

TOWN OF FRONT ROYAL
PLANNING COMMISSION WORK SESSION



November 5, 2014, 6PM

Town Administration Building – 102 East Main – 2nd Floor Chambers

A JOINT WORK SESSION W/ TOWN COUNCIL & THE TOWN PLANNING COMMISSION

AGENDA

- I. **Discussion – Review of Rezoning Application #RZ14-10-71**, submitted by the IDA, requesting the conditional rezoning of approximately 147 acres, located on the former Avtex Property, from the I-2 District to the MCD District.

Attachment 1: Application & Information Submitted by the Applicant

Attachment 2: Agency Review Comments as of October 28, 2014

- II. Other



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

RZ 14-10-71

REZONING APPLICATION

APPLICANT

Name Industrial Development Auth. Phone 540-635-2182

Address 4000 Kendrick Ln.

E-mail mcdonald@wceda.com

PROPERTY OWNER OF RECORD

Name Industrial Dev. Auth. Phone 540-635-2182

Address 4000 Kendrick Ln. Front Royal

PROPERTY DESCRIPTION

Location/Street Address 404 Kendrick Ln.

Number of lots: _____ Total Acreage 160 acres

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

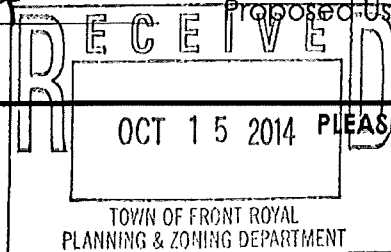
Subdivision Name (if applicable) Autex property

REQUEST

Existing Zoning I2 Proposed Zoning Mixed Campus

Existing Use Vacant Proposed Use Office / Retail

June 4, 2013



PLEASE COMPLETE REVERSE SIDE

R214-10-71

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

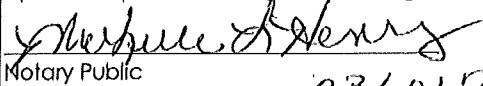
I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.



Signature of Property Owner

Signature of Applicant (if different)

City/County of Warren, Commonwealth of Virginia
 The foregoing instrument was acknowledged before me this 15th day of October, 2014 by
Jennifer McDonald
 (Name of person seeking acknowledgement)


 Notary Public

Notary registration number: 2360170 My commission expires: 4/30/2018

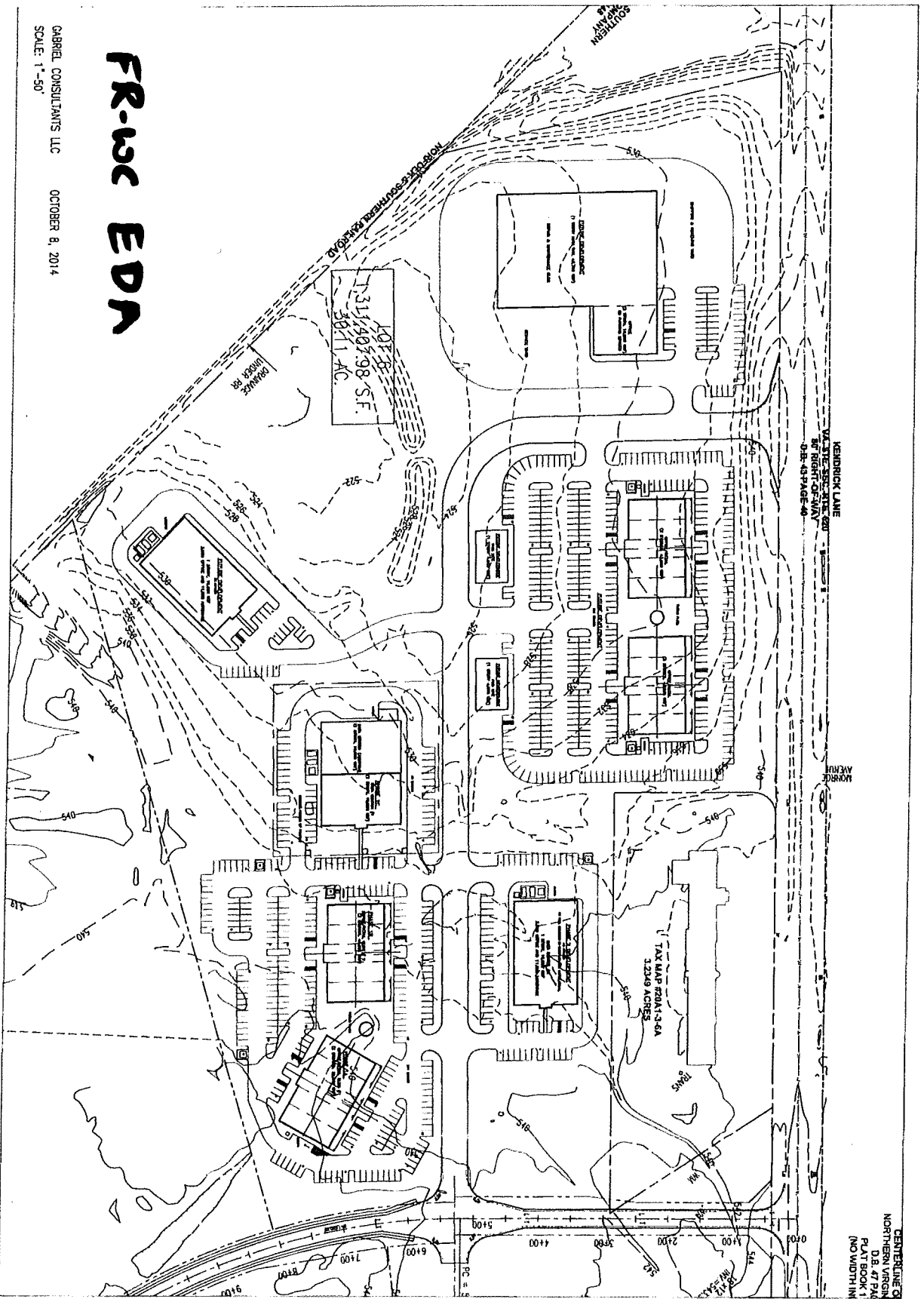
NOTICES

- 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 # _____ Date Paid _____
 Planning Commission Hearing Date: _____ Recommendation: _____
 Town Council Hearing Date: _____ Date Sent to Clerk: _____

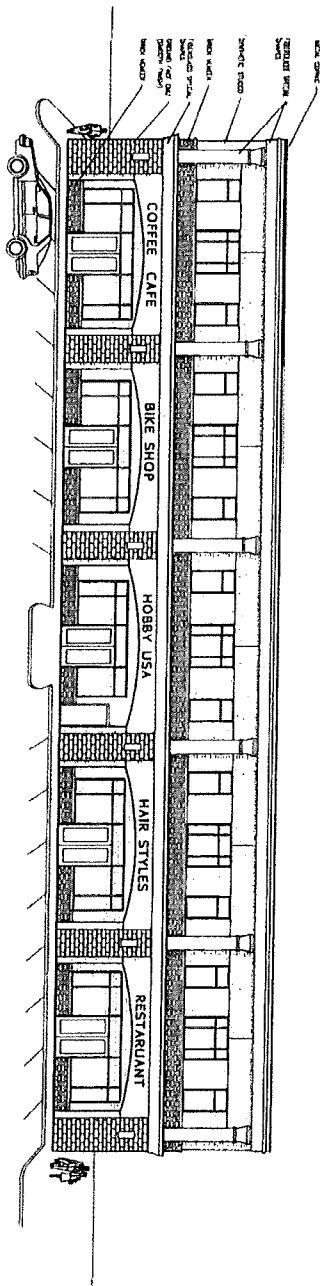
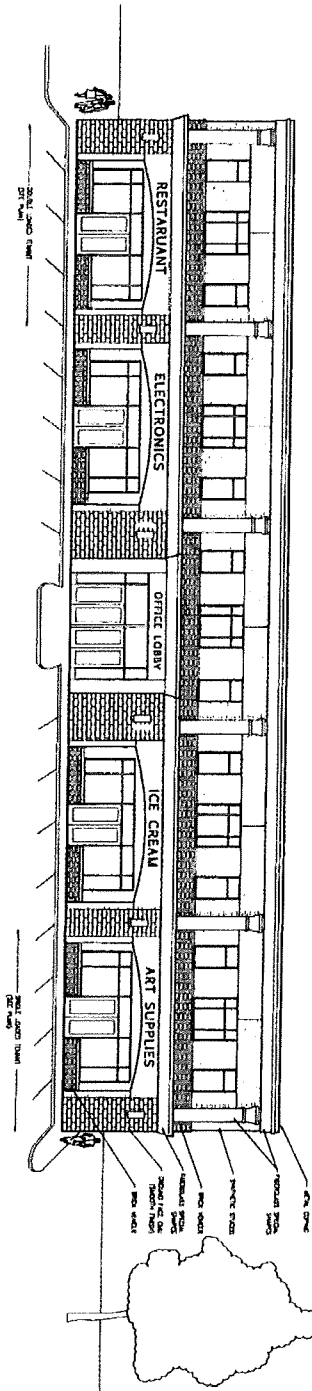
June 4, 2013



