



PLANNING COMMISSION WORK SESSION
Wednesday, May 7, 2025 @ 6 PM
Town Hall – 2nd Floor, East Conference Room

AGENDA

CALL TO ORDER

ROLL CALL

WORK SESSION BUSINESS

- Catie Fedoryka – Typical needs of special needs housing establishment as viewed from the impacted user point of view.
- **2500104** – A Special Use Permit Application for a Farmers Market submitted by Julie Vaught, on behalf of Happy Creek Antiques, located at 515-B N. Commerce Avenue, identified by Tax Map 20A4, Section 10, Lot 8. The property is zoned C-1, Community Business District.
- **2500108** – A Special Use Permit Application to allow a short-term rental, submitted by Home Base Holdings LLC, and located at 66 W. Strasburg Road, identified by Tax Map 2012, Section 3, Lot 31B. The property is zoned C-1, Community Business District.
- **2500050** – An Application for Preliminary Plan Approval for a Major Subdivision submitted by Chris Hornung, Rappahannock HC, LLC for a subdivision containing ninety-seven (97) single-family dwellings located at 1321 Happy Creek Road, identified on Tax Map 20A21, Section 2, Lot 4. The property is zoned R-1, Residential District.
- Shelters/Alternative Housing.
- **2500218** - Board of Architectural Review text amendment.

ADJOURNMENT

WORK SESSION

2500104 – A REQUEST FOR A SPECIAL USE PERMIT APPLICATION SUBMITTED BY JULIE VAUGHT-HAPPY CREEK ANTIQUES FOR A FARMERS MARKET (RAISED GARDEN BEDS AND A COMMUNITY GARDEN) AT 515-B N. COMMERCE AVENUE, IDENTIFIED BY TAX MAP 20A4, SECTION 10, LOT 8. THE PROPERTY IS ZONED C-1, COMMUNITY BUSINESS DISTRICT.



TOWN OF FRONT ROYAL

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

#2500104

RECEIVED
MAR 11 2025
Main: 540.635.4236
Fax: 540.631.2727
www.frontroyalva.com

SPECIAL USE PERMIT REQUEST

Application #

APPLICANT:

NAME Julie Vaught - Happy Creek Antiques PHONE 540-660-1454
ADDRESS 515 N. Commerce Ave. - B
E-MAIL info@happycreekantiques.com

PROPERTY OWNER:

NAME Vaught Associates PHONE 540 660 1454
ADDRESS 18 Meadowbrook La. Huntly, VA 22040
E-MAIL jvaught@tnt-transportation.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 515 N. Commerce Ave. - B
TAX MAP _____ SECTION _____ BLOCK _____ LOT _____
SUBDIVISION NAME _____ ACREAGE _____
ZONING DISTRICT C1 Parcel # 20A410 8

REQUEST

PROPOSED USE OF PROPERTY Farmer's market in lot
SPECIFIC SPECIAL USE PERMIT REQUEST raised garden beds,
Community garden

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" and provide a digital copy)
2. Site Plan Application Pd. CK#128
3. Application Fee of \$400.00 Receipt # _____ Date Paid 3/11/25
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.

Applicant Signature Julie Vaught Date 3/7/25

Property Owner Signature Julie Vaught Date 3/7/25

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.

SUP 2500104

Connie Potter

From: jvaught tnt-transportation.com <jvaught@tnt-transportation.com>
Sent: Wednesday, April 16, 2025 11:01 AM
To: Lauren Kopishke; info@happycreekantiques.com
Cc: John Ware; Connie Potter
Subject: Re: Statement of Justification- Special Use Permit- Farmer Market

Good morning,

Thank you for considering the Farm market application. The purpose of the market is to make fresh produce more easily accessible to our community. The goal is to grow produce seasonally for:

*All community members at a reasonable price.

*Less fortunate community members free and/ or in exchange for hands on participation in the program.

The program will evolve in 3 stages:

Stage one- Spring 2025, HCA and Discourse 4 Debbie, (dba- Debbie's Lighthouse) will install 4-6 raised beds and grow produce which will be dispersed as listed above.

Stage two, Fall 2025 and Spring of 2026 additional beds will be installed, and an inground garden will also be added. The additional above ground beds will be used by HCA, and Debbie's Lighthouse, as well as be available for the community to rent to grow their own produce.

This will provide an opportunity for those that don't have access to property for gardens. Horticulture classes will be offered periodically throughout the year.

Stage three, (may run concurrently with both Stage one and two. TBD)

Work with ACES to plant fruit bearing bushes and trees in approved areas of the community.

More details available at tonight's meeting as needed.

I am looking forward to working with you to create healthy opportunities for our community.

Sincerely,

Julie Vaught

540-660-1454

For:

Happy Creek Antiques

Debbie's Lighthouse

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Lauren Kopishke <lkopishke@frontroyalva.com>

Sent: Tuesday, April 15, 2025 2:09:39 PM

To: jvaught tnt-transportation.com <jvaught@tnt-transportation.com>; info@happycreekantiques.com

<info@happycreekantiques.com>

Cc: John Ware <jware@frontroyalva.com>; Connie Potter <cpotter@frontroyalva.com>

Subject: Statement of Justification- Special Use Permit- Farmer Market

Good afternoon,

The Planning Commission is requesting a statement of justification to glean additional information for the upcoming work-session. Please provide a written statement of the intent, purpose, and some of the logistics of what you are trying to do with your farmers market application.



Lauren E. Kopishke

Director of Planning & Zoning

Zoning Administrator

Town of Front Royal

Dept. of Planning and Zoning

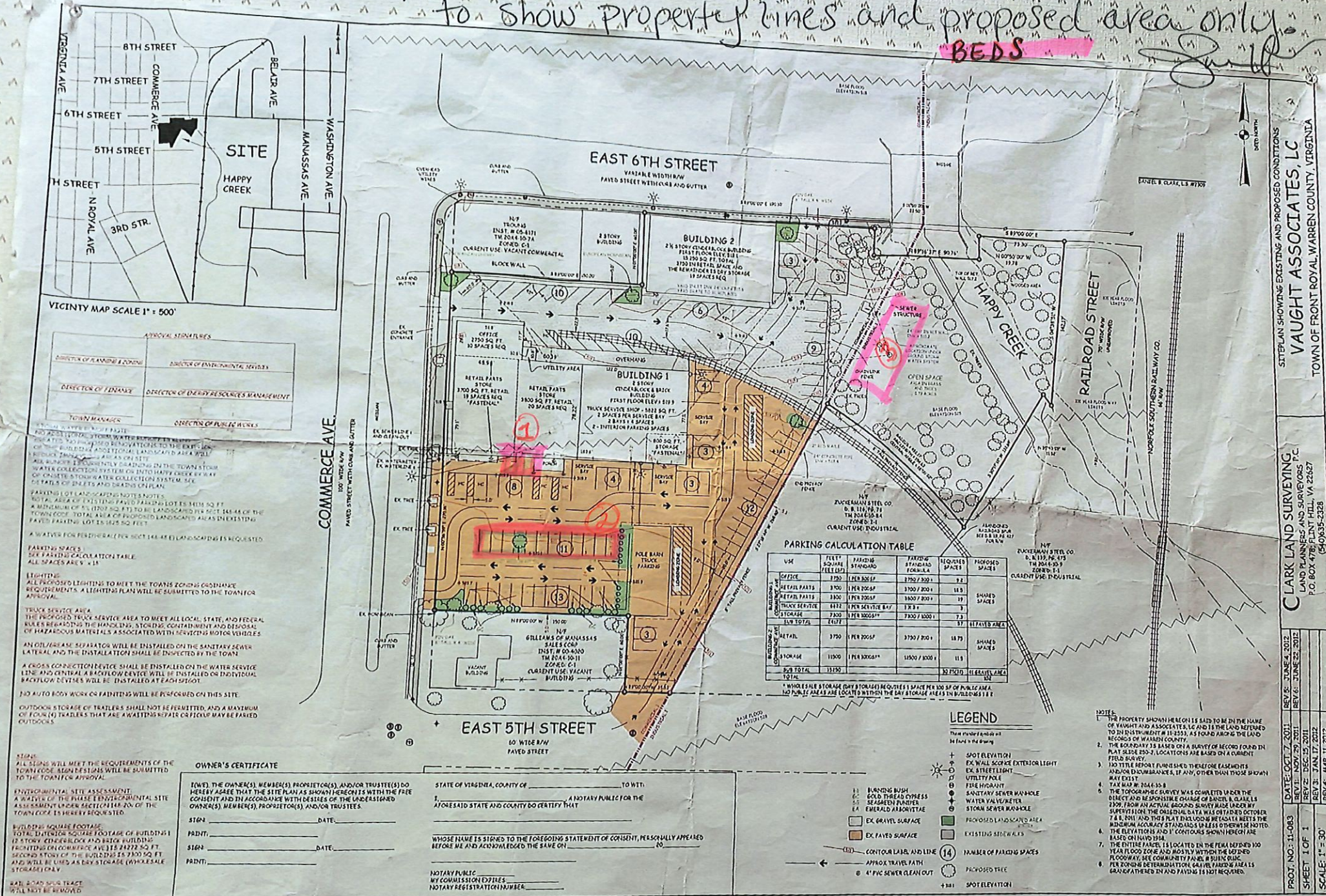
102 E Main St | PO Box 1560

Front Royal, VA 22630

T./540-635-4236

* The information in regard to use is incorrect this is to show property lines and proposed area only.

BEDS



* This year raised beds in areas 1 & 2 only. Next year in ground at #3.

WORK SESSION

2500108 – A SPECIAL USE PERMIT APPLICATION SUBMITTED BY HOME BASE HOLDINGS LLC TO ALLOW A SHORT-TERM RENTAL TO BE LOCATED AT 66 W. STRASBURG ROAD, IDENTIFIED BY TAX MAP 2012, SECTION 3, LOT 31B. THE PROPERTY IS ZONED C-1, COMMUNITY BUSINESS DISTRICT.

#2500108



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: HomeBase Holdings LLC PHONE: 706-358-2468
ADDRESS 108 Cameron Parke Court, Alexandria, VA 22304
E-MAIL info@homebaseholdings.com

PROPERTY OWNER:

NAME: Stephen and Vanessa Talbot PHONE: 706-358-2468
ADDRESS 108 Cameron Parke Court, Alexandria, VA 22304
E-MAIL info@homebaseholdings.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 66 W Strasburg Road
TAX MAP 20A12 SECTION 3 BLOCK _____ LOT 31B
SUBDIVISION NAME _____
ZONING DISTRICT C-1 ACREAGE .33
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. No HOA
☒ 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 # 01002072215 Date Paid 3/12/25

Pd \$400.00

RECEIVED
MAR 12 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

Revised 11/13/2024

Postmarked 3/10/25

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) Vanessa Talbot
at (phone number) 706-358-2468 or (property manager) Amber Martin
at (phone number) 540-305-4277.

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 Fire Department: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

****If no answer please call the Warren County Sheriff's Department:** 540-635-4128 or 911

Front Royal Fire & Rescue: 540-635-3830 or 911, 200 Skyline Vista Drive, 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

Minimum available parking is 1 vehicle(s) in the driveway. Additional street parking available.

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 bags located under kitchen sink. Trash can located free standing in kitchen. Large blue trashcan located on sidewalk in front of property.

- 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)

Trash is picked up on Mondays by the town. Trashcan is placed on the street in front of the house.

CHECK-IN & CHECK-OUT

Provide details

check-in - 3pm (self check in with door code 24 hrs prior)
check-out 11am (put trash in outside bin, towels on top of dryer,
dishes in the dishwasher, set temperature to 63° in
winter and 76° in summer.)

WIFI/PHONE/ETC

Provide details for special amenities if available

WIFI and internet TV
washer & dryer
security cameras (door & side)

SPECIFIC PROPERTY DETAILS

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

.33 acreage
a beautiful large front porch with mountain views

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

- 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 _____

3/10/25

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.

House Rules

We appreciate your help in maintaining a safe and comfortable environment for everyone. Please keep the following in mind during your stay:

1

No Smoking

Smoking is not permitted inside our home. If you need to smoke, please do so outside and properly dispose of cigarette butts.

2

No Fires

For safety reasons, bonfires, fire pits, and any other open flames are not allowed anywhere on the property.

3

Parking

Please be mindful not to block our neighbors' driveway.

4

Guests & Noise

To maintain a peaceful atmosphere, we do not allow parties or gatherings of six or more people. Please also be mindful of noise levels, especially after 9:00 PM.

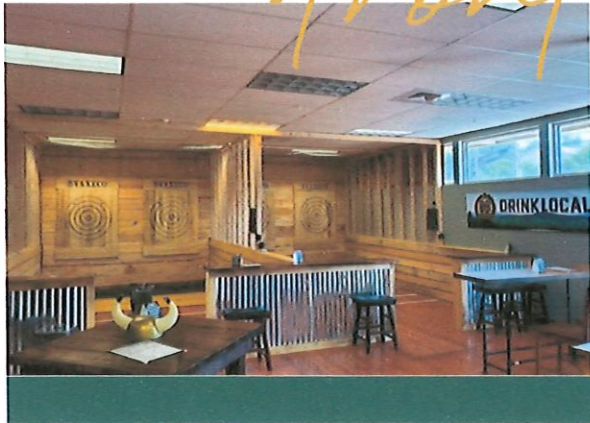
5

Pets

We love animals, but pets are only allowed with prior approval. If you have received permission to bring a pet, please clean up after them and keep them supervised at all times.

