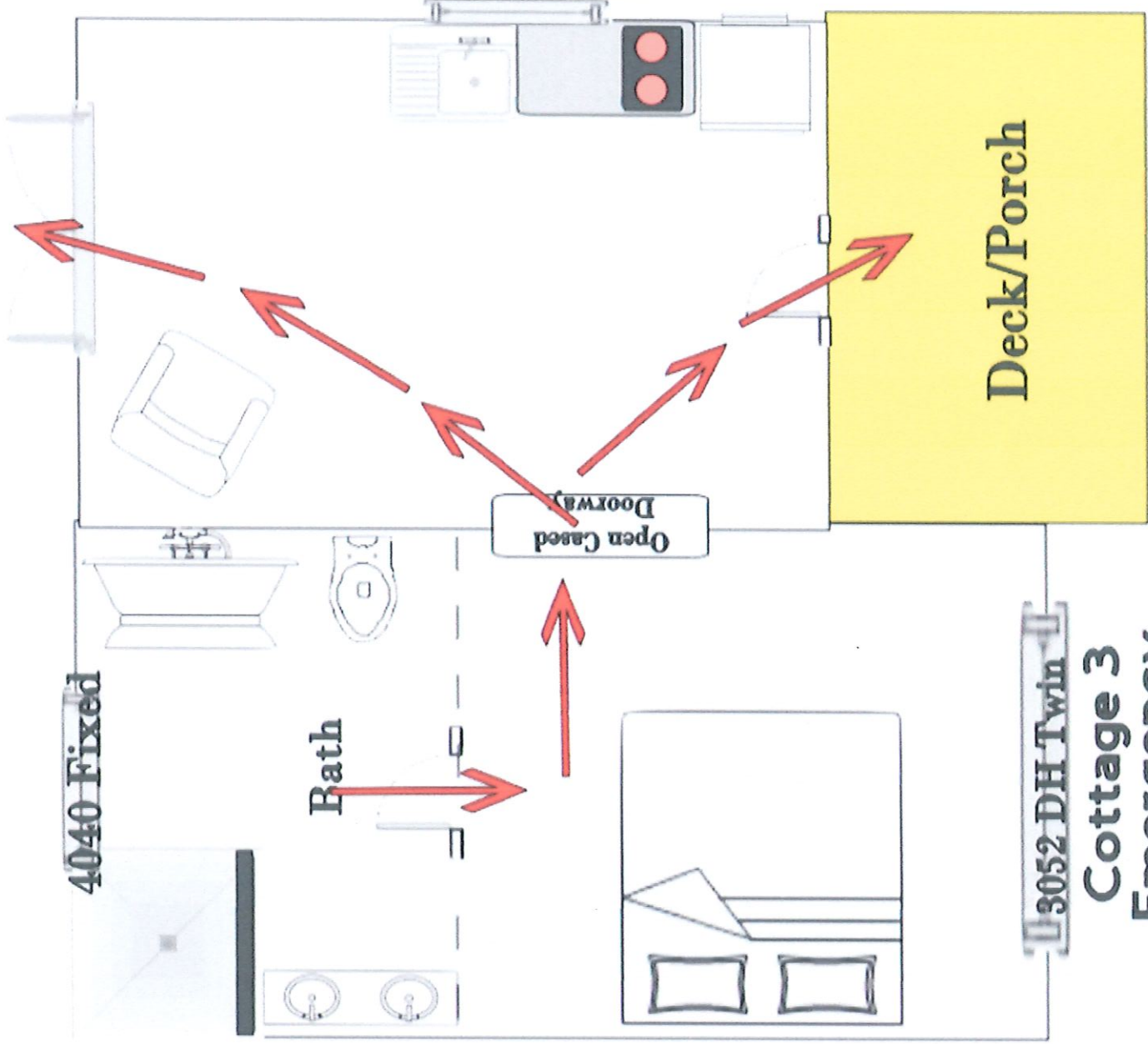
Open Casel
Doorway

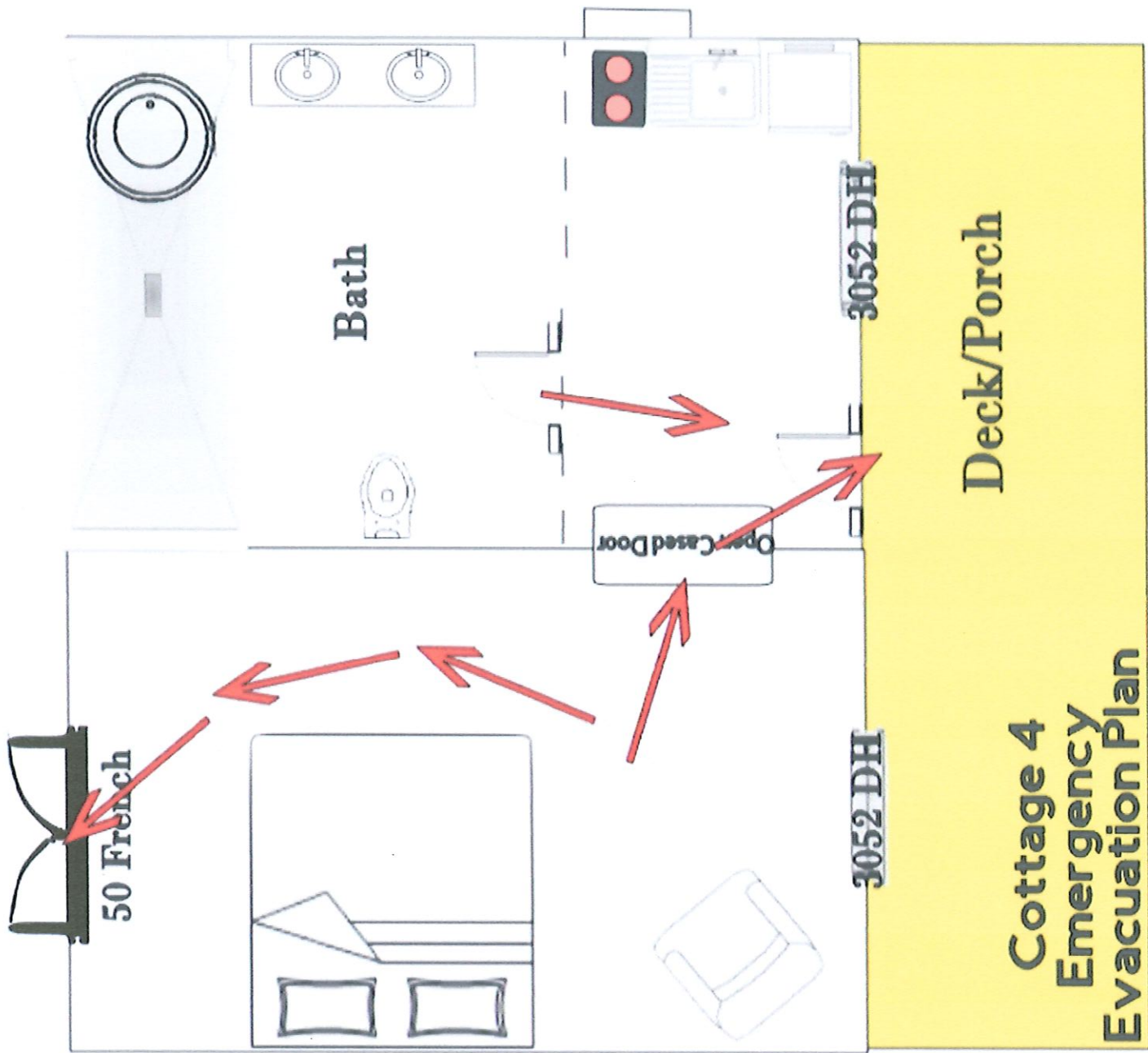
Bath

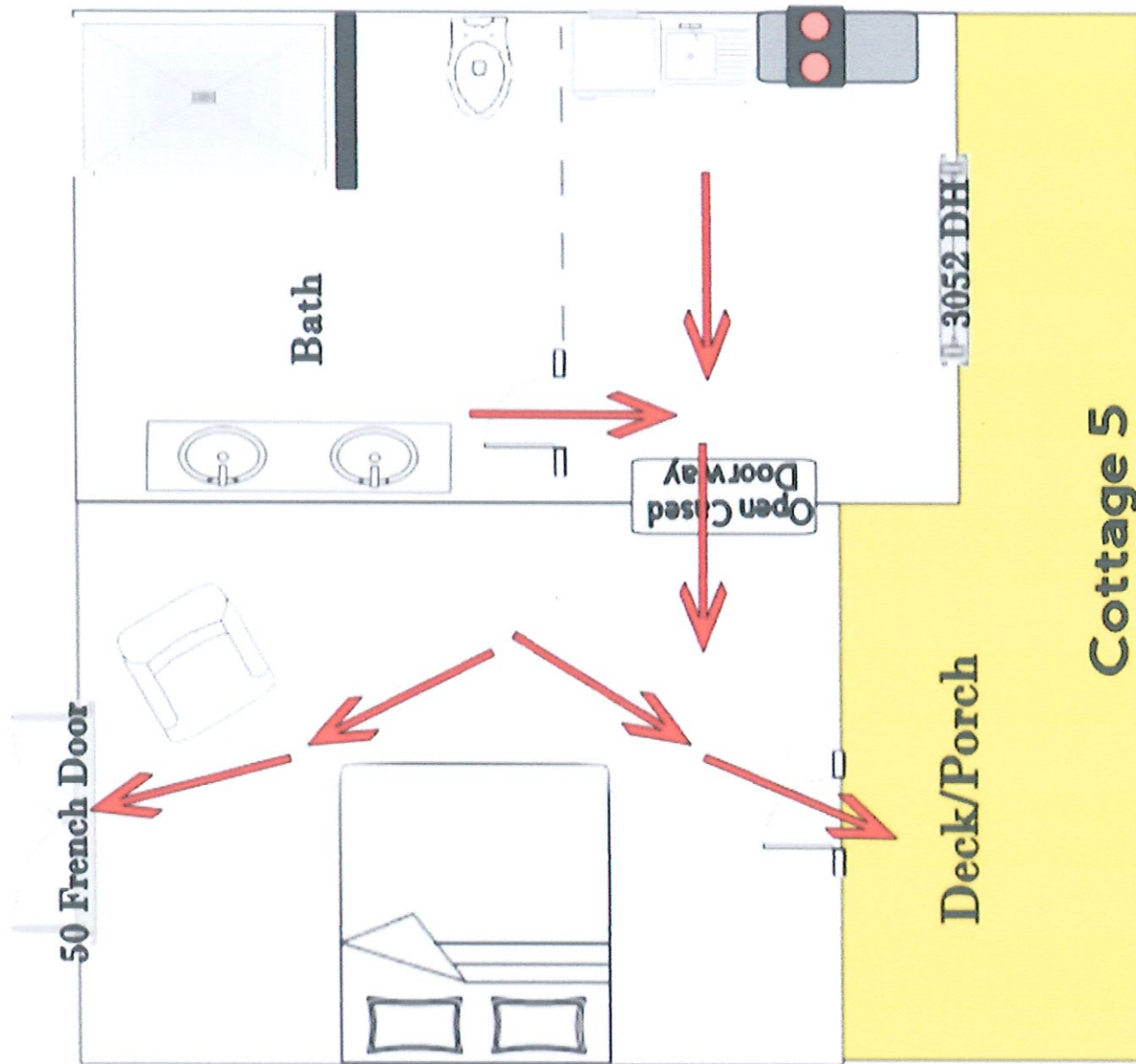
4040 Fixed

3052 DH Twin

Cottage 3
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: \$ <u>0</u>	TAX MAP NO. 20A128 4A and
ASSESSED VALUE: \$ <u>490,200.00</u>	TAX MAP NO. 20A128 5
APPRAISED VALUE: \$ <u>0</u>	TAX MAP NO. 20A7 4 108

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

TITLE INSURANCE IS PROVIDED BY
FIDELITY 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:

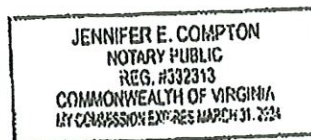

SHELLY L. COOK (SEAL)

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



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 Luke Signature: [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

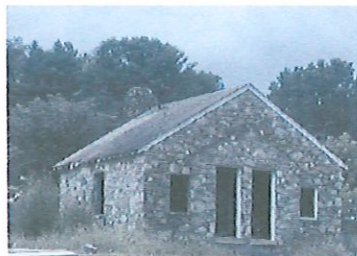
The Trellis

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



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



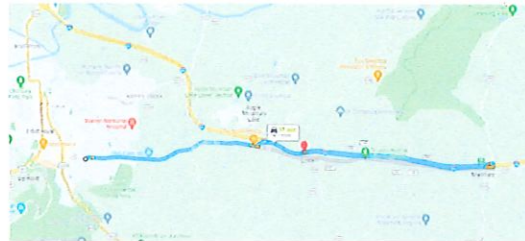
You are in Front Royal, off of Route 55.

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



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.



Button	Display Screen	Description	Available Function	
			Single Split	Multi
[Power]	[Power]	To turn on/off the air conditioner	○	○
[Up]	[Up]	To adjust the desired room temperature in cooling, heating or auto of angleover mode	○	○
[Down]	[Down]	To adjust the desired room temperature in cooling, heating or auto of angleover mode	○	○
[MODE]	[MODE]	To select the cooling mode	○	○
		To select the heating mode	○	○
		To select the dehumidifier mode	○	○
		To select the fan mode	○	○
		To select the auto when power is off mode	○	○
[JET MODE]	[Po]	To change room temperature quickly	○	○
[FAN SPEED]	[Fan]	To adjust the fan speed	○	○
[Swing]	[Swing]	To adjust the air flow direction vertically or horizontally	○	○

NOTE

- * Buttons may be changed according to the type of mode.
- * When connected to the Main Outdoor unit, the Energy Display, Energy Control, Start 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)

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.
540-636-3123L 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.
540-252-4210SHOPPING: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:

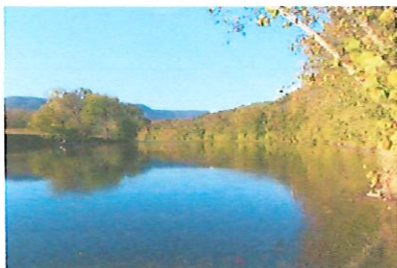
SHENANDOAH NATIONAL PARK 21073 Skyline Drive
Front Royal

Hiking, Scenic Byways, Landmarks, Day Trip



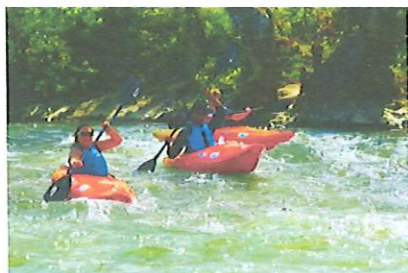
SHENANDOAH RIVER STATE PARK
350 Daughter of Stars Dr.
Bentonville

Riverside Picnic Areas, River Access, Boat Launch, Hiking



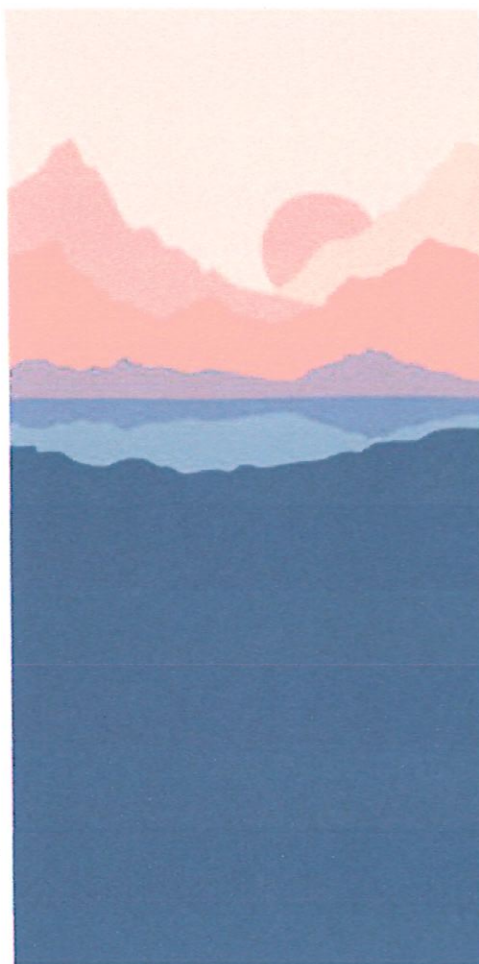
FRONT ROYAL OUTDOORS 8567 Stonewall Jackson Hwy
Front Royal

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



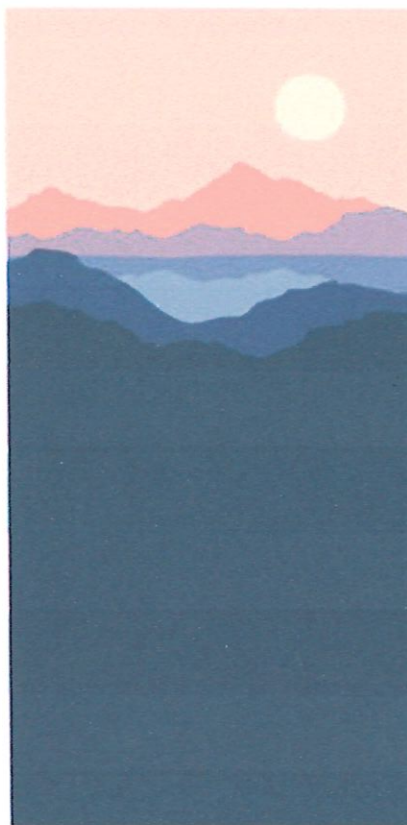
SHENANDOAH VALLEY AXE THROWING 20 South St.
Front Royal
Axe and Knife Throwing Venue, Full Menu, Drinks Served



Create
memories



SKYLINE CAVERNS 10344 Stonewall Jackson Hwy
Front Royal
Geological Caves, Tourist Attraction



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

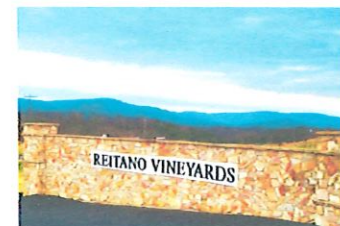
122 E. Main Street

540-631-0773



REITANO VINEYARDS

137 Lee Burke Road



GLEN MANOR VINEYARDS

2244 Browntown Road

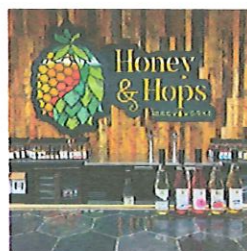
540-635-6324



HONEY & HOPS BREW WORKS

212 E. Main Street

540-692-6032



Chapter 106NOISE

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 SEPARABILITY

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 exists 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 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.

(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-1, 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, ROAD CONSTRUCTION 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 1st (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 78FIRE 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.

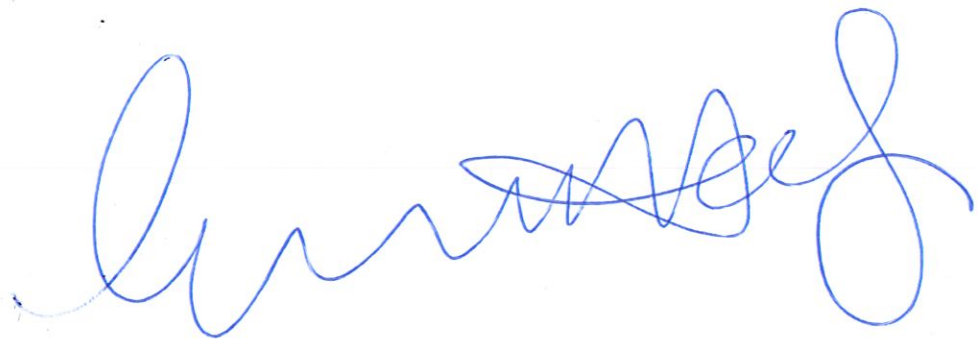
78-9 RECOGNITION

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.

Attn: Connie Potter

May 6, 2023

I, Emily Houtz, am writing in to show my support in favor of the John
Marshal property, 1121 John Marshal Highway becoming an Airbnb
property.

A handwritten signature in blue ink, appearing to read 'Emily Houtz', with a large, stylized loop at the end.

"Emily Houtz"

May 12, 2023

**Town of Front Royal
Planning Commission
102 E Main St · Front Royal, VA 22630**

RE: Public Hearing #2300-213, 214, 215
Shelly Cook, 'John Marshall Hwy Project'

I write this letter today IN FAVOR of the afore-mentioned project. My reasons are as follow:

- This property is located on a main thoroughfare, not a neighborhood.
- This property was once a commercial property.
- This business will bring visitors to our community and they will pay meal and lodging tax.
- This business will provide employment opportunity for our residents.
- It looks as though great care has been taken to make this a quality property with higher standards than many of our current commercial properties.

I welcome more projects such as this one to help revitalize our community. I hope these reasons listed will help make your decision-making easier and that your decision will also be in favor of zoning this property accordingly.

Gratefully submitted,

Lisa K Parker

Lisa Parker

2300214 – COOK REALTY

SHORT TERM RENTAL

1121 JOHN MARSHALL HIGHWAY

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-term Rental 2300214

MEETING DATE: May 17, 2023

SUMMARY: Cook Realty LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 1121 John Marshall Highway, identified by Tax Map 20A103-8. The property is zoned R-1, Residential District.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300214 for a Short-Term Rental located at 1121 John Marshall Highway with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived."

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Wood _____ Williams _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300214 - Special Use Permit –
Short-Term Rental

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 1121 John Marshall Highway. The applicant intends to rent the whole house.

GENERAL INFORMATION:

<i>Site Addresses</i>	1121 John Marshall Highway
<i>Owner(s)</i>	Cook Realty LLC
<i>Zoning District</i>	R-1, Residential District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A103-8
<i>Request/ Recommendation</i>	The Applicant is requesting to rent the whole house with three (3) bedrooms and no more than six (6) occupants at a time. Parking is limited to three (3) cars in the driveway. An inspection of the structure has not occurred because the structures are not complete. The parking area is also not complete.

SUMMARY:

The applicant is seeking approval for a short-term rental to be located at 1121 John Marshall Hwy. This property consists of 3 parcels with a primary and accessory structure located on two lots. This parcel contains a single structure with 3 bedrooms. The applicant intends to rent this structure as a single unit to no more than 6 people.

Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply, the application fee will be waived.

Aerial Zoning Map (Warren County GIS)



1121 John Marshall Highway



Attachment: Application and associated documents from the applicant.

#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 Rectly 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 Marshall 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.

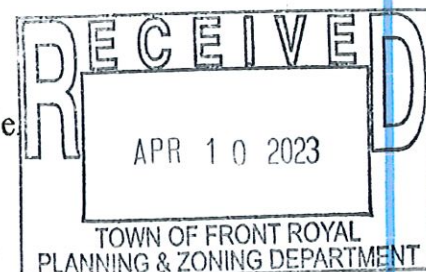
- ☒ Whole house rental ☐ Partial rental, # of rooms rented _____
☐ Primary Residence ☐ Secondary Residence

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 # 01001907802 Date Paid 4-10-23

Pd \$400.00 CK# 4484



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.
Percabin

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. Percabin / 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 management will come by in the evening of trash pickup and place receptacles for morning pickup.

CHECK-IN & CHECK-OUT

Provide details

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

WIFI/PHONE/ETC

Provide details for special amenities if available

Xfinity Cable and W.FI
Xfinity land line.

SPECIFIC 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

SPECIFIC 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.

JOHN MARSHALL HWY. - RT. 55
VARIABLE WIDTH R/W

T.M. 20A10-3 NEW LOT 8
13,217 SQ. FT.
ZONED R-1

T.M. 20A10-3 NEW LOT 8A
25,319 SQ. FT.
ZONED R-1

T.M. 20A10-3 NEW LOT 9
23,850 SQ. FT.
ZONED R-1

NEW LOT LINES

LEGEND:

- DENOTES EX. PIN OR PIPE.
- DENOTES PIN SET.
- ⊙ DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.
- ⊙ DENOTES WATER METER.
- ⊙ DENOTES WATER VALVE.
- ✱ DENOTES WOOD FENCE.

LINE	BEARING	DISTANCE
L1	S 01°41'20" E	35.00'
L2	S 15°54'57" E	44.87'
L3	S 01°41'25" E	66.15'

SCALE 1" = 30'

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

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

0 30 60

SCALE 1" = 30'

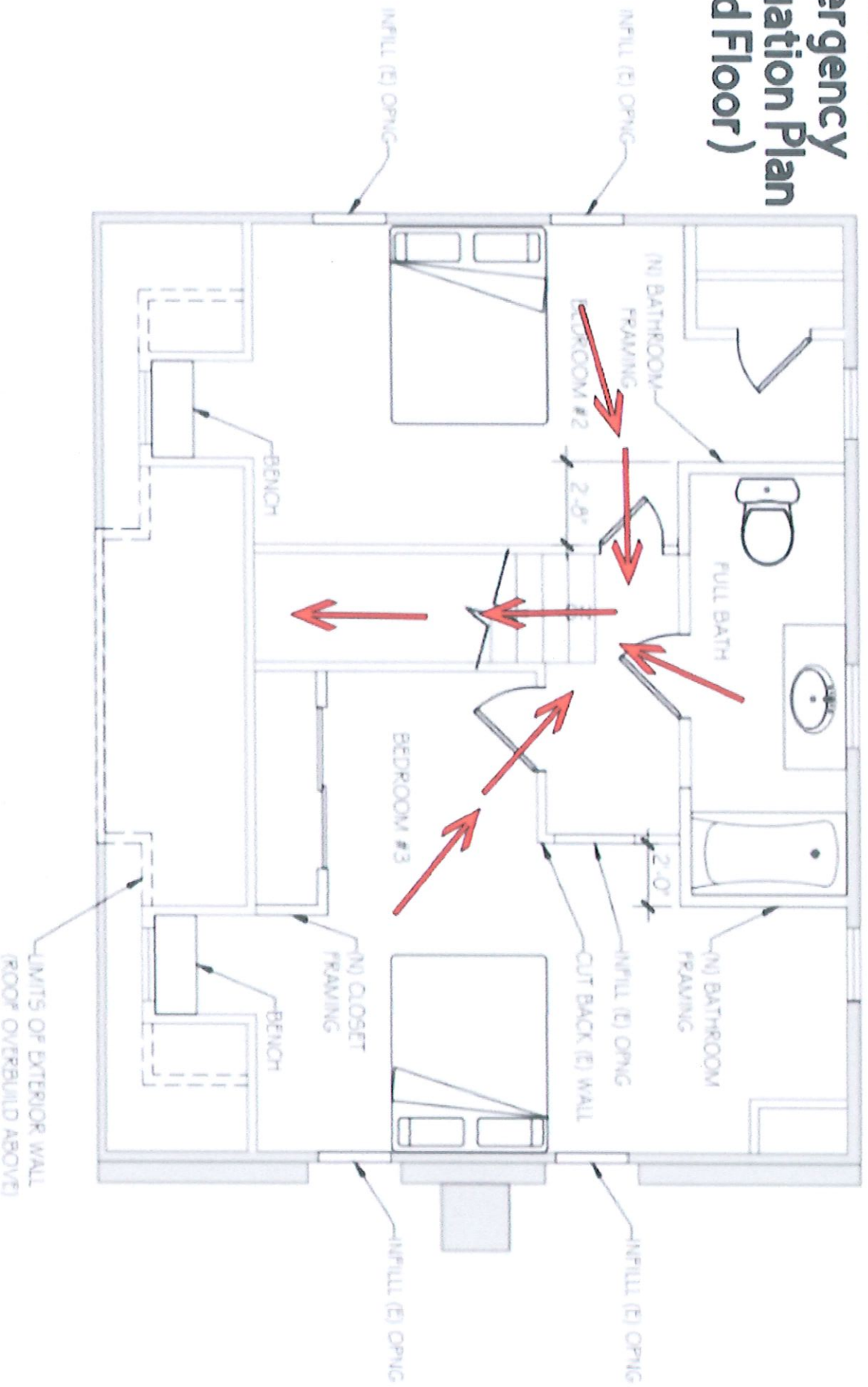
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DECEMBER 6, 2022

SHEET TWO OF TWO

Main House Emergency Evacuation Plan (Main Level)



Main House Emergency Evacuation Plan (2nd Floor)



2300215 – COOK REALTY

SHORT TERM RENTAL

1135 JOHN MARSHALL HIGHWAY

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-term Rental 2300215

MEETING DATE: May 17, 2023

SUMMARY: Cook Realty LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 1135 John Marshall Highway, identified by Tax Map 20A103-9. The property is zoned R-1, Residential District.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300215 for a Short-Term Rental located at 1135 John Marshall Highway with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived. "

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Wood _____ Williams _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300215 - Special Use Permit –
Short Term Rental

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 1135 John Marshall Highway. The applicant intends to rent the whole house.