FR-WC EDN

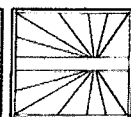
GABRIEL CONSULTANTS LLC
OCTOBER 8, 2014
SCALE: 1"=50'

CENTURIE
NORTHERN URBAN
D.E. 47 PIA
PLAT BOOK 1
NO WIDTH IN



Gabriel Consultants, LLC
6511 Inluna House Lane Centreville, Va. 20120
(703) 344-1450 Gabrielconsultants@yahoo.com

Project Management
Interior Design
Construction & Renovation



FR-WC EDA

Sheet Number CONCEPT PLAN	3
Project Name	
Project Address	
Project Phone	
Project Email	
Project Website	
Project Date	
Project Status	
Project Notes	

PRELIMINARY ENGINEERING PLAN FOR ROYAL PHOENIX REDEVELOPMENT

Kendrick Lane
Town of Front Royal, Virginia

TM 20A1-3-7
ZONED: I-2 INDUSTRIAL EMPLOYMENT DISTRICT

LOCAL UTILITIES

WATER/SWER DISTRICT

TOWN OF FRONT ROYAL
DEPARTMENT OF ENVIRONMENTAL SERVICES
PLANNING DIVISION
FRONT ROYAL, VA 22630
540-435-5335
540-435-8850 FAX

CAS SERVICE

WASHINGTON CAS
390 HUNTERS LANE
FRONT ROYAL, VA 22630
540-868-7923
540-868-7930 FAX

CAS SERVICE

COLUMBIA CAS
GERARD SCHUBBROG
3250 OLD VALLEY PIKE
STONEMAN, VA 22630
540-455-5152

ELECTRIC SERVICE

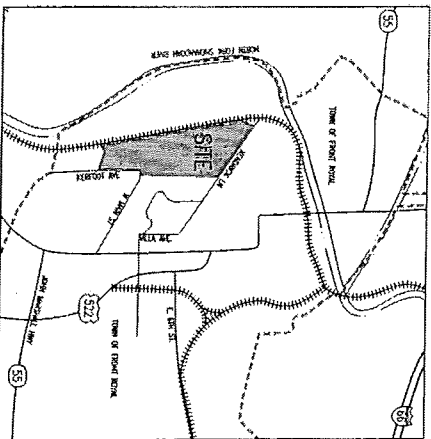
TOWN OF FRONT ROYAL, DEPT. OF ENERGY RESOURCES
DIRECTOR OF ENERGY SERVICES
JOE WALZ
3200 EAST BIR STREET
FRONT ROYAL, VA 22630
540-435-3077
540-435-5497 FAX

TELEPHONE SERVICE

CENTURY LINK
455 REDDING ROAD
FRONT ROYAL, VA 22630
540-435-3077
800-816-2668 FAX

CABLE SERVICE

COMCAST
ART COLEMAN
105 BARNETT ROAD
WINCHESTER, VA 22072
540-541-0942



Vicinity Map
Scale 1" = 2000'
MARCH 15, 2013

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SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	DRAINAGE AREA MAP (EXISTING CONDITIONS)
5	DRAINAGE AREA MAP (PROPOSED CONDITIONS)
6	CONCEPTUAL SITE PLAN
7	CONCEPTUAL SITE PLAN
8	CONCEPTUAL GRADING PLAN
9	STORM DRAIN PROFILES AND CALCULATIONS
10	ROAD PLAN AND PROFILE
11	ROAD PLAN AND PROFILE
12	ROAD PLAN AND PROFILE
13	ROAD PLAN AND PROFILE
14	SAWTOOTH SEWER TOWN
15	SAWTOOTH SEWER PROFILE
16	SAWTOOTH SEWER PROFILE
17	SAWTOOTH SEWER PROFILE
18	PUMP STATION DETAILS
19	SITE CROSS SECTIONS
20	SITE CROSS SECTIONS
21	SITE CROSS SECTIONS
22	SITE CROSS SECTIONS
23	SITE CROSS SECTIONS
24	SITE CROSS SECTIONS

OWNER/DEVELOPER

AS THE DEVELOPER OF THE TOWN OF FRONT ROYAL, THE TOWN OF FRONT ROYAL, VIRGINIA
IS THE OWNER OF THE PROJECT.
4000 MARKET LANE
FRONT ROYAL, VA 22630
PHONE (540) 435-3112
CONTACT: TOWN ENGINEER, DISTRICT DIRECTOR

APPROVING AUTHORITY

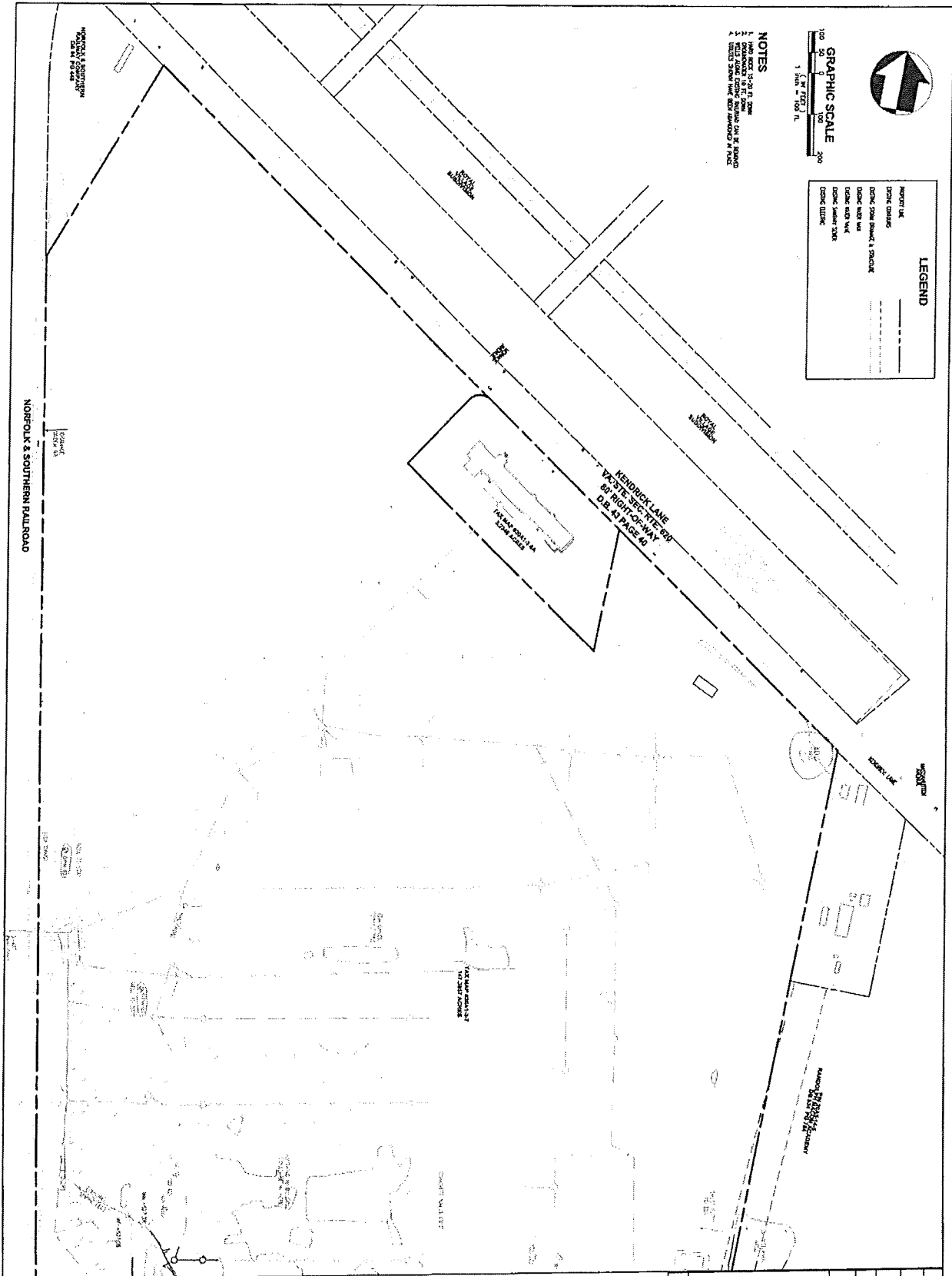
DIRECTOR OF PLANNING
DATE: _____

Job Number: WRRN1201
Sheet Number 1 of 24

Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects.
PHRA
117 East Pleasant Street
Winchester, VA 22601-5002
T 540.667.2139
F 540.665.0483