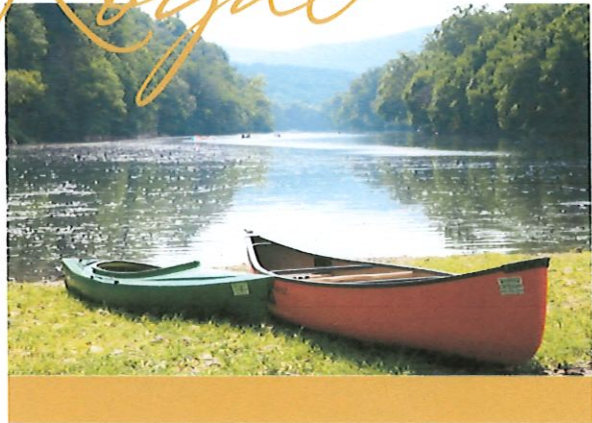
Thank you for respecting our home and neighborhood.

THINGS TO DO IN *Front Royal*



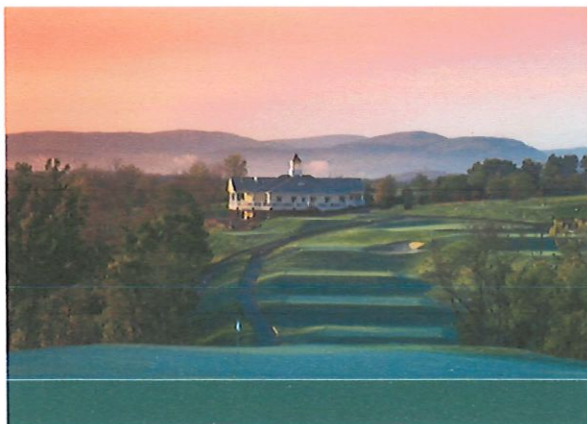
SHENANDOAH AXE THROWING

Come throw an ax in a family friendly environment! Safety and coaching is included. They offer food, drinks, and lots of fun for everyone.



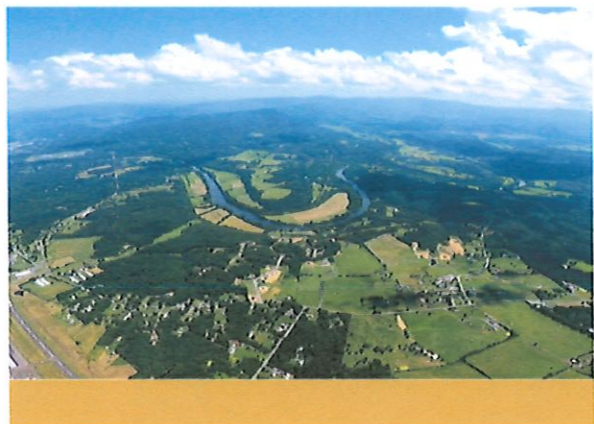
DOWNRIVER CANOE COMPANY

You'll have an unforgettable day of fun and adventure in canoes, kayaks, rafts and tube floats on one of America's most beautiful rivers, The Shenandoah.



BLUE RIDGE SHADOW GOLF CLUB

Blue Ridge Shadows Golf Club offers terrific views and challenging play for golfers at every skill level.



SKYDIVE FRONT ROYAL

the only locally owned Skydiving Operation near Washington, DC and by far the most scenic!

GROCERY STORES

WHETHER YOU'RE LOOKING FOR BUDGET-FRIENDLY STAPLES, ORGANIC OPTIONS, OR SPECIALTY ITEMS, THESE LOCAL GROCERY STORES HAVE YOU COVERED AND ALL OFFER DELIVERY!

Better Thymes – A health-focused store offering organic, natural, and specialty foods, including vitamins, supplements, and local goods.

Royal Plaza
Shopping Center
417 South St, Front
Royal, VA 22630
540-636-9209

Martin's – A full-service grocery store with a great selection of fresh foods, a bakery, a deli, and a rewards program for extra savings.

Royal Plaza
Shopping Center
417 South St, Front
Royal, VA 22630
540-636-2900

Food Lion – A budget-friendly grocery store with fresh produce, quality meats, and weekly deals. Convenient, well-stocked, and great for everyday essentials.

794 Shopping
Center Rd,
Strasburg, VA 22657
540-465-5335

Aldi – Known for its low prices and efficient shopping experience, Aldi offers high-quality private-label products, fresh produce, and weekly specials.

Riverton Commons
Shopping Center
134 Riverton
Commons Dr, Front
Royal, VA 22630

Target – A convenient spot for groceries, household essentials, and more, with a mix of national brands and Target's exclusive Good & Gather line.

Crooked Run Plaza
Shopping Center
10 Crooked Run
Plaza, Front Royal,
VA 22630
540-631-3290

Walmart – Affordable prices and a wide selection of groceries, including fresh produce, pantry staples, and bulk options.

Riverton Commons
Shopping Center
10 Riverton
Commons Dr, Front
Royal, VA 22630
540-635-4140

PLACES TO EAT

Front Royal offers an amazing variety of local eateries, from cozy cafes to farm-to-table gems. This guide will take you through our top recommendations, starting with breakfast—because there's no better way to kick off your day of exploring this beautiful region.

01

L DEES PANCAKE HOUSE

A beloved local spot for hearty breakfasts, L Dee's serves up some of the best pancakes in the area alongside generous portions of eggs, bacon, and other morning staples.

02

THE APPLE HOUSE

Famous for its apple butter donuts and BBQ sandwiches, this cozy spot is a great choice for a delicious and satisfying meal any time of day.

03

SOL Y LUNA FOOD TRUCK

Serving up vibrant and authentic Tex-Mex street food, Sol Y Luna is known for its fresh tacos, giant burritos, quesadillas, and flavorful sauces.

04

THUNWA THAI

This hidden gem offers traditional Thai dishes made with fresh ingredients and bold flavors. Favorites include the Pad Thai and spicy green curry.

05

MELTING POT PIZZA

A long-standing favorite for locals, Melting Pot Pizza is famous for its thin-crust pizzas loaded with delicious toppings. It's the perfect spot for a casual meal.



06

SPELUNKERS

A long-standing favorite for locals, Melting Pot Pizza is famous for its thin-crust pies loaded with delicious toppings. It's the perfect spot for a casual meal.

07

ELEMENT

Offering a refined dining experience, Element focuses on creative dishes made with seasonal and locally sourced ingredients. Their menu changes regularly to reflect the freshest offerings.

08

EL MAGUEY

A favorite for authentic Mexican cuisine, El Maguey serves up delicious enchiladas, tacos, and sizzling fajitas with friendly service. Bonus they have the best margaritas in town!

09

DOWNHOME COMFORT BAKERY

This charming bakery specializes in homemade pies, pastries, and cookies. Their freshly baked goods are perfect for breakfast or an afternoon snack.

10

GARCIA AND GRAVINO

Bakery specializing in empanadas, tamales, and breakfast burritos, plus cupcakes in creative flavors. Their flavors change monthly!

BREWERIES, WINERIES, AND LOUNGES

Front Royal is a hidden gem for wine, beer, and craft beverage lovers. It boasts scenic vineyards, creative breweries, and cozy lounges perfect for gathering with friends. From award-winning wines to unique local brews, this charming town invites you to sip, savor, and enjoy every moment. Cheers to your next discovery!

01

VIBRISSA

Known for its innovative craft beer lineup, Vibrissa is a lively spot where great brews meet delicious food. Pair your drink with a meal from their full-service restaurant, and enjoy regular live music events that bring the space to life.

02

HONEY & HOPS

Specializing in meads with an imaginative twist, this meadery is a must-visit for those seeking unique flavors. Their menu changes frequently, offering new and unexpected tastes with every visit.

03

BACKROOM BREWERY

Located just a short drive to Middletown, this farm brewery crafts small-batch beers and offers a peaceful setting surrounded by fields of hops.

04

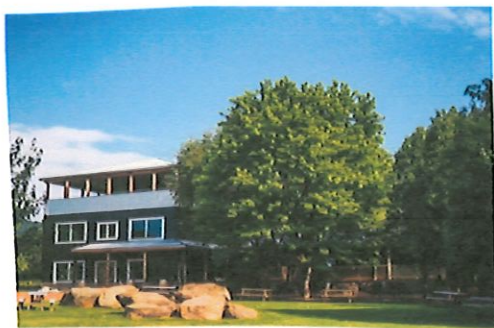
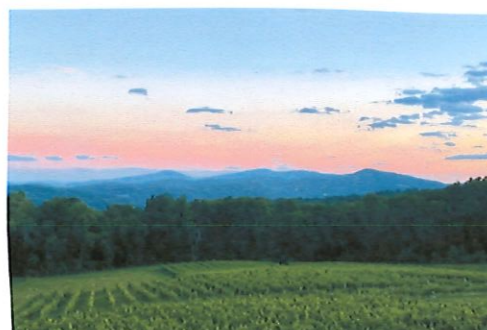
BOX OFFICE BREWERIE

Set in a beautifully restored historic theater, this brewery offers a fun mix of live music nights and quieter spaces for those who prefer a relaxed atmosphere.

05

FOX MEADOW WINERY

(Linden, VA | 22 minutes) – Nestled on a scenic ridge, this winery offers sweeping mountain views and a diverse selection of well-crafted wines.



06

RAPPAHANNOCK CELLARS

(Huntly, VA | 21 minutes) – Known for its premium wines, this family-owned winery provides a welcoming space to enjoy tastings in a relaxed atmosphere.

07

CHESTER GAP CELLARS

(Front Royal, VA | 18 minutes) – Perched on a hillside, this boutique winery is celebrated for its stunning views and handcrafted wines.

08

REITANO VINEYARDS

(Front Royal, VA | 10 minutes) – A hidden gem just minutes from town, offering a charming setting for tastings of their carefully produced wines. Doubling as a wedding and event venue.

09

ON CUE SPORTS BAR & GRILL

A laid-back spot for casual gatherings, featuring pool tables, hearty food options, and a variety of drinks.

10

CATAMOUNT LOUNGE

An upscale yet cozy lounge where you can unwind with craft cocktails, small bites, and a refined ambiance perfect for intimate evenings or relaxed meetups.