GENERAL INFORMATION:

<i>Site Addresses</i>	1135 John Marshall Highway
<i>Owner(s)</i>	Cook Realty LLC
<i>Zoning District</i>	R-1, Residential District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A103-9
<i>Request/ Recommendation</i>	The Applicant is requesting to rent the whole house with one (1) bedroom and no more than two (2) occupants at a time. Parking is limited to two (2) cars in the driveway per cabin. An inspection is pending once the structures are complete. The parking area is not constructed at the time of the staff report; therefore, an inspection has not been done. There appears to be sufficient area to accommodate parking. Staff recommends approval with conditions-potentially a time limit to determine the appropriateness at this location.

SUMMARY:

The applicant is seeking approval for a short-term rental to be located at 1135 John Marshall Highway. This property consists of 3 parcels with a primary and accessory structure located on each lot. The ordinance permits accessory structures to be used as short-term rentals. Both the primary and accessory structure can accommodate 2 renters per unit for a total of 4 renters on this parcel.

Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

Aerial Zoning Map (Warren County GIS)



Left Elevation - 1135 John Marshall Highway



Right-Front Elevation – 1135 John Marshall Highway



Attachment: Application and associated documents from the applicant.

#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 - Reatty 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 Marshall 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.

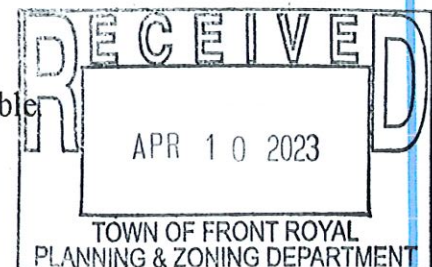
☒ Written consent given to the Town to inspect for compliance.

☒ 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



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.

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 management will come by in the evening of trash pickup and place receptacles for morning pickup.

CHECK-IN & CHECK-OUT

Provide details

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

WIFI/PHONE/ETC

Provide details for special amenities if available

Xfinity cable and N.FI
Xfinity landline.

SPECIFIC 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

SPECIFIC 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:

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- 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:

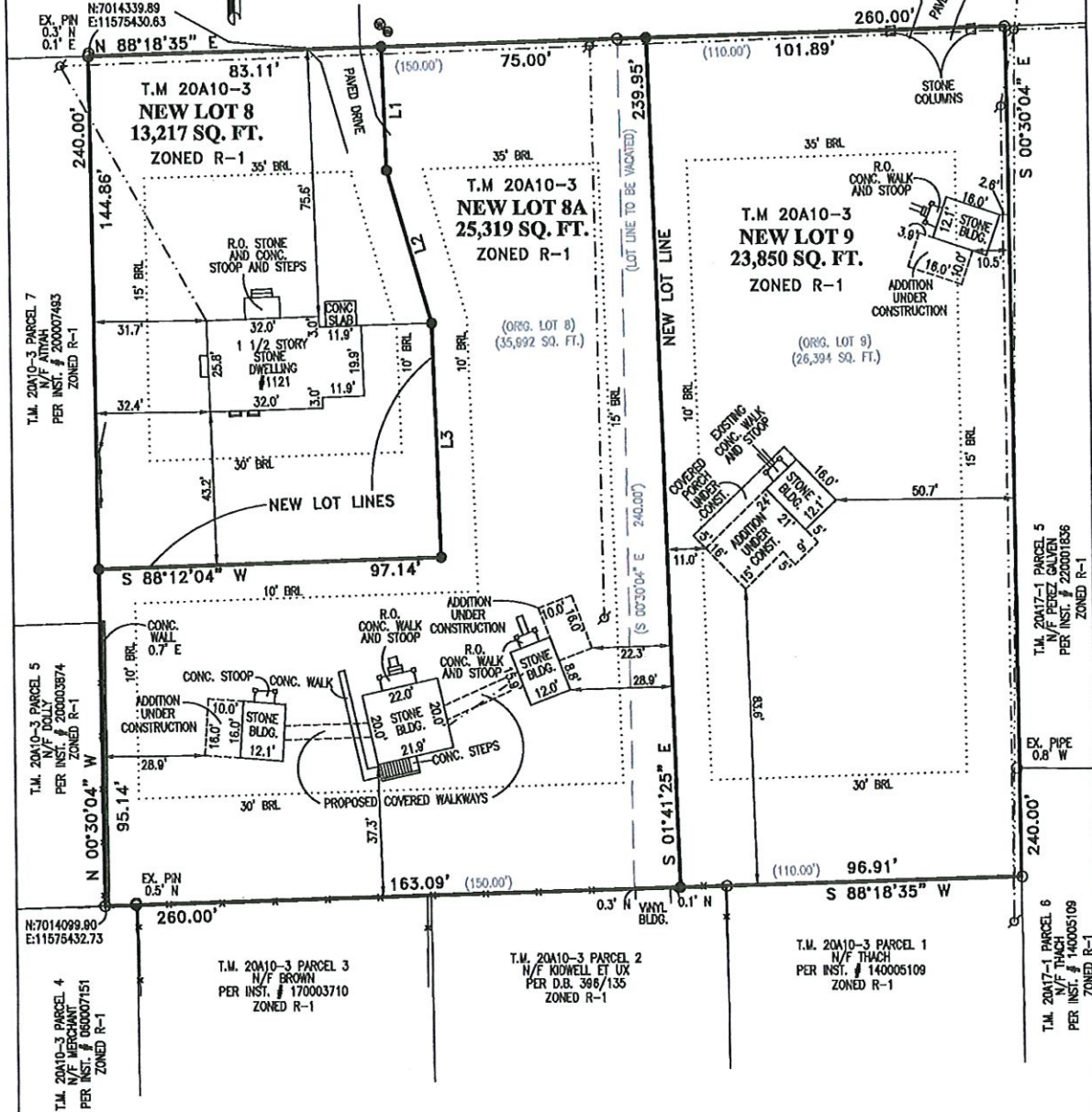
I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

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.

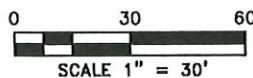
JOHN MARSHALL HWY. - RT. 55
VARIABLE WIDTH R/W



- DENOTES EX. PIN OR PIPE.
- DENOTES PIN SET.
- DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.
- ⊙ DENOTES WATER METER.
- ⊙ DENOTES WATER VALVE.
- ✕ DENOTES WOOD FENCE.

LINE	BEARING	DISTANCE
L1	S 01°41'25" E	35.00'
L2	S 15°54'57" E	44.87'
L3	S 01°41'25" E	68.15'

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.



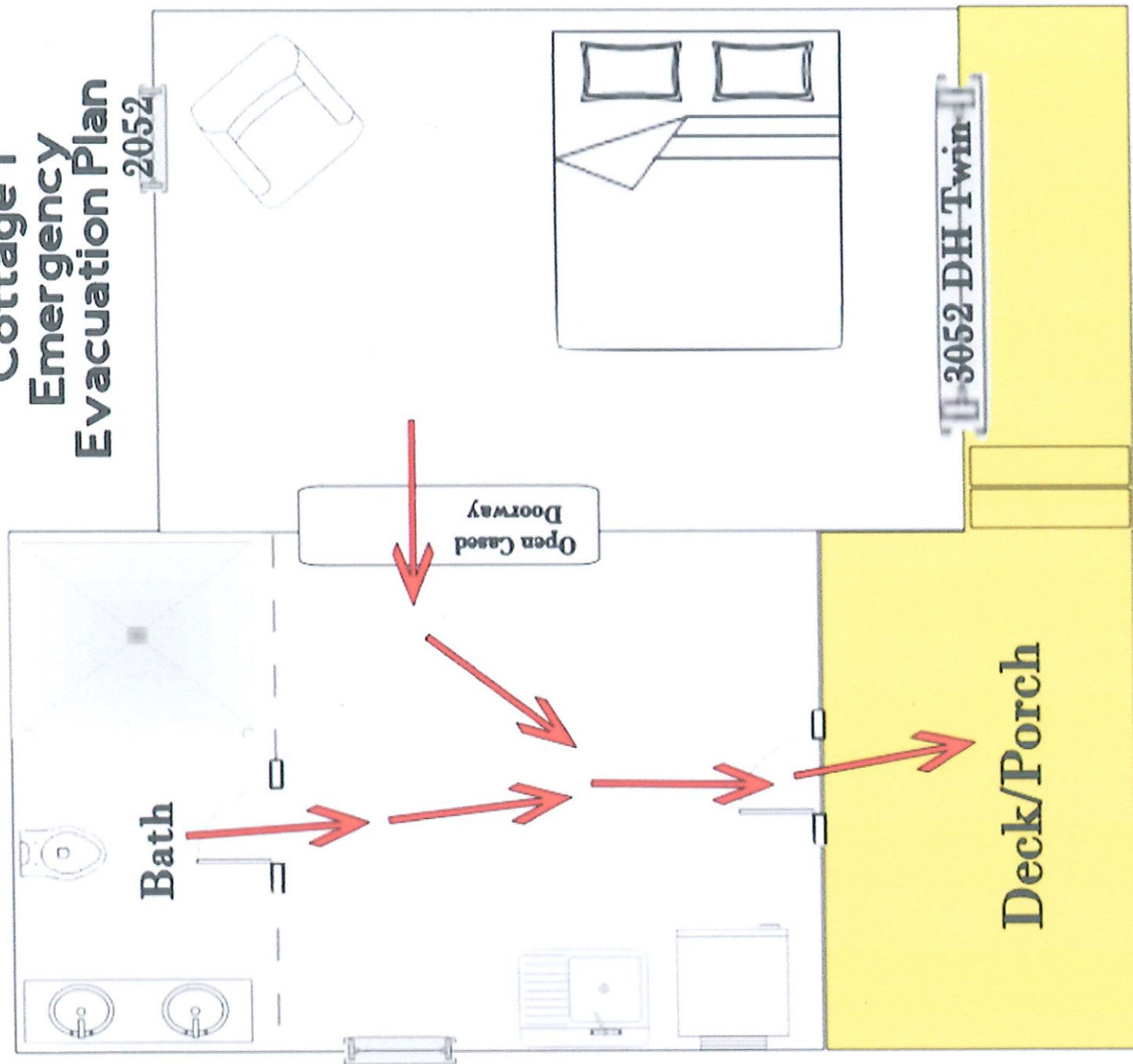
SHEET TWO OF TWO

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

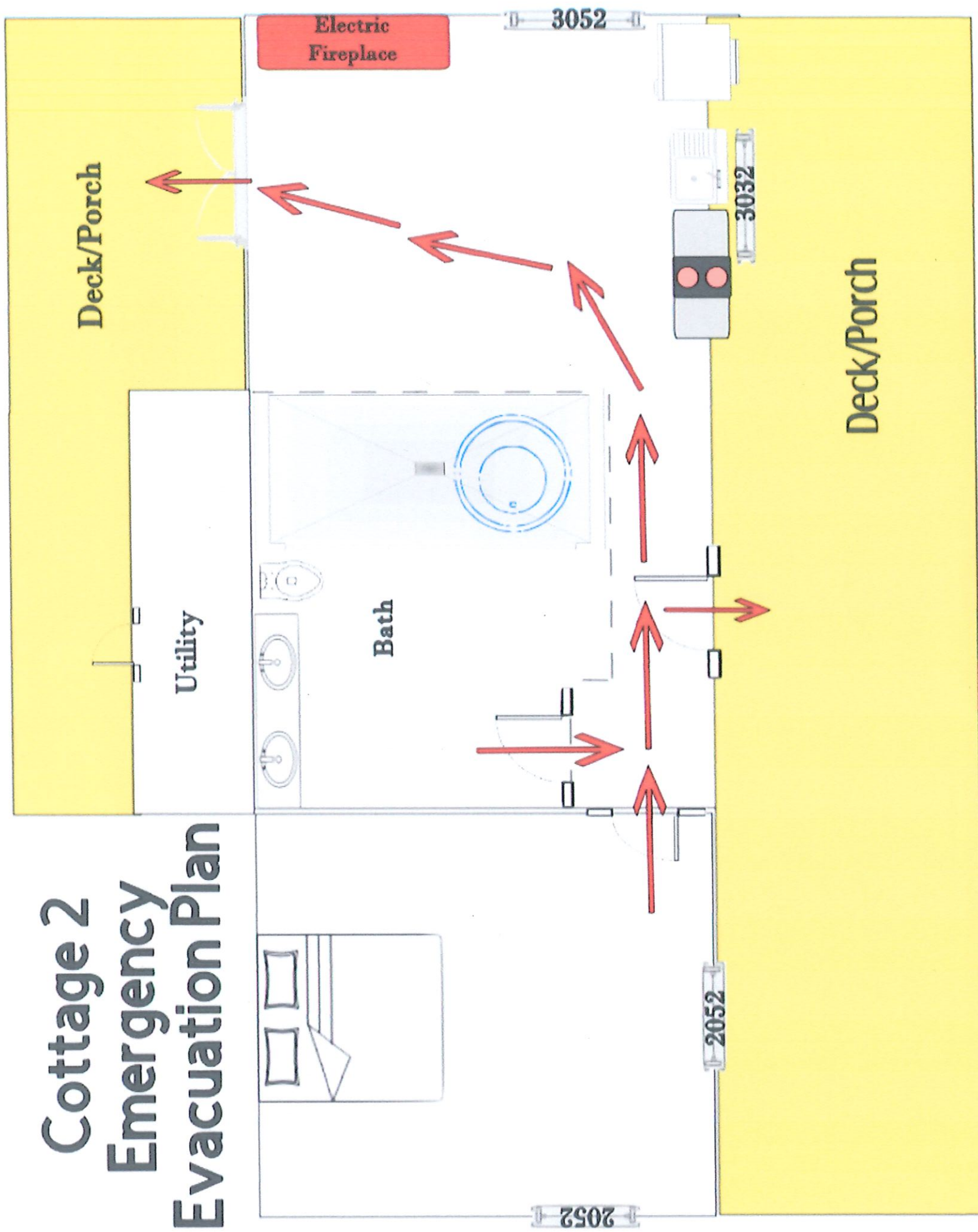


Cottage 1 Emergency Evacuation Plan

2052



Cottage 2 Emergency Evacuation Plan



2300232 – COOK REALTY

SPECIAL USE PERMIT

416 S. ROYAL AVENUE

Town of Front Royal, Virginia
Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

AGENDA ITEM: Special Use Permit #2300232

MEETING DATE: May 17, 2023

SUMMARY: 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.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The applicant shall have no more than 14-bedroom units in the structure.
2. The applicant will obtain all necessary licenses and permits through DPOR.
3. The applicant shall provide written approval from the Fire Marshall and State Health Department to the Town stating they have met all necessary requirements prior to the issuance of the applicant's business license.
4. Staff will perform a safety inspection prior to commencement of the use.
5. Staff will inspect to ensure that additional safety features, such as handrails, in various areas shall be installed prior to commencement of use.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300232 for a Nursing Home located at 416 S. Royal Avenue with the following conditions:

1. The applicant shall have no more than 14-bedroom units in the structure.
2. The applicant will obtain all necessary licenses and permits through DPOR.
3. The applicant shall provide written approval from the Fire Marshall and State Health Department to the Town stating they have met all necessary requirements prior to the issuance of the applicant's business license.
4. Staff will perform a safety inspection prior to commencement of the use.
5. Staff will inspect to ensure that additional safety features, such as handrails, in various areas shall be installed prior to commencement of use. NOTE: This is only a draft motion. Alternative motions are also welcome.



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300232

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a nursing home located at 416 S. Royal Avenue. 175-39.B requires a Special Use Permit for nursing homes to operate within the C-1 District.

GENERAL INFORMATION:

<i>Site Addresses</i>	416 S. Royal Avenue
<i>Property Owner(s)</i>	Cook Realty LLC
<i>Existing Zoning</i>	C-1, Community Business District
<i>Historic District</i>	No
<i>Proposed Use</i>	Nursing Home
<i>Tax Identification</i>	20A7-6-9 & 10
<i>Location</i>	The property is located north of the intersection between South Street and S. Royal Ave and is zoned C-1.

Aerial (Warren County GIS)



Town Zoning Map (Warren County GIS)



416 S. Royal Avenue (photo Google Maps)



SUMMARY::

175-3, NURSING HOME - Also known as "extended-care home," "rest home" or "convalescent home." A nursing facility is any place containing beds for two (2) or more patients, established to render domiciliary and/or nursing care for chronic or convalescent patients and which is properly licensed by the state.

The applicant is requesting approval for a facility which will house elderly patients. Staff will be present on site during the day time hours to assist residents with activities. In order to operate this facility the applicant must maintain their nursing licensure through the state.

175-39.B – The following uses are permitted with the C-1 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the C-1 District:

Nursing homes, as set forth in Section 175-107.

175-107 NURSING AND CONVALESCENT HOMES, INCLUDING HOMES FOR THE ELDERLY

In addition to the requirements of the district in which the nursing or convalescent home is located, such uses shall meet the following requirements:

A. All state rules and regulations for the licensing of such uses.

Staff will include language for a condition addressing this requirement.

B. All requirements of the State Health Department and Fire Marshal's office regarding such uses.

Staff will include language for a condition addressing this requirement.

C. Parking requirements as established in Chapter 148.

Staff has determined there is sufficient parking onsite.

(Amended to Add "Chapter 148" 6-22-15-Effective Upon Passage)

D. Architectural barriers, such as stairs, for residents of such establishments shall be overcome to the greatest extent possible. Additional safety features, such as handrails, in various areas shall be installed.

Staff will include language for a condition addressing this requirement.

Staff recommends approval with the following conditions:

1. The applicant shall have no more than 14-bedroom units in the structure.
2. The applicant will obtain all necessary licenses and permits through DPOR.
3. The applicant shall provide written approval from the Fire Marshall and State Health Department to the Town stating they have met all necessary requirements prior to the issuance of the applicant's business license.
4. Staff will perform a safety inspection prior to commencement of the use.
5. Staff will inspect to ensure that additional safety features, such as handrails, in various areas shall be installed prior to commencement of use.

ATTACHMENTS: 1) Application and associated documents from the applicant.



TOWN OF FRONT ROYAL

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
102 EAST MAIN STREET
P.O. BOX 1560
FRONT ROYAL, VA 2263



SPECIAL USE PERMIT REQUEST

FRSPU-2300232

APPLICANT:

NAME Cook Realty PHONE 5405500334
ADDRESS 65 Im OXV Road. Front Royal
E-MAIL Shelly Cook 103@gmail.com

PROPERTY OWNER:

NAME Shelly M. Vaught Real Estate phone 124 Luray Avenue
ADDRESS 65 Im OXV Road. Front Royal VA
E-MAIL Shelly Cook 103@gmail.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 416 S Royal Ave
TAX MAP ^CptfslcTION1 BLOCK 9 & 10
SUBDIVISION NAME _____ ACREAGE 0.3^

REQUEST

ZONING DISTRICT C-1 Nursing Home
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 to Q \OO ^SO ^ ^ Date Paid H-AB-2.3
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.

PER D.B. 179/464

SOUTH ROYAL AVE.

VARIABLE WIDTH

CONC. CURB & GUTTER

CONC. WALK

N 16°29'00" E

N 16°54'20" E

25.18'

74.86'

BRICK PLANTER

EXISTING PAVED PARKING LOT

T.M. 20A7-6
PARCELS 9 & 10
13,676 SQ. FT.
ZONED C-1

CONCRETE WALK

138.13'

16.1'

123.1'

N 73°06'00" W

18'

P1

P2

P3

P4

P5

P6

9'

50'

50'

CONCRETE WALK

105.0'

123.1'

135.25'

T.M. 20A7-6 PARCEL 9A

N/F LMYA LLC PER INST. # 200003956 ZONED C-1

N 73°08'00" W

PLAT SHOWING PROPOSED PARKING TAX MAP 20A7-6 PARCEL 9
SOUTH RIVER MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

0

20

40

SCALE 1" = 20'

1 STORY AND BASEMENT MASONRY
FIRE DAMAGED MOTEL BUILDING # 416

98.1'

100.00'

12'

EDGE OF PAVEMENT

S 18°26'50" W

ALLEY

12'

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.

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.



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



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

Existing Site Plan

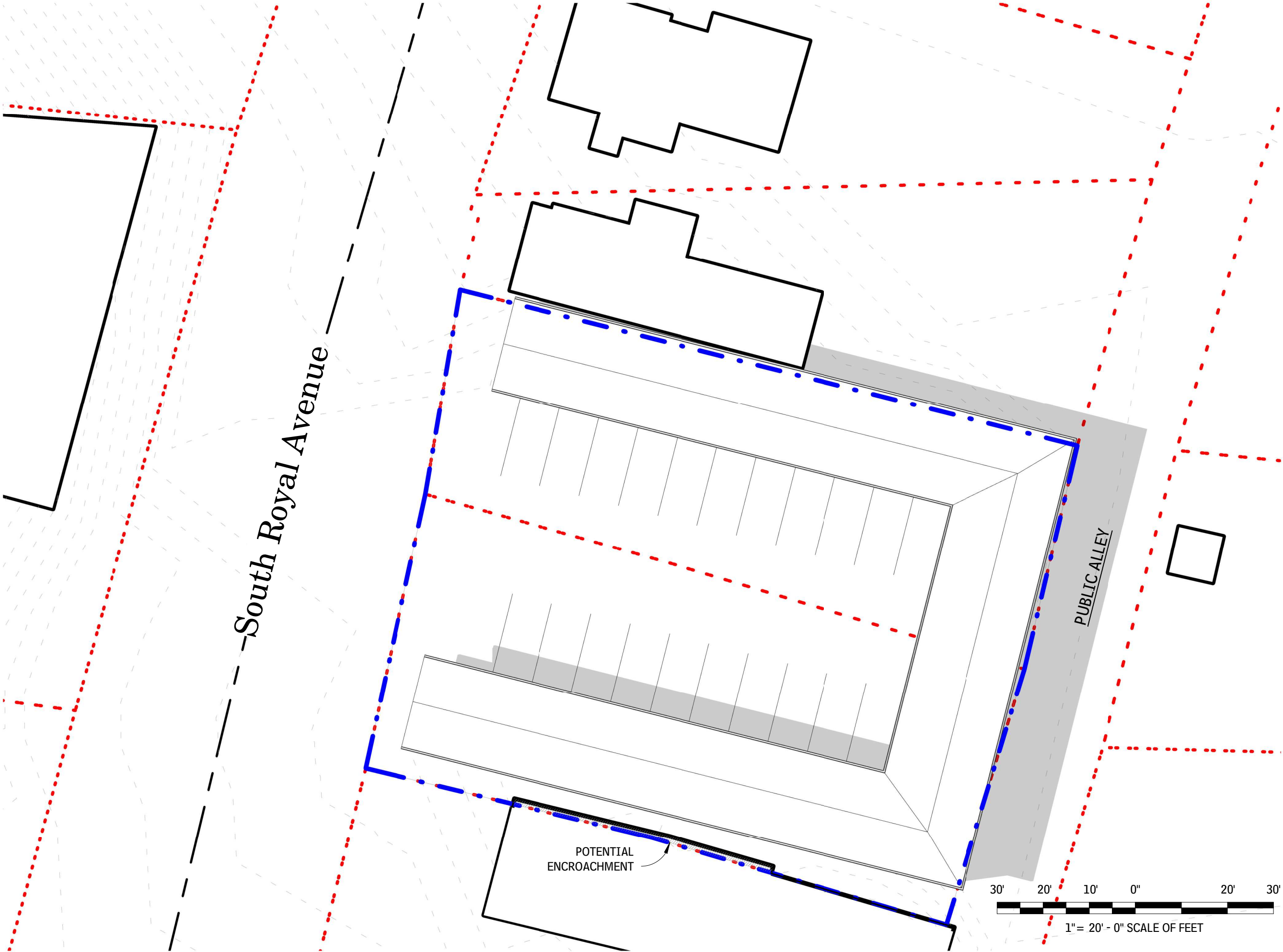
APARTMENT HOUSE RENOVATION
416 S ROYAL AVE, FRONT ROYAL, VA

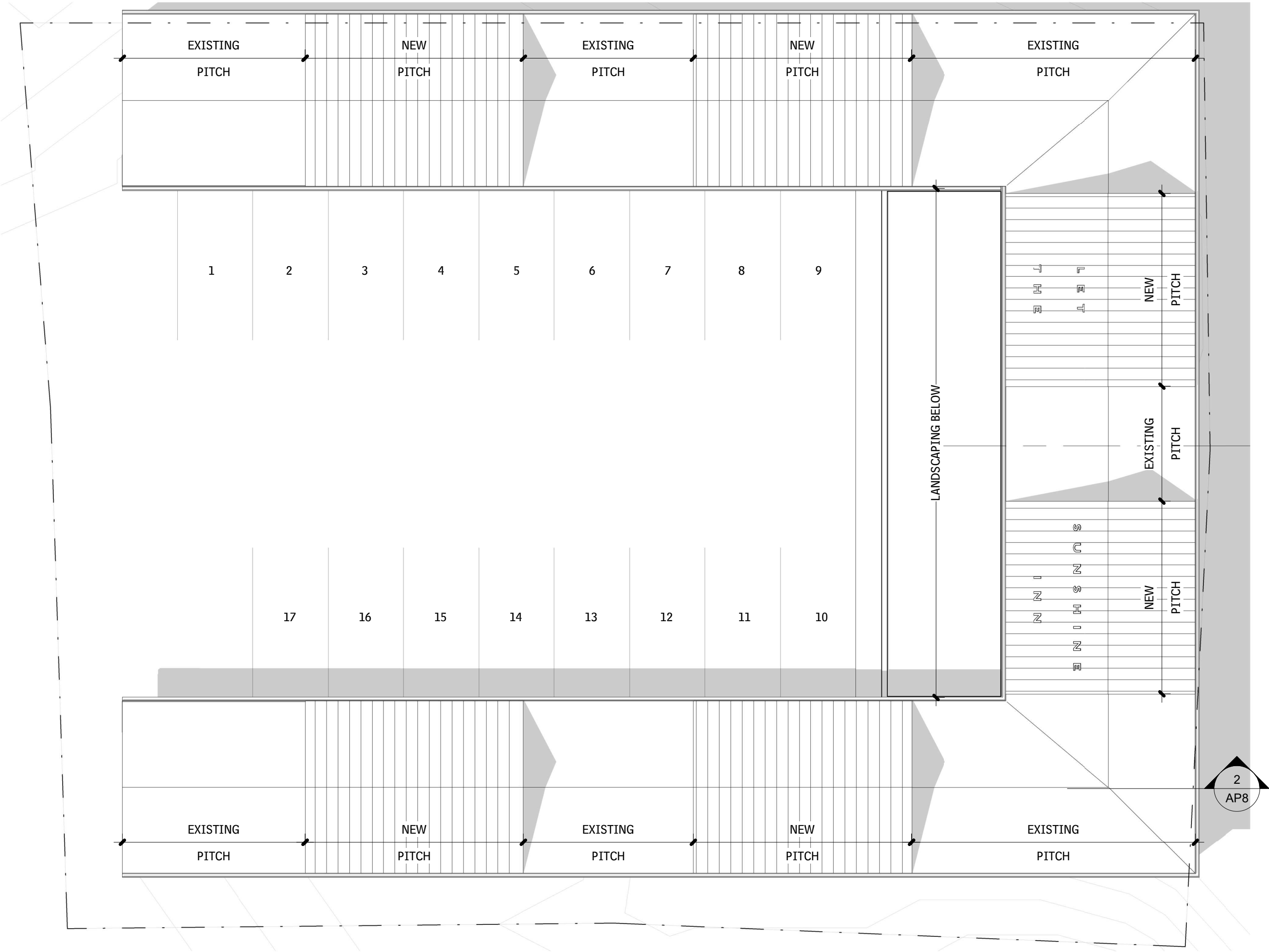
Scale: 1" = 20'-0"