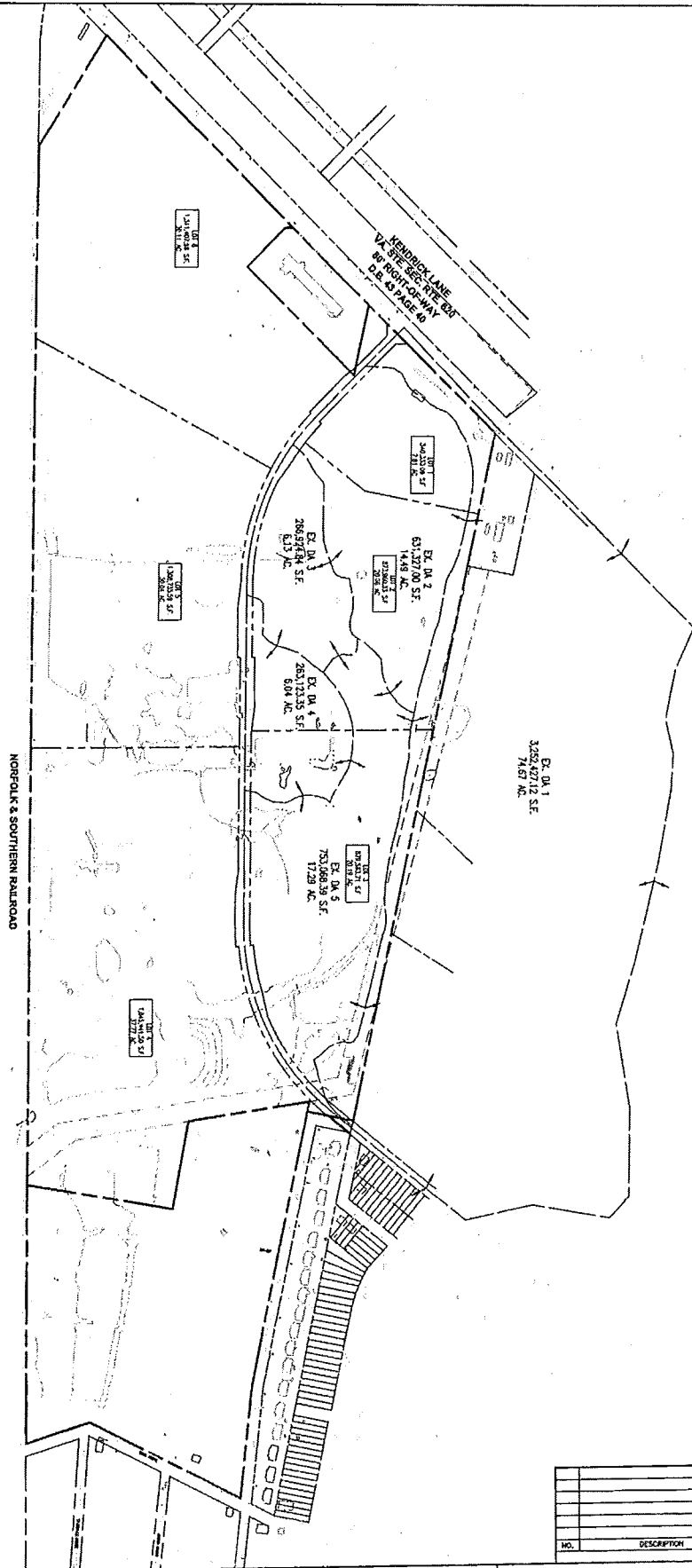
RESPONSIBLE LAND DISTURBER:
NAME: _____
CERTIFICATION: _____
DATE: _____
THE RESPONSIBLE LAND DISTURBER
IS THE PARTY RESPONSIBLE FOR
CARRYING OUT THE LAND DISTURBING
ACTIVITY AS SET FORTH IN THE PLANS.



MATCH LINE SHEET 3

NO.	DESCRIPTION	DATE	REVISED	REVISED	REVISED	DATE

DESIGN	MSS	SURVEY	OTHERS	PROJECT	ROYAL PHOENIX REDEVELOPMENT PRELIMINARY ENGINEERING PLAN	TITLE	EXISTING CONDITIONS PLAN	Patton Harris Rust & Associates Engineers, Surveyors, Planners Landscape Architects 117 East Potomac Street Winchester, VA 22601-5007 T 540-587-7150 F 510-665-0493	PROFESSIONAL SEAL MICHAEL S. STICKLER U.C. No. 83197 PROFESSIONAL ENGINEER
DRAWN	KLM	DATE	03-15-13	FILE NO.	WRRH1201	CAT. NO.	C100EXC	SHEET	2 OF 24
CHECKED	MSS	SCALE	1"=100'	PROJECT	ROYAL PHOENIX REDEVELOPMENT PRELIMINARY ENGINEERING PLAN	TOWN OF FRONT ROYAL, VIRGINIA			



LEGEND

PROJECT LINE	---
EXISTING ROAD	---
PROPOSED ROAD	---

NO.	DESCRIPTION	DATE	NOTED	REVISED	APPROVED	DATE

DESIGN	MSS	SURVEY	OTHERS	PROJECT	ROYAL PHOENIX REDEVELOPMENT PRELIMINARY ENGINEERING PLAN
DRAWN	KLM	DATE	03-15-13	TITLE	DRAINAGE AREA MAP (EXISTING CONDITIONS)
CHECKED	MSS	SCALE	1"=200'	PROJECT	TOWN OF FRONT ROYAL, VIRGINIA
FILE NO.	WRR011201	CAT. NO.	C1000AALLPS	SHEET	4 OF 24

Pattin Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects

P.H.R.A.
Pattin Harris Rust & Associates

117 Emil Peepody Street
Mechanicville, VA 22061-5002
T 540 667 2139
F 540 665 0193

PROFESSIONAL SEAL
MICHAEL S. STREIBER
Lic. No. 91142
Professional Engineer

MATCH LINE SHEET 8

NORFOLK & SOUTHERN RAILROAD

DESIGN	MSS	SURVEY	OTHERS
DRAWN	KLM	DATE	03-15-13
CHECKED	MSS	SCALE	1"=100'
FILE NO. WPRN1201	EXT. NO. C600GRA	SHEET 9 OF 24	

ROYAL PHOENIX REDEVELOPMENT
PRELIMINARY ENGINEERING PLAN

TOWN OF FRONT ROYAL, VIRGINIA

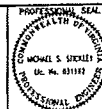
CONCEPTUAL GRADING PLAN

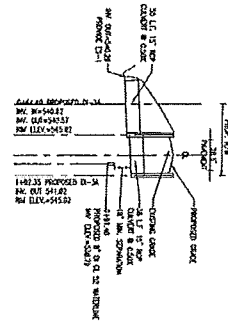
Patton Harris Rust & Associates
Engineers, Surveyors, Planners Landscape Architects

P-H-R+A
117 East Pocomoke Street
Winchester, VA 22601-5002
T 540.667.2139
F 540.665.0493

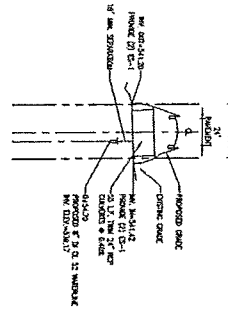


LEGEND

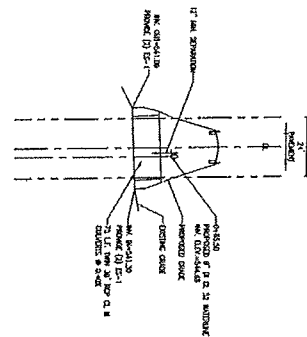
[illegible][illegible]