Discover FRONT ROYAL VIRGINIA

540/635-5788

Front Royal Mural Tour

River and Mountain
Kidd Lane

Mountain Trails
120 E Main St

Front Royal Text
131 E Main St

Life in the Blue Ridge
200 E Main St

Clouds on Cloud
Cloud St

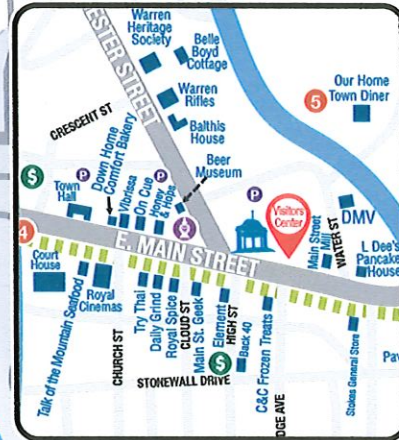
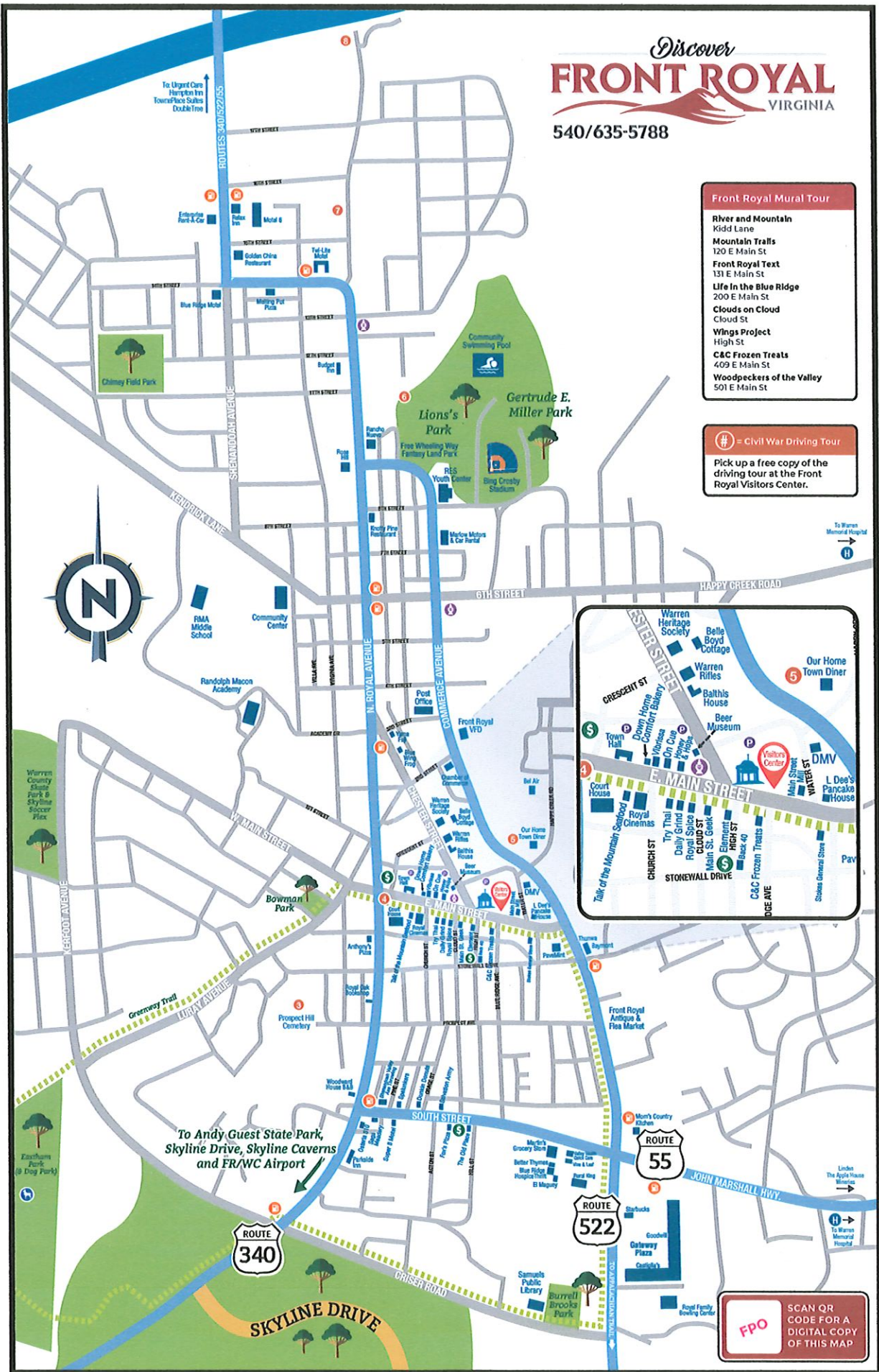
Wings Project
High St

C&C Frozen Treats
409 E Main St

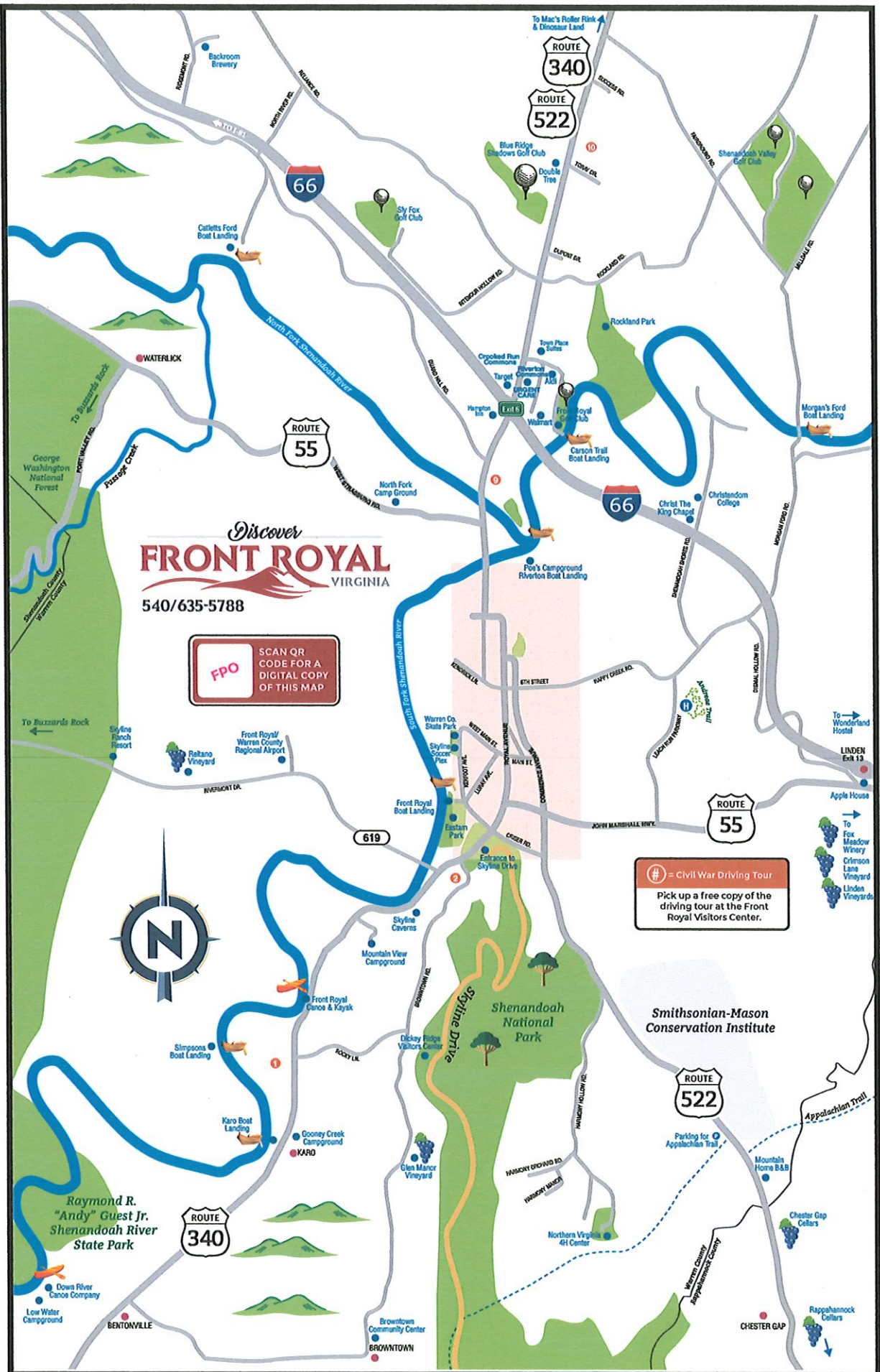
Woodpeckers of the Valley
501 E Main St

= Civil War Driving Tour

Pick up a free copy of the driving tour at the Front Royal Visitors Center.



FPO SCAN QR CODE FOR A DIGITAL COPY OF THIS MAP



Short-Term Rental Management Plan

Property Address: 66 W Strasburg Rd, Front Royal, VA

1. Compliance & Licensing

- Obtain a Special Use Permit as required by Front Royal regulations.
- Maintain appropriate short-term rental insurance coverage.

2. Guest Management

- Implement a seamless check-in/check-out process with keyless entry.
- Provide a guest guide with house rules, emergency contacts, and local recommendations.
- Enforce quiet hours and occupancy limits per town regulations.

3. Cleaning & Maintenance

- In house cleaning service to clean and restock essentials after each stay.
- Schedule routine inspections to address maintenance and safety concerns.
- Equip the property with smoke detectors, carbon monoxide alarms, and fire extinguishers.

4. Financial & Tax Compliance

- Maintain records of rental income and expenses.
- Remit required local and state occupancy taxes.

5. Security & Safety

- Install exterior security cameras (within legal guidelines) to monitor property safety.
- Implement a guest verification process for added security.

6. Marketing & Community Relations

- List the property on Airbnb and Vrbo with high-quality images and descriptions.
- Encourage positive guest reviews and maintain communication with neighbors to address concerns.

This plan ensures the property operates efficiently while complying with local regulations.

Stephen and Vanessa Talbott
HomeBase Holdings
108 Cameron Parke Court
Alexandria, VA 22304

March 08, 2025

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

To the Department of Planning and Zoning for the Town of Front Royal,

This letter provides written consent for the Town to inspect 66 W Strasburg Road for compliance of its operation as a short-term rental.

Sincerely,

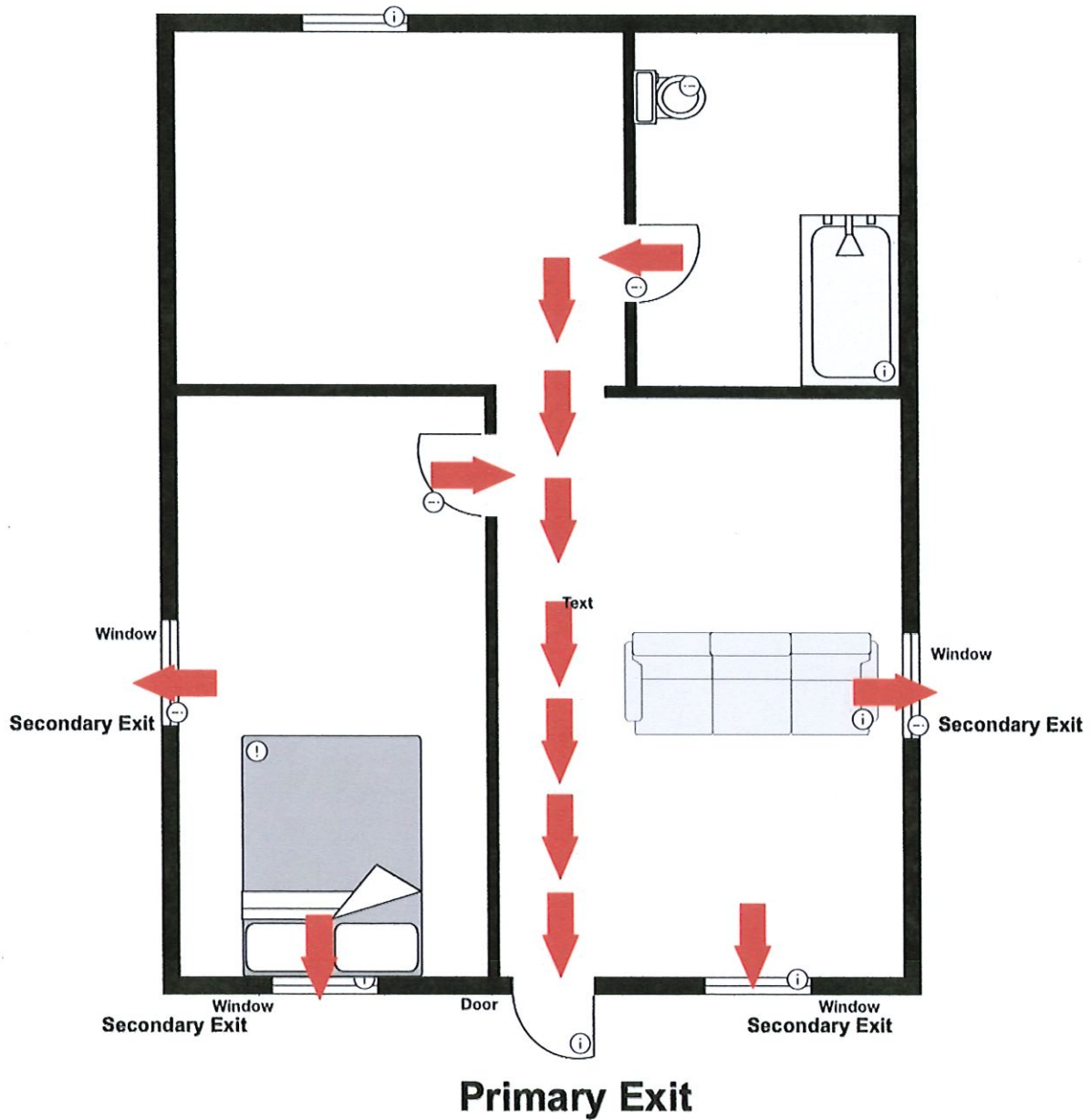


Stephen Talbott



Vanessa Talbott

Evacuation Plan For 66 West Strasburg Rd





ROY L. COURTNEY
INST.#07-8947'

LOT #31A

JANE L. KENNEY
INST.#2023-62

12' ALLEY

LOT #31B
14,579 SQ. FT.

VICTOR H. AMAYA
LOT #31

PLAT SHOWING
HOUSE LOCATION SURVEY
OF THE LAND OF
RYVARE INVESTMENTS, LLC.

SUBDIVISION OF LOTS 27 & 31
(LOT 31B)
TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA

THE SUBJECT PROPERTY IS LOCATED ON FEMA
FLOOD INSURANCE RATE MAP, AND IS NOT
IN ANY FLOOD HAZARD AREA. THE
PROPERTY IS LOCATED IN ZONE "X".

THIS SURVEY HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT AND DOES NOT
NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTY.