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"

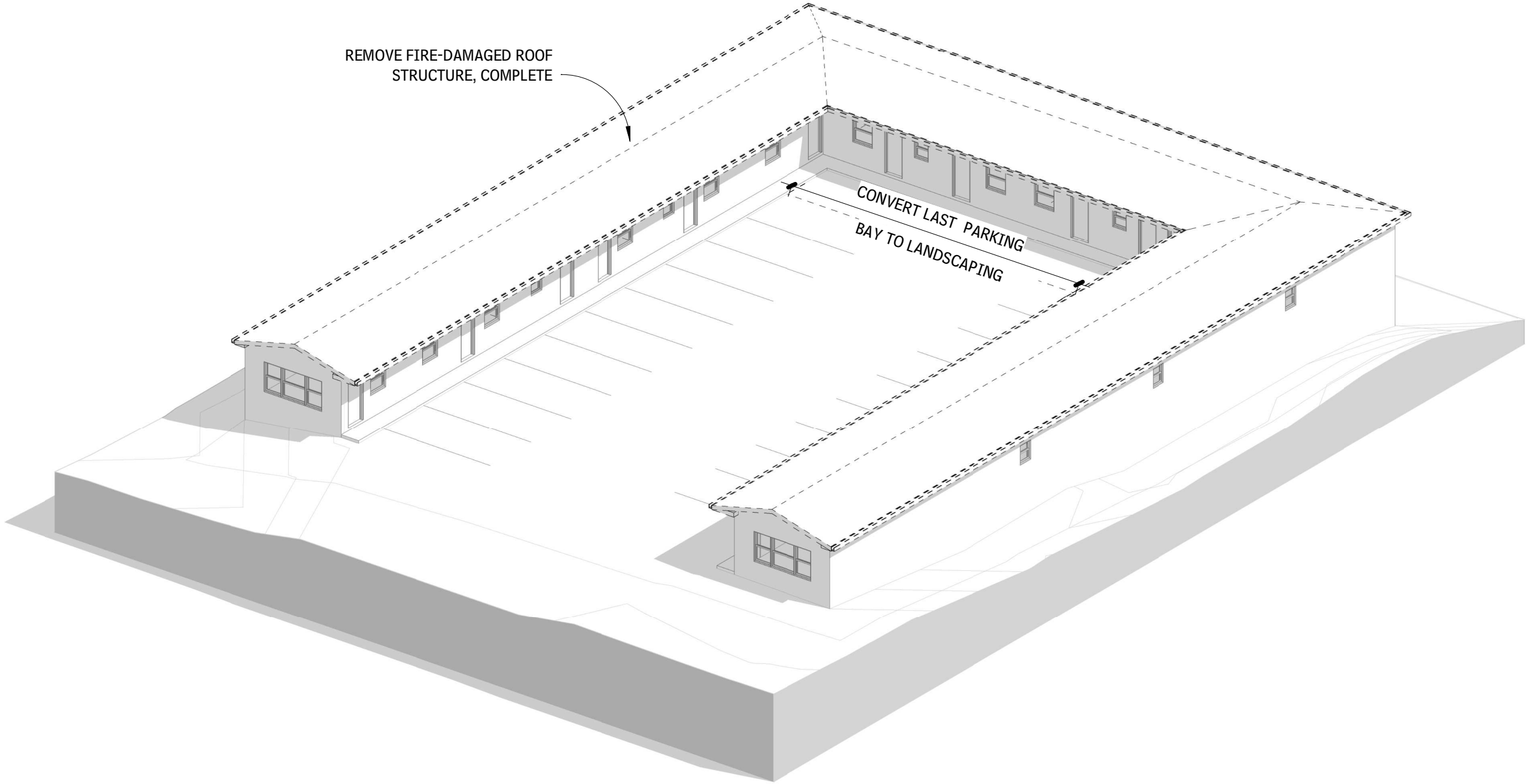
Date: 12/03/20

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

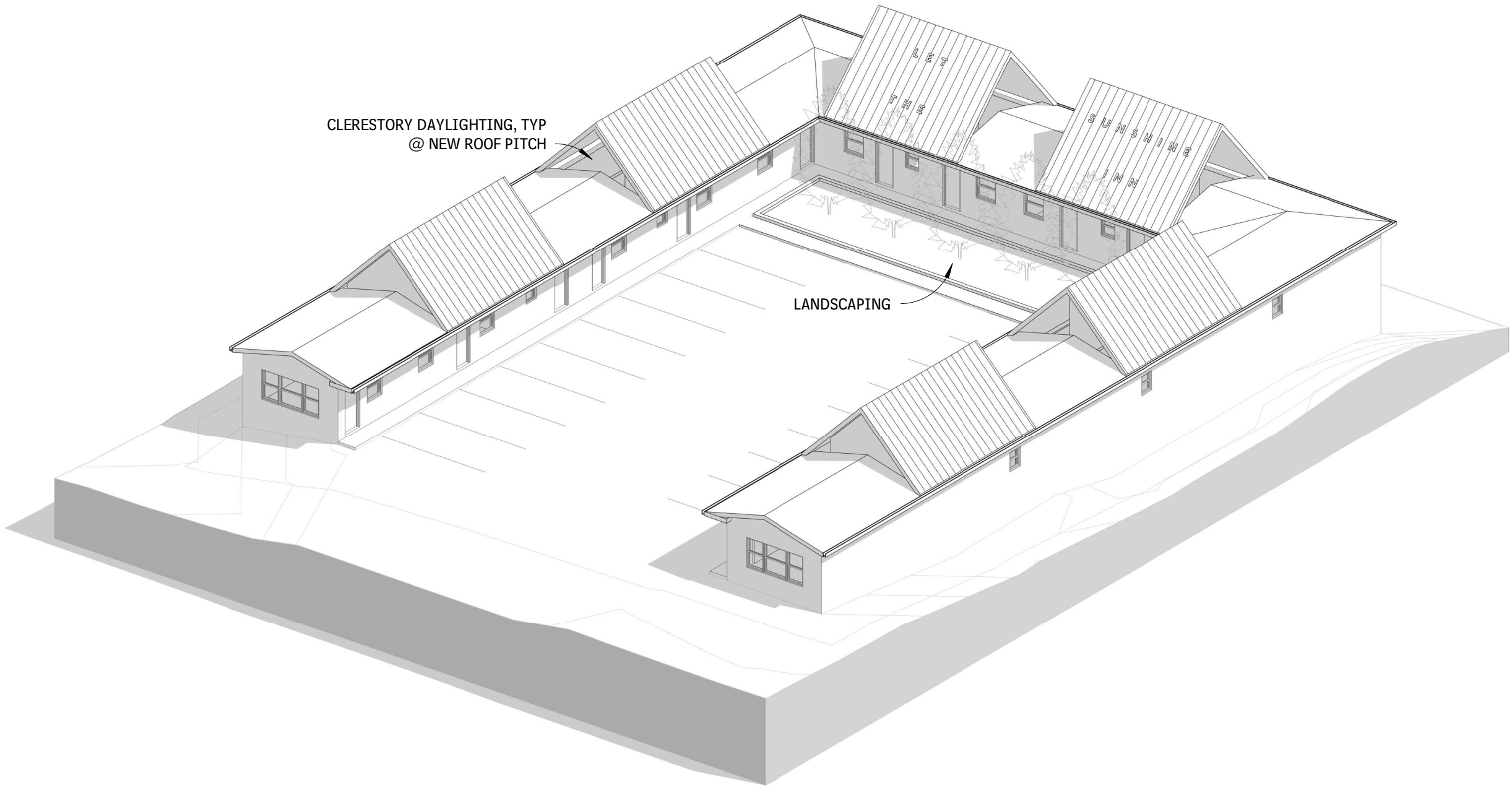
Scale:

Date: 12/03/20

Sketch Number:



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



New Birdseye
APARTMENT HOUSE RENOVATION
416 S ROYAL AVE, FRONT ROYAL, VA

Scale:

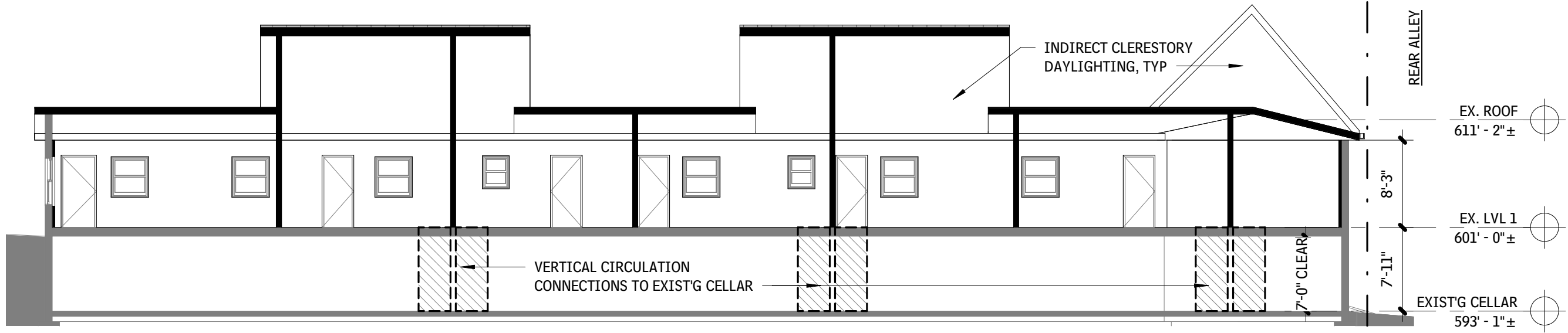
Date: 12/03/20

Sketch Number:

AP7



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



2
AP8

Long Section
3/32" = 1'-0"



Concept Views
APARTMENT HOUSE RENOVATION
416 S ROYAL AVE, FRONT ROYAL, VA

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

Date: 07/15/20

Sketch Number:

AP8



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

First Floor Concept

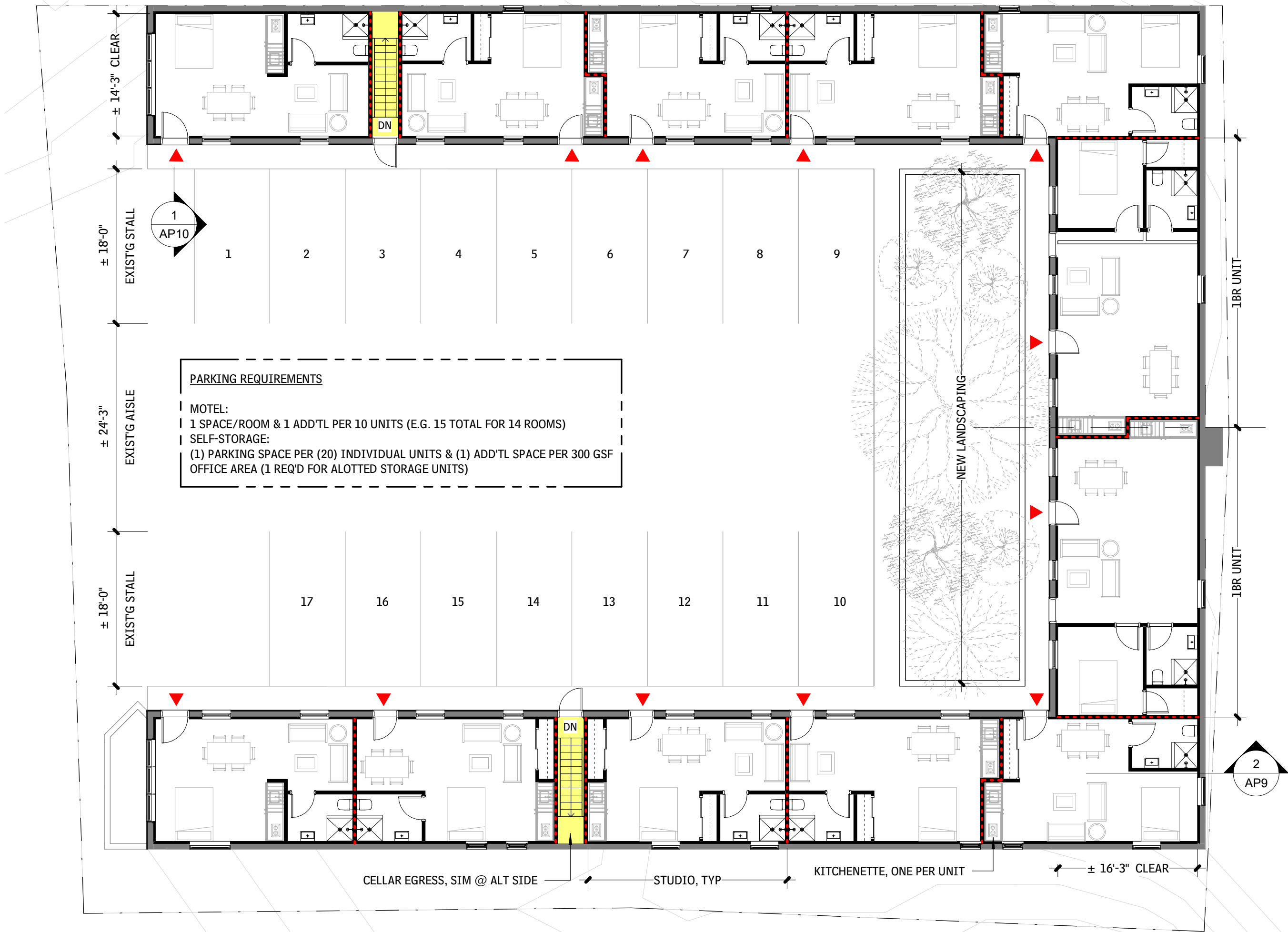
SUNSHINE INN REVNOATION
416 S ROYAL AVE, FRONT ROYAL, VA

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

Date: 04/05/21

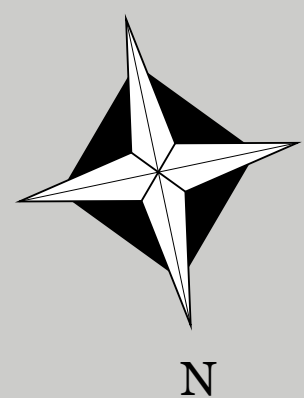
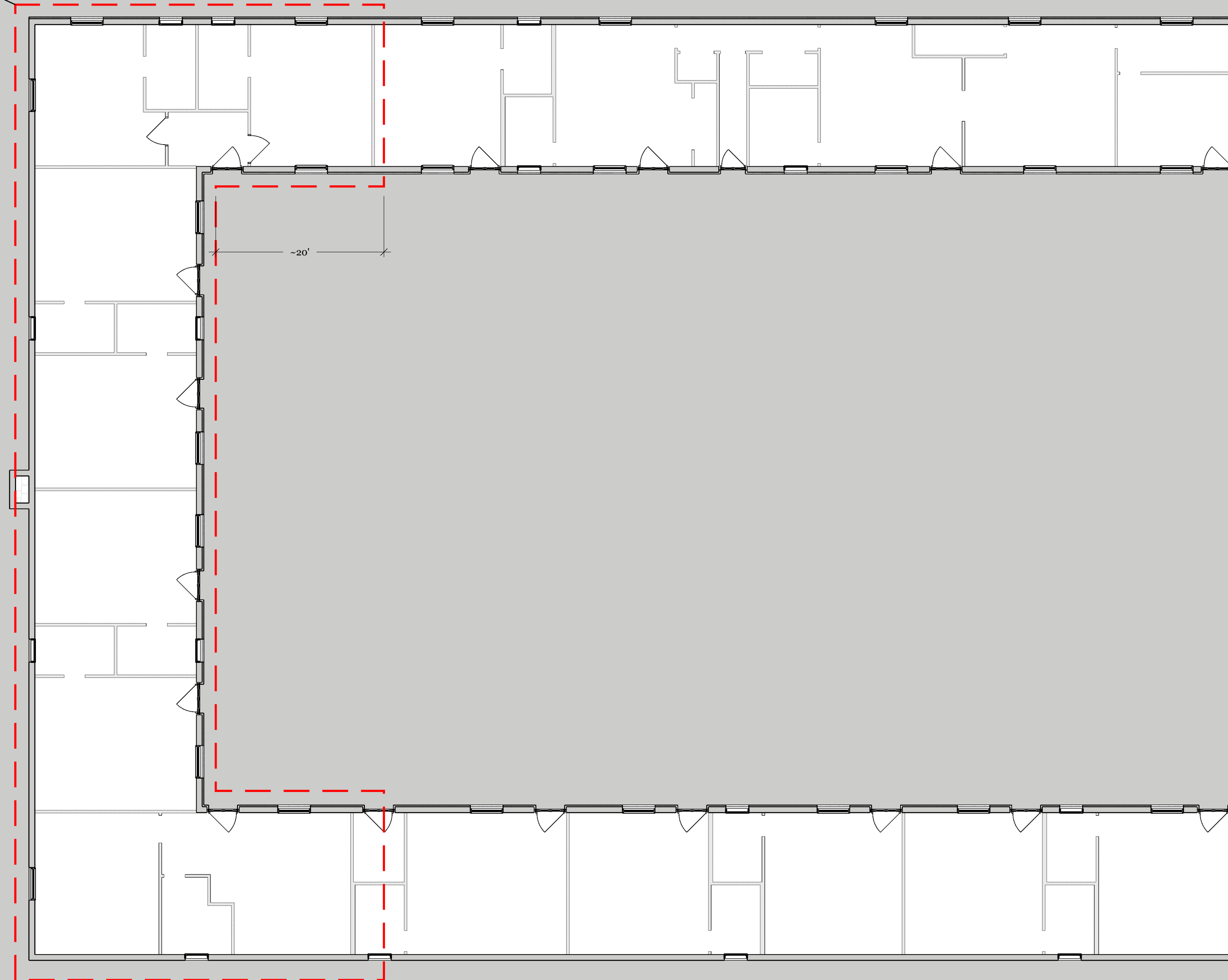
Sketch Number:

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.



Demolition
scale: 1/8"=1'

A
02

Demolition Plan



1760 STATE ROUTE 43
AUSTINBURG OH
44010

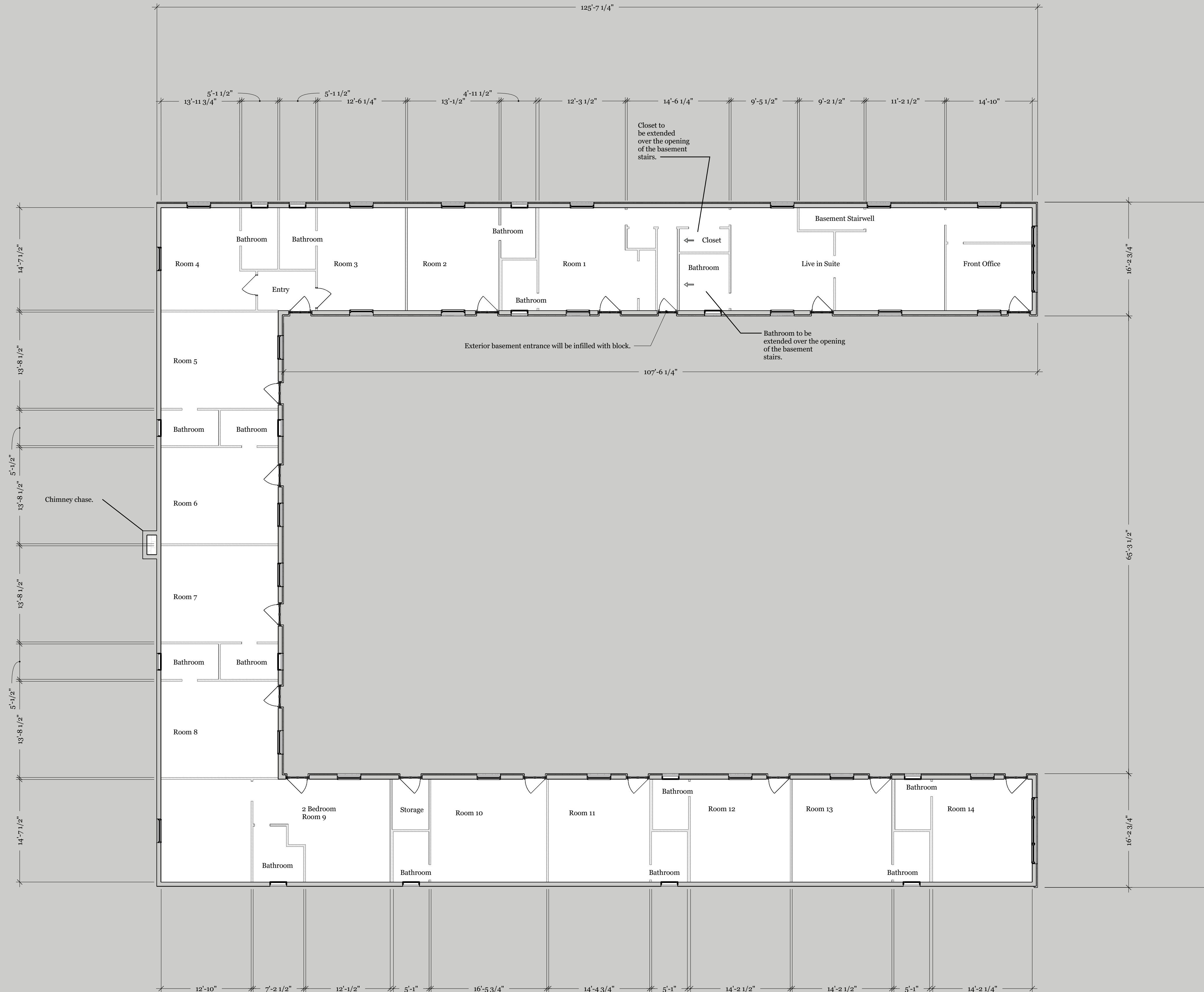
DRAWN BY:
WYATT BRATT

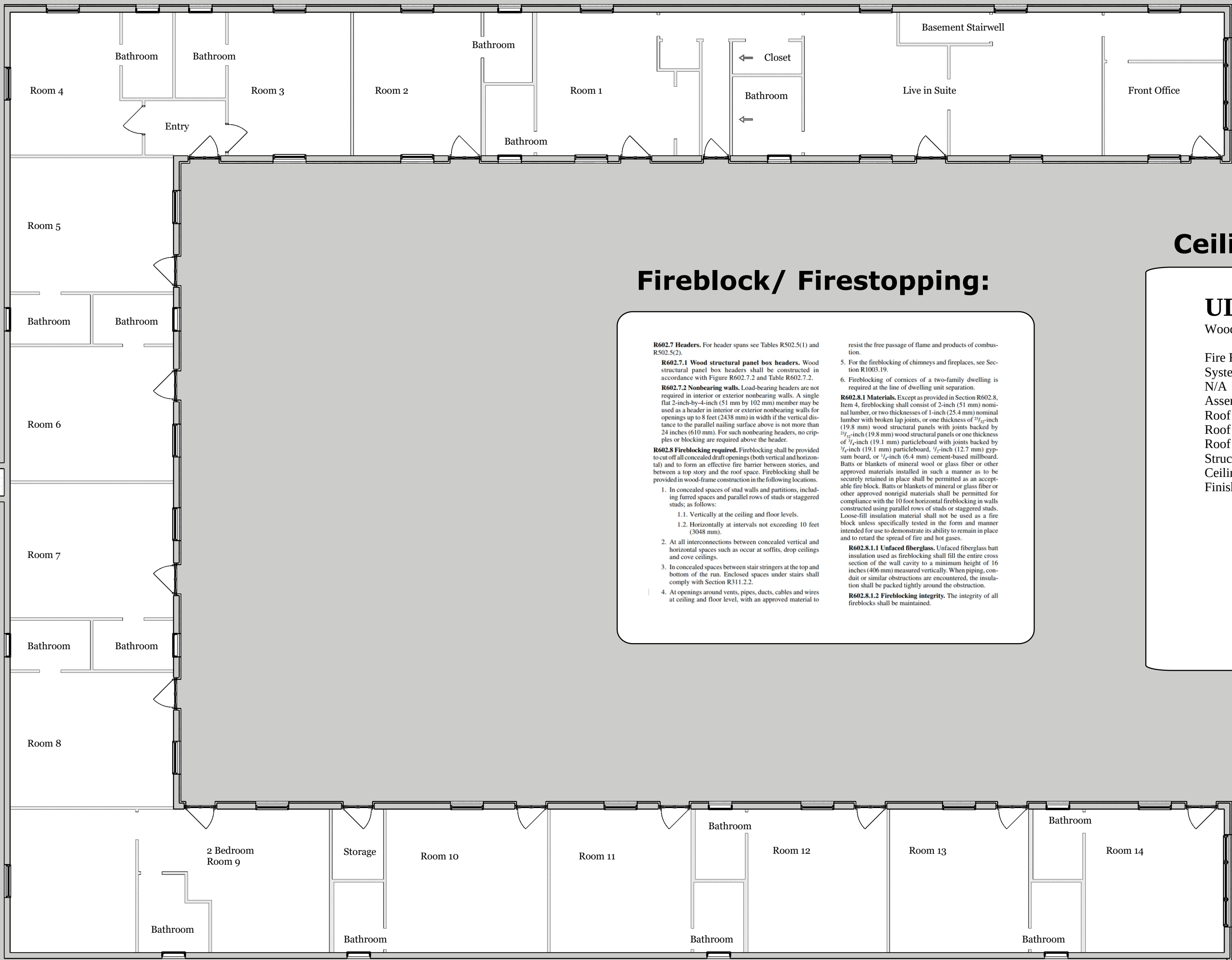
134 Scenic Dr.
Front Royal, VA
22630

**Class A Board for Contractors
Contractor**
Classifications: CIC CBC HTC BRK RBC
Number: 2705099245
Expires: 09/30/2019

FOR OFFICIAL USE ONLY

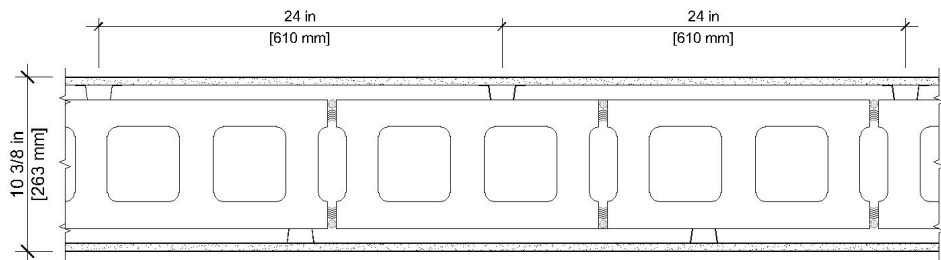
REVISIONS		REMARKS
MM/DD/YY		
1		
2	$f_1, \dots, f_n$	$f_1, \dots, f_n$
3	$f_1, \dots, f_n$	$f_1, \dots, f_n$
4	$f_1, \dots, f_n$	$f_1, \dots, f_n$
5	$f_1, \dots, f_n$	$f_1, \dots, f_n$