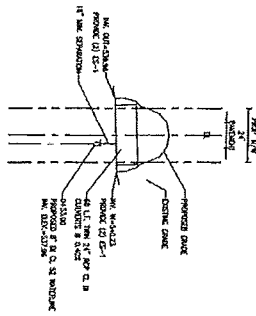
STORM DRAIN PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



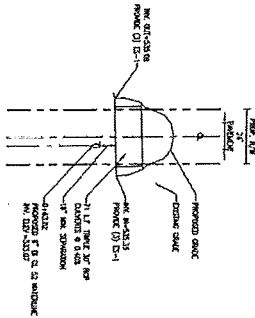
STORM DRAIN PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



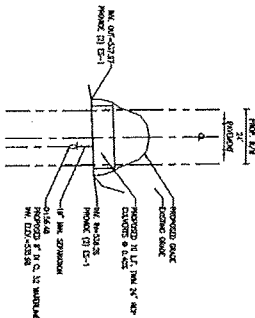
STORM DRAIN PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



STORM DRAIN PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



STORM DRAIN PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



STORM DRAIN PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'

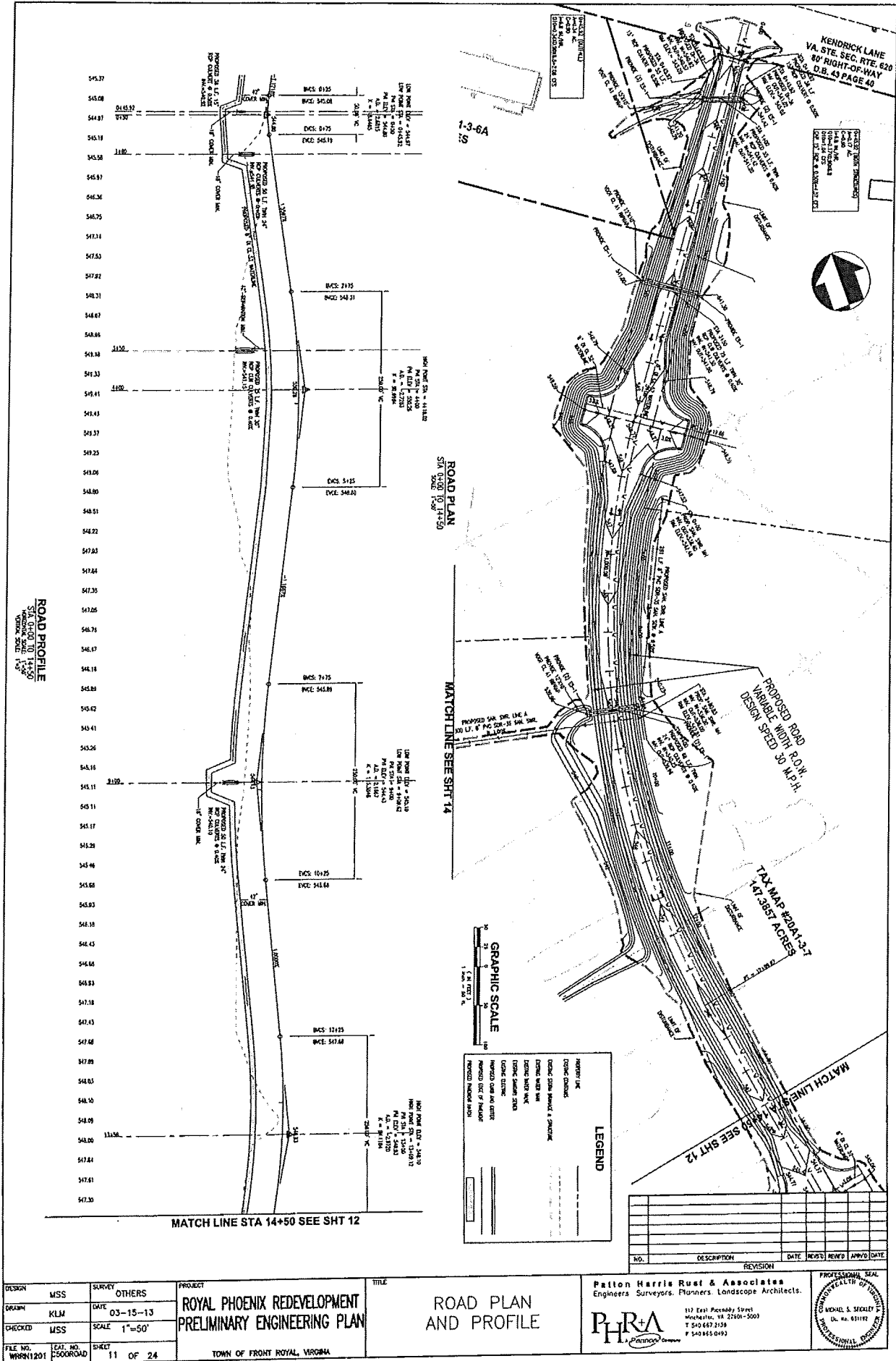
STATION		INVERT	OUTLET	PIPE	MANHOLE	REMARKS
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1+10.00		0.90	0.90	12"		
1+15.00		0.85	0.85	12"		
1+20.00		0.80	0.80	12"		
1+25.00		0.75	0.75	12"		
1+30.00		0.70	0.70	12"		
1+35.00		0.65	0.65	12"		
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1+55.00		0.45	0.45	12"		
1+60.00		0.40	0.40	12"		
1+65.00		0.35	0.35	12"		
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1+75.00		0.25	0.25	12"		
1+80.00		0.20	0.20	12"		
1+85.00		0.15	0.15	12"		
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1+95.00		0.05	0.05	12"		
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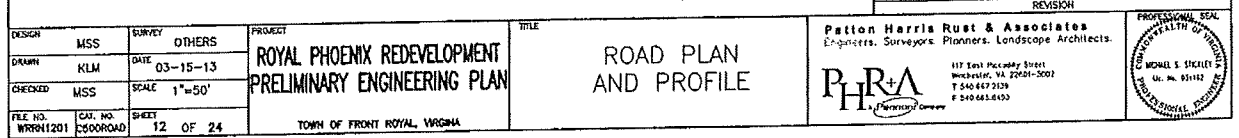