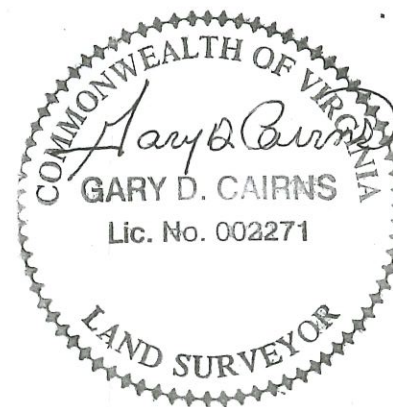
THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT
PIN#20A 123 31B.

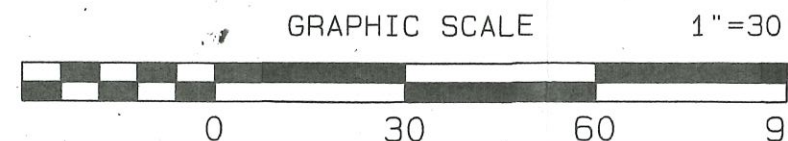
I GARY D. CAIRNS DO HEREBY CERTIFY THAT
THE LAND SHOWN HEREON IS NOW IN THE NAME OF
RYVARE INVESTMENTS, LLC. AS RECORDED
IN DEED INST.#230004935 AMONG THE LAND
RECORDS OF WARREN COUNTY, VIRGINIA.

I GARY D. CAIRNS DO HEREBY CERTIFY THAT
MONUMENTS ARE AS SHOWN.

Gary D. Cairns



OLD RTE. #55
SERVICE ROAD



LEGEND
IPS=IRON PIPE SET
IPF=IRON PIN FOUND
IRF=IRON ROD FOUND
WM=WATER METER

SHEET 1 OF 1

CAIRNS SURVEYING
1583 NETHERS ROAD
SPERRYVILLE VA. 22740
540-987-3101

WORK SESSION

2500050 – AN APPLICATION FOR PRELIMINARY PLAN APPROVAL FOR A MAJOR SUBDIVISION SUBMITTED BY CHRIS HORNUNG, RAPPAHANNOCK HC, LLC FOR A SUBDIVISION CONTAINING NINETY-SEVEN (97) SINGLE-FAMILY DWELLINGS LOCATED AT 1321 HAPPY CREEK ROAD, IDENTIFIED ON TAX MAP 20A21, SECTION 2, LOT 4. THE PROPERTY IS ZONED R-1, RESIDENTIAL DISTRICT.



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

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

#2500050

APPLICATION FOR PRELIMINARY PLAN APPROVAL
(involving new streets, utilities or more than 8 lots)
MAJOR SUBDIVISIONS

The undersigned hereby applies for review by the Town of Front Royal Planning Commission of the Preliminary Major Subdivision Plat submitted herewith:

1. Applicant's Name Chris Hornung, Rappahannock HC LLC Phone (540) 273-7498
Address 1016 Charles Street, Fredericksburg, VA 22401
2. Present Owner (if other than applicant) Rappahannock HC LLC
Address 1016 Charles Street, Fredericksburg, VA 22401 Phone (540) 273-7498
3. Interest of applicant if other than owner _____
4. Name and profession of person designing preliminary plat Greenway Engineering
Kevin Seward, PE
Address 151 Windy Hill Lane, Winchester, VA 22602 Phone (540) 662-4185
5. Location of subdivision 1321 Happy Creek Rd, Front Royal, VA 22630
6. Total acreage 42.99 Zoning Classification R-1, Residential
No. of Lots 97 Tax Map Number 20A21-24
7. Acreage of adjoining land in same ownership (if any) _____
8. Development Plans:
(A) Proposed number of dwellings. 97
(B) Length of new public roads. 6,080 LF
(C) Amount of open space. 7.84 AC

RECEIVED
FEB 04 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

PLEASE COMPLETE REVERSE SIDE

4-19-18

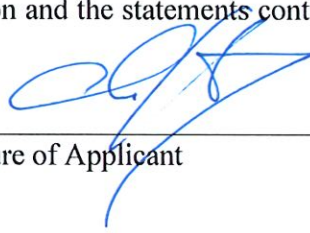
9. Deed restrictions that apply or are contemplated. (If no restrictions, state "none", if "Yes" attach copy) none

10. Date of Sketch Plat Approval _____ (Optional)

11. Attach: (A) Two Full Size Copies of Preliminary Plat
(B) Digital Copy of Preliminary Plat
(C) One 11 x 17 Copy of Preliminary Plat
(D) Additional documents required by Section 148-310.C of the Subdivision and Land Development Ordinance.

I hereby state that all of the above information and the statements contained herein submitted with this application are true.

2.3.25
Date


Signature of Applicant

Designated contact for applicant: _____

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.

Fee \$2,925 *

Date Paid 2/4/2025

Check # 1016

*Preliminary Plat fee is \$500 per plat and \$25 per lot.

1. Action of the Town Planning Commission

Date _____ Approved _____ Disapproved _____

2. Notification of approval/disapproval sent to:

Town Council _____ Date _____

Applicant _____ Date _____

3. Amount of performance bond required for approval of final plat \$ _____

Comments:

ENGINEER
GREENWAY ENGINEERING
 151 WINDY HILL LANE
 WINCHESTER, VA 22602
 540-662-4185

SCALE: 1" = 1000'

DEVELOPER
RAPPAHANNOCK DEVELOPMENT GROUP
1016 CHARLES ST.
FREDERICKSBURG, VA 22401
540-656-2940

DATE _____

DIRECTOR OF ENERGY SERVICES **DATE**

TAX MAP #	20A21-24
INSTR. #	821
COUNTY ZONING	REZONING FROM R-S TO R-1
FEMA FLOOD ZONE	X
SETBACKS	FRONT: 35' REAR: 30' SIDES: 25' COMBINED WIDTH WITH NO SIDE YARD BEING LESS THAN 10'
MIN. LOT SIZE	10,000 SF
MIN. LOT WIDTH	75' AT SETBACK LINE

TOTAL AREA	42.99 ACRES
DISTURBED AREA	42.46 ACRES
LOT AREA	27.53 ACRES
STREET AREA	7.36 ACRES
OPEN SPACE AREA	8.10 ACRES
NUMBER OF LOTS	97
DENSITY	2.26 LOTS/ACRE

**VIRGINIA UTILITY PROTECTION SERVICE (VUPS) AT 811 OR 1-800-552-7001
48 HOURS PRIOR TO THE START OF WORK. EXCAVATORS MUST NOTIFY ALL
PUBLIC UTILITY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES
IN THE AREA OF PROPOSED EXCAVATING OR BLASTING AND HAVE THOSE
FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING
EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH
ALL COUNTY REQUIREMENTS, VIRGINIA CODE AND REGULATIONS.**

Phone/Internet: Century link
417 W. Main St.
Charlottesville, VA 22903
(888) 650-6750

Sheet Number	Sheet Title	Revision No	Revision Date
1	Cover Sheet	01	03-31-2025
2	General Notes and Legend	01	03-31-2025
3	Project Information and Tabulations	01	03-31-2025
4	Sheet Index	01	03-31-2025
5	Boundary and Existing Topo	01	03-31-2025
6	Slopes & Soils	01	03-31-2025
7	Innovative Steep Slopes Cross Section	01	03-31-2025
8	Innovative Steep Slope Illustrative Plan	01	03-31-2025
9	Geometry Plan	01	03-31-2025
10	Geometry Plan	01	03-31-2025
11	Geometry Plan	01	03-31-2025
12	Geometry Plan	01	03-31-2025
13	Geometry Plan	01	03-31-2025
14	Geometry Plan	01	03-31-2025
15	Utility Plan	01	03-31-2025
16	Utility Plan	01	03-31-2025
17	Utility Plan	01	03-31-2025
18	Utility Plan	01	03-31-2025
19	Utility Plan	01	03-31-2025
20	Utility Plan	01	03-31-2025
21	Grading Plan	01	03-31-2025
22	Grading Plan	01	03-31-2025
23	Grading Plan	01	03-31-2025
24	Grading Plan	01	03-31-2025
25	Grading Plan	01	03-31-2025
26	Grading Plan	01	03-31-2025
27	Traffic Calming Plan	01	03-31-2025
28	Traffic Calming Plan	01	03-31-2025
29	Sanitary Sewer Profiles	01	03-31-2025
30	Sanitary Sewer Profiles	01	03-31-2025
31	Sanitary Sewer Profiles	01	03-31-2025
32	Sanitary Sewer Profiles	01	03-31-2025
33	Sanitary Sewer Profiles	01	03-31-2025
34	Sanitary Sewer Profiles	01	03-31-2025
35	Sanitary Sewer Profiles	01	03-31-2025
36	Storm Sewer Profiles	01	03-31-2025
37	Storm Sewer Profiles	01	03-31-2025
38	Storm Sewer Profiles	01	03-31-2025
39	Storm Sewer Profiles	01	03-31-2025
40	Storm Sewer Profiles	01	03-31-2025
41	Storm Sewer Profiles	01	03-31-2025
42	Storm Sewer Profiles	01	03-31-2025
43	Storm Sewer Profiles	01	03-31-2025
44	Storm Sewer Profiles	01	03-31-2025
45	Water Line Profiles	01	03-31-2025
46	Water Line Profiles	01	03-31-2025
47	Water Line Profiles	01	03-31-2025
48	Water Line Profiles	01	03-31-2025
49	Water Line Profiles	01	03-31-2025
50	Water Line Profiles	01	03-31-2025
51	SWM Plan Post	01	03-31-2025
52	VDOT Details	01	03-31-2025
53	VDOT Details	01	03-31-2025
54	VDOT Details	01	03-31-2025
55	Front Royal Details	01	03-31-2025
56	Front Royal Details	01	03-31-2025
57	Front Royal Details	01	03-31-2025

[illegible]

PRODDT SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN: WINCHESTER, VA & MARTINSBURG, WV