Furred Masonry -CMU
Fire Rating: 4 hour
System Thickness: 10-3

*(*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

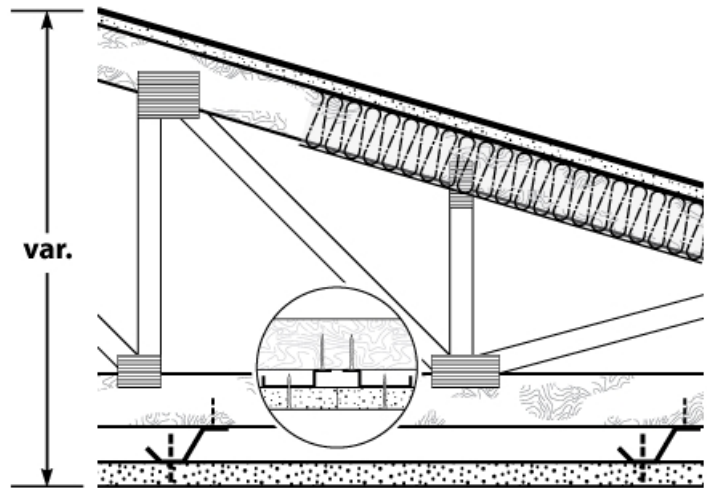
Furring Channels

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

[illegible]

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

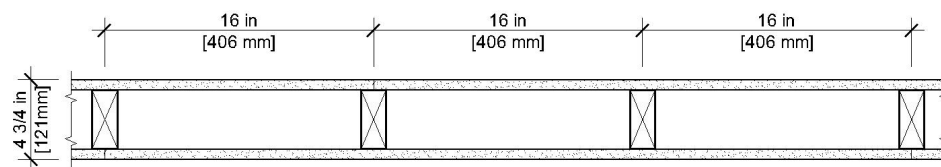


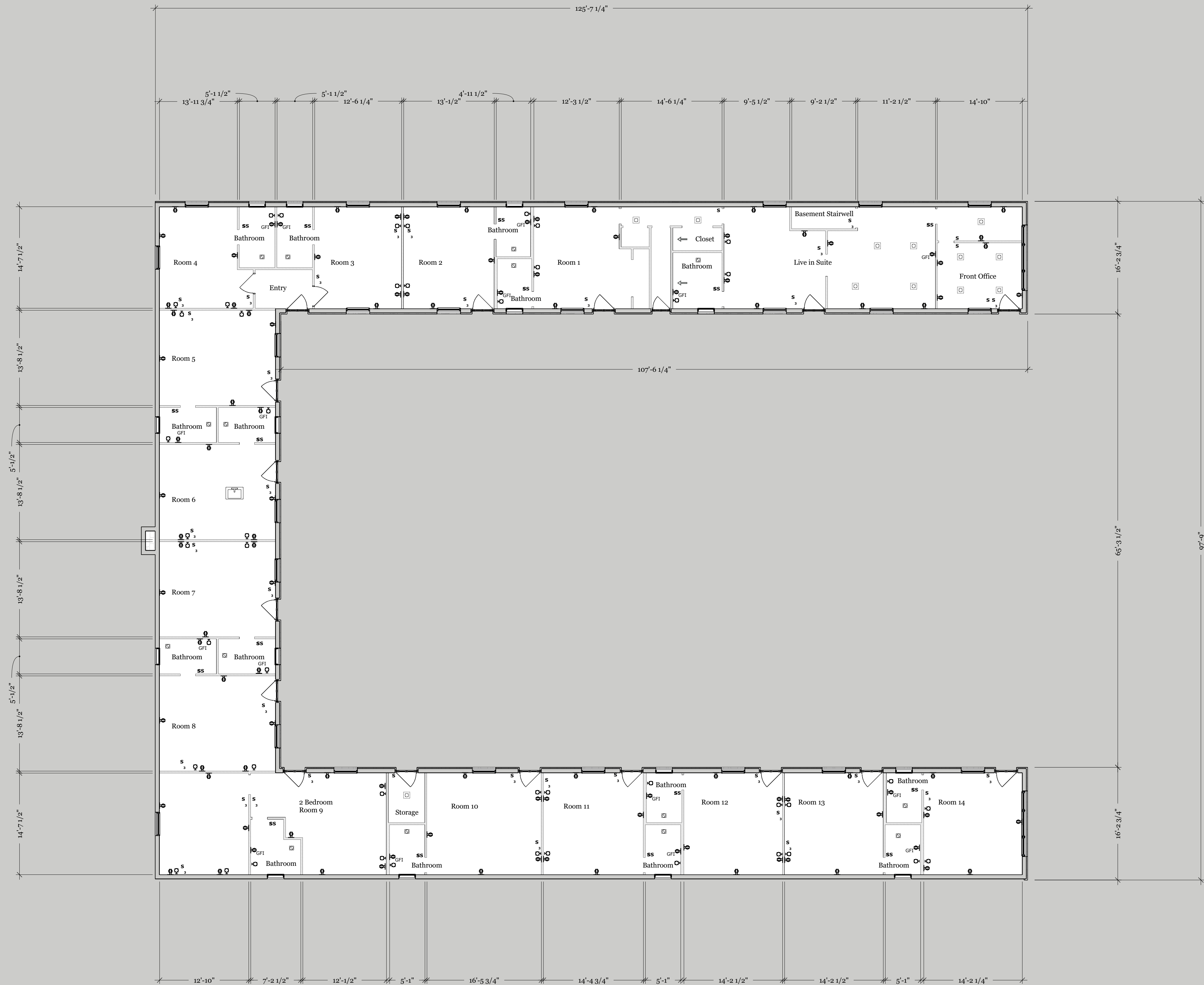
Fire Rating: 1 hour
System Thickness: 4-3/4"

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

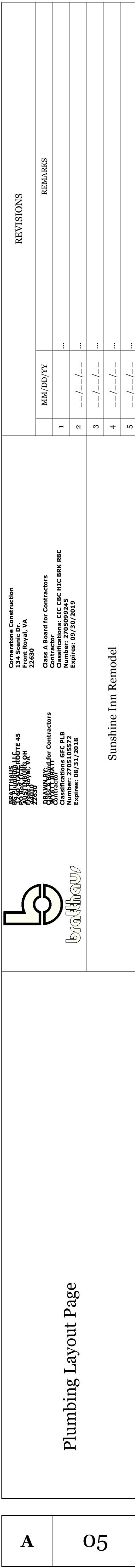
Wood Studs - 2 in. x 4 in. wood studs spaced max. 16 in. OC

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

[illegible]



MM/DD/YY	REVISIONS	R
1		***
2	--- <i>f</i> ---	***
3	--- <i>f</i> ---	***
4	--- <i>f</i> ---	***
5	--- <i>f</i> ---	***



**2300152 – 116 SOUTH STREET LLC
(SPELUNKERS)**

SITE PLAN

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☒ Administrative Action ☐ Public Hearing ☐ Discussion

AGENDA ITEM: Site Plan Application #2300152

MEETING DATE: May 17, 2023

SUMMARY: 116 South Street, LLC – A site plan application for a 1,260 sq. ft. building expansion; a 219 sq. ft. trellis addition and patio and the addition of a new parking lot containing thirty-nine (39) spaces at 116 South Street identified by Tax Map 20A7-6-36A. The property is zoned C-1, Community Business District.

STAFF RECOMMENDATION: Staff recommends approval of Site plan Application 2300152.

DRAFT MOTION: “I move that the Planning Commission approve Site Plan Application #2300152 for a 1,260 sq. ft. building expansion; a 219 sq. ft. trellis addition and patio; and the addition of a new parking lot containing 39 spaces.”

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

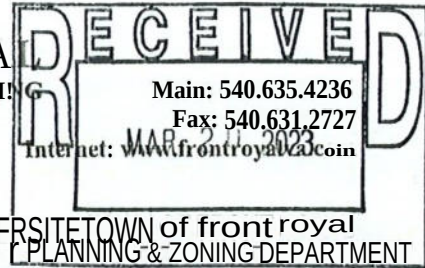
Wood _____ Williams _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

#2300\5Z



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



DEVELOPMENT APPLICATION
REQUEST FOR SITE PLAN APPROVAL - Major Site Plan

APPLICANT

NAME H\$ 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 22/23/36

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 - 116 South St. LLC Date 3/17/23

Fee: Site Development Plan, Minor \$100 Site Development Plan, Major \$750J Pd 3-20-23

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 11-19



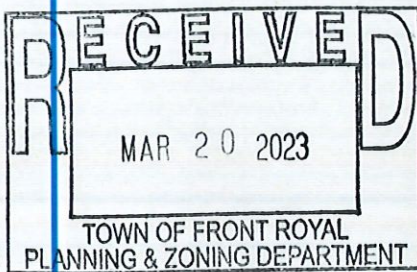
Application Number: 2300152

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.



☒ 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: _____

File: 19-0232-0006.dwg
User: jk
Date: 3/13/2023
Time: 10:00:00
Plot: 19-0232-0006.dwg
Printer: HP DesignJet T110
Scale: 1/8" = 1'-0"

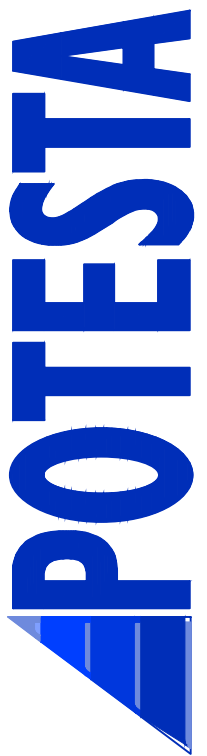
No.	Date	Eng.	Revision

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

SPELUNKERS RESTAURANT MAJOR SITE DEVELOPMENT PLAN

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

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



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

EXISTING BUILDING FLOOR AREA:	2,300 SF	REQUIRED	PROVIDED
PROPOSED ACCESSORY STRUCTURE:	1,260 SF		

BUILDING COVERAGE:	3,560 SF	75% MAX	7%
BUILDING COVERAGE TO LOT RATIO (FAR) =			
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

EXISTING BUILDING FLOOR AREA:	1,140 SF	REQUIRED	PROVIDED
PROPOSED ACCESSORY STRUCTURE:	N/A		

BUILDING COVERAGE:	913 SF	75% MAX	5%
BUILDING COVERAGE TO LOT RATIO (FAR) =			
IMPERVIOUS SURFACE COVERAGE =	10,454 SF	90% MAX	53%

PROJECT INFORMATION CONTINUED

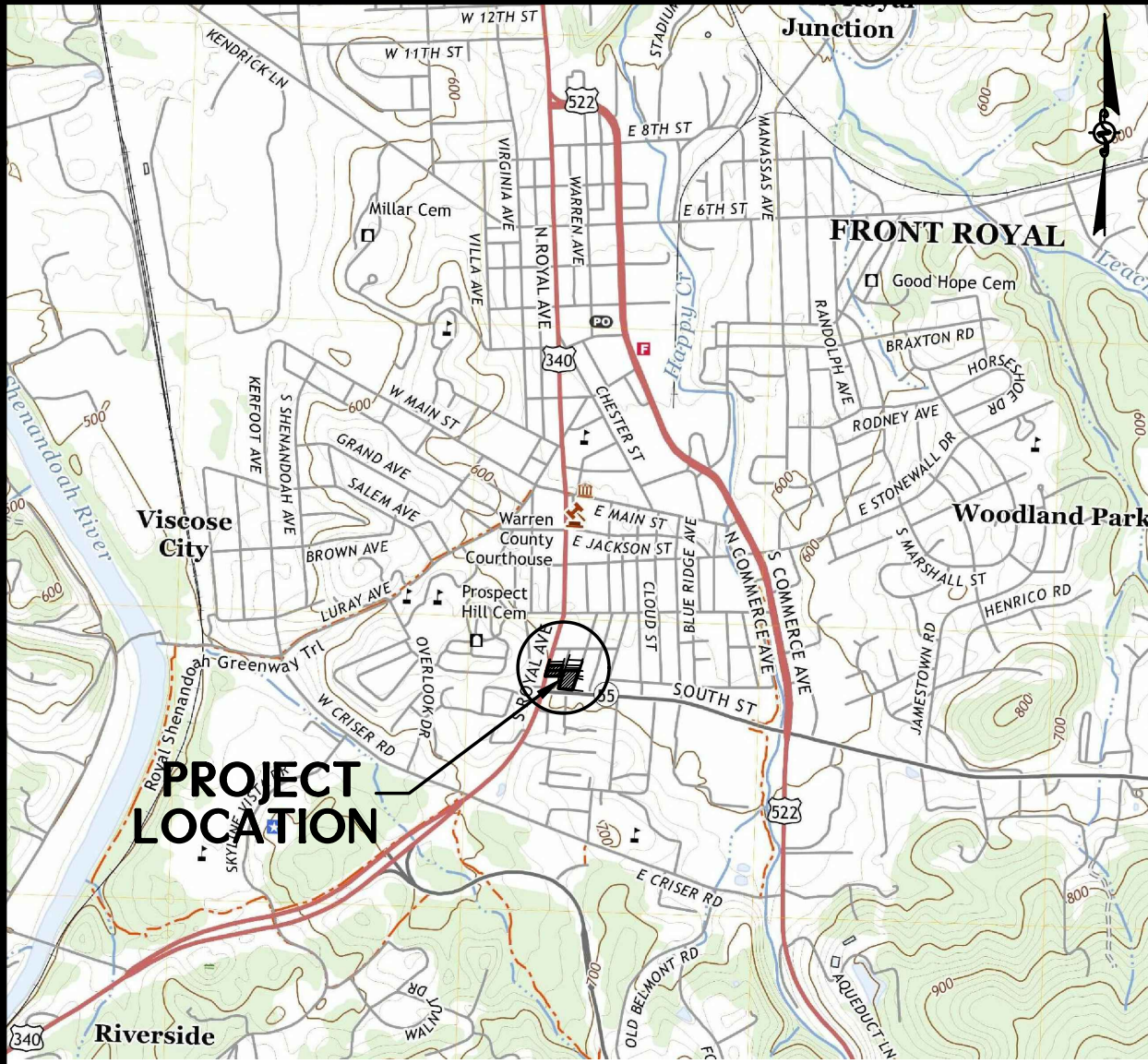
RESTAURANT SEATING:	INDOOR	OUTDOOR	TOTAL
EXISTING:	84	32	116
PROPOSED:	24	0	140

PARKING SPACES:	EXISTING	PROPOSED
REGULAR	30	52
COMPACT	0	2
HANDICAP	3	5
LOADING	1	1

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

UTILITY CONTACTS

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



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.

DRAWING INDEX

DRAWING NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS , DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN PHASE I
4	EXISTING CONDITIONS , DEMOLITION AND 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 Street, Winchester, Virginia 22602
TEL: (540) 450-0180 FAX: (540) 450-0182
E-Mail Address: potesta@potesta.com



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

FOR REGULATORY REVIEW

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

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

1
Drawing No.

ISSUE DATE: 3/13/2023

NAME Files: [vo_front_royal_20220921_1rm.jpg](#)
 IMAGE Files: [seol-kjk-2019-11-05.jpg](#)
 FILE: [T:2019.19-0232- SPELUNKERS - MINOR SITE DEVELOPMENT\19-0232_COVER.dwg](#)
 Plot Date/Time: Mar 14, 2023 - 4:59pm
 Plotted By: cmosholder

THIS PROJECT INCLUDES

EXISTING SITE CONDITIONS

ADJACENT AREAS

CRITICAL EROSION AREAS

EROSION AND SEDIMENT CONTROL MEASURES

STRUCTURAL MEASURES

E&S PHASE II:

VEGETATIVE MEASURES

PERMANENT STABILIZATION

SEEDBED PREPARATION

- | | | | |
|------------------|------------|----|----|
| MAY 1 - AUG. 31: | | | |
| GERMAN MILLET | 50 LB./AC. | 98 | 85 |

DEVICES LIST

MAINTENANCE

PHASES OF LAND DISTURBANCE ACTIVITIES

- TOWN OF FRONT ROVAL GENERAL CONSTRUCTION NOTES

16. CONSTRUCTION SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS. CURB RAMPS SHALL BE PLACED WHERE ALL SIDEWALKS MEET CURBS.

1. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF FRONT ROYAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. MEASURES TO CONTROL EROSION AND SILTATION, INCLUDING DETENTION PONDS SERVING AS SILT BASINS, SHALL BE CONSTRUCTED PRIOR TO ANY EXCAVATION OR EROSION-CAUSING WORK PERMITTING.
3. 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.
4. ALL APPLICABLE CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE, ALSO A REPRESENTATIVE OF THE DEVELOPER MUST BE AVAILABLE AT ALL TIMES.
5. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN SHOULD BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM CONTROLLED AND TEMPORARY TRAFFIC SIGNALING.
6. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT.
7. ALL PAYMENT SECTIONS ON THE APPROVED PLANS ARE MINIMUM SECTIONS TO BE UTILIZED WHEN THE PERCENTAGE OF STONE COMPACTING 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 THE DESIGN GUIDE FOR PAVEMENT DESIGN FOR CBR'S OF 6 OR MORE (TOWN OF FRONT 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.
8. SPRING SHALL BE PROTECTED BY A CONCRETE OR NEAREST STORM SEWER MANHOLE OR CURB INLET. THE PIPE SHALL BE MINIMUM 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1.
9. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT; NO DEBRIS SHALL BE DISPOSED OR DUMPED IN ANY MANNER ON THE CONSTRUCTION SITE.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CONTAINING 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 WHAT MEASURE ARE NECESSARY TO INSURE THAT THE STREETS REMAIN OPEN TO TRAFFIC.
11. 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 UTILITY CONCERNING THE LOCATION OF EXISTING UTILITY LINES, TRENCHES, AND TELEPHONE LINES.
12. 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.
13. 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 TOWN OF FRONT ROYAL OF ANY CONFLICTS ARISING FROM HIS EXISTING UTILITY VERIFICATION AND THE PROPOSED CONSTRUCTION.
14. THE DEVELOPER WILL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITIES WHICH IS REQUIRED AS A RESULT OF THIS PROJECT. THE TOWN OF FRONT ROYAL SHALL NOT BE RESPONSIBLE FOR THE RELOCATION OF THESE PLANS IDENTIFY THE LOCATION OF ALL UNKNOWN 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 SHALL NOTIFY POTESTA ENGINEERING AT (540) 450-0180 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLAN.
16. COMPACTED FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY METHOD "A" OF STANDARD PROTOCOL ASTM-1099, ASTM-0698, OR VTM-1 AS APPLICABLE.
17. THE CONTRACTOR 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, BEFORE THE START OF ANY EXCAVATION OR BLASTING. THE 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. OWNERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL DISCHARGE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

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



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

Client

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

2

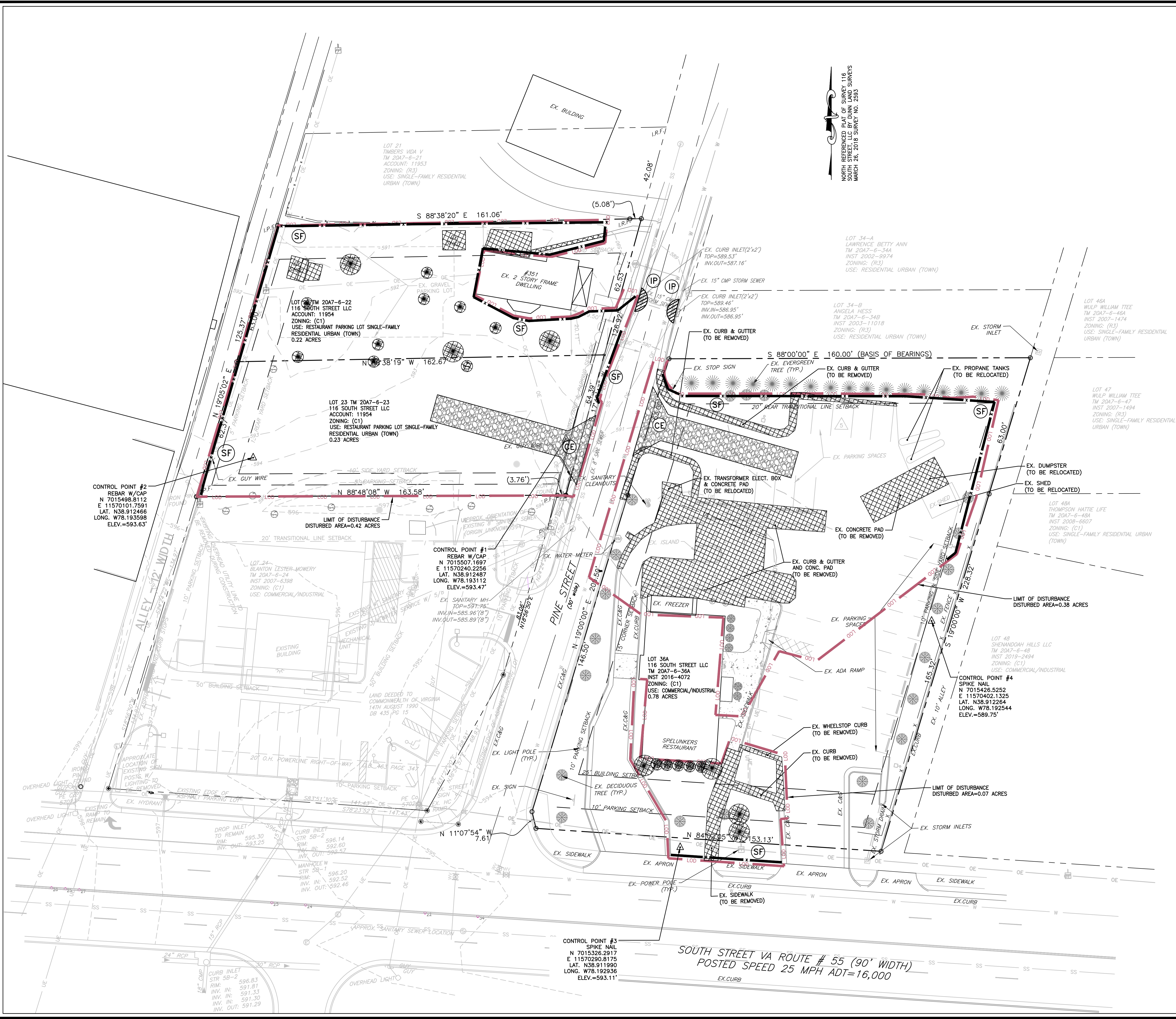
Drawing No.

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

ISSUE DATE: 3/13/2023

FOR REGULATORY REVIEW

FILE: T:\2019\19-0232- SPELUNKERS- MINOR SITE DEVELOPMENT\19-0232-DESIGN.dwg
PLOT DATE/TIME: Mon, Mar 14, 2022 4:36pm
PLOT BY: J. Knechtel



No.	Date	Eng.	Revision

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MAJOR
---	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
WV	EXISTING WATER GATE VALVE
WM	EXISTING WATER METER
W	EXISTING WATER LINE
SS	EXISTING SANITARY CLEAN OUT
SS	EXISTING SANITARY SEWER MANHOLE
SS	EXISTING SANITARY SEWER LINE
OE	EXISTING OVERHEAD UTILITY LINE
W	EXISTING WOOD POWER POLE
G	EXISTING UNDERGROUND GAS LINE
GM	EXISTING GAS METER
SS	EXISTING STORM SEWER & STRUCTURE
---	EXISTING CURB
---	EXISTING CURB & GUTTER
EP	EXISTING EDGE OF PAVEMENT
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING WHEELSTOP
	EXISTING CONCRETE PAD

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	DEMOTES ITEMS TO BE REMOVED OR DEMOLISHED

DEMOLITION NOTES:

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

EROSION & SEDIMENT CONTROL LEGEND

SYMBOL	DESCRIPTION
CE	3.02-TEMPORARY STONE CONSTRUCTION ENTRANCE
SF	3.05-SILT FENCE
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.