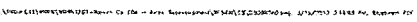
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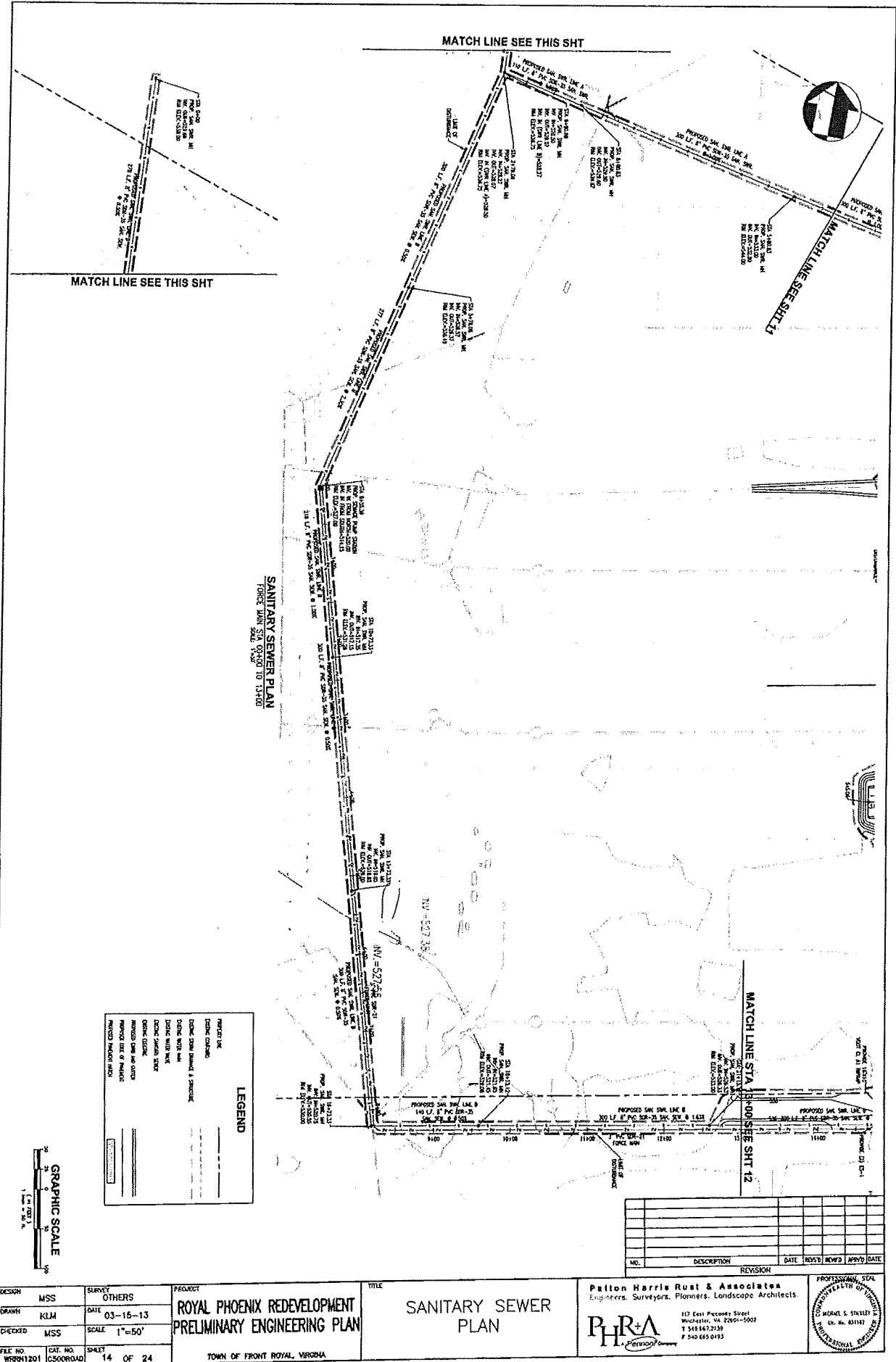
NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	DATE

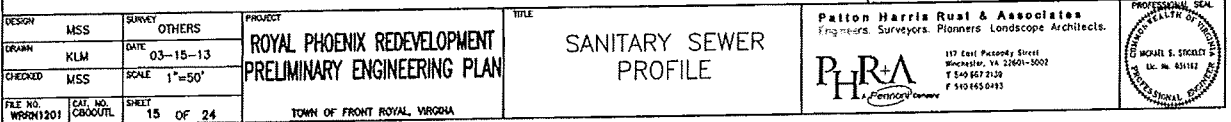
DESIGN	MSS	SURVEY	OTHERS	PROJECT	ROYAL PHOENIX REDEVELOPMENT PRELIMINARY ENGINEERING PLAN	TITLE	STORM DRAIN PROFILES AND CALCULATIONS	Patton Harris Rust & Associates Engineers, Surveyors, Planners, Landscape Architects PHR+A 110 East Piedmont Street Winchester, VA 22601-5002 T 540.652.3131 F 540.655.0193	PROFESSIONAL SEAL MICHAEL S. STOKLEY LICENSED PROFESSIONAL ENGINEER
DRAWN	KLM	DATE	03-15-13	FILE NO.	WRRH1201	CAT. NO.	C601GR		
CHECKED	MSS	SCALE	1"=100'	SHEET	10	OF	24		
TOWN OF FRONT ROYAL, VIRGINIA									





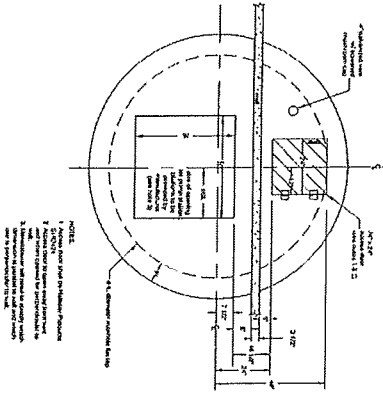






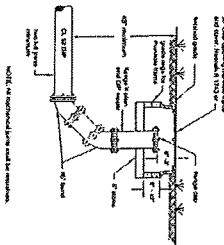
SECTION LIFT SEWER PUMP STATION
MET WELL COVER

FIG. 10



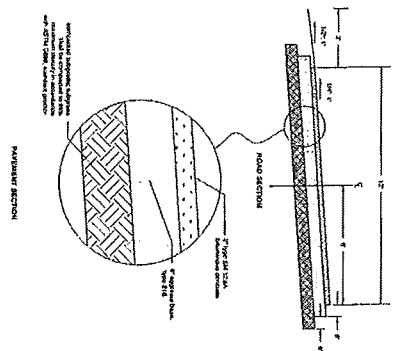
SEWER PUMP STATION
EMERGENCY PUMP CONNECTION

FIG. 11



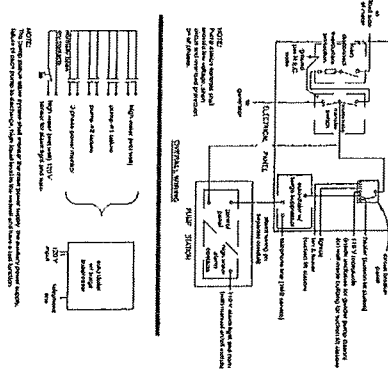
PUMP STATION ACCESS ROAD

FIG. 12



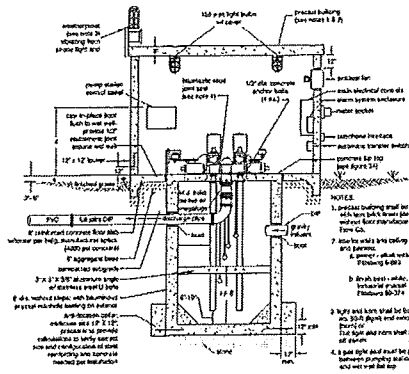
SEWER PUMP STATION
TYPICAL WIRING DIAGRAM

FIG. 13



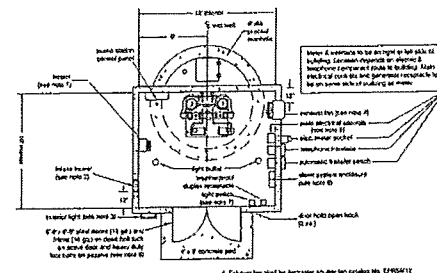
SECTION LIFT SEWER PUMP STATION
SECTION VIEW

FIG. 14



SECTION LIFT SEWER PUMP STATION
PLAN VIEW

FIG. 15



DESIGN	MSS	SURVEY	OTHERS	PROJECT
DRAWN	KLM	DATE	03-15-13	ROYAL PHOENIX REDEVELOPMENT
CHECKED	MSS	SCALE	NO SCALE	PRELIMINARY ENGINEERING PLAN
FILE NO.	WRRH1201	SHEET	18 OF 24	TOWN OF FROST ROYAL, VIRGINIA

PUMP STATION DETAILS

Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects

PHRA
111 East Pecosky Street
Winchester, VA 22601-5022
T 540-667-2159
F 540-665-0193

PROFESSIONAL SEAL
MICHAEL L. STOKES
LICENSED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REVISED	APPROVED

DESIGN	MSS	SURVEY	OTHERS	PROJECT	TITLE	Patton Harris Rust & Associates Engineers, Surveyors, Planners, Landscape Architects 117 East Pecody Street Winchester, VA 22601-5002 P 540-683-2330 F 540-665-0193 	
DRAWN	KLM	DATE	3-15-13	ROYAL PHOENIX REDEVELOPMENT PRELIMINARY ENGINEERING PLAN	SITE CROSS SECTIONS		
CHECKED	MSS	SCALE	1"=100'				
FILE NO. WRRN1201	CAT. NO. CA00501	SHEET	21 OF 24	TOWN OF FRONT ROYAL, VIRGINIA			

TRAFFIC IMPACT



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

MEMORANDUM

TO: Jennifer McDonald, Executive Director
Front Royal – Warren County Economic Development Authority

FROM: Ron Mislowsky, PE

DATE: October 9, 2014

SUBJECT: Royal Phoenix Lot 6 Trip Generation – Commercial and Industrial

We understand that the EDA is seeking a commercial rezoning of Lot 6 at the Royal Phoenix site in Front Royal. The site is 30 acres and is currently zoned I-2 (Industrial Employment). To assist in the analysis of the proposed rezoning, we have prepared the attached trip generation summary which compares the traffic generated by a mixed use commercial rezoning of the site to a by-right development under the existing industrial zoning. The resulting traffic volumes are based on trip generation rates utilizing current Institute of Transportation Engineers (ITE) information.