COVER SHEET

MARSHALL'S GLEN

PRELIMINARY SITE PLAN

**HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA**

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: AS SHOWN

DESIGNED BY: KAS

SHEET 1 OF 57

WG #

GENERAL NOTES

1. Greenway Engineering, Inc. (GE) issued this plan set based on project criteria dictated by the client and municipal codes. This plan set is not considered complete or appropriate for construction until ALL necessary agencies have given approval AND this plan set is signed and sealed by a licensed professional. Any work, planning, scheduling, material purchases and/or construction prior to approvals and licensed/professional sealing will be performed at the risk of the personnel authorizing work. GE shall be held harmless from and costs, time delay and/or material changes incurred on work started before this plan set receives approvals and seals.
2. Methods and materials used in the construction of the improvements herein shall conform to current Front Royal Construction Standards and Specifications and/or current VDOT Standards and Specifications.
3. The Engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures nor for safety precautions and programs in connection with work shown on these plans. The Engineer is not responsible for the contractor's schedules or failure to carry out the work. The Engineer is not responsible for acts of omissions of the contractor, subcontractor, or their agents or employees, or any other person performing portions of the work.
4. The Contractor, Owner or Developer shall be responsible for securing any third party inspection/testing service to insure construction compliance with these plans and specifications. It is Greenway Engineering's recommendation that a third party inspection/testing service be employed to ensure that project is completed and materials installed meet the details and specifications in these plans.
5. The location of existing utilities shown in these plans are taken from existing records. It shall be the contractors responsibility to verify the exact horizontal and vertical location of all existing utilities as needed prior to construction. The contractor shall be responsible for the digging of all test holes that may be required, whether recommended or not by these plans, to determine the exact location and elevation of existing utilities. If any conflicts arising from this existing utility verification or if during the course of construction, any object of an unusual nature is encountered, the contractor shall cease work in that area and immediately notify Greenway Engineering at (540) 662-4185 and/or the proper authority. Greenway Engineering or any engineer associated with these plans shall not be responsible or liable for any construction cost that may be associated with the installation or reinstatement any utility or other improvements if not notified of any discrepancies between actual field conditions and the approved plan.
6. The approval of these plans in no way relieve the developer, the contractor, or their agents of any legal responsibility which may be required by the code of Virginia or any other ordinance enacted by the Town of Front Royal nor does it guarantee the issuance of any required permit by the Town of Front Royal, VDOT or any other Agency.
7. An approved set of plans and all applicable permits must be available at the construction site at all times during construction. A representative of the developer must be available at all times.
8. Prior to the initiation of any land disturbing activities the Developer, the Contractor or the Responsible Land Disturber shall obtain Zoning Approval from the Town of Front Royal Planning / Zoning Department and a Building Permit from the Warren County Building Inspector's Office. The Contractor, Developer or his agent shall be responsible for obtaining a Virginia Stormwater Management Program (VSMPP) Permit and shall be responsible for the registration of the construction site as required by law. They shall also be responsible for obtaining and maintaining on site a Stormwater Pollution Prevention Plan (SWPPP). 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.
9. The Developer or his agent shall be responsible for obtaining any required permits from the Virginia Department of Environmental Quality (DEQ) or the United States Army Corp of Engineers for any plan wetland disturbance as shown on these plans. They shall also be responsible the identification and delineation of any wetlands that may be present on the construction site.
10. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets, and it is the contractors responsibility to clean streets, alley dust, and to take whatever measures are necessary to insure that public streets are maintained in a clean, mud and dust free condition at all times.
11. A permit must be obtained from the Office of the Resident Engineer, Virginia Department of Transportation (VDOT) and the Town of Front Royal prior to any construction activities within existing State right-of-way.
12. The developer will be responsible for any damage to the existing streets and utilities which occurs as a result of his construction project within or contiguous to the existing right-of-way.
13. Warning signs, markers, barricades or flagmen should be in accordance with the State and Federal Manual on Uniform Traffic Control Devices (MUTCD).
14. The exact location of all guard rails and paved ditches will be determined by VDOT personnel. "A joint inspection will be held with the Developer, Town Representatives, and Representatives of the Virginia Department of Transportation (VDOT) to determine if and where guard rail and/or paved ditches will be needed. The developer will be responsible for providing guardrail and paved ditches as determined by this joint inspection." Refer to Virginia Department of Transportation (VDOT) Guard Rail and Paved Ditch Specifications.
15. All unsuitable material shall be removed from the construction limits of the site plan before placing embankment.
16. All pavement sections shown on these approved plans are based on a minimum CBR value of 6 and are for preliminary design only. Final pavement design shall be based upon actual field tested CBR values. The Contractor or Developer shall be responsible for field tests per VDOT standards to obtain actual CBR values for final design. Final pavement designs will be approved by VDOT and/or the Owner/Developer, which ever applicable, prior to installation.
17. All springs shall be capped and piped to the nearest storm sewer manholes or curb inlet. The pipe shall be minimum 6" diameter and conform to VDOT standard SB-1.
18. When grading is proposed within easements of utilities, letters of permission from all involved companies must be provided to the Town of Front Royal Public Works Department prior to issuance of grading and/or site development permits.
19. Notification shall be given to the appropriate utility company prior to construction of water and/or sanitary sewer lines. Information should also be obtained from the appropriate authority concerning permits, cut sheets, and connections to existing lines.
20. The Developer and/or Contractor shall be responsible to supply all utility companies with copies of the approved plans and advise them that the plans shall conform to the approved plans, and further that the utility companies shall be responsible for honoring these plans and the finished grades in the installation of their utility lines.
21. All utilities to be located underground.
22. Contractors shall notify operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition.
23. The developer will be responsible for the relocation of any utilities which is required as a result of his project. The relocation should be done prior to construction.
24. All parking lot/street light and dry utility design shall be performed and provided separately by others. All dry utility and or lighting information shown herein is as specified by others and is included for informational purposes only, as directed by the Owner, Developer and/or public agency requirements. Greenway Engineering has not performed the lighting and/or dry utility design and does not warrant and is not responsible for the degree and/or adequacy of illumination on this project or the adequacy of the dry utility to service the site.
25. All sanitary sewers, water mains and appurtenances shall be constructed in accordance with the current standards and specifications of the Town of Front Royal.
26. All stormwater piping and structures shown on these plans are only accurate to the inlet or manhole locations as shown hereon. Detail design of stormwater structures were not provided to Greenway Engineering. Actual pipe alignments will be based upon developed structural shop drawings as provided by the manufacturer. Contractor shall make adjustments to pipe alignments base on provided shop drawings. Greenway Engineering will not be held responsible or liable for any discrepancies or changes caused by the structural design. Contractor may submit shop drawings to Greenway Engineering for review and approval at contractor's expense. Shop drawings will be reviewed for compliance with design plans. The Owner or Developer will be responsible for any redesign as a result of structural shop drawing design.
27. Controlled fills shall be compacted to 95% of maximum density as determined by method "A" per standard proctor AASHTO-T99, ASTM-D698, or YTM-1 as applicable. Density shall be certified by a registered professional engineer and results submitted to the Town of Front Royal prior to pavement construction. If a geotechnical report has been prepared, it should supersede the requirements in this note.
28. Refer to Geotechnical Engineer for methods, materials and details for construction of all earthwork activities.
29. Any retaining wall 2 ft. or greater in height shall require the issuance of a separate building permit.
30. Construction debris shall be containerized in accordance with the Virginia Litter Control Act; no less than one litter receptacle shall be provided at the construction site.
31. These plans identify the location of all known gravesites. Gravesites shown on this plan will be protected in accordance with state law. In the event gravesites are discovered during construction, the owner and engineer must be notified immediately.
32. Individual sign permits will be required from the Zoning Office for all free standing and/or facade signs prior to erecting the sign and may require a separate building permit..

VDOT GENERAL NOTES

- All work on this project shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards, the Virginia Erosion and Sediment Control Regulations, and any other applicable state, federal or local regulations. In case of a discrepancy or conflict between the Standards or Specifications and Regulations, the most stringent shall govern.
- All construction shall comply with the latest U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), and Virginia Occupational Safety & Health (VOSH) Rules and Regulations.
- When working within VDOT right-of-way, all traffic control, whether permanent or temporary, shall be in accordance with the current edition of VDOT's Work Area Protection Manual. A transportation management plan needs to be submitted for approval and land use permit issued prior to any execution of work within the VDOT right of way.
- The developer shall be responsible for relocating, at his expense, any and all utilities, including traffic signal poles, junction boxes, controllers, etc., owned by VDOT or private / public utility companies. It is the sole responsibility of the developer to locate and identify utility facilities or items that may be in conflict with the proposed construction activity. VDOT approval of these plans does not indemnify the developer from this responsibility.
- Design features relating to field construction, regulations, and control or safety of traffic may be subject to change as deemed necessary by VDOT. Any additional expense incurred as a result of any field revision shall be the responsibility of the developer.
- If required by the local VDOT Land Development Office, a pre-construction conference shall be arranged and held by the engineer and/or developer with the attendance of the contractor (s), various Town Agencies, utility companies and VDOT prior to initiation of work.
- The contractor shall notify the local VDOT Land Development Office when work is to begin or cease for any undetermined length of time. VDOT requires and shall receive 48 hours advance notice prior to any required or requested inspection.
- The contractor shall notify the Traffic Operations Center at (540) 332-9500 for any traffic control plan that impacts a VDOT maintained Interstate or Primary roadway to provide notification of the installation and removal of the work zone.
- The contractor shall be responsible for maintaining a VDOT permitted temporary construction entrance(s) in accordance with Section 3.02 of the Virginia Erosion and Sediment Control Handbook. Furthermore, access to other properties affected by this project shall be maintained through construction.
- Contractor shall ensure adequate drainage is achieved and maintained on the site during and at the end of construction.
- All water and sewer lines within existing or proposed VDOT right-of-way shall have a minimum thirty-six (36) inches cover and when possible shall be installed under roadway drainage facilities at conflict points.
- Any unusual subsurface conditions (e.g., unsuitable soils, springs, sinkholes, voids, caves, etc.) encountered during the course of construction shall be immediately brought to the attention of the engineer and VDOT. Work shall cease in that vicinity until an adequate design can be determined by the engineer and approved by VDOT.
- All fill areas, borrow material and undercut areas shall be inspected and approved by a VDOT representative prior to placement of fill. A VDOT representative shall be present to insure the soil sample(s) obtained for CBR's is representative of the location. When soil samples are submitted to private laboratories for testing, the samples shall be clearly identified and labeled as belonging to a project to be accepted by VDOT and that testing shall be performed in accordance with all applicable VDOT standards and procedures.
- All roadway fill, base, subgrade material, and backfill in utility/storm sewer trenches shall be compacted in accordance with the lift thickness, density and moisture requirements as specified in the current VDOT Road and Bridge Specifications. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise.
- VDOT Standard CD and UD underdrains shall be installed where indicated on these plans and/or as specified by VDOT.
- A post installation visual/video camera inspection shall be conducted by the Contractor on all pipes identified on the plans as storm sewer pipe and a select number of pipe culverts. For pipe culverts, a minimum of one pipe installation for each size of each material type will be inspected or ten percent of the total amount for each size and material type summarized. All pipe installations on the plans not identified as storm sewer pipe shall be considered as culvert pipe for inspection purposes. Additional testing may be required as directed by the Area Land Use Engineer or their representative.
- The installation of any entrances and mailboxes within any dedicated street right-of-way shall meet VDOT minimum design standards and is the responsibility of the developer.
- Prior to VDOT acceptance of any streets, all required street signage and/or pavement markings shall be installed by the developer in accordance with the Manual On Uniform Traffic Control Devices.
- The developer shall provide the VDOT Land Development Office with a list of all material sources prior to the start of construction. Copies of all invoices for materials utilized within any dedicated street right-of-way must be provided to the local VDOT Land Development Office prior to acceptance of the work. Unit and total prices may be obscured.
- Aggregate base and subbase materials shall be placed on subgrade by means of a mechanical spreader. Density will be determined using the density control strip in accordance with Section 304 of the VDOT Road and Bridge Specifications and VTM-10. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. In addition to checking stone depths, a VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the density control strip.
- Asphalt concrete pavements shall be placed in accordance with Section 315 of the VDOT Road and Bridge Specifications. Density shall be determined using the density control strip as specified in Section 315 and VTM-76. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. A VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the control strip.
- In accordance with Section 302.03, the foundations for pipe culverts thirty-six (36) inches and larger shall be explored below the bottom of the excavation to determine the type and condition of the foundation. The contractor shall report findings of foundation exploration to the engineer and VDOT for approval prior to placing pipe. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.
- VDOT Standard Guardrail shall be installed where warranted and/or as proposed on these plans in accordance with VDOT's installation criteria. Final approval of the guardrail layout to be given by VDOT after grading is completely complete.
- Approval of these plans shall expire five (5) years from the date of the approval letter.
- VDOT Standard CG-12 Curb Ramps shall be installed where indicated on these plans and/or as specified by VDOT.
- The foundations for all box culverts shall be investigated by means of exploratory borings advanced below proposed foundation elevation to determine the type and condition of the foundation. The contractor shall submit copies of borehole logs and report findings of foundation exploration to the engineer and VDOT for approval prior to constructing box. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Contrary to the Standard, where rock is encountered and cast-in-place box is proposed, the thickness of bedding shall be six (6) inches. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.

TRIP GENERATION DATA

CLASS	USE	DWELLING UNITS	* TRIP RATE	VPD
210	SINGLE FAMILY DETACHED	97	9.43	915

* PER ITE TRIPGEN WEB BASED APP VERSION 6.0 11TH EDITION

TOWN OF FRONT ROYAL GENERAL NOTES

- For technical specifications and details, refer to the Town of Front Royal Water and Sewer Standards and Specifications. All construction shall be in accordance with these specifications. Any deviation or changes shall be submitted in writing to the town for supplemental approval. Inspections shall be performed by the Department of Public Works. Contact Director of Public Works at (540) 635-7819 or fax (540) 635-8973.
- Locations of utilities shown are approximate. Contractor shall be responsible for field verifying the exact location, vertically and horizontally, the utilities prior to any excavation or construction. The contractor shall contact 'Miss Utility' and all applicable utility companies for clearance prior to excavation. The contractor shall be responsible for adhering to the Commonwealth of Virginia Underground Utility Damage Prevention Act, Chapter 10, Title 56 of the Code of Virginia.
- Contractor shall be responsible for implementing and maintaining all erosion and sediment control measures necessary during construction in accordance with current state and local regulations. Disturbed area shall not remain denuded for more than seven (7) calendar days. During construction, all storm sewer inlets shall be protected by inlet protection, maintained and modified as required by construction progress. Contractor shall contact the county building inspection office at (540) 636-9973 to schedule inspections.
- The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets. It is the contractor's responsibility to clean streets, alloy dust, and to take whatever measures necessary to ensure that the streets are maintained in a clean, mud and dust free condition.
- Any street or utilities damaged by contractor or sub-contractor shall be sole responsibility of the primary contractor and properly and immediately repaired by the contractor. Such repairs shall be to the original condition and shall be to the satisfaction of the Town Inspector.
- All plastic sanitary sewer main pipe shall be 8" diameter, SDR 35, unless otherwise noted. Pipe bedding shall be determined by field conditions and Town of Front Royal specifications.
- All proposed water mains, hydrant branches and fire suppression lines shall be class 52 ductile iron pipe with a minimum of 42" cover unless otherwise noted.
- All 2" and smaller water services shall be type "K" copper pipe. Soldered joints on buried lines are not acceptable.
- All precast concrete structures shall be minimum 4000 psi and 28 days with a bituminous coating.
- The contractor shall be responsible for acquiring all necessary permits before any construction begins.
- The contractor is responsible for adjustment of all utility boxes, vaults or other appurtenances to new finished grade elevations.
- Contractor to relocate all signs and utilities required for this work.
- Any planned disruptions of or tie-ins to existing utilities shall be coordinated with the appropriate utility owner. With the exception of emergencies, there shall be a minimum of 24 hours notice given by the contractor to all residential, commercial and industrial utility users affected by utility interruptions.
- The unauthorized use of water without due compensation is illegal. No person shall connect to or do any work on the portion of the system owned by the Town unless written authorization is received prior to commencing work.
- Construction limits shall be property lines or as indicated by plan requirements.
- Construction shall conform to the American With Disabilities Act (ADA) requirements. Curb ramps shall be placed where all sidewalks meet curbs.