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

EX-COND
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 Broadwood St., Winchester, VA 22601
TEL: (540) 450-0160 FAX: (540) 450-0162
E-Mail: potesta@potesta.com

POTESTA

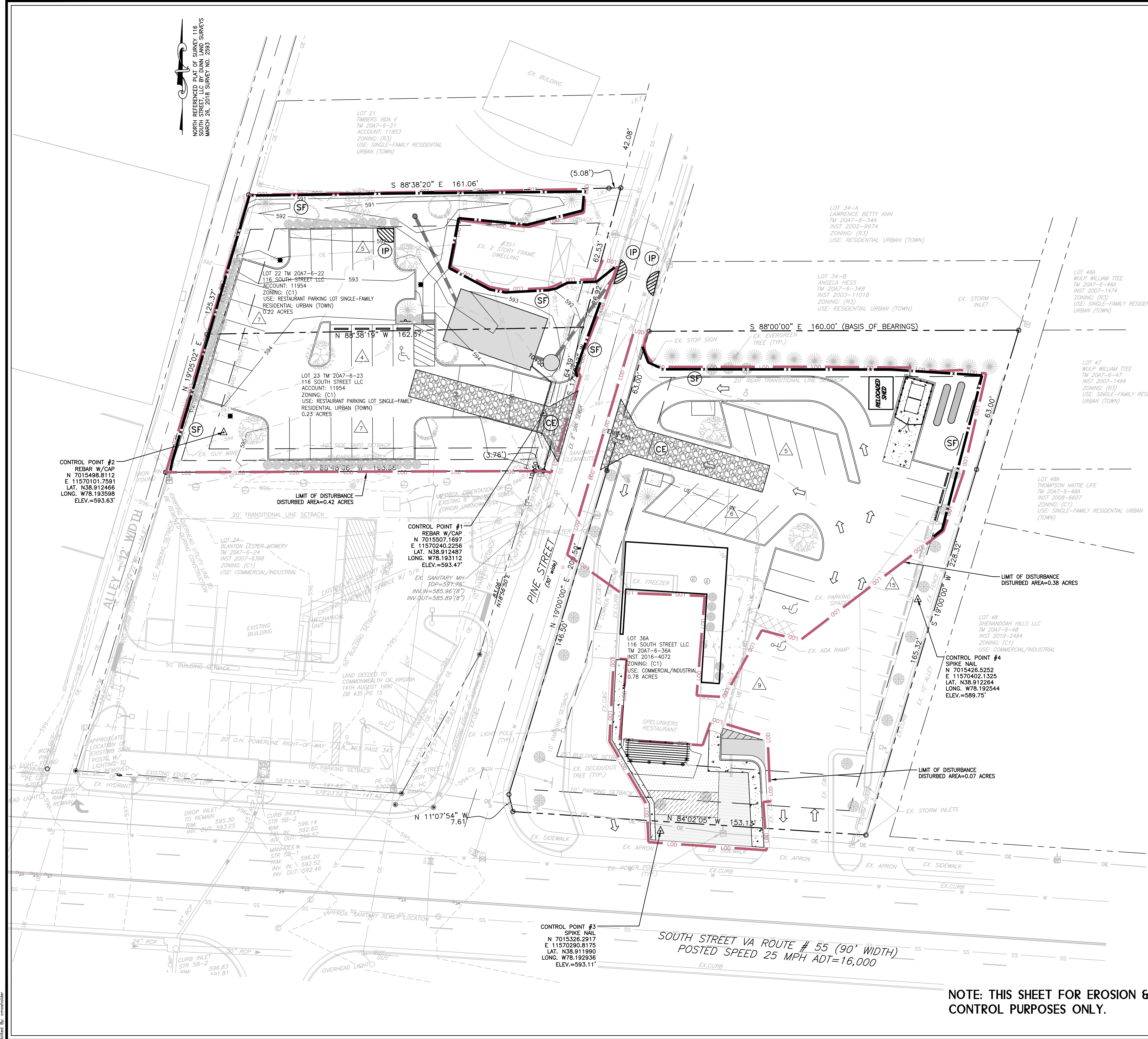
SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 2024

Client
**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**

Issue DATE: 3/13/2023
Title
3
Drawing No.

File: T:\2019\19-0232 - SPELUNKER'S - MINOR SITE DEVELOPMENT\19-0232 DESIGN.dwg
Plot Date/Time: Mar 14, 2023 - 4:32pm
Plot by: jmc

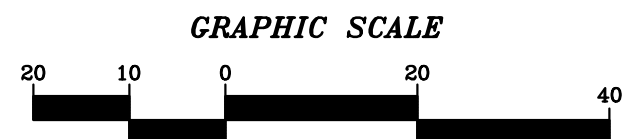
NORTH REFERENCED PLAT OF SURVEY 116
SOUTH STREET, LLC BY DUNN LAND SURVEYS
MARCH 26, 2018 SURVEY NO. 2593



No.	Date	Eng.	Revision

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
○ I.P.F.	EXISTING IRON PIN FOUND (PROPERTY CORNER)
○ L.R.F.	EXISTING REBAR FOUND (PROPERTY CORNER)
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER GATE VALVE
---	EXISTING WATER METER
---	EXISTING WATER LINE
---	EXISTING SANITARY CLEAN OUT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING WOOD POWER POLE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING GAS METER
---	EXISTING STORM SEWER & STRUCTURE
---	EXISTING CURB
---	EXISTING CURB & GUTTER
---	EXISTING EDGE OF PAVEMENT
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING WHEELSTOP
---	EXISTING CONCRETE PAD
590	PROPOSED CONTOUR MAJOR
591	PROPOSED CONTOUR MINOR
27 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)
(MH) MANHOLE DROP INLET CURB INLET	PROPOSED STORM SEWER
---	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
---	(CE) 3.02-TEMPORARY STONE CONSTRUCTION ENTRANCE
---	(SF) 3.05-SILT FENCE
---	(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.	



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

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

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

2nd Floor Address: potestaprotec.com

POTESTA

Client

Spelunker's, LLC.

13026 YATES FORD ROAD

CLIFTON, VIRGINIA 20124

Erosion & Sediment Control Plan Phase II

Parking Lot Expansion Spelunker's Restaurant

116 South Street

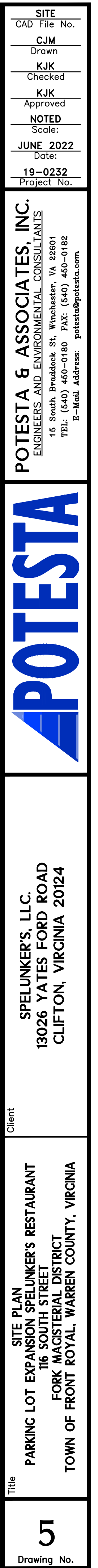
Fork Magisterial District

Town of Front Royal, Warren County, Virginia

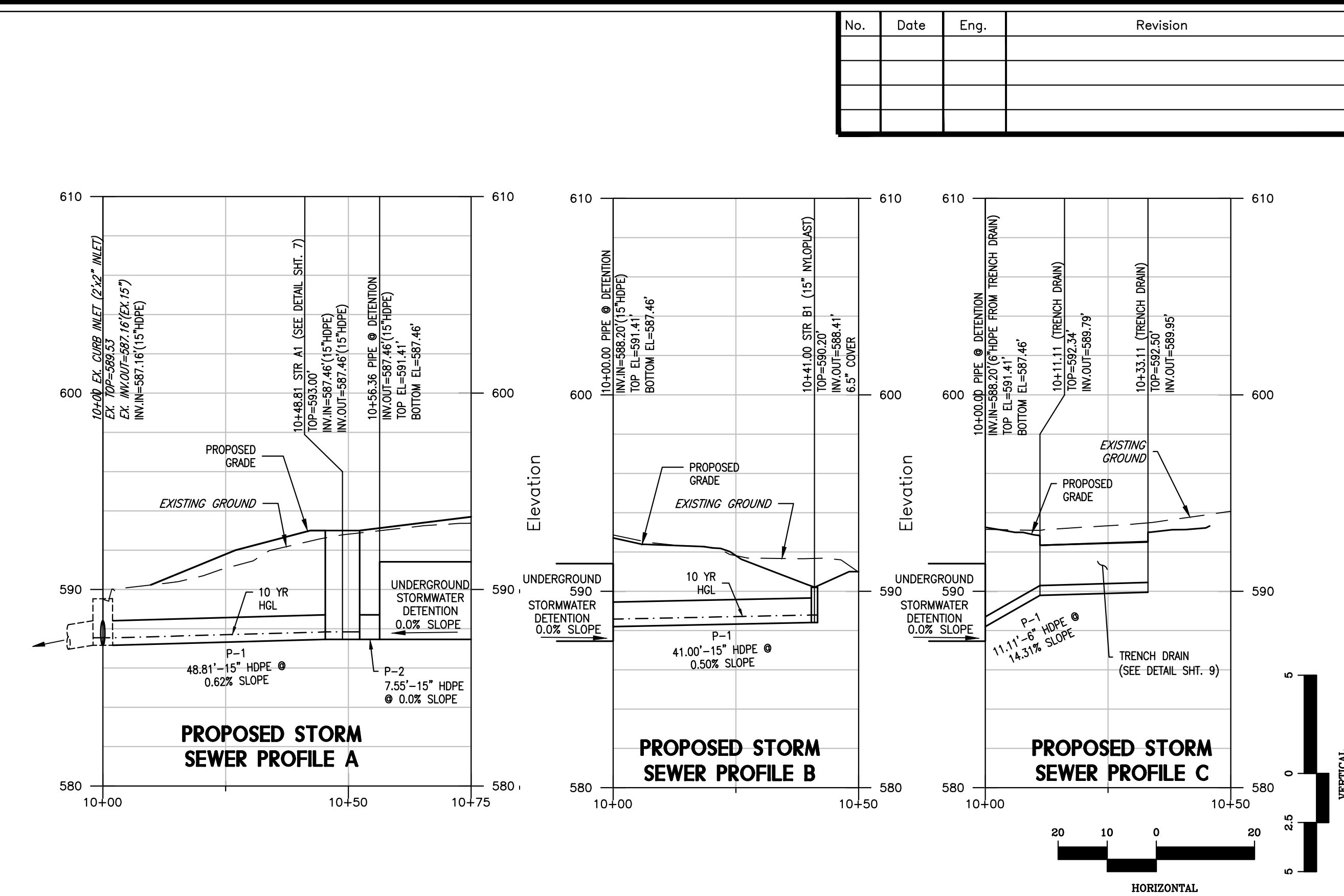
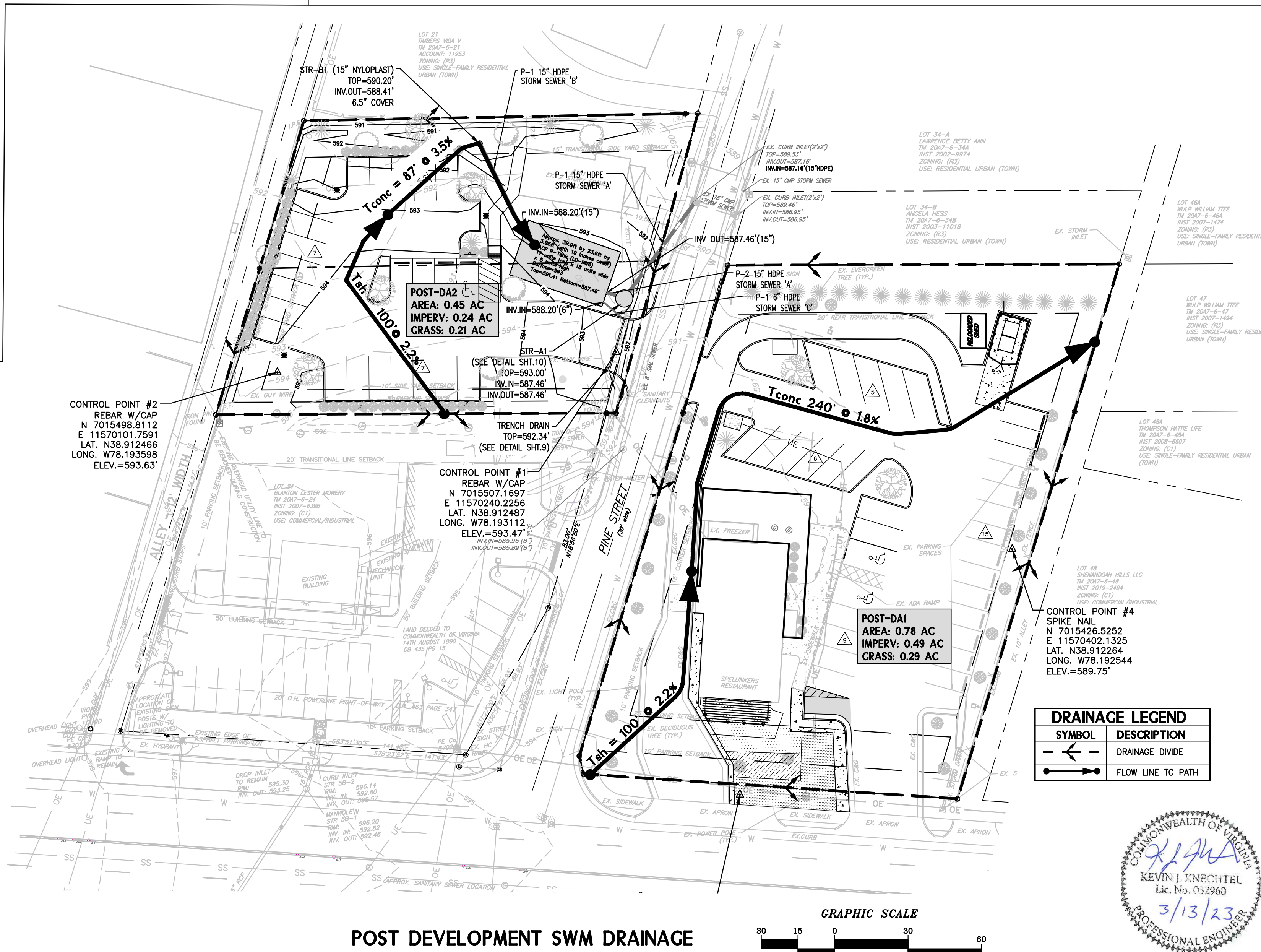
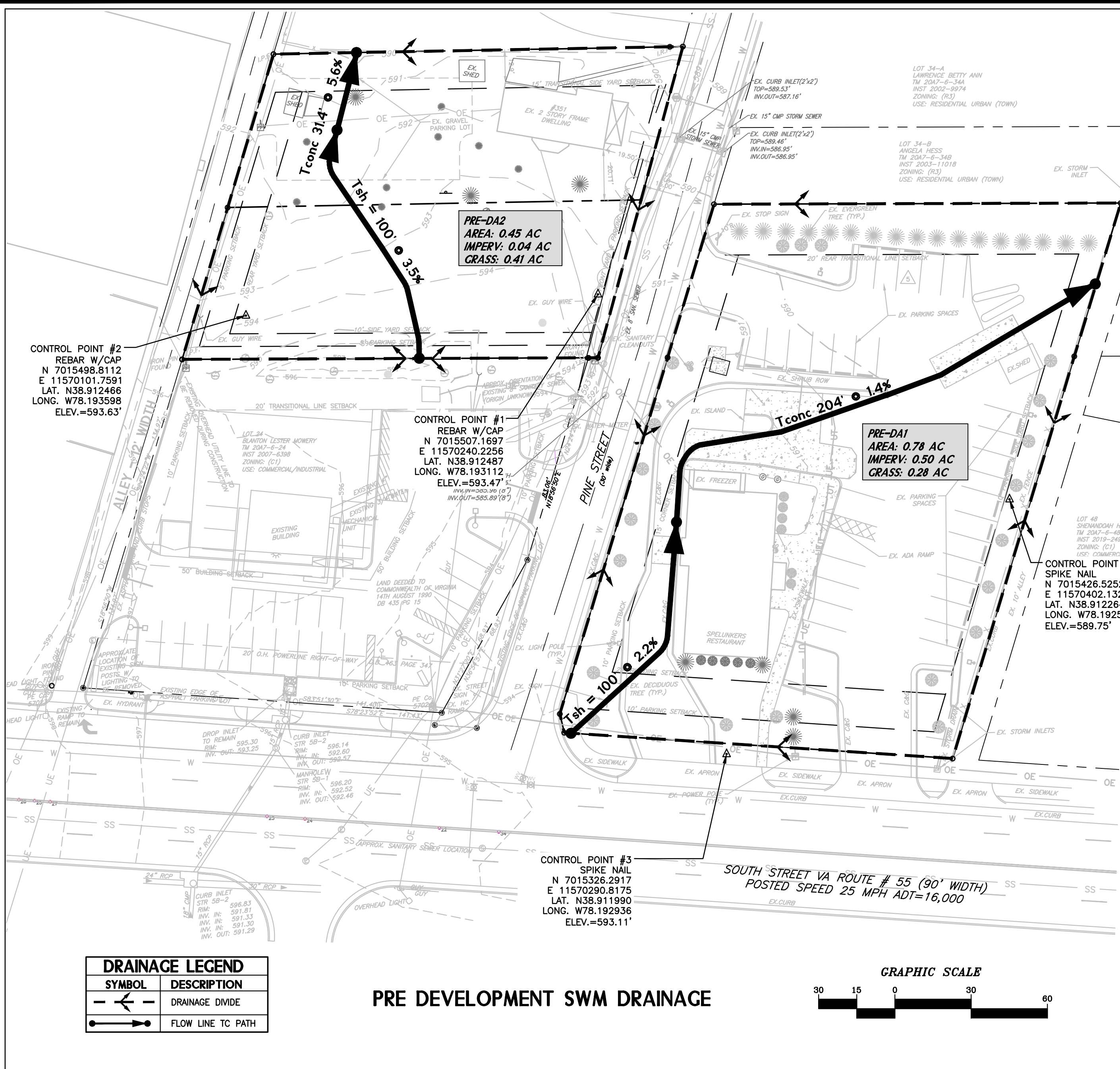
Issue Date: 3/13/2023

4

Drawing No.



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Plot Date/Time: Mon, Mar 14, 2022 8:12pm
Plot Size: 36x24 inches



SW-M-PLAN
CAD File No.
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Scale:
JUNE 2022
Date:
19-0232
Project No.

POTESTA & ASSOCIATES, INC.

ENGINEERS AND ENVIRONMENTAL CONSULTANTS

15 South Braddock St., Winchester, VA 22601
TEL: (540) 450-0160 FAX: (540) 450-0162
2nd Floor Address: potestae.com

Client

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

Issue Date

ISSUE DATE: 3/13/2023

Page

6

Drawing No.

FOR REGULATORY REVIEW

PondMaker Worksheet Detailed Report: Underground Pond

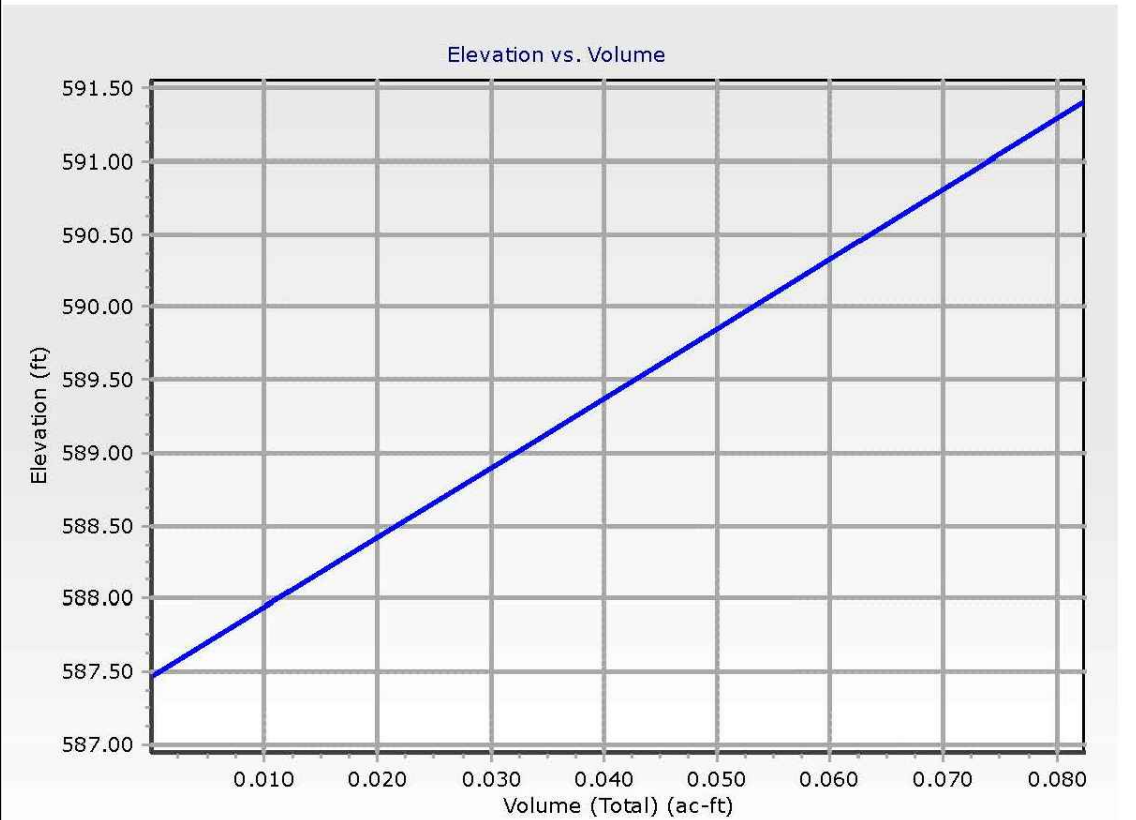
Element Details			
ID	59		
Label	Underground Pond		
Select Pond to Design	PO-3		
Flow Allowed Below Target	25.0		
Flow Allowed Above Target	0.0		
Flow Allowed Below Target	50.0		
Flow Allowed Above Target	0.0		
Volume Allowed Below Target	25.0		
Volume Allowed Above Target	50.0		
Tolerance Display	Display 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		

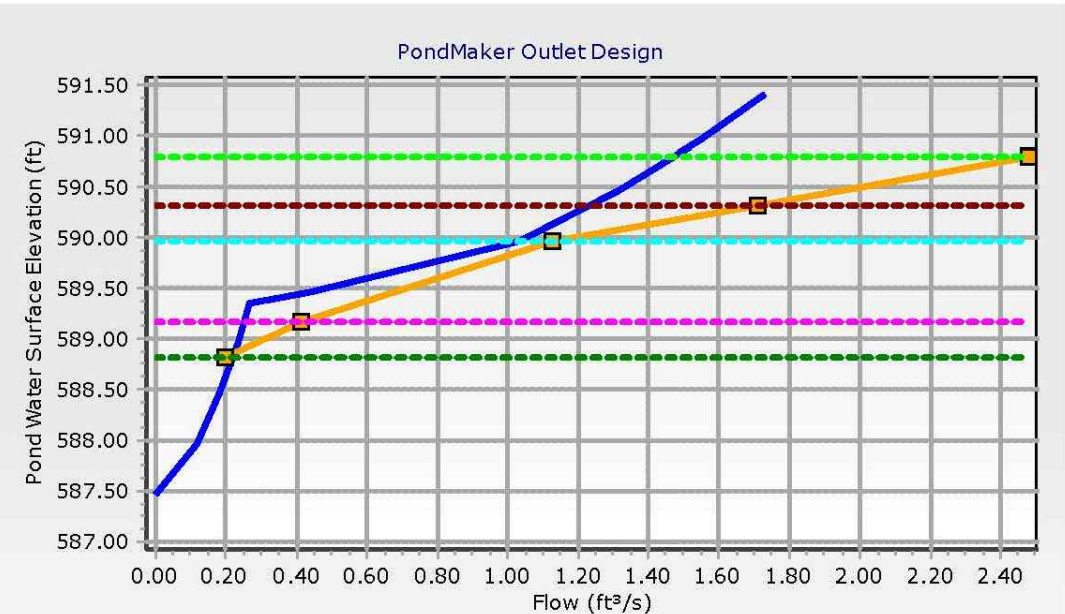
PondMaker Worksheet Detailed Report: Underground Pond



PondMaker Worksheet Detailed Report: Underground Pond

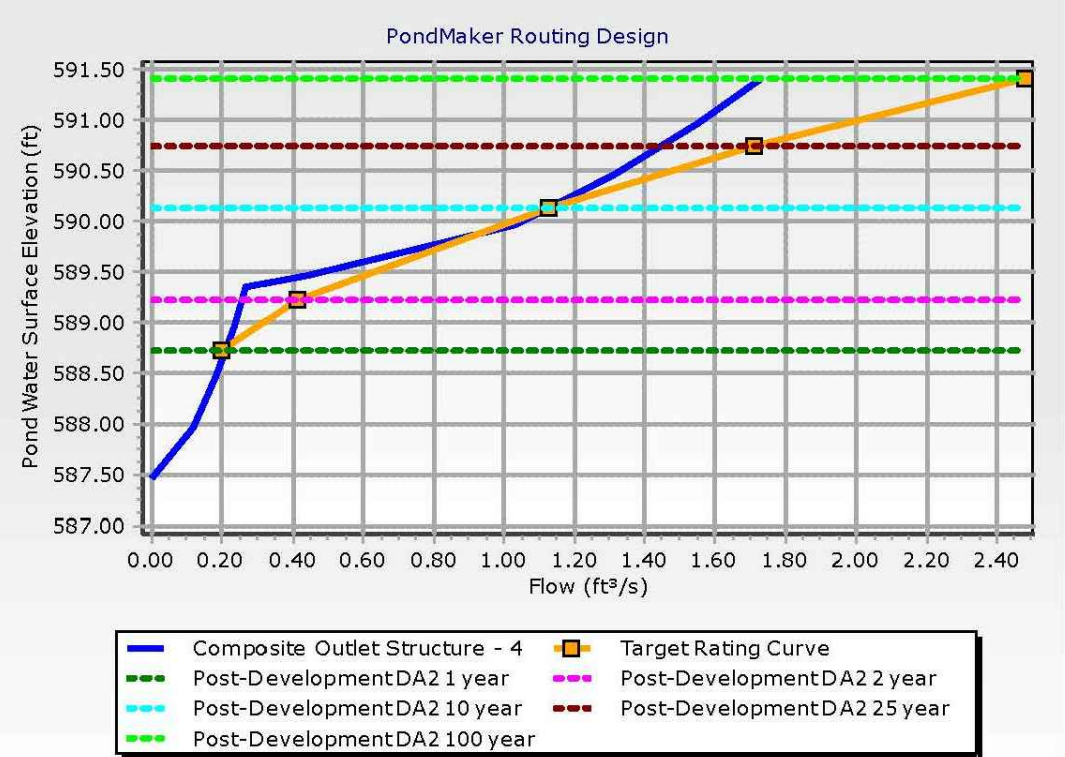
PondMaker Worksheet (Outlet Design)						
Design Scenario	Design Return Event	Target Peak Outflow (ft ³ /s)	Target Outflow Volume (ac-ft)	Peak Pond Inflow (ft ³ /s)	Total Inflow Volume (ac-ft)	
Post-Development DA2 1 year	1	0.20	(N/A)	1.15	0.064	
Post-Development DA2 2 year	2	0.41	(N/A)	1.56	0.088	
Post-Development 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 (ft ³ /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 (ft ³ /s)	Computed Peak Outflow (ft ³ /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
States: 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	0.127
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	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
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)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	100-Yr (cfs)
PRE - DA1	11.93	2.98	4.03	4.87	6.12	7.68
PRE - DA2	12.02	0.41	0.78	1.13	1.71	2.48
POST - DA1	11.93	2.98	4.03	4.87	6.12	7.68
POST - DA2	11.93	1.61	2.21	2.70	3.42	4.32

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)	Travel Time (hr)
PRE - DA1 SHEET SHALLOW	100	0.0220	0.011			0.019
	204	0.0140	0.025			0.024
Time of Concentration						0.1
PRE - DA2 SHEET SHALLOW	100	0.0350	0.150			0.125
	31	0.0560	0.050			0.002
Time of Concentration						.127
POST - DA1 SHEET SHALLOW	100	0.0220	0.011			0.019
	240	0.0180	0.025			0.024
Time of Concentration						0.1
POST - DA2 SHEET SHALLOW	100	0.0220	0.011			0.019
	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	

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	10-Year	25-Year	100-Year
Detention Volume (ac-ft)	Post	Post	Post	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)	0.47	1.13	1.71	2.41
(Pre- DA 2)				
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.