As shown on the attached summary, a mixed-use commercial development with 30,000 square feet of office and 10,000 square feet of retail would generate substantially less traffic than a by-right industrial development of the site. The commercial option would generate 76% fewer AM peak hour trips, 67% fewer PM peak hour trips, and 61% fewer total daily trips.

If you have any questions, please contact me at (540) 667-2139.

Table 1
Trip Generation

Revised October 2014

ITE Land Use (1,2)				USE	AM PEAK HOUR			PM PEAK HOUR			DAILY (2-way)
CODE	CODE	DENSITY	Var.		IN	OUT	TOTAL	IN	OUT	TOTAL	
<u>Proposed Use</u>											
710	710.000	30	ksf	Office (Ave)	41	6	47	8	37	45	331
820	820.200	10	ksf	Shopping Center (Ave)	6	4	10	18	19	37	427
Total Site (SC + Office) (3)					47	10	57	26	56	82	758
<u>By Right Uses</u>											
130	130.180	30	acres e	Industrial Park @ 30 acres	198	40	238	49	198	247	1,955
Change from By Right					-151	-30	-181	-23	-142	-165	-1,197
					-76%	-75%	-76%	-47%	-72%	-67%	-61%

			AM Peak Hour		PM Peak Hour		Daily Weekday
Effective Trip Rates ⁽⁴⁾			(2-way)	% Inbound	(2-way)	% Inbound	(2-way)
710	Office (Ave)	ksf	1.57	87%	1.50	18%	11.03
820	Shopping Center (Ave)	ksf	1.00	60%	1.70	40%	42.70
130	Industrial Park w/ 30 acres	acres	7.93	83%	8.23	20%	65.17

(1) Trip Generation Manual (9th Edition) Institute of Transportation Engineers (ITE) 2012. Average trip rates used unless noted with "e" then equations used at size shown with data set OK for R2 > .075 AND SD > 110% of ave.

(2) ITE Land Code shown as the first 3 digits. Decimal shown for internal use by Pennoni for lookup table for trip rate variable

(3) Uses shown as average for trip comparisons. Shopping center uses to approximate ancillary retail activities (specialty retail) ITE Specialty retail rate app. LUC 820.

(4) Effective trip rates calculated by land use

For average rates =

(Density) x (ave. trip rate) = 2-way Trips : x (inbound percentage) for Trips In

For ITE equations, "e" noted =

(Density) x (trip equation) = 2-way Trips : x (inbound percentage) for Trips In

ENVIRONMENTAL



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

September 16, 2014

**VIA ELECTRONIC MAIL AND
REGULAR MAIL**

Ms. Jennifer McDonald
Executive Director
Front Royal - Warren County
Economic Development Authority
400-D Kendrick Lane
P.O. Box 445
Front Royal, Virginia 22630 -0077

RE: Avtex Fibers Superfund Site
Former Plant Area and Basin Area
Ready for Reuse Determination

Dear Ms. McDonald:

EPA has determined that FMC Corporation (FMC) has remediated the soils in the former plant area to meet the clean-up criteria set forth in the March 10, 2004 Operable Unit 10 Record of Decision (OU 10 ROD). In addition, FMC prepared a 2012 risk-based screening analysis for the soils remaining on site in the former plant area associated with the OU10 ROD and the Non-Time Critical Removal Action for Buildings and Sewers. Based on this 2012 analysis, EPA has determined that the remediation of soils in the former plant area is protective for a future industrial/commercial worker to a depth of ten feet.

FMC has also remediated the basins on the west side of the railroad tracks creating a 240-acre conservancy park.

Currently, a Conservation Easement is in place which restricts the use of the above-referenced Superfund site to industrial/commercial use for the former plant area and designates the basin area as a conservancy. As you know, EPA is working with stakeholders to replace the existing Conservation Easement with five environmental covenants pursuant to the Virginia Uniform Environmental Covenants Act. The environmental covenants will include the various property owners and will address appropriate uses for cleaned up properties at the site. The Conservation Easement will remain in place until the environmental covenants have been signed and filed with the land records for Warren County.

Attached is EPA's Site Wide Ready for Anticipated Use Checklist.



*Printed on 100% recycled/recyclable paper with 100% post-consumer fiber and process chlorine free.
Customer Service Hotline: 1-800-438-2474*

Hopefully, this letter and attachment satisfy your request for a letter addressing the development of the former plant area.

As always, if you have any questions, I can be reached at 215-814-3240.

Sincerely,

Kate Lose, RPM
DE/VA/WV Remedial Branch

Attachment (1)

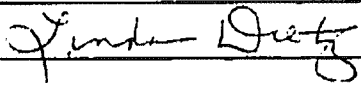
Electronic copies only

cc: C. Corbett, EPA
M. Hendershot, EPA
M. Carpenter, FMC

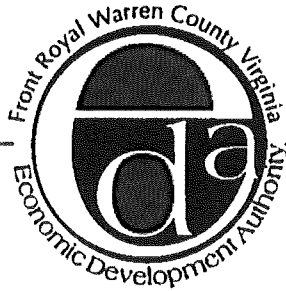


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Customer Service Hotline: 1-800-438-2474*

SWRAU Evaluation Checklist

	United States ENVIRONMENTAL PROTECTION AGENCY Washington, DC 20460
SUPERFUND CHECKLIST FOR REPORTING THE SITEWIDE READY FOR ANTICIPATED USE GPRA MEASURE	
Office of Superfund Remediation & Technology Innovation and Federal Facilities Restoration & Reuse Office	
PART A - GENERAL SITE INFORMATION	
1. Site Name AVTEX FIBERS, INC.	2. EPA ID VAD070358684
3. Site ID 0302606	4. RPM LOSE, KATHERINE
5. Street Address BOX 1169 KENDRICK LN	
6. City FRONT ROYAL	7. State VA
8. Zip Code 22630	
9. Site Wide Ready for Anticipated Use Determination Requirements (all must be met for the entire construction complete site)	
☒ All cleanup goals in the Record(s) of Decision or other remedy decision document(s) have been achieved for any media that may affect current and reasonably anticipated future land uses, so that there are no unacceptable risks.	
☒ All institutional or other controls required in the Record(s) of Decision or other remedy decision document(s) have been put in place.	
PART B - SIGNATURE (Branch Chief or above should sign)	
NOTE: The outcome of this Property Reuse Evaluation does not have any legally binding effect and does not expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits of any party. EPA assumes no responsibility for reuse activities and/or any potential harm that might result from reuse activities. EPA retains any and all rights and authorities it has, including but not limited to legal, equitable, or administrative rights. EPA specifically retains any and all rights and authorities it has to conduct, direct, oversee, and/or require environmental response actions in connection with the site, including but not limited to instances when new or additional information has been discovered regarding the contamination or conditions at the site that indicates that the response and/or the conditions at the site are no longer protective of human health or the environment.	
10. Name Linda Dietz	11. Title/Organization Associate Director, OSSR
12. Signature 	13. Date 9/11/14

IMPACT STATEMENT



Board of Directors

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Chairwoman

Greg Drescher,
Vice Chairman

Jim Eastham,
Secretary

Bill Biggs,
Treasurer

Brett Haynes,
Director

Ron Llewellyn,
Director

Bill Sealock,
Director

Jennifer R. McDonald,
Executive Director

October 9, 2014

Mr. Jeremy Camp
Planning Director
102 E. Main Street
Front Royal, VA 22630

RE: Impact Statement

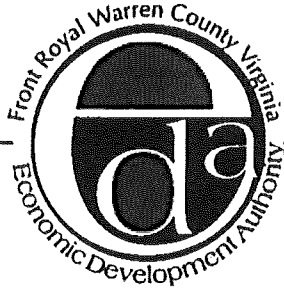
The Economic Development Authority requests Mixed Use Zoning for 162 acres at the Avtex Superfund Site located east of the railway that bisects the property. The specific project in question is to utilize 30.11 acres at the far Northwestern corner of the site immediately adjacent to the existing administration building at 400 Kendrick Lane.