WARREN COUNTY BUILDING OFFICIAL NOTES

BUILDING PERMITS WILL BE REQUIRED TO BE OBTAINED FOR ALL WORK ON SITE THROUGH THE WARREN COUNTY BUILDING INSPECTIONS OFFICE. THIS INCLUDES ALL TRADE PERMITS. ANYTHING THAT IS REQUIRED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) WILL BE REQUIRED.

- Please contact Warren County Building Official office prior to demolition.
- Separate building and electrical permits are required for light poles/site lights.
- Separate building permits are required for flag poles.
- Separate building permits are required for signs.
- Bollards are required to with stand forces set out in the USBC.
- Separate building permits are required for grease interceptor.

TOWN OF FRONT ROYAL PUBLIC WORKS NOTES

- All water lines not being used need to be cut and capped at the main unless new pavement is down, and then capped at the property line.
- All sewer line that are not used must be capped.
- Prior to construction within the public right of way, a right of way utilization permit is required as well as a bond

FIRE MARSHAL / BUILDING OFFICIAL'S NOTE

FIRE LANE MARKINGS AND SIGNAGE:

Any "No Parking" signs and yellow painted curb locations will be installed by field inspection at the direction of the Building Official.

HANDICAPPED PARKING NOTE

To comply with Americans with Disabilities Act (ADA), the contractor shall construct the handicapped parking spaces not to exceed 2% in slope; both in longitudinal and cross slope. Additionally, the access route from the parking space and/or right-of-way shall not exceed 5% in longitudinal and cross slope. All work must comply with the USBC.

TOWN OF FRONT ROYAL ADDITIONAL NOTES

- Construction may not begin until plans are approved and a pre-construction meeting has been held.
- These plans are in conformance with Town of Front Royal standards and ordinances. Any deviation or change in these plans shall be approved by the Zoning Administrator prior to construction.
- Signage must conform with the standards of the Town of Front Royal Zoning Ordinance, Section 18-8.
- Any road or parking lot lighting shall conform with the standards of the Town of Front Royal Zoning Ordinance Sections 19-4.13, 19-5.8, and 19-5.8.1*

SURVEY AND TOPOGRAPHIC INFORMATION

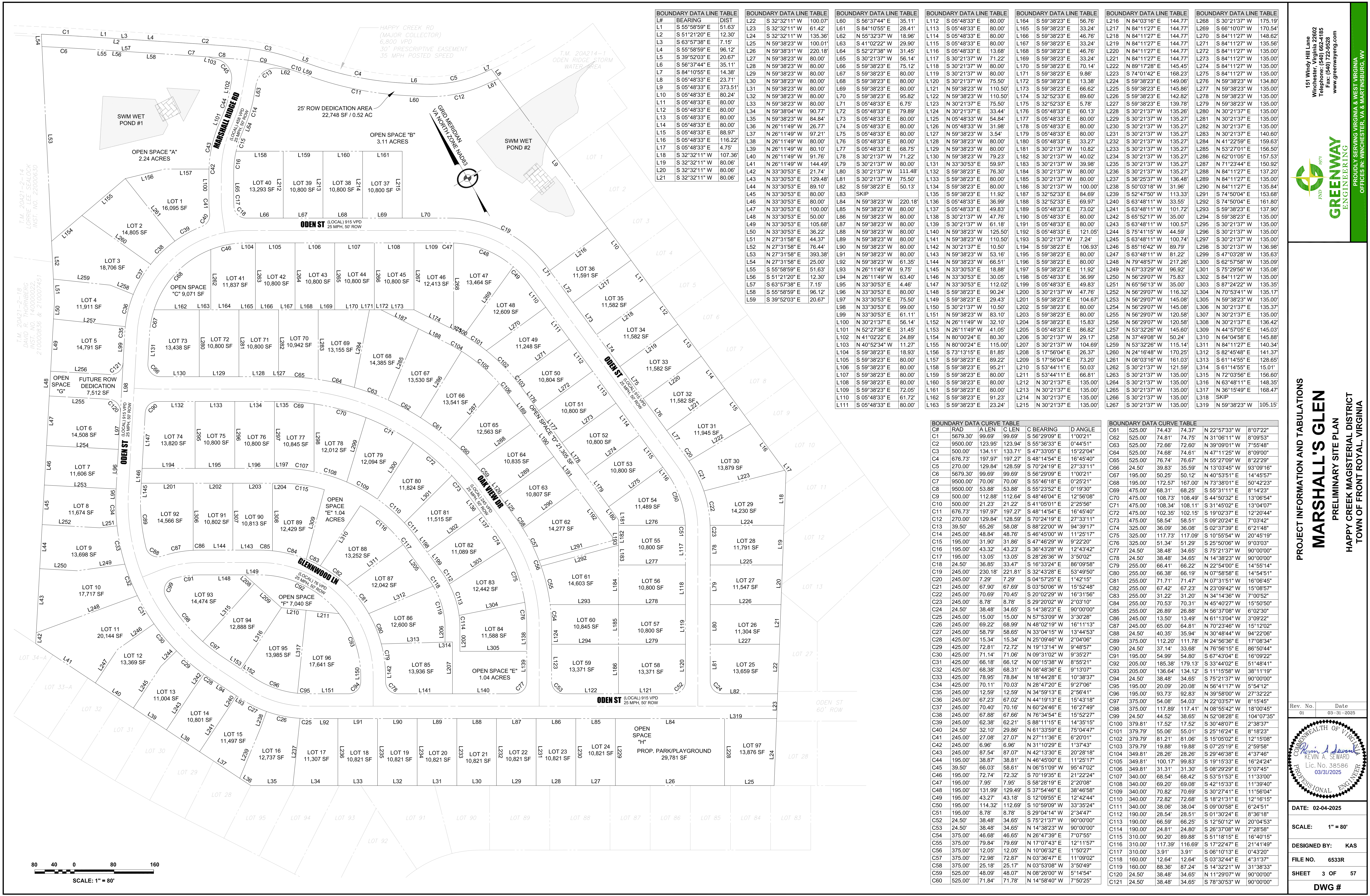
- Boundary survey was performed by:
GREENWAY ENGINEERING INC. Dated: 10/23/2023
(Year)
- Aerial, horizontal and vertical control surveys were performed by: GREENWAY ENGINEERING INC. Dated: 10/02/2023
(Year)
- Aerial topographic mapping performed by:
T3 GLOBAL STRATEGIES Dated: 10/26/2023
(Year)

LEGEND EXISTING INTERMEDIATE CONTOUR EXISTING INDEX CONTOUR PROPOSED CONTOUR EXISTING EDGE OF PAVEMENT PROPOSED EDGE OF PAVEMENT EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER TRANSITION TO REVERSE CURB EXISTING TELEPHONE LINE PROPOSED TELEPHONE LINE EXISTING STORM SEWER WITH INLET PROPOSED STORM SEWER WITH INLET EXISTING SANITARY SEWER WITH MANHOLE PROPOSED SANITARY SEWER WITH MANHOLE PROPOSED SAN. LAT. CLEANOUT EXISTING ELECTRIC SERVICE PROPOSED ELECTRIC SERVICE EXISTING GAS LINE PROPOSED GAS LINE EXISTING WATERLINE W/ TEE PROPOSED WATERLINE W/ TEE EXISTING FIRE HYDRANT/VALVE/METER PROPOSED FIRE HYDRANT/VALVE/METER PROPOSED REDUCER PROPERTY LINE EXISTING EASEMENT PROPOSED EASEMENT PROPOSED CENTERLINE EXISTING CENTERLINE EXISTING TREE LINE FLOW LINE FENCE LINE EXISTING UTILITY POLE/GUIDE WIRE EXISTING TELEPHONE PEDESTAL SIGNS PARKING INDICATOR INDICATES THE NUMBER OF TYP. PARKING SPACES HANDICAP PARKING VEHICLES PER DAY COUNT PROPOSED BUILDING ENTRANCE SANITARY MANHOLE IDENTIFIER STORM DRAIN STRUCTURE IDENTIFIER EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION LIGHT POLE	
PROJECT INFORMATION PARCEL IDENTIFICATION NO. STREET ADDRESS: PROJECT SITE AREA: DISTURBED AREA: CURRENT ZONING: PROPOSED ZONING: CURRENT USE: PROPOSED USE: MIN. LOT AREA: MIN. LOT WIDTH INTERIOR: MIN. LOT WIDTH CORNER: 20-A-212-4 1321 HAPPY CREEK ROAD 42.99 ACRES 42.99 ACRES R-S R-1 VACANT RESIDENTIAL 10,000 SF 75 FT 100 FT REQUIRED SETBACKS: FRONT: REAR: SIDE: PROVIDED SETBACKS: FRONT: REAR: SIDE: MAXIMUM BUILDING HEIGHT: PROPOSED BUILDING HEIGHT: 35' 30' 10' MIN. W/MIN. TOTAL OF BOTH SIDES BEING NO LESS THAN 25' 35' 30' 10' MIN. W/MIN. TOTAL OF BOTH SIDES BEING NO LESS THAN 25' 35' MAX 35' PARKING REQUIRED: PARKING PROVIDED: REQUIRED OPEN SPACE: PROVIDED OPEN SPACE: N/A 2 OFF-STREET SPACES PER LOT N/A 6.10 ACRES OR 352,969 SF OPEN SPACE NOTE: ALL PROPOSED OPEN SPACE AREAS WILL BE OWNED, OPERATED, AND MAINTAINED BY THE HOA. ALL STORMWATER MANAGEMENT FACILITIES LOCATED IN OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA. PRIOR TO TERMINATION OF VA DEQ VPDES STORMWATER PERMITS, THE HOA SHALL ENTER A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WITH THE VA DEQ.	
TOWN OF FRONT ROYAL PROJECT INFORMATION WATER AND SANITARY SEWER USAGE WATER DEMAND 0,000 GPD SANITARY SEWER DISCHARGE 0,000 GPD CALCULATION OF DEMAND AND DISCHARGE WATER DEMAND SEWER DISCHARGE *Residential: 235 gpd per connection *Commercial: 75 gpd per 1,000 sf *Industrial: 25 gpd @ 10 persons per acre 7.10 ACRES OR 352,969 SF SEWER DISCHARGE EQUALS WATER DEMAND	

151 Windy Hill Lane Winchester, Virginia 22602 Telephone: (540) 862-4185 Fax: (540) 862-4186 www.greenwayeng.com	
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GENERAL NOTES AND LEGEND	
MARSHALL'S GLEN	
HAPPY CREEK MAGISTERIAL DISTRICT TOWN OF FRONT ROYAL, VIRGINIA	

Rev. No.	Date
01	03-31-2025
	
DATE: 02-04-2025	
SCALE:	N/A
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	2 OF 57
DWG #	



PROJECT INFORMATION AND TABULATIONS

MARSHALL'S GLEN

PRELIMINARY SITE PLAN

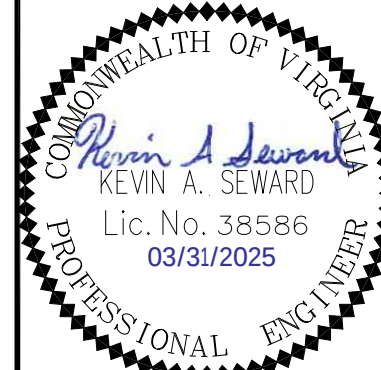
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