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 Broadrock St. Winchester, VA 22601
TEL: (540) 450-0180 FAX: (540) 460-0182
E-Mail: Address: potesta@potesta.com

POTESTA

SPELUNKERS, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

Client

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

Title

7
Drawing No.

FILE: 13-013-19-2023- SPELUNKERS- MINOR SITE DEVELOPMENT 19-0232 DESIGN.dwg
PLOT DATE: 19-02-2023
PLOT BY: J. KNECHTEL

NORTH
REFERENCED PLAT OF SURVEY 116
BY J. KNECHTEL & ASSOCIATES, INC.
MARCH 26, 2018 SURVEY NO. 2593

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 Euonymus 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

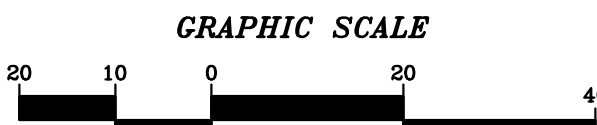
Existing Screen and Buffer Planting 156-5
17-Eastern Red Cedars min 30' tall mixed with shrubs and various deciduous trees

No.	Date	Eng.	Revision

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MAJOR
---	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)
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER GATE VALVE
---	EXISTING WATER METER
---	EXISTING WATER LINE
---	EXISTING SANITARY CLEAN OUT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING WOOD POWER POLE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING GAS METER
---	EXISTING STORM SEWER & STRUCTURE
---	EXISTING CURB
---	EXISTING CURB & GUTTER
---	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
---	PROPOSED STORM SEWER STRUCTURES
---	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
BUFFER, PERIMETER & INTERIOR PARKING TREES							
RM		ACER REDRUM	RED MAPLE	2"	-	340 SF	2,040 SF
PC		ACER GINNALA	AMUR MAPLE	2"	-	260 SF	1,560 SF
PS		PRUNIS SARGENTI	SARGENT CHERRY	2"	-	170 SF	1,190 SF
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 (> = X5 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 (> = X5 OF PARKING AREA)	450 SF	1,800 SF
TOTAL TREE COVER (10% MINIMUM FO C1)	1,960 SF	4,200 SF



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

NOTE: THIS SHEET FOR LANDSCAPING PURPOSES ONLY.

FOR REGULATORY REVIEW

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

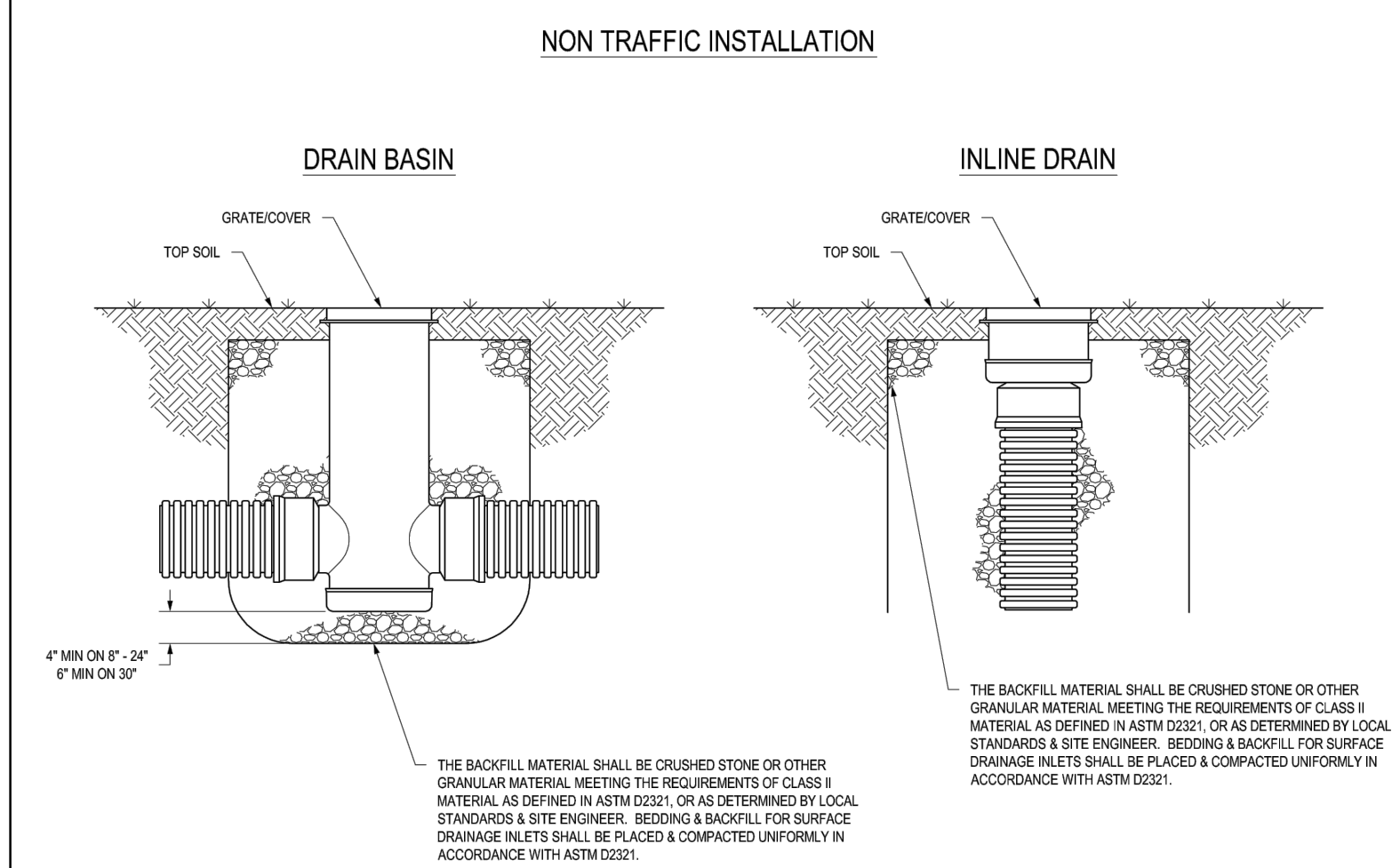
POTESTA & ASSOCIATES, INC.
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POTESTA

Client
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13026 YATES FORD ROAD
CLIFTON, VIRGINIA 20124

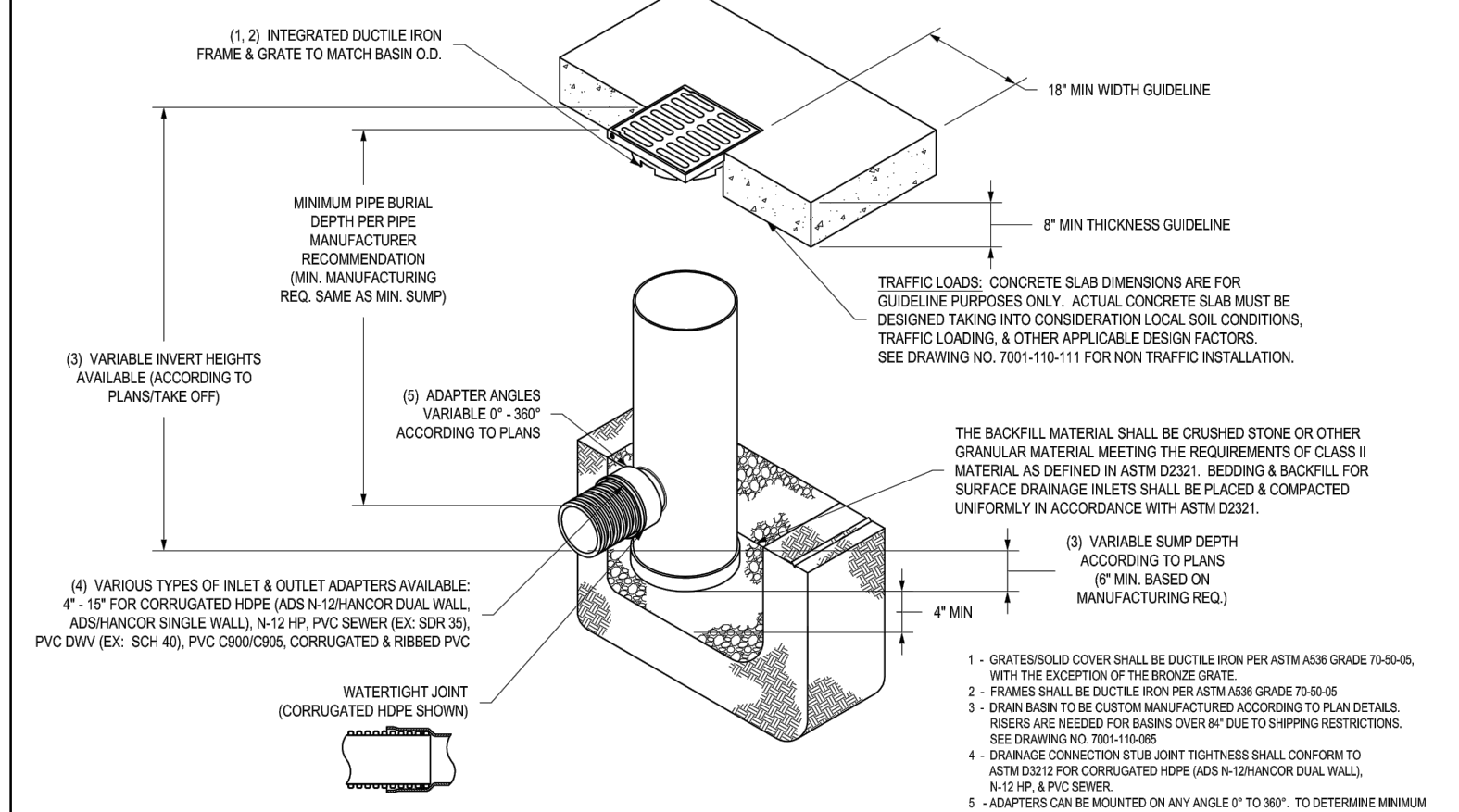
Title
LANDSCAPE PLAN
PARKING LOT EXPANSION SPELUNKERS RESTAURANT
116 SOUTH STREET
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

8
Drawing No.



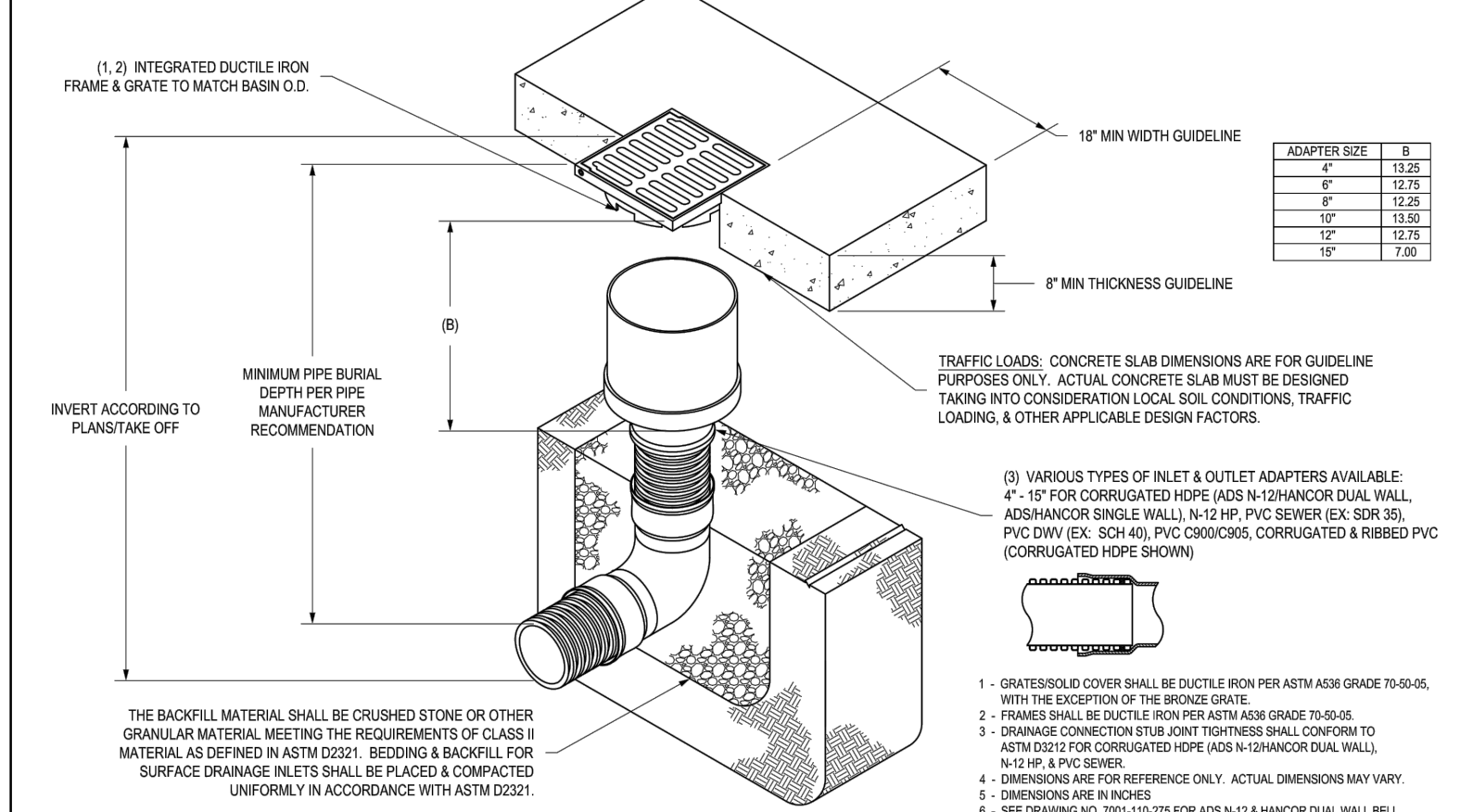
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DATE	3-30-06	DATE	3-30-06
REVISION	BY	CA	PROJECT NO.
DATE	3-30-06	DATE	3-30-06
DWG SIZE	A	SCALE	1/2" = 1'
SHEET	1 OF 1	DWG NO.	701-110-111
REV	D		

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



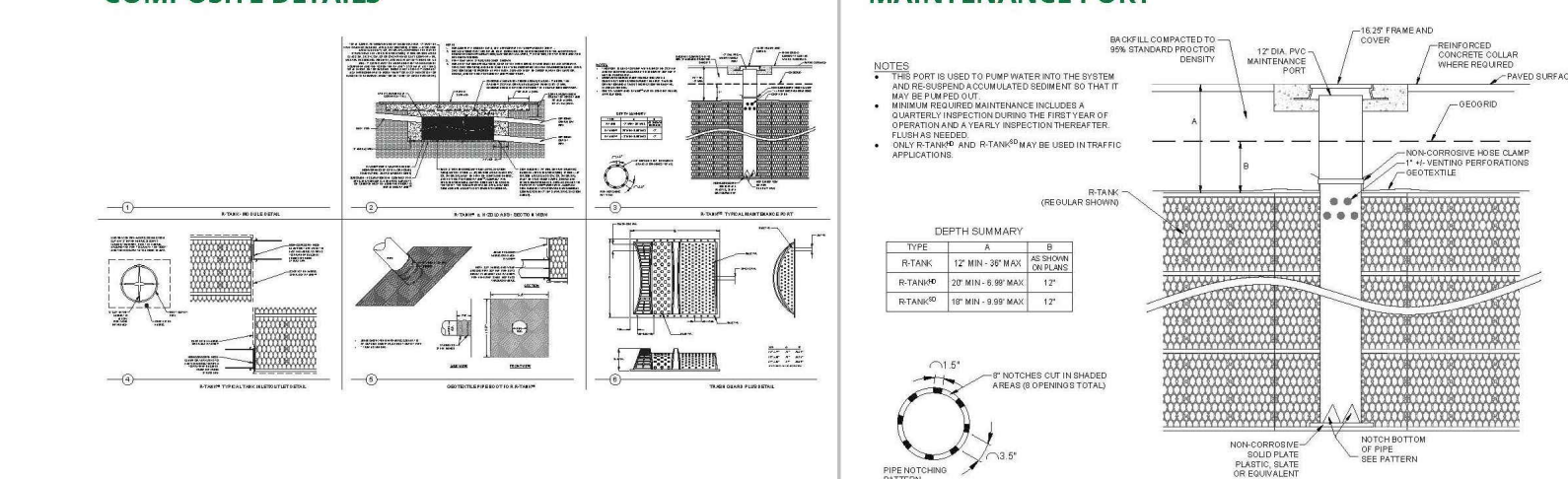
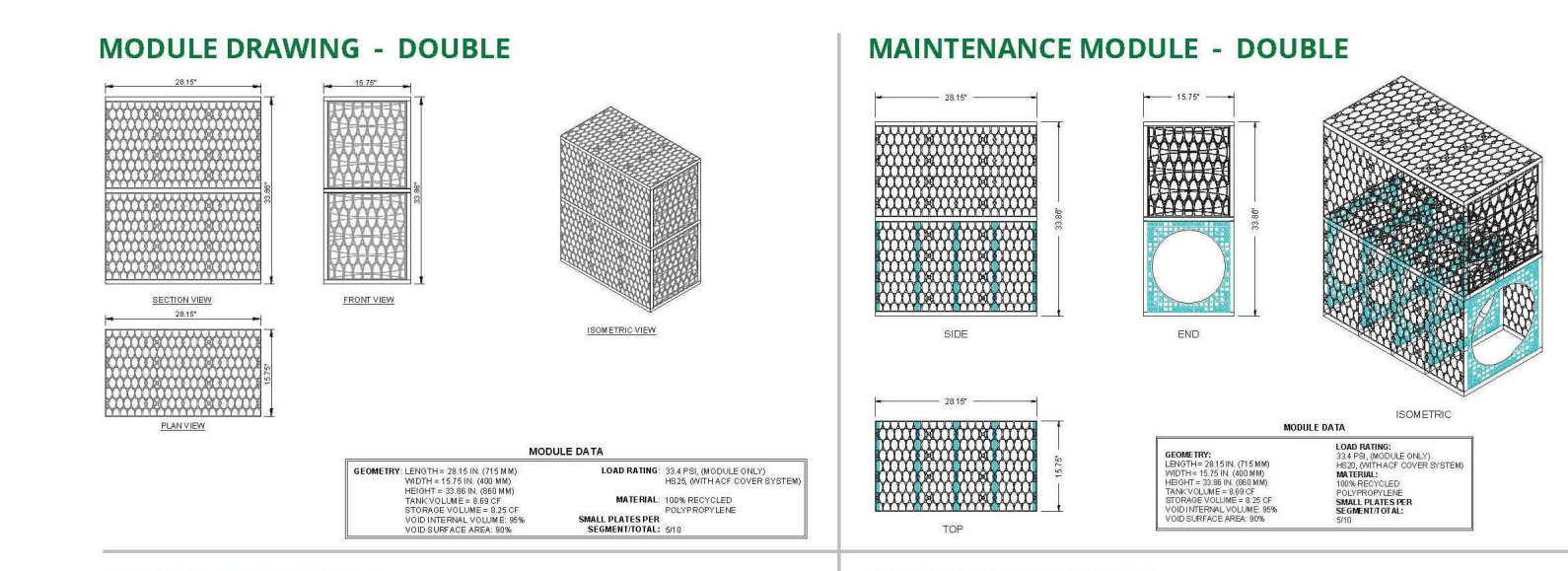
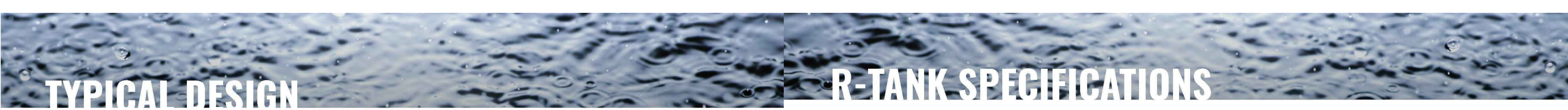
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DATE	3-30-06	DATE	3-30-06
REVISION	BY	CA	PROJECT NO.
DATE	3-30-06	DATE	3-30-06
DWG SIZE	A	SCALE	1/2" = 1'
SHEET	1 OF 1	DWG NO.	701-110-110
REV	C		

NYLOPLAST 15" INLINE DRAIN: 2715AG _ _ X



DATE	BY	CA	MATERIAL
DATE	4-30-06	DATE	4-30-06
REVISION	BY	CA	PROJECT NO.
DATE	4-30-06	DATE	4-30-06
DWG SIZE	A	SCALE	1/2" = 1'
SHEET	1 OF 1	DWG NO.	703-110-026
REV	C		

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



LD HD SD

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight* (lbs)
Single (1)	15.75	28.15	9.45/0.79	2.42	2.30	10,111.0
Double (2)	15.75	28.15	17.32/1.44	4.44	4.22	15,717.3
Triple (3)	15.75	28.15	25.98/2.17	6.67	6.33	23,625.9
Quad (4)	15.75	28.15	33.86/2.82	8.69	8.25	29,132.3
Double + Min(2.5)	15.75	28.15	42.52/3.54	10.91	10.36	37,041.0
Triple (3)	15.75	28.15	50.39/4.20	12.93	12.28	42,547.4
Triple + Min(3.5)	15.75	28.15	59.06/4.92	15.15	14.39	50,456.0
Quad (4)	15.75	28.15	66.93/5.58	17.17	16.31	55,962.4
Quad + Min(4.5)	15.75	28.15	75.59/6.30	19.39	18.42	63,871.0
Pent (5)	15.75	28.15	83.46/6.96	21.41	20.34	69,377.4

*Weights shown are for LD/HD modules

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	15.75	28.15	9.45/0.79	2.42	2.30	10,111.0
Double (2)	15.75	28.15	18.12/1.51	4.64	4.41	19,588
Triple (3)	15.75	28.15	26.79/2.23	6.86	6.52	28,211
Quad (4)	15.75	28.15	35.46/2.96	9.08	8.63	36,844
Pent (5)	15.75	28.15	44.13/3.68	11.30	10.74	45,477
Hex (6)	15.75	28.15	52.80/4.40	13.52	12.84	54,101
Septa (7)	15.75	28.15	61.47/5.12	15.74	14.95	62,733
Octo (8)	15.75	28.15	70.14/5.85	17.96	17.06	71,366
Nono (9)	15.75	28.15	78.81/6.57	20.18	19.17	79,999
Deca (10)	15.75	28.15	87.48/7.29	22.40	21.28	88,632

Note: XD modules may be stacked up to 10' tall (80 layers).

UD XD

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	19.68	23.62	14.17/1.18	4.57	4.35	21.2
Double (2)	19.68	23.62	27.17/2.26	8.77	8.33	39.0
Triple (3)	19.68	23.62	40.16/3.35	12.97	12.32	56.8
Quad (4)	19.68	23.62	53.15/4.43	17.16	16.30	74.6
Pent (5)	19.68	23.62	66.14/5.5	21.35	20.29	92.4

Note: XD modules may be stacked up to 10' tall (80 layers).

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	19.68	23.62	14.17/1.18	4.57	4.35	21.2
Double (2)	19.68	23.62	27.17/2.26	8.77	8.33	39.0
Triple (3)	19.68	23.62	40.16/3.35	12.97	12.32	56.8
Quad (4)	19.68	23.62	53.15/4.43	17.16	16.30	74.6
Pent (5)	19.68	23.62	66.14/5.5	21.35	20.29	92.4

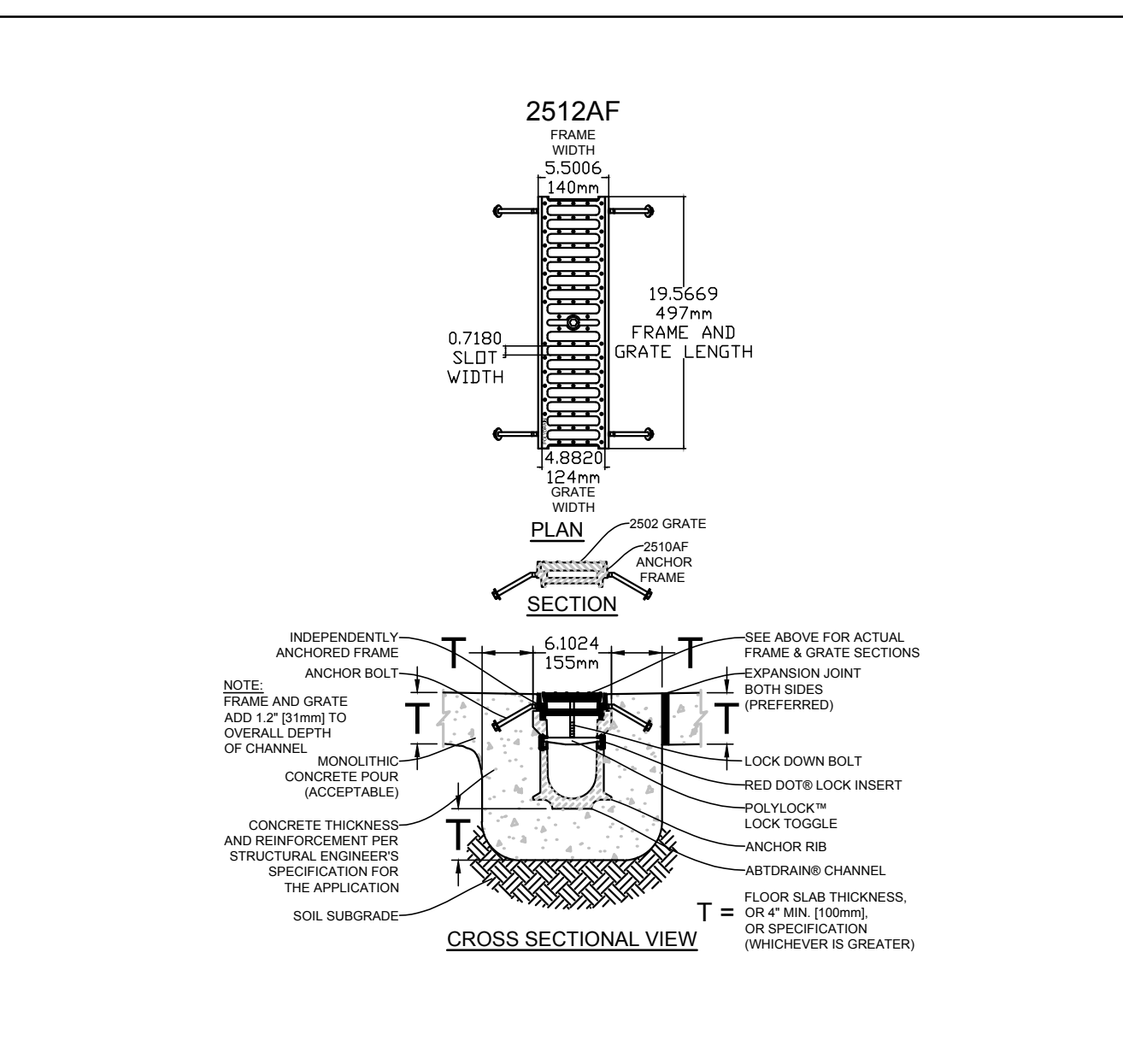
Note: XD modules may be stacked up to 10' tall (80 layers).