The Project will involve the construction of a mixed-use building consisting of office/retail. One-half of the building will house technology data center. The remaining one-half will be divided into a number of (approximately 15-25) retail/commercial/office services spaces which will be leased.

Based on the current numbers the proposed use will be a \$40 million investment to the community creating over 600 jobs. The fiscal impact on the community will be significant.

The quality of life of the adjacent residential neighborhood and residents would be impacted by increased traffic along Kendrick Lane and Shenandoah Avenue and, perhaps through the subdivision en route to Shenandoah Avenue at Royal Avenue. In addition, the residential subdivision would experience increased job opportunities, as well as convenient access to shopping and dining opportunities. The increased job opportunities and tax base this company will bring to the community will only increase the quality of life for the citizens of the community.

This project should positively impact property values in the neighboring residential subdivisions. Construction of offices and retail/commercial space will utilize an otherwise vacant lot. Bringing activity to the site will diminish unsavory activities at the currently vacant lot. The building will add pleasing architecture and visual appeal in the Park atmosphere of the design. The project will add value to the tax rolls and thereby translate to increased value of neighboring subdivisions.



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Director

Ron Llewellyn,
Director

Bill Sealock,
Director

Jennifer R. McDonald,
Executive Director

In addition, with the new Town Police Department Headquarters project coming online at the adjacent parcel across Kendrick Lane, this will provide a security presence for both the Industrial/Commercial Park as well as the neighboring residential subdivisions.

The only measurable impact to the environment will be increased automotive traffic at the site and surrounding roadways. As a federal Superfund Site, the parcel is subject to the USEPA's Restrictive Covenants that have carefully outlined appropriate and acceptable uses for this site and will always be monitored by those agencies.

The impact on archeological and historic resources have previously been carefully assessed and dismissed as non-impacts.

We feel the rezoning of this property will only have a positive impact on the Town and cannot foresee any negative impacts.

Sincerely,

Jennifer R. McDonald,DFCP
Executive Director



TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING
Memorandum

To: File (RZ14-10-07)
From: Jeremy F. Camp, Front Royal Department of Planning & Zoning *JFC*
Date: October 28, 2014
Re: Rezoning of 147-acres from the I-2 District to MCD District
Tax Parcel #20-A1-3-7

Below are review comments from Planning & Zoning Staff. These and comments from all other review agencies will be compiled in the Staff report for the future regular meetings.

- In coordination with the Town Attorney and County Attorney, Planning & Zoning recommends the conditional rezoning of the subject property with the attached proffer statement.
- Rezoning the subject property from I-2 to MCD is consistent with the Town's Comprehensive Plan, as established on page 100a and 107b of the Town of Front Royal Comprehensive Plan (1998).
- A full traffic study should be conducted to evaluate impacts to existing Town streets and intersections. The applicant has demonstrated with the information provided that the "by-right" development as industrial could have a greater impact than under the proposed land use plan.
- A site plan is required before development can proceed that meets Town Code requirements for new development in the MCD District, this includes, but is certainly not limited to curb and gutter and perimeter buffers with landscaping. If intended as a separate lot, the area referred to as lot 6 needs to be subdivided. No site plan or subdivision application has been submitted to review at this time.
- Planning & Zoning Staff is working on an expedited review schedule for the rezoning application, and future site plan and subdivision applications that may be submitted.
- Covenant notices are being addressed by the EDA.
- The redevelopment plan submitted, appears to be for reference purposes only. It includes a road that connects with W Main. Town Council will need to approve this road and design separately.

Attachment.

Draft

PROFFER STATEMENT

REZONING: RZ# 14-10-71

CURRENT ZONING: Industrial Employment (I-2) District
[Town Code, Sections 175-64 through 175-53.73, as the same from time to time may be amended, or their successor ordinances.]

PROPOSED ZONING: Mixed-Use Campus Development (MCD District
[Town Code, Sections 175-53.9 through 175-53.16, as the same from time to time may be amended, or their successor ordinances.]

PROPERTY: approximately 147 acres
Tax Parcel #20-A1-3-7

APPLICANT/OWNER: Industrial Development Authority of the Town of Front Royal and The County of Warren County (also referred to as the Economic Development Authority)

PROJECT NAME: Royal Phoenix Redevelopment (Avtex Property)

DATE OF PROFFERS: October 15, 2014

EXHIBITS: Exhibit A: Concept Plan

Preliminary Matters

Pursuant to Section 15.2-2296 et. seq. of the Code of Virginia, 1950, as amended, and the provisions of the Town of Front Royal Zoning Ordinance with respect to conditional zoning, the undersigned Applicant hereby voluntarily agrees to the terms and conditions set forth herein, provided that the Town of Front Royal approves Rezoning Application #14-10-71 for the rezoning of the subject property, as referenced above, consisting of approximately 147 acres, from the Industrial Employment (I-2) District to the Mixed-Use Campus Development (MCD) District. The terms and conditions set forth herein may be subsequently amended, revised, or withdrawn by the Applicant if approved by the Town of Front Royal, in accordance with the Virginia Code and Town Code. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and have no effect whatsoever.

Terms & Conditions (Proffers)

A. Phasing

1. Except as described under subsection A.2., the Applicant hereby proffers that development of the subject property shall be limited initially to the 30-acre tract of land that is illustrated on the attached Concept Plan, herein referenced as "Exhibit A", and identified as Lot 6.⁵ Development of any or all of the remainder of the property shall require separate approval by the Town of Front Royal, after submission by the Applicant of one or more ~~until such time that the Applicant submits a~~ Concept Plans and Traffic Impact Analysis Analyses (TIAAs) that accounts for ~~the full~~ development of the full subject property, or any additional parts thereof, and such documents are accepted and approved by the Town of Front Royal, in accordance with the Virginia Code and Town Code, subject to the consideration of impacts to the Town, and the possible mitigation of such impacts.
2. Development of utilities, access, or other improvements that are necessary to permit the development of lot 6 in substantial conformance with Exhibit A are not restricted by proffer A.1., as shown above.

B. Signatures

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns, and successors in the interest of the Applicant and owner. In the event the Front Royal Town Council grants this rezoning and accepts the conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Front Royal Town Code, as the same from time

to time may be amended, or their successor ordinances. This Proffer Statement
supersedes any proffer statements previously submitted in connection with this
application and this Property.

OWNER'S SIGNATURE: _____

PRINT SIGNATURE: _____

TITLE: _____

ADDRESS: _____

WITNESS: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF WARREN, TO-WIT:

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF
_____, 20____, BY _____, WHOSE
SIGNATURE IS EXECUTED ABOVE TO THE FOREGOING INSTRUMENT AND WHO HAS
APPEARED THIS DAY BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE.

MY COMMISSION EXPIRES ON THE ____ DAY OF _____, _____.

NOTARY PUBLIC

Registration Number: _____

TOWN APPROVAL SIGNATURE: _____

PRINT SIGNATURE: _____

TITLE: _____

ADDRESS: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF WARREN, TO-WIT:

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF
_____, 20____, BY _____, WHOSE
SIGNATURE IS EXECUTED ABOVE TO THE FOREGOING INSTRUMENT AND WHO HAS
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MY COMMISSION EXPIRES ON THE ____ DAY OF _____, _____.

NOTARY PUBLIC

Registration Number: _____

Connie Potter

From: Steven Burke
Sent: Monday, October 20, 2014 5:00 PM
To: Jeremy Camp; Connie Potter
Cc: Tina Presley
Subject: RZ 14-10-71

Jeremy & Connie

Here are my comments regarding the rezoning application for the Avtex site.

- 1) The impact of the total site rezoning is undetermined. The EDA should develop a statement that consideration of additional development should include a traffic impact study.
- 2) Can the EDA provide a schedule for anticipate development of the 30 acres?
- 3) Should inter-parcel connection be provided between Lots 6 and 6A?