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Rev. No. 01 Date 03-31-2025



DATE: 02-04-2025

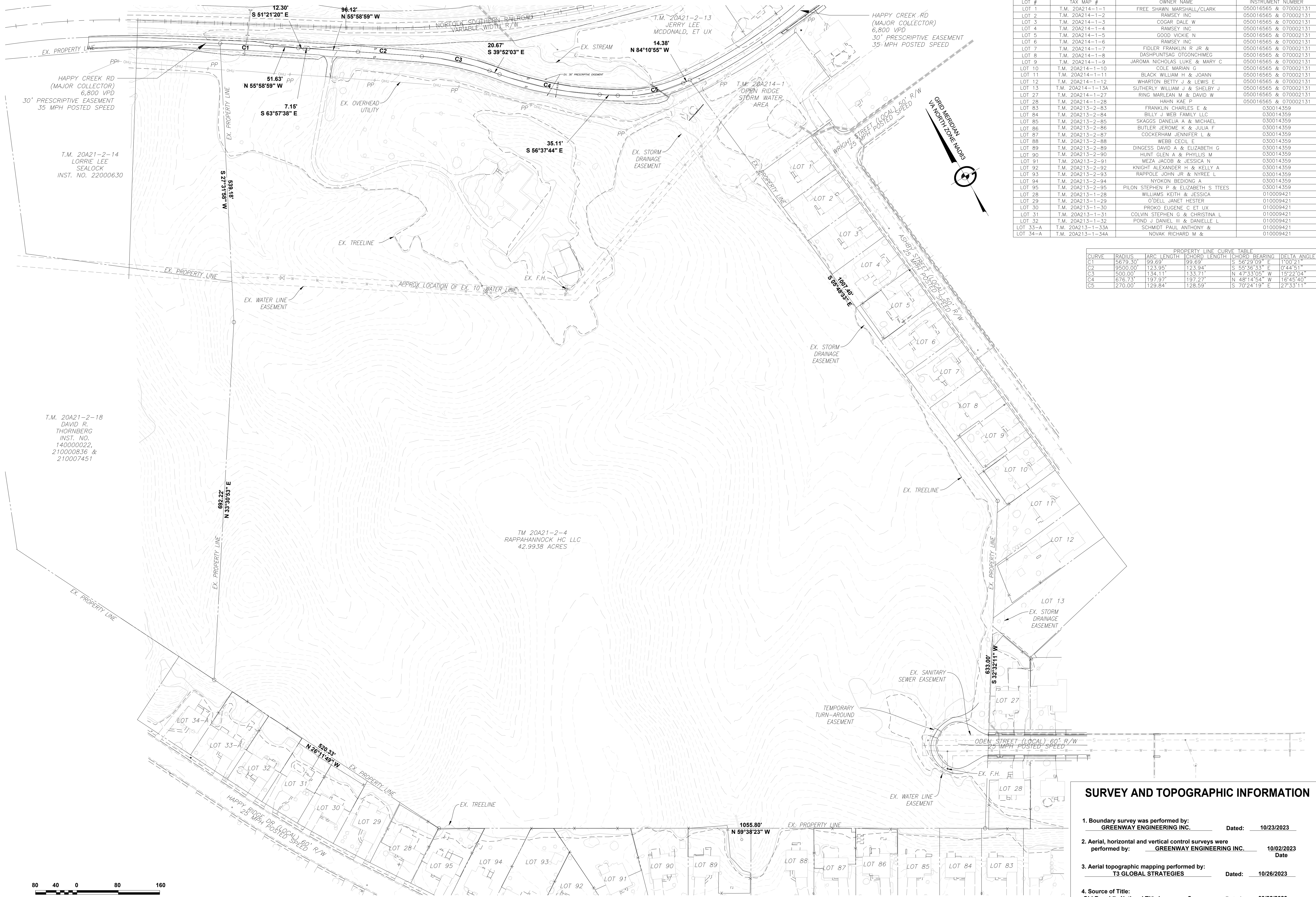
SCALE: 1" = 80'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 3 OF 57

DWG #



ADJOINER PARCEL INFO TABLE			
LOT #	TAX MAP #	OWNER NAME	INSTRUMENT NUMBER
LOT 1	T.M. 20A214-1-1	FREE SHAWN MARSHALL/CLARK	050016565 & 070002131
LOT 2	T.M. 20A214-1-2	RAMSEY INC	050016565 & 070002131
LOT 3	T.M. 20A214-1-3	COGAR DALE W	050016565 & 070002131
LOT 4	T.M. 20A214-1-4	RAMSEY INC	050016565 & 070002131
LOT 5	T.M. 20A214-1-5	GOOD VICKIE N	050016565 & 070002131
LOT 6	T.M. 20A214-1-6	RAMSEY INC	050016565 & 070002131
LOT 7	T.M. 20A214-1-7	FIDLER FRANKLIN R JR &	050016565 & 070002131
LOT 8	T.M. 20A214-1-8	DASHUNTAS OTSONCHMEB	050016565 & 070002131
LOT 9	T.M. 20A214-1-9	JAROMA NICHOLAS LUKE & MARY C	050016565 & 070002131
LOT 10	T.M. 20A214-1-10	COLE MARIAN G	050016565 & 070002131
LOT 11	T.M. 20A214-1-11	BLACK WILLIAM H & JOANN	050016565 & 070002131
LOT 12	T.M. 20A214-1-12	WHARTON BETTY J & LEWIS E	050016565 & 070002131
LOT 13	T.M. 20A214-1-13A	SUTHERLY WILLIAM J & SHELBY J	050016565 & 070002131
LOT 27	T.M. 20A214-1-27	RING MARLEAN M & DAVID W	050016565 & 070002131
LOT 28	T.M. 20A214-1-28	HANN KAE P	050016565 & 070002131
LOT 83	T.M. 20A213-2-83	FRANKLIN CHARLES E &	030014359
LOT 84	T.M. 20A213-2-84	BILLY J WEBB FAMILY LLC	030014359
LOT 85	T.M. 20A213-2-85	SKAGGS DANIELA A & MICHAEL	030014359
LOT 86	T.M. 20A213-2-86	BUTLER JEROME K & JULIA F	030014359
LOT 87	T.M. 20A213-2-87	COCKERHAM JENNIFER L &	030014359
LOT 88	T.M. 20A213-2-88	WEBB CECIL E	030014359
LOT 89	T.M. 20A213-2-89	DINGESS DAVID A & ELIZABETH G	030014359
LOT 90	T.M. 20A213-2-90	HUNT GLEN A & PHYLLIS M	030014359
LOT 91	T.M. 20A213-2-91	MEZA JACOB & JESSICA N	030014359
LOT 92	T.M. 20A213-2-92	KNIGHT ALEXANDER H & KELLY A	030014359
LOT 93	T.M. 20A213-2-93	RAPPOLE JOHN JR & NYREE L	030014359
LOT 94	T.M. 20A213-2-94	NYOKON BEDIONG A	030014359
LOT 95	T.M. 20A213-2-95	PILON STEPHEN P & ELIZABETH S TTEES	030014359
LOT 28	T.M. 20A213-1-28	WILLIAMS KEITH & JESSICA	010009421
LOT 29	T.M. 20A213-1-29	O'DELL JANET HESTER	010009421
LOT 30	T.M. 20A213-1-30	PROKO EUGENE C ET UX	010009421
LOT 31	T.M. 20A213-1-31	COLVIN STEPHEN G & CHRISTINA L	010009421
LOT 32	T.M. 20A213-1-32	POND J DANIEL III & DANIELLE L	010009421
LOT 33-A	T.M. 20A213-1-33A	SCHMIDT PAUL ANTHONY &	010009421
LOT 34-A	T.M. 20A213-1-34A	NOVAK RICHARD M &	010009421

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5679.30'	99.69'	99.69'	S 56°29'09" E	1°00'21"
C2	9500.00'	123.95'	123.94'	S 55°36'33" E	0°44'51"
C3	500.00'	134.11'	133.71'	N 47°33'05" W	15°22'04"
C4	676.73'	197.37'	197.27'	N 48°14'54" W	16°45'40"
C5	270.00'	129.84'	128.59'	S 70°24'19" E	27°33'11"

1. Boundary survey was performed by:
GREENWAY ENGINEERING INC.

Dated: 10/23/2023

2. Aerial, horizontal and vertical control surveys were performed by:
GREENWAY ENGINEERING INC.

10/02/2023
Date

3. Aerial topographic mapping performed by:
T3 GLOBAL STRATEGIES

Dated: 10/26/2023

4. Source of Title:
Old Republic National Title Insurance Company

Dated: 09/22/2023

SURVEY AND TOPOGRAPHIC INFORMATION

BOUNDARY AND EXISTING TOPO
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. 01
Date 03-31-2025

COMMONWEALTH OF VIRGINIA

KEVIN A. SEWARD

Lic. No. 38586

03/31/2025

PROFESSIONAL ENGINEER

DATE: 02-04-2025

SCALE: 1" = 80'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 5 OF 57

DWG #

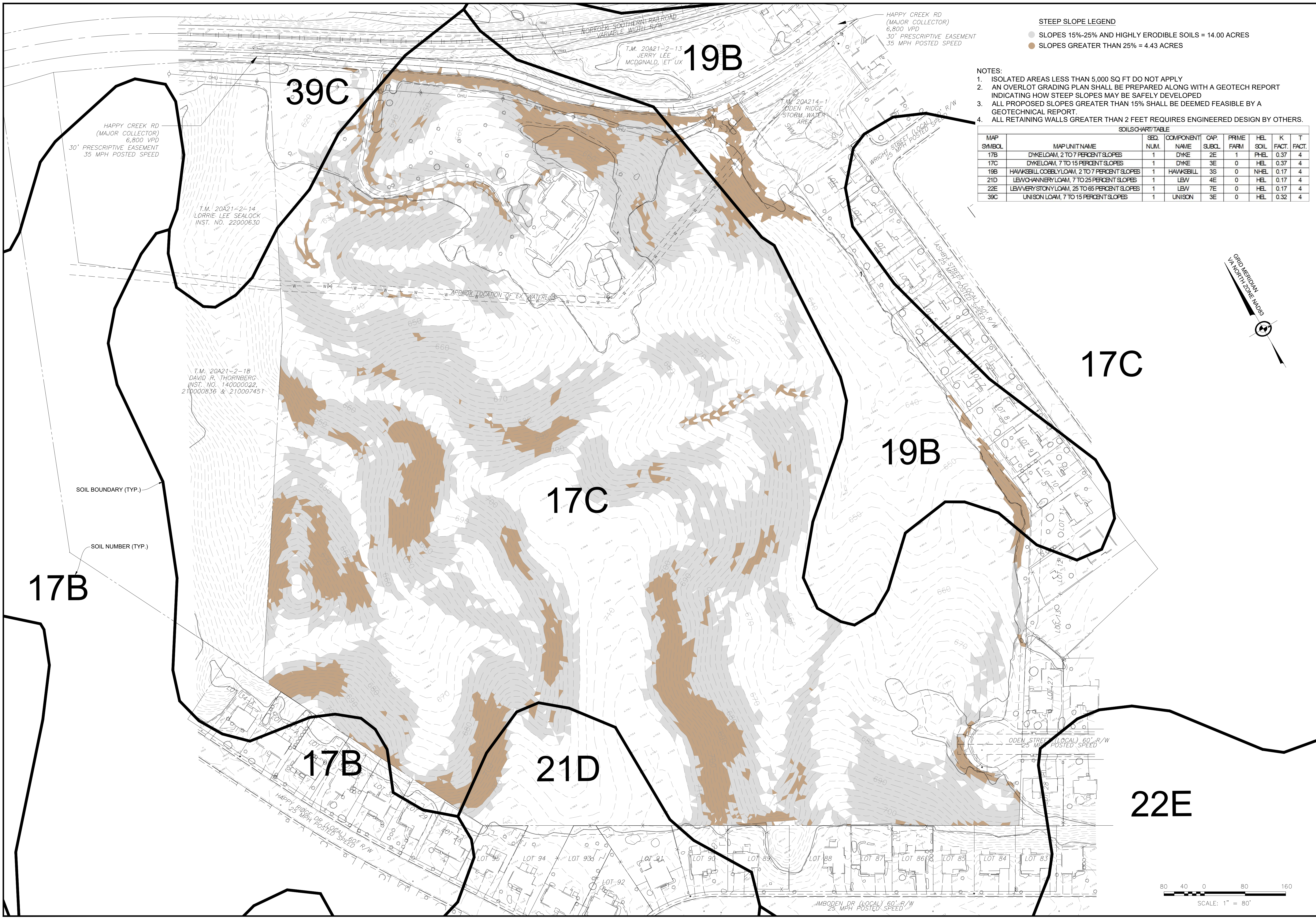
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STEEP SLOPE LEGEND

- SLOPES 15%-25% AND HIGHLY ERODIBLE SOILS = 14.00 ACRES
- SLOPES GREATER THAN 25% = 4.43 ACRES

- NOTES:
- ISOLATED AREAS LESS THAN 5,000 SQ FT DO NOT APPLY
 - AN OVERLOT GRADING PLAN SHALL BE PREPARED ALONG WITH A GEOTECH REPORT INDICATING HOW STEEP SLOPES MAY BE SAFELY DEVELOPED
 - ALL PROPOSED SLOPES GREATER THAN 15% SHALL BE DEEMED FEASIBLE BY A GEOTECHNICAL REPORT.
 - ALL RETAINING WALLS GREATER THAN 2 FEET REQUIRES ENGINEERED DESIGN BY OTHERS.