SPECIFICATIONS

Item	Description	Value	Value	Value	Value	Value
Void Area	Volume available for water storage	95%	95%	95%	95%	95%
Surface Area Void	% of exterior available for infiltration	90%	90%	90%	90%	90%
Compressive Strength	ASTM D 2412/ASTM F 2318	30.0 psi	33.4 psi	42.9 psi	134.2 psi	240.2 psi
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lbs/cf	3.62 lbs/cf	3.96 lbs/cf	4.33 lbs/cf	7.55 lbs/cf
Rib Thickness	Thickness of load-bearing members	0.18"	0.18"	0.18"	0.18"	0.18"
Service Temperature	Safe temperature range for use	-14 - 167° F	-14 - 167° F	-14 - 167° F	-14 - 167° F	-14 - 167° F
Recycled Content	Use of recycled polypropylene	100%	100%	100%	100%	100%
Minimum Cover	Cover required for HS-20 loading	Not traffic rated	20"	18"	12" - 14"	6"
Maximum Cover	Cover required for HS-25 loading	Not traffic rated	24"	18"	15" - 17"	6"
	Maximum allowable cover depth	36"	6.39'	9.99'	5.0'	16.7'

For more information about Stormwater Management, call at 800.448.3636 or email us at info@acfenv.com

ACF ENVIRONMENTAL



ABT Inc.

SPECIFICATION DRAWING ©2006 ABT, Inc.

DUCTILE IRON FRAME & GRATE

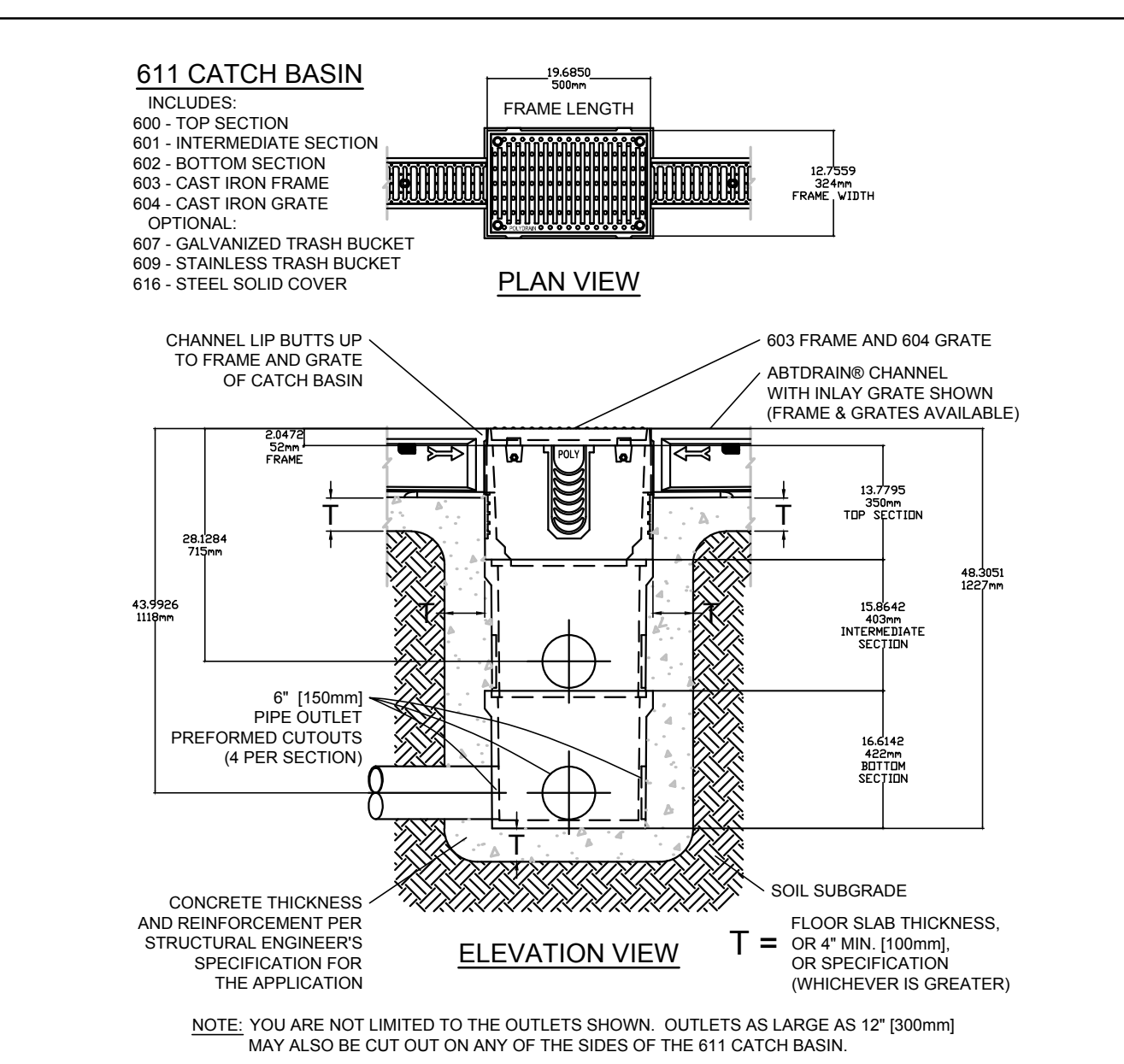
2512AF

FILE: **S-2512AF** PART: **2510AF, 2502**

16000 N. 11TH AVE. SUITE 100
TROY, MI 48068
TEL: 248.358.8800
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WWW.ABTINC.COM

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LARGE CATCH BASIN

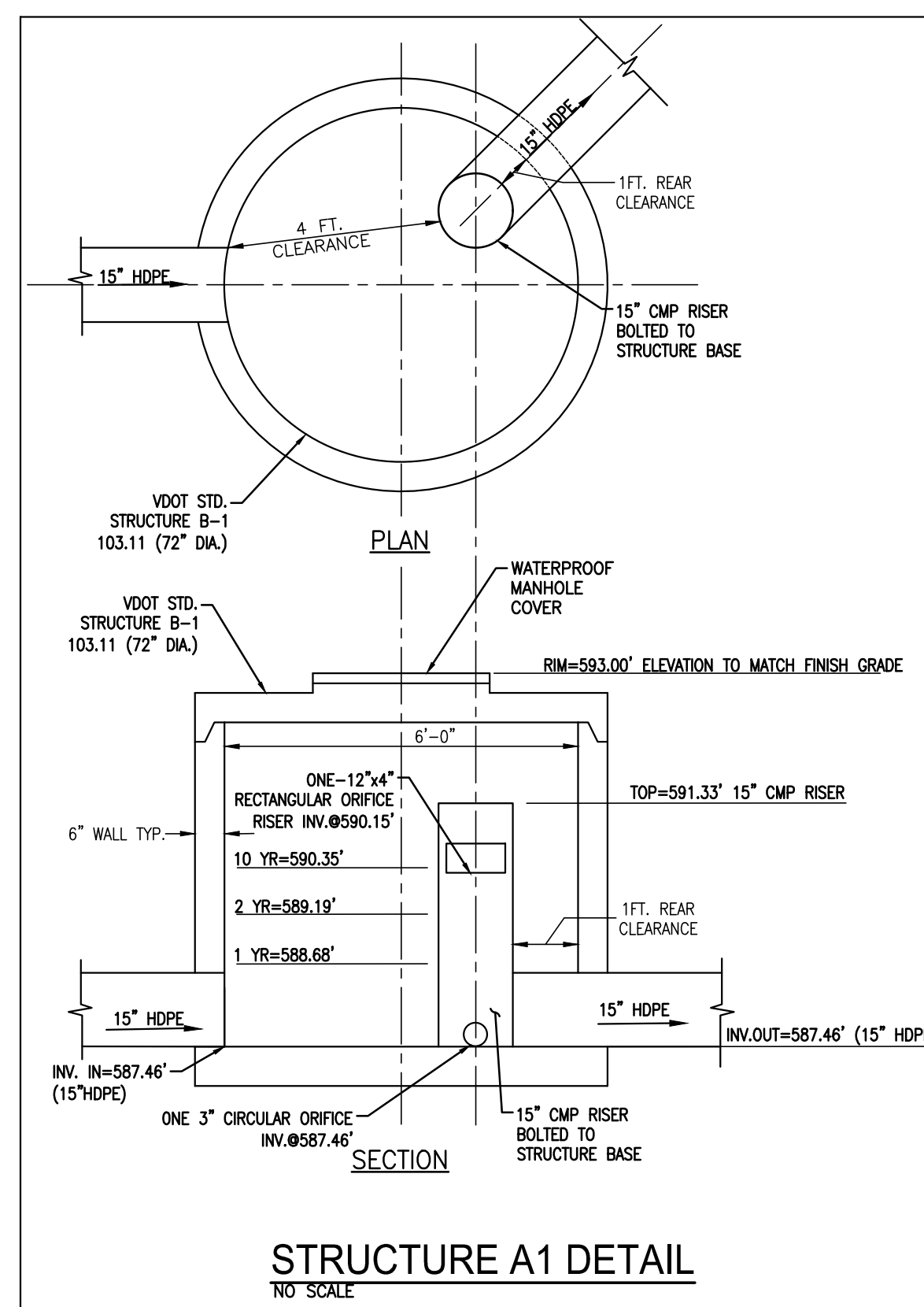
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FILE: **S-2611-02** PART: **610, 607, 609, 616**

16000 N. 11TH AVE. SUITE 100
TROY, MI 48068
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COMMONWEALTH OF VIRGINIA

KEVIN J. KNECHTEL

3/13/23

PROFESSIONAL ENGINEER

FOR REGULATORY REVIEW

ISSUE DATE: 3/13/2023

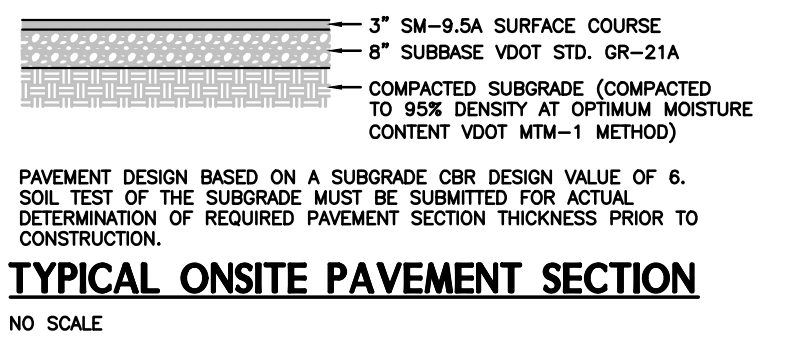
POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
15 South Braddock St., Winchester, VA 22601
TEL: (540) 450-0740 FAX: (540) 450-0782
E-Mail: Address: potesta@potesta.com

SPELUNKER'S, LLC.
PARKING LOT EXPANSION
116 SOUTH STREET
FORK MATERIAL DISTRICT
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

DETAILS

9

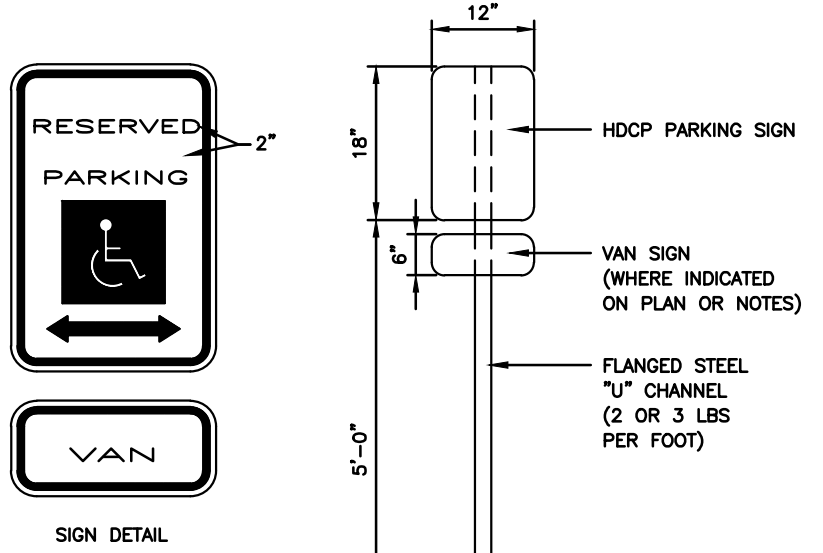
Drawing No.



- NOTES:
1. REFER TO VDOT SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 2. CONSTRUCT 1/4\"
 3. CONSTRUCT 1/2\"

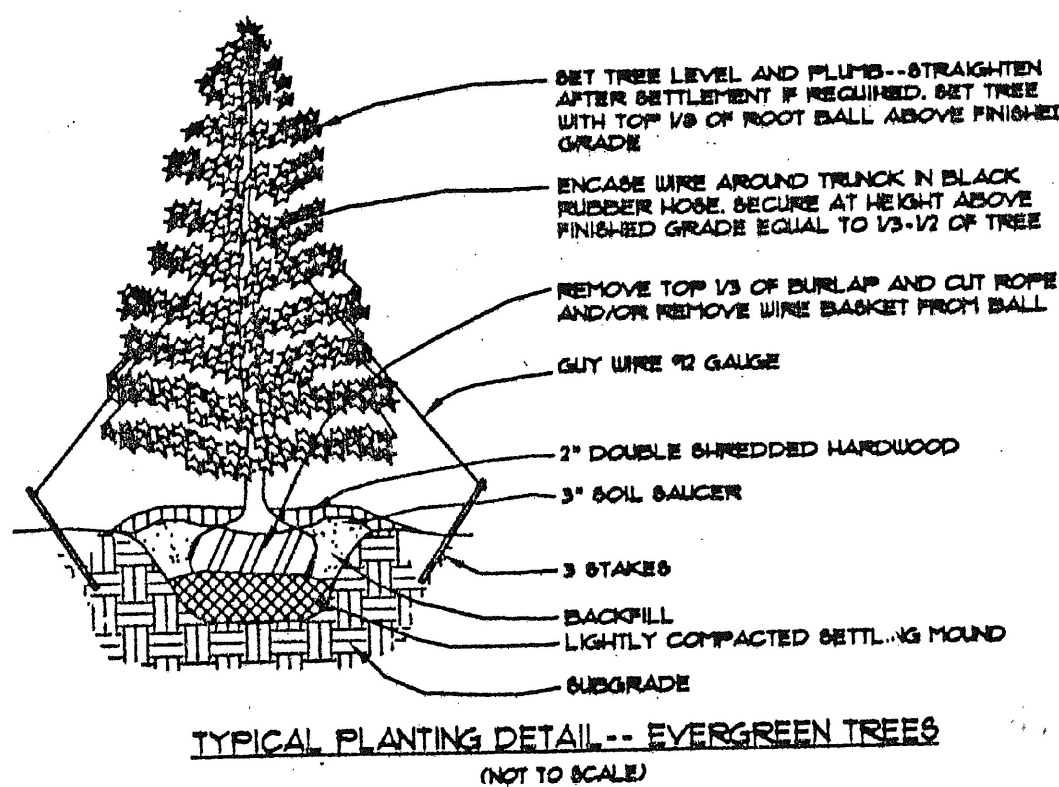
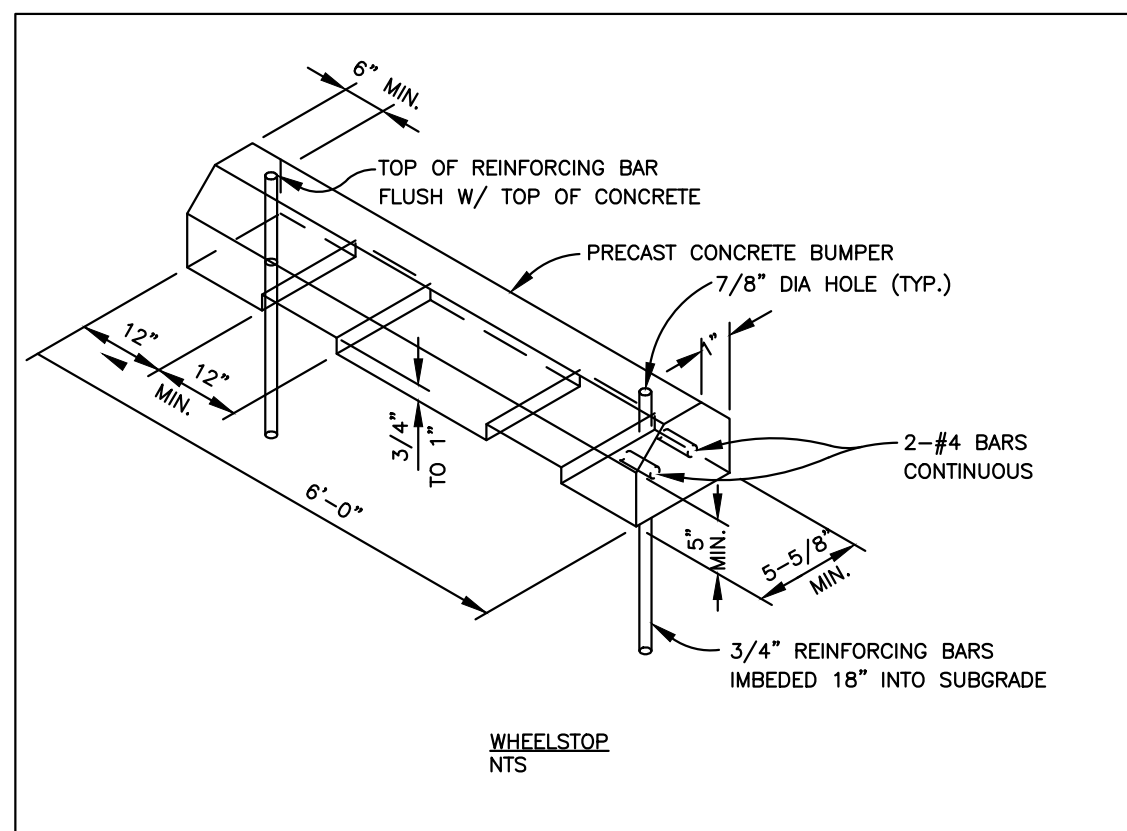
TYPICAL SIDEWALK SECTION

NO SCALE

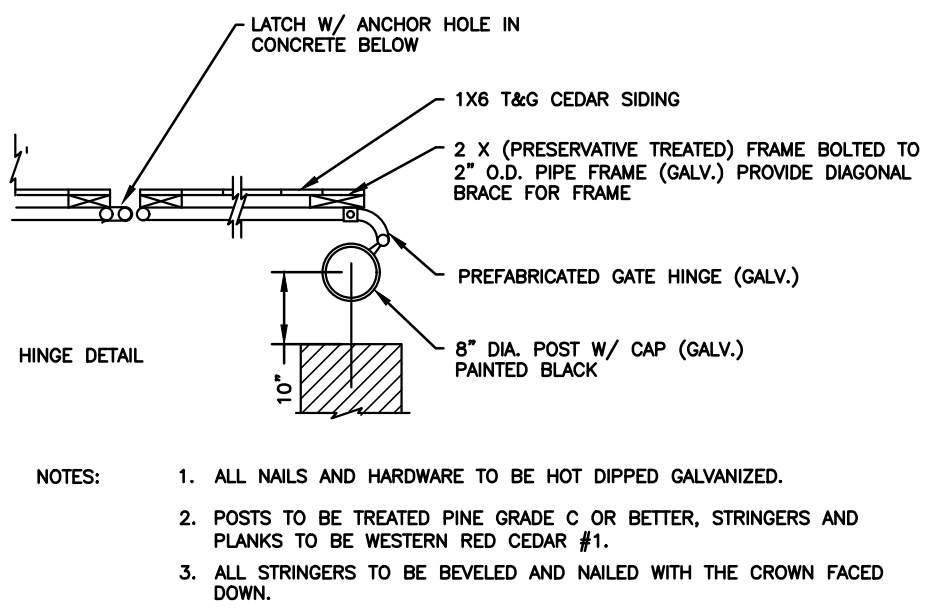


HANDICAP PARKING SIGN DETAIL

NO SCALE

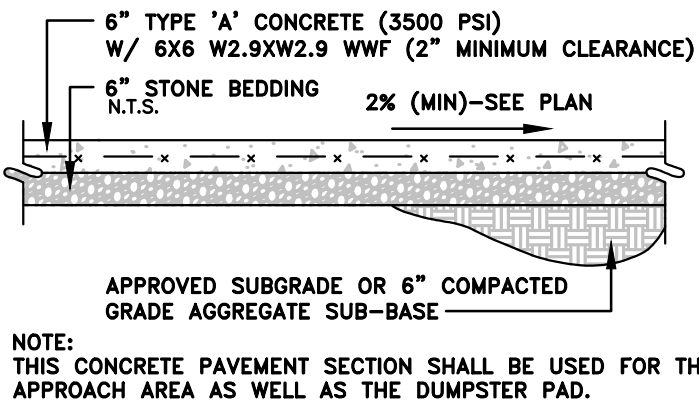


TYPICAL PLANTING DETAIL - EVERGREEN TREES
(NOT TO SCALE)



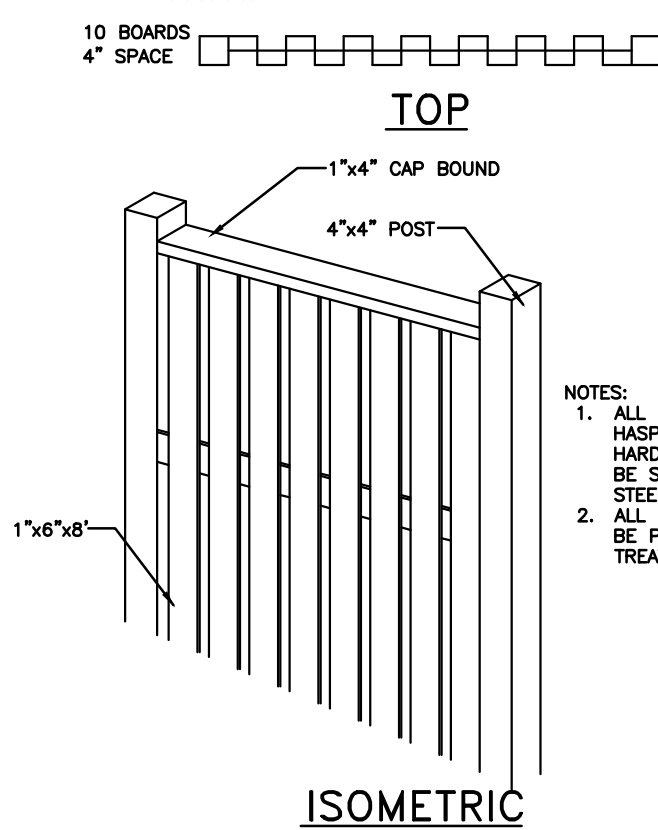
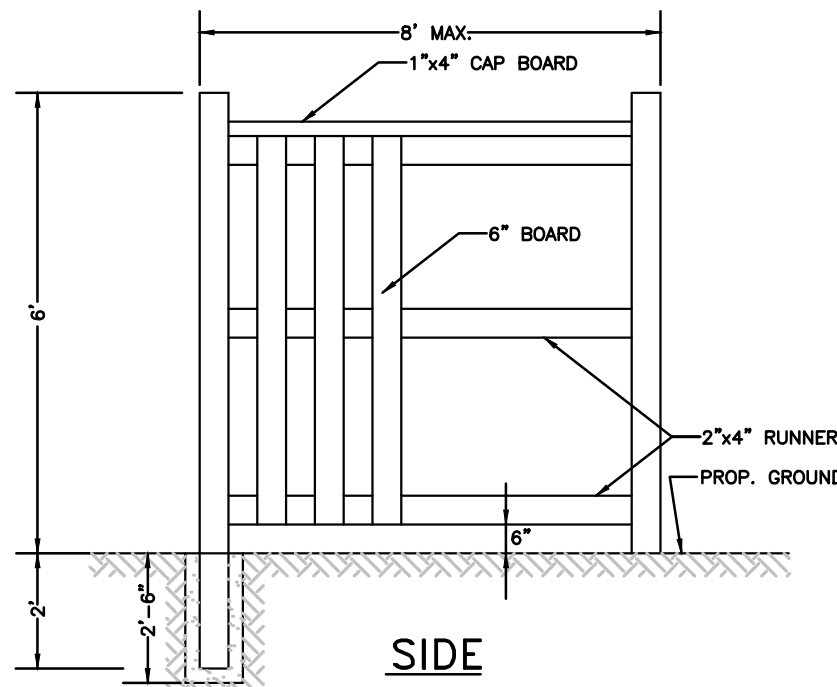
DUMPSTER FENCE DETAIL