Steve

*Steven M. Burke, PE
Town Manager
Town of Front Royal
PO Box 1560
102 East Main Street
Front Royal VA 22630
(540) 635-8007 (O)
(540) 636-7475 (F)*

www.frontroyalva.com
www.discoverfrontroyal.com



TOWN OF FRONT ROYAL

POLICE DEPARTMENT
23 EAST JACKSON STREET
FRONT ROYAL, VIRGINIA 22630-1560

NORMAN SHIFLETT
Chief of Police
(540) 635-2111
(540) 635-6160 (Fax)

- Explore east entrance of the proposed new road.
- Traffic survey should be conducted on existing traffic patterns at Shenandoah and 14th Street light along with 6th Street and Kendrick Lane.
- Kendrick lane needs to be upgraded with markings and signs, along with the neighborhood north of Kendrick Lane. Survey traffic to determine through traffic.
- Noise barriers around Police Department and new development.
- As the project develops, sharing security measures, such as cameras, etc. along with the new developments.
- No on street parking on Kendrick Lane from Massanutten to Adams Road.
- Feeder road into the Avtex site at Massanutten Ave. to alleviate heavy traffic in the area of the new Police Department.
- Underground electric/power lines to Police Department for security measures.

Chief of Police
Norman Shiflett

R214-10-71

Connie Potter

From: Kim Gilkey-Breeden
Sent: Friday, October 17, 2014 10:24 AM
To: Connie Potter
Subject: RE: Rezoning Review Application

Connie the only concern from Finance for this application is the request [if possible] that each unit or suite within the building that may be occupied by a business have it's on electric and water meter. This will allow the Town for better monitor business for each unit

That's all from this side of the building

kgb

From: Connie Potter
Sent: Thursday, October 16, 2014 11:04 AM
To: Steven Burke; Joe Waltz; Jimmy Hannigan; Norman Shiflett; Kim Gilkey-Breeden; 'Warren County Building Inspections'; 'Gerry Malatico (Gmaiatico@warrencountyfire.com)'; Doug Napier
Cc: Jeremy Camp; Darryl Merchant
Subject: Rezoning Review Application

Good Morning – Attached is the digital copy of the Rezoning Application for your review. The rezoning is located on Kendrick Lane (Avtex Property). The request is to rezone from Industrial Employment District (I-2) to Mixed-Use Campus Development District (MCD).

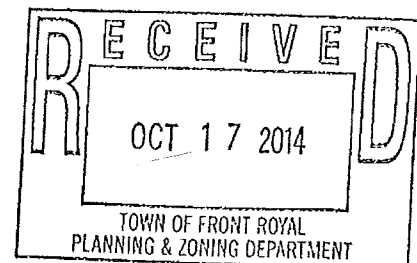
Please provide written comments As Soon As Possible.

As each of you were notified yesterday, a meeting is scheduled for tomorrow, October 17th at 2:00 p.m. to discuss the rezoning application. The meeting will be held in the Town Council Chambers meeting room in the Town Administration Building.

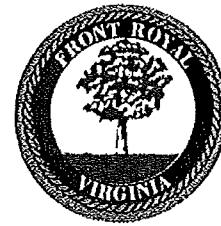
This application is designated for an expedited review process.

Thank you,
Connie

Connie L. Potter
Senior Administrative Assistant
Department of Planning & Zoning
Town of Front Royal
102 East Main Street
Post Office Box 1560
Front Royal, Virginia 22630
Office: 540.631.2726
Facsimile: 540.631.2727
cpotter@frontroyalva.com
www.frontroyalva.com



Town of Front Royal
Energy Services Department
P.O. Box 1560
Front Royal, Virginia 22630-1560
(540) 635-3027 Fax: (540) 635-5497



Memo

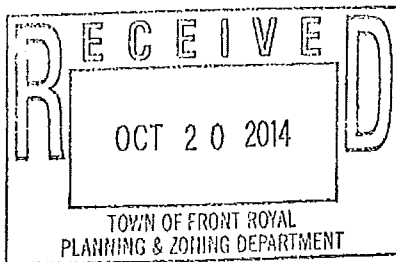
To: Connie Potter, Senior Administrative Assistant
From: Joseph Waltz, Director of Energy Services
Date: October 20, 2014
Re: Review of rezoning application RZ14-10-71

Staff has reviewed the rezoning application for the 147 acres at Kendrick Lane (Aytex property). We have no concerns with the rezoning application and one comment as the development proceeds with the property.

The Town of Front Royal's Energy Service department will need to be involved early in the stage of development to determine the scope and timing of infrastructure modifications that must be undertaken to accommodate the anticipated electric load required. The following is a brief summary of information we will need to start our analysis:

- Time sequence of build-out of project
- Use of land (office, retail, technology)
- Type and quantity of units and structures (including square footage)
- Electric load delivery requirements (single phase, three phase, voltage and load)
- Number of requested delivery points for electric service
- Anticipated in-service date for each proposed facility

If you have any questions, please let me know.



Connie Potter

From: Monica Dodson
Sent: Tuesday, October 21, 2014 11:07 AM
To: Connie Potter
Subject: Avtex Re-Zoning

Good Morning Connie,

Jimmy advised that he does not have any comments to submit regarding the re-zoning of the Avtex property.

Thanks,
Monica



Connie Potter

From: David Beahm <Dbeahm@warrencountyva.net>
Sent: Friday, October 24, 2014 2:53 PM
To: Connie Potter
Cc: Jeremy Camp; Steven Burke
Subject: Request for Comments for RZ14-10-71 Industrial Development Authority
Attachments: Erosion and Sediment Control Plan Review Application.pdf; esc_procedures revised 07.18.2014.pdf; 2013 05 07_commercial_fee_schedule_final_approved.pdf; commercialbldgpermit revised 07.18.2014.pdf; commercialstructures revised 07.18.2014.pdf; electricalpermit revised 07.18.2014.pdf; fireprotsystempermitapp revised 07.18.2014.pdf; Land Disturbing Permit Application.pdf; LandDisturbingPlanReviewChecklist_09.2012.pdf; mechanicalpermit revised 07.18.2014.pdf; Middle Department Inspection Agency Application.pdf; plumbingpermit revised 07.14.2014.pdf

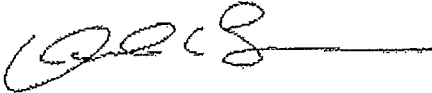
Comments for RZ14-10-71 Industrial Development Authority:

- Stormwater Management Plan:
 - A full submission would be required to be submitted to the Department of Environmental Quality office in Harrisonburg, Virginia for review and approval prior to any of the below items can start.
 - This process may take some time to accomplish with the past submission for smaller commercial development projects requiring four submissions. Please start this process as soon as possible to avoid delay. We have no control over this function and we cannot start anything until it receives approval.
- Erosion and Sediment Control Items:
 - The information provided indicates that a full Erosion and Sediment Plan will be needed. This will require a full plan review (document attached) and permit (document attached) being applied for at the same time as it is required to be done. (all additional guidance documents attached also)
 - Please ensure that all requirements for the Virginia Erosion and Sediment Control Handbook and Warren County Code Chapter 150, Erosion and Sediment Control, are followed for submission and plan content.
 - All fees (document attached) are due at the time of submission.
 - A minimum of three sets of plans are required to be submitted for review. The applicant will receive two copies back and the other will remain with the County as County's. If it should be chosen to have additional copies stamped as approved, they should be submitted at this time. The contractor is required to have an original approved copy onsite for all inspections.
 - With this work requiring a Stormwater Management Permit through the Department of Environmental Quality the approvals for Erosion and Sediment Control will be somewhat covered already and our process should not take as long.
 - All permits require a final inspection.
- Building Inspections Items:
 - Due to the limited amount of information provided all typical permit applications (building, electrical, mechanical, plumbing, etc.) are attached and must be submitted with the plans they are associated with for a full review and approval. Inspections for all work such as building, electrical, mechanical, plumbing, etc. will also be required.
 - The current Virginia Uniform Statewide Building Code in use is the 2009 and 2012. We are currently in the "grace period" that allows for the use of the 2009 until July 14, 2015. After that date the 2012 is

required to be used. The Code provides for all allowed reference documents when designing for the structures.

- All fees (document attached) are due at the time of submission.
- A minimum of two sets of plans are required to be submitted for review. The applicant will receive one copy back and the other will remain with the County as County's. If it should be chosen to have additional copies stamped as approved, they should be submitted at this time. The contractor is required to have an original approved copy onsite for all inspections.
- All permits require a final inspection.

Respectfully,



Warren County Building Inspections


David C. Beahm, CBO
Building Official
Second Vice President
Virginia Building Code Officials Association

220 North Commerce /
Suit
Front Royal, VA

540/636

www.warrencountyva.net

FAX 540/636

dbeahm@warrencountyva.net

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