NO SCALE



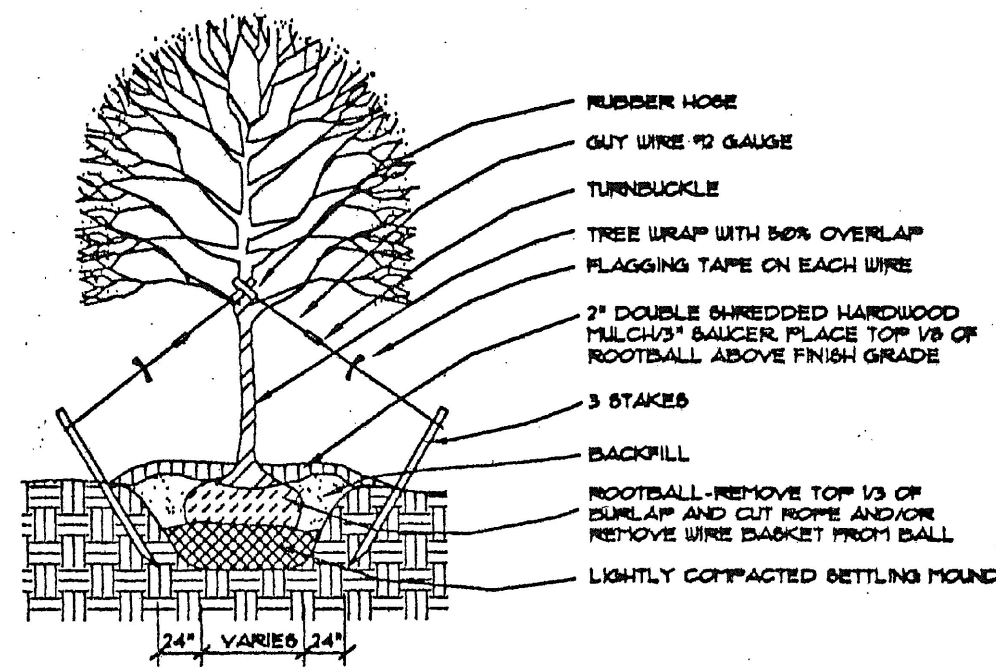
DUMPSTER PAD DETAIL

NO SCALE

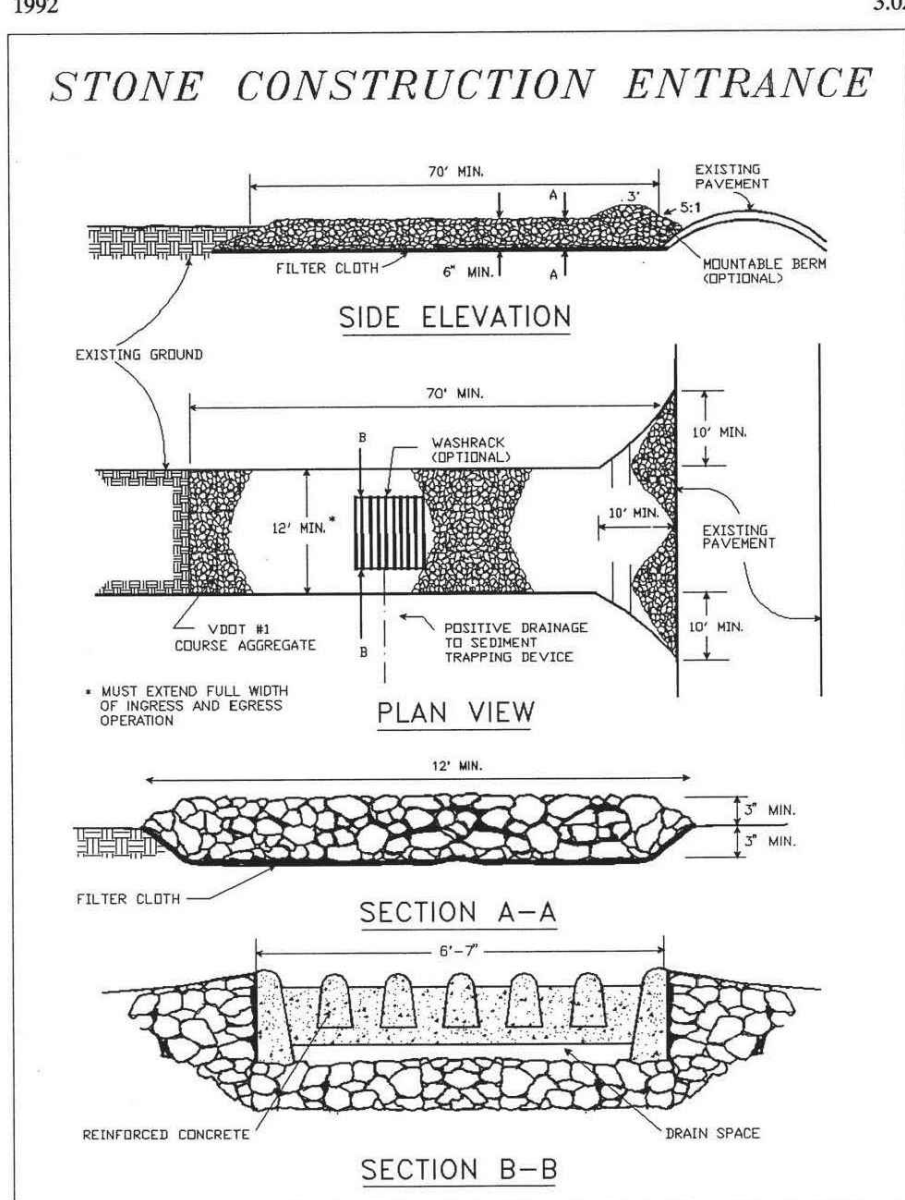


DUMPSTER ENCLOSURE DETAIL

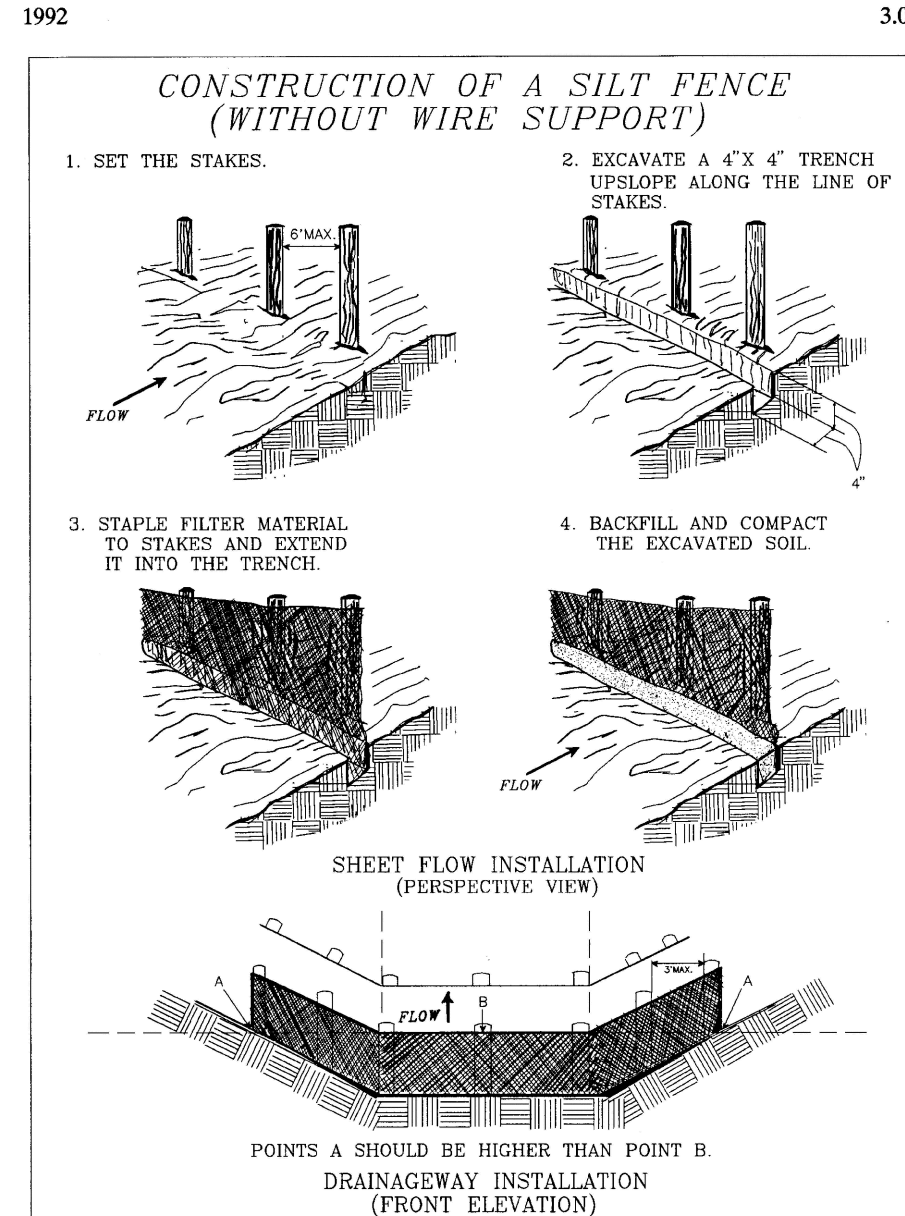
NO SCALE



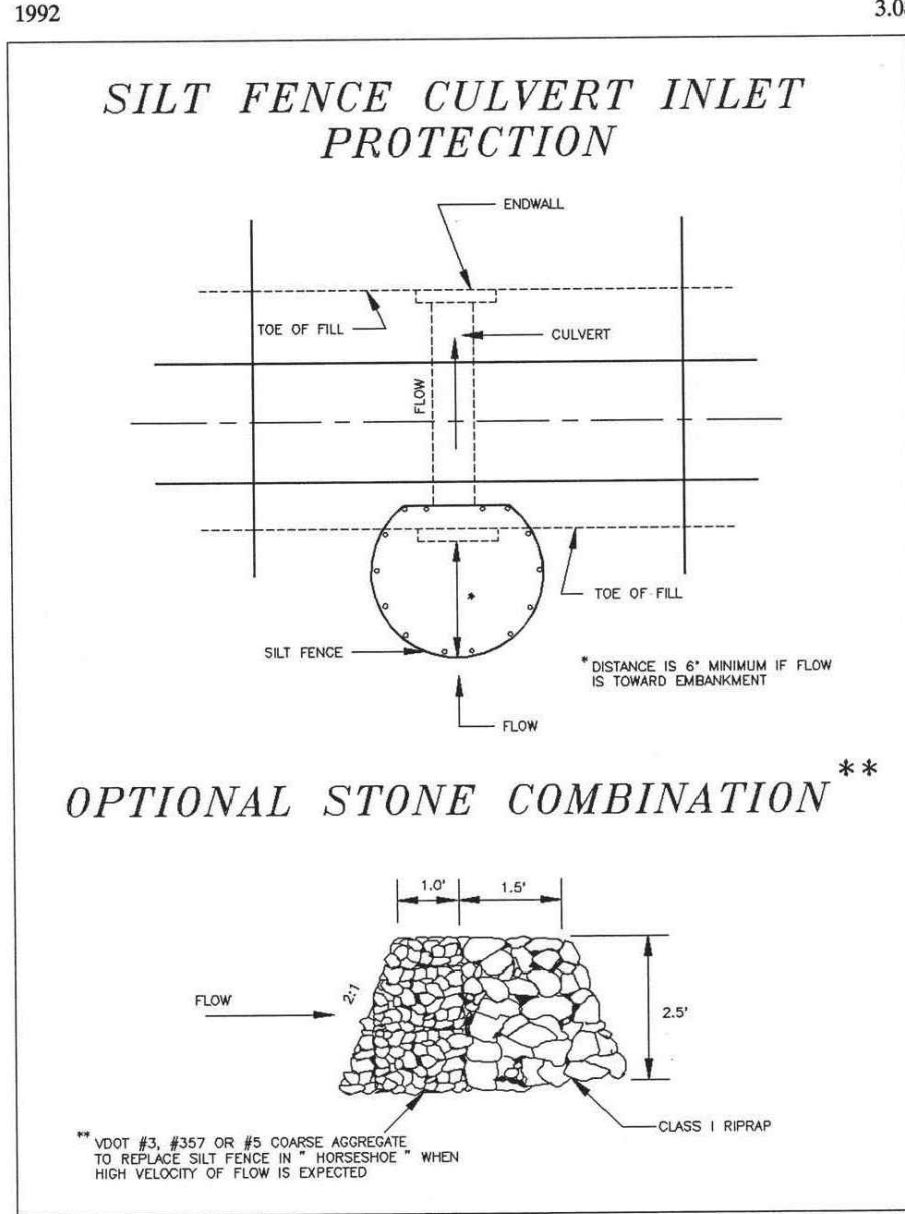
TYPICAL PLANTING DETAIL - TREES OVER 2-1/2\"



Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant



Source: Adapted from VDOT Standard Sheets and Va. DSWC

IVAT4-130LPA750KU



Low profile, low glare, ledge lit technology with an unique Color Black

Weight: 18.6 lbs

Technical Specifications

Compliance

UL Listed: Suitable for wet locations

Color Stability: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM 79 and LM 80

Thermal Compliance: An R100 LED luminaire can be used with a recessed sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 1302.4a.b.v

Declaration: This product is tested by Design Lights Consortium (DLC) and is a DLC qualified luminaire product that qualifies for the highest tier of rebates from DLC Member Utilities (DLC Product Code: PUA8293)

Performance

Lifespan: 100,000 Hour LED lifespan based on R10 LM 80 heat sinked at 25°C

LED Characteristics

LEDs: Long life, high efficacy, surface mount LEDs

Color Stability: LED color temperature is warranted to drift no more than 200K in color temperature over a 5 year period

Color Uniformity: RAB's range of correlated color temperatures follows the guidelines of the American National Standard for Specification for the Chromaticity of Solid State Lighting (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°F (-4°F)

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

Housing: Precision die cast aluminum

IES Classification: The type IV classification is typically used for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same uniformity at lateral angles from 90° to 270°

Mounting: Universal pole or spigot

IVAT4-130LPA750KU

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

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 U1 G3

Electrical

Driver: Class 2, 50/60Hz, 120-277V, 40V standard, 100V optional

THD: 4.36% at 120V, 6.79% at 277V

Power Factor: 99.8% at 120V, 99.9% at 277V

Dimensions

0.10V Dimming, standard
100,000 Hour LED lifespan

Features

0.10V Dimming, standard
100,000 Hour LED lifespan

IVAT4-130LPA750KU

Ordering Matrix

Family	Distribution	Lumen Output	Mounting	CR Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcoud Option
IVA	T4	130L	PA	750	K	U		
T2 = Type I T3 = Type II T4 = Type IV T5 = Type V T6 = Type VI T7 = Type VII T8 = Type VIII T9 = Type IX T10 = Type X T11 = Type XI T12 = Type XII T13 = Type XIII T14 = Type XIV T15 = Type XV T16 = Type XVI T17 = Type XVII T18 = Type XVIII T19 = Type XIX T20 = Type XX								

Luminaire Schedule

Symbol	Qty	Label
■	3	IVAT4-130L750U - DLF1810114-2 20' MTG

No.	Date	Eng.	Revision

GENERAL NOTES:

1. THE DETECTABLE WARNING SURFACE 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. APPROVED PRODUCT LIST NUMBER 72.
3. SLOPING SIDES OF CURB RAMP MAY BE FORMED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED TIES.
4. DETECTABLE WARNING SURFACE SHALL BE PLACED FLUSH TO CENTER ALONG THE ENTIRE LENGTH OF CURB RAMP FLOOR WIDTH OF RAMP FLOOR MINIMUM.
5. ROADWAY CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMP ARE ALLOWED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMP ARE REQUIRED FOR SIDEWALKS AND SHARED USE PATHS, THE WIDTH OF THE CURB RAMP SHALL BE THE MINIMUM WIDTH OF THE CURB RAMP. THE CURB RAMP SHALL BE LOCATED WITHIN THE LIMITS OF THE CROSSWALK AND SHALL BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DRIP LINES, ETC.
7. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE TOP OF CURB.
8. CURB RAMP SHALL BE INSTALLED AND LOCATED WITHIN PEDESTRIAN CROSSWALKS OR SHARED USE PATHS OR BE LOCATED BY THE DETECTABLE WARNING SURFACE. THE DETECTABLE WARNING SURFACE SHALL HAVE A MINIMUM WIDTH OF 18" AND SHALL BE LOCATED WITHIN THE LIMITS OF THE CROSSWALK AND SHALL BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DRIP LINES, ETC.
9. RAMP MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB RAMP IS LOCATED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB RAMP IS PERPENDICULAR TO THE CURB.
10. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE TOP OF CURB.
11. WHERE CURB RAMP INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CORNERS, THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD-MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE RADIUS OF CURB. SEE FIGURE 204.08 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNING SURFACE.

TYPE A PERPENDICULAR

TYPE B PARALLEL

TYPE C PARALLEL & PERPENDICULAR

CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)

ROAD AND BRIDGE STANDARDS

SHEET 1 OF 5

REVISION DATE: 04/19

VIETNAM DEPARTMENT OF TRANSPORTATION

204.01

2016 ROAD & BRIDGE STANDARDS

WITH BUFFER STRIP

WITHOUT BUFFER STRIP

EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT

ONE DIRECTION WITHOUT BUFFER STRIP

ONE DIRECTION WITH BUFFER STRIP

TWO DIRECTIONS SMALLER RADIUS WITHOUT BUFFER STRIP

TWO DIRECTIONS LARGER RADIUS WITH BUFFER STRIP

VDOT CG-2 STANDARD CURB

COMBINATION CURB & GUTTER

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



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 Broad Street, Whitewater, VA 22801
Tel: (434) 430-0160 Fax: (434) 430-0162
E-Mail: Address: potesta@potesta.com

POTESTA

SPELUNKER'S, LLC.
13026 YATES FORD ROAD
CLIFTON, VIRGINIA 2024

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

Issue
10
Drawing No.

ISSUE DATE: 3/13/2023

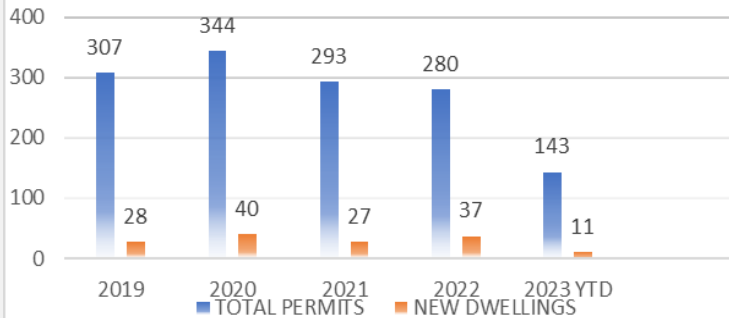
APRIL 2023 MONTHLY REPORT

PLANNING/ZONING DEPARTMENT - APRIL 2023

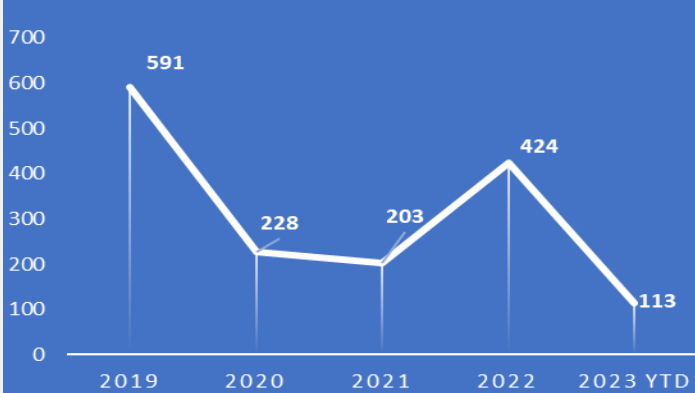
● GENERAL INDICATORS

	2019	2020	2021	2022	2023 YTD	APRIL
Zoning Permits	307	344	293	280	143	43
Code Enforcement Cases	591	228	203	424	113	20
Land Use Applications	19	26	29	56	11	4
Code Amendments	1	1	7	2	2	0
Sign Permits	52	39	47	41	23	4
Business Licenses	186	151	172	155	55	9
Short-Term Rentals	--	--	1	13	3	3
Administrative Variance	--	--	--	--	2	1
COA Administrative Review	--	--	--	--	9	3
COA Board Review	--	--	--	--	4	2
Solicitor/Itinerant Merchant	--	--	--	--	2	0
Urban Agriculture	--	--	--	--	5	0
Alley Vacation	--	--	--	--	2	2

PERMIT TOTALS 2019 - 2023



TOTAL CODE CASES 2019 - 2023



SPECIAL PROJECTS UPDATES/NEWS

- **Comprehensive Plan Rewrite:** Summit provided a Final Version of the Comprehensive Plan on November 30, 2022. The Planning Commission held a Public Hearing on December 21, 2022, and the PC voted to take it back to a work session on January 4, 2023. Additional work sessions were held on February 1, and March 15, and April 5, 2023. The Comprehensive Plan went back to the PC for public hearing on April 19, 2023. The public hearing was closed and postponed so that the PC could receive a final version of the document.
- **Chapter 175 and 148 Rewrite:** Discussion held with summit regarding the rewrite.

- **BAR** – The Board of Architectural Review met for one (1) regular meeting in April and postponed a decision for a completed reroof at 301 E. Prospect Street to allow the contractor to replace the shingle roof that was installed with a metal roof to bring it into compliance with the Historic District.
- **BZA** - The Board of Zoning did not meet in the month of April.
- **LBBCA** - The Local Board of Building Code Appeals met once in April for training.

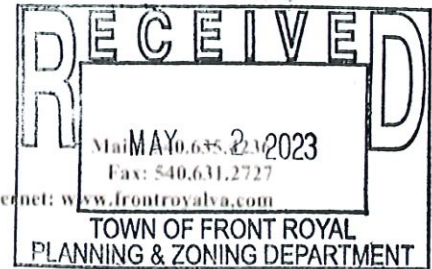
- **PC** – In April the Planning Commission (PC) held one regular meeting, one special meeting and one work session. At their regular meeting the PC recommended approval of one (1) Zoning Ordinance Amendment related to “Fees, Charges and Expenses” in Chapter 175-137 and postponed a decision on the Comprehensive Plan to the May 17, 2023 regular PC meeting. The PC approved six (6) consent agenda items to be advertised for public hearing in May. At the special meeting the PC recommended approval of a Zoning Ordinance Amendment related to cemeteries. Discussion at the work session included the Comprehensive Plan Rewrite and the Zoning Ordinance Amendment to add the application fee of \$400.00 for processing a Local Board of Building Code Appeals application in Chapter 175-137 Fees, Charges and Expenses.

WORK SESSION
SPECIAL USE PERMIT APPLICATION
#2300279 – DYNAMIC LIFE

#2300279



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



Internet: www.frontroyalva.com

SUP

SPECIAL USE PERMIT REQUEST

APPLICANT Elvi Rogers
 NAME Dynamic Life Ministries, Inc. PHONE 540-636-9595
 ADDRESS 1600 John Marshall Hwy. Front Royal, VA 22630
 E-MAIL info@dynamiclifeministries.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 1600 John Marshall Hwy. Front Royal
 TAX MAP 20A20 SECTION 2 BLOCK LOT 8
 SUBDIVISION NAME ACREAGE 17

REQUEST

ZONING DISTRICT

PROPOSED USE OF PROPERTY Cemetery

SPECIFIC SPECIAL USE PERMIT REQUEST We are requesting permission to lay our Founder and Senior Pastor to rest on our church property.

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 (Checks payable to the Town of Front Royal)
4. Additional information as required by the Department of Planning & Zoning

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 Elvi Rogers

Date 5/2/23

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.

Receipt #

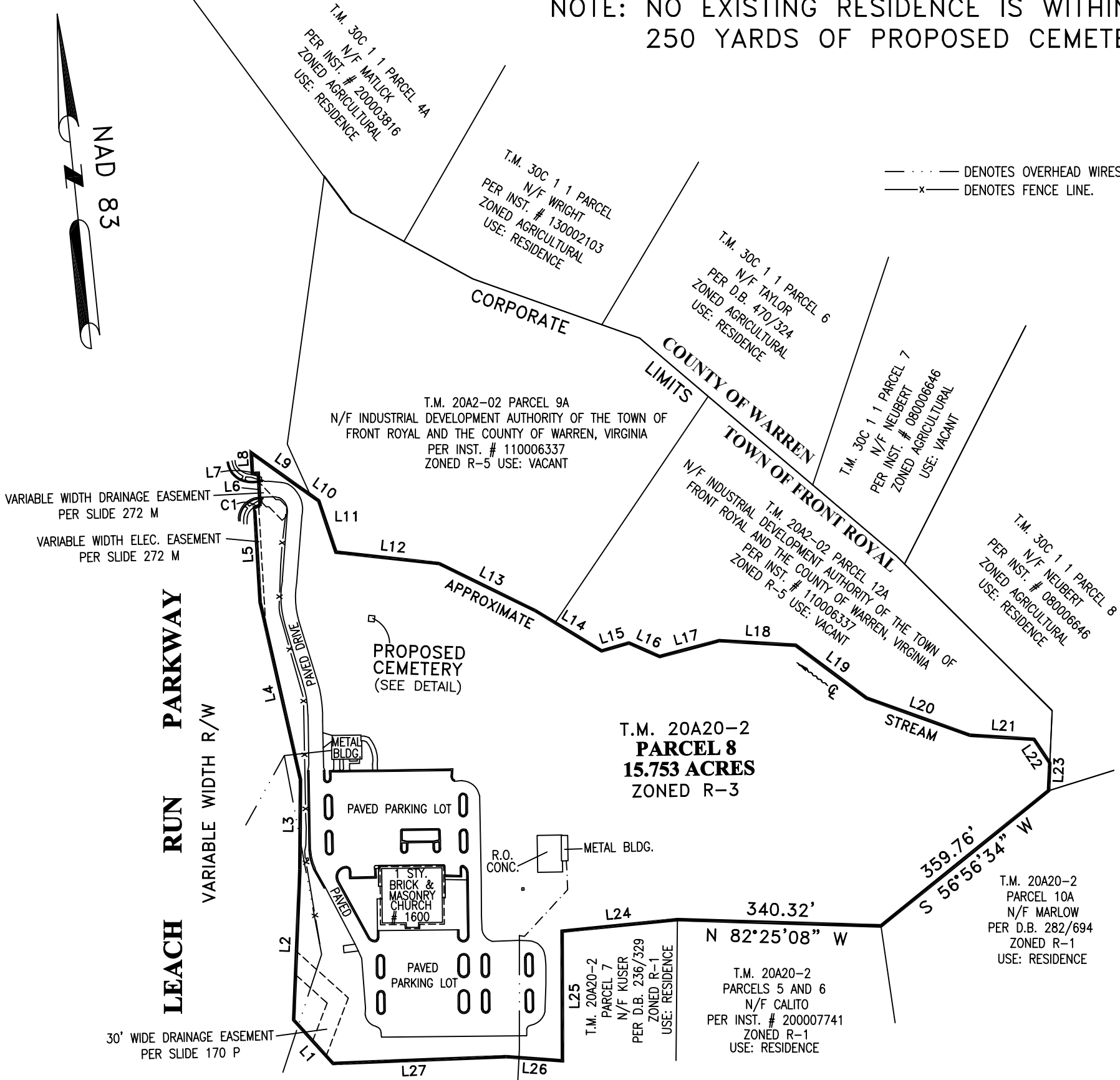
Date Paid 5-2-23

Revised 2-15-11

Pd \$400.00 CK# 10339

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.50'	10.04'	9.96'	N 79°42'21" E	25°34'29"

NOTE: NO EXISTING RESIDENCE IS WITHIN
250 YARDS OF PROPOSED CEMETERY.



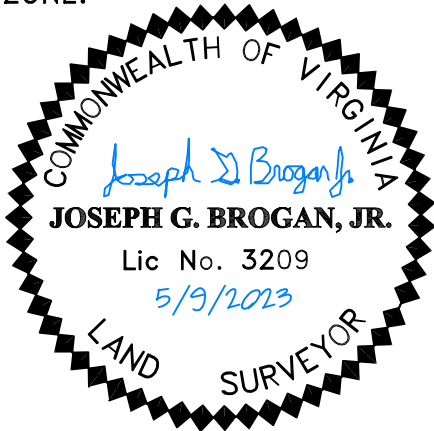
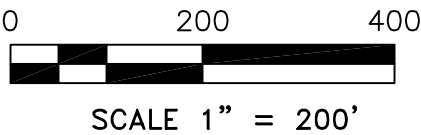
JOHN MARSHALL HIGHWAY - RT. 55
VARIABLE WIDTH R/W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 36°18'25" W	97.99'	L17	N 80°51'20" E	102.62'
L2	N 08°10'31" E	251.25'	L18	S 80°49'54" E	128.22'
L3	N 06°14'09" E	150.76'	L19	S 47°26'54" E	147.86'
L4	N 06°59'43" W	303.70'	L20	S 64°22'00" E	183.61'
L5	N 02°27'53" E	158.20'	L21	S 80°35'37" E	107.16'
L6	N 02°29'31" E	55.01'	L22	S 27°55'13" E	47.22'
L7	N 87°30'24" W	9.74'	L23	S 08°24'23" W	46.63'
L8	N 02°27'53" E	34.59'	L24	N 89°52'47" W	193.56'
L9	S 48°42'19" E	103.19'	L25	S 05°38'50" W	216.50'
L10	S 48°42'19" E	35.00'	L26	N 80°03'58" W	94.68'
L11	S 12°49'23" E	90.50'	L27	N 86°21'41" W	289.05'
L12	S 77°51'40" E	173.37'	L28	S 21°43'10" E	119.01'
L13	S 58°04'24" E	178.26'	L29	S 78°16'00" E	10.00'
L14	S 52°52'06" E	130.41'	L30	S 11°44'00" W	10.00'
L15	N 79°19'08" E	47.45'	L31	N 78°16'00" W	10.00'
L16	S 60°12'07" E	56.40'	L32	N 11°44'00" E	10.00'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: TRUSTEES OF DYNAMIC LIFE
MINISTRIES PER INSTRUMENT # 040012876.

PLAT REF: SLIDE 169 N, 170 P AND 272 M.
SUBJECT PARCEL SITUATED OUTSIDE
THE LIMITS OF THE FEMA FLOOD ZONE.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578,
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
MAY 9, 2023



PLAT SHOWING PROPOSED CEMETERY
TAX MAP 20A20-2 PARCEL 8

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.