SOILS CHART TABLE										
MAP SYMBOL	MAP UNIT NAME	SEQ. NUM.	COMPONENT NAME	CAP. SUBCL.	PRIME FARM	HEL. SOIL	K FACT.	T FACT.		
17B	DYKE LOAM, 2 TO 7 PERCENT SLOPES	1	DYKE	2E	1	PH-EL	0.37	4		
17C	DYKE LOAM, 7 TO 15 PERCENT SLOPES	1	DYKE	3E	0	PH-EL	0.37	4		
19B	HAWKSBILL COBBLY LOAM, 2 TO 7 PERCENT SLOPES	1	HAWKSBILL	3S	0	NH-EL	0.17	4		
21D	LEW CHANNERY LOAM, 7 TO 25 PERCENT SLOPES	1	LEW	4E	0	PH-EL	0.17	4		
22E	LEW VERY STONY LOAM, 25 TO 65 PERCENT SLOPES	1	LEW	7E	0	PH-EL	0.17	4		
39C	UNISON LOAM, 7 TO 15 PERCENT SLOPES	1	UNISON	3E	0	PH-EL	0.32	4		

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SLOPES & SOILS

MARSHALL'S GLEN

PRELIMINARY SITE PLAN

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

COMMONWEALTH OF VIRGINIA

Kevin A. Seward

KEVIN A. SEWARD

Lic. No. 38586

03/31/2025

PROFESSIONAL ENGINEER

DATE: 02-04-2025

SCALE: 1" = 80'

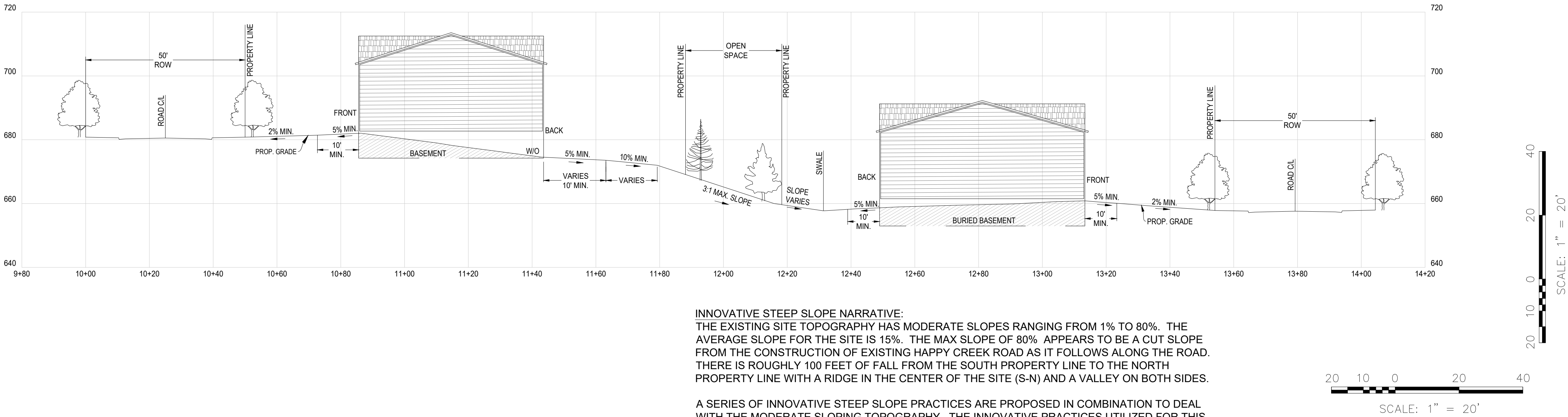
DESIGNED BY: KAS

FILE NO. 6533R

SHEET 6 OF 57

DWG #

SITE CROSS SECTION (TYP.) -TERRACING SITE

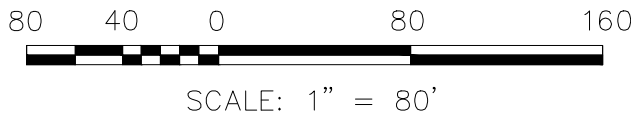


INNOVATIVE STEEP SLOPE NARRATIVE:
THE EXISTING SITE TOPOGRAPHY HAS MODERATE SLOPES RANGING FROM 1% TO 80%. THE AVERAGE SLOPE FOR THE SITE IS 15%. THE MAX SLOPE OF 80% APPEARS TO BE A CUT SLOPE FROM THE CONSTRUCTION OF EXISTING HAPPY CREEK ROAD AS IT FOLLOWS ALONG THE ROAD. THERE IS ROUGHLY 100 FEET OF FALL FROM THE SOUTH PROPERTY LINE TO THE NORTH PROPERTY LINE WITH A RIDGE IN THE CENTER OF THE SITE (S-N) AND A VALLEY ON BOTH SIDES.

A SERIES OF INNOVATIVE STEEP SLOPE PRACTICES ARE PROPOSED IN COMBINATION TO DEAL WITH THE MODERATE SLOPING TOPOGRAPHY. THE INNOVATIVE PRACTICES UTILIZED FOR THIS SITE ARE AS FOLLOWS:

- REDUCED NUMBER OF LOTS, AVOIDANCE
- TERRACED LANDSCAPED OPEN SPACE
- MAXIMUM SLOPE OF 3:1
- TIERED RETAINING WALLS

THE NUMBER OF PROPOSED LOTS WAS REDUCED FROM 104 LOTS (MAXIMUM PERMITTED PER REZONING) TO 97 LOTS TO AVOID STEEP SLOPE AREAS. THE SITE WAS TERRACED TO ACCOMMODATE THE ROLLING TOPOGRAPHY (RIDGE & VALLEYS) AND 100 FEET OF FALL ACROSS THE SITE. SUCH TERRACING WAS ACCOMPLISHED BY ADJUSTING THE CONFIGURATION OF LOTS AND PROVIDING LANDSCAPED OPEN SPACE AREAS BETWEEN REAR LOT BOUNDARIES. THESE LANDSCAPED OPEN SPACE AREAS HAVE A MAXIMUM SLOPE OF 3:1 TO DROP GRADE (TERRACE) BETWEEN THE UNITS AND THE SLOPES WILL BE PROTECTED WITH GROUND COVER AND PROPOSED TREES. THE DWELLINGS WILL FURTHER INTEGRATE WITH THE TERRACING OF THE SITE AS DWELLINGS WITH WALKOUT BASEMENTS WILL BACK TO DWELLINGS WITH BURIED BASEMENTS. THE SITE WILL MAINTAIN A MAXIMUM SLOPE OF 3:1 TO ENSURE RESIDENT SAFETY AND ENABLE ROUTINE MAINTENANCE. A GEOTECHNICAL ENGINEER WILL VERIFY THE STABILITY OF THE PROPOSED 3:1 SLOPES. TIERED RETAINING WALLS WILL BE PROVIDED IN OPEN SPACE AREAS TO DROP GRADE ACROSS THE SITE AND ACHIEVE THE TERRACING EFFECT. THIS COMBINATION OF PRACTICES EFFECTIVELY MANAGES THE SITE'S EXISTING TOPOGRAPHY AND RESULTS IN APPROPRIATE GRADES ON RESIDENTIAL LOTS WITH GRADE CHANGES ACHIEVED BY TRANSITIONS CONTAINED WITHIN PROPOSED LANDSCAPED OPEN SPACE AREAS.



INNOVATIVE STEEP SLOPES CROSS SECTION
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE:	02-04-2025
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SHEET	7 OF 57
DWG #	



INNOVATIVE STEEP SLOPE ILLUSTRATIVE PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

COMMONWEALTH OF VIRGINIA
Kevin A. Seward
KEVIN A. SEWARD
Lic. No. 38586
03/31/2025
PROFESSIONAL ENGINEER

DATE: 02-04-2025

SCALE: 1" = 80'

DESIGNED BY: KAS

FILE NO. 6533R

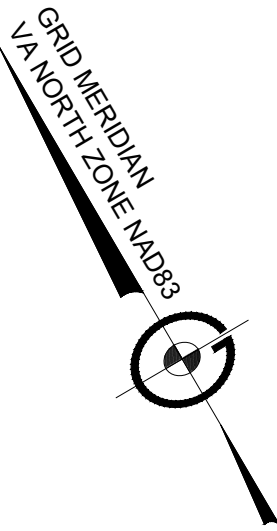
SHEET 8 OF 57

DWG #

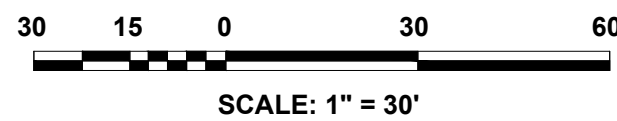


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- NOTES:
1. ALL OPEN SPACE AREAS (LOTS) WILL BE OWNED, OPERATED AND MAINTAINED BY THE HOA.
 2. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES LOCATED IN OPEN SPACE AREAS, AS REQUIRED BY DEQ SWM MAINTENANCE AGREEMENTS.



GEOMETRY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: 1" = 30'

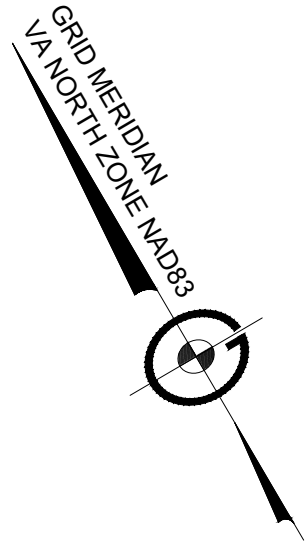
DESIGNED BY: KAS

FILE NO. 6533R

SHEET 9 OF 57

DWG #

MATCH LINE SHEET 9

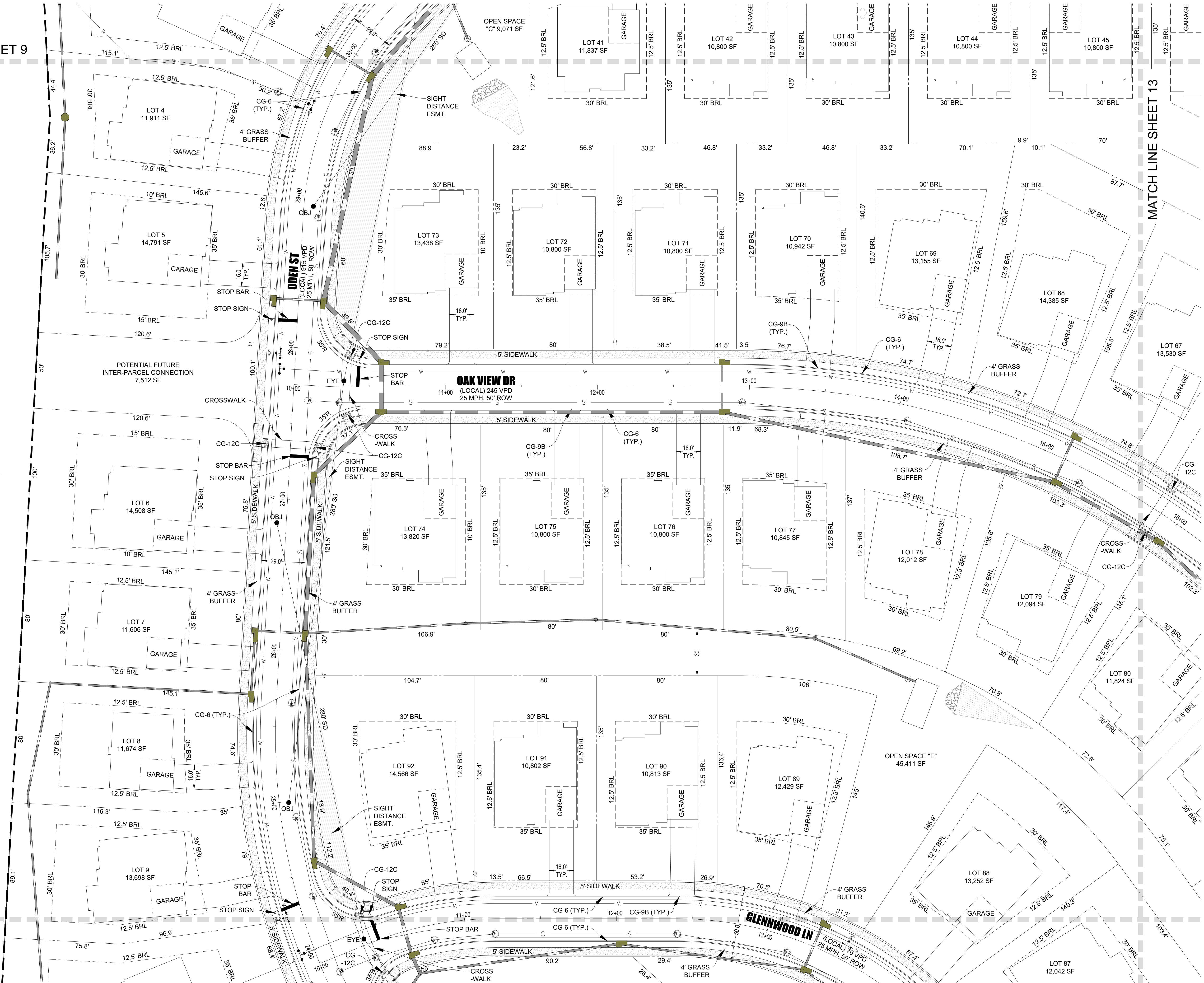


T.M. 20A21-2-18
DAVID R. THORNBURG
INST. NO. 14000022, 21000036 & 210007451

MATCH LINE SHEET 11

- NOTES:
1. ALL OPEN SPACE AREAS (LOTS) WILL BE OWNED, OPERATED AND MAINTAINED BY THE HOA.
 2. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES LOCATED IN OPEN SPACE AREAS, AS REQUIRED BY DEQ SWM MAINTENANCE AGREEMENTS.

30 15 0 30 60
SCALE: 1" = 30'



GEOMETRY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

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SCALE: 1" = 30'

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SHEET 10 OF 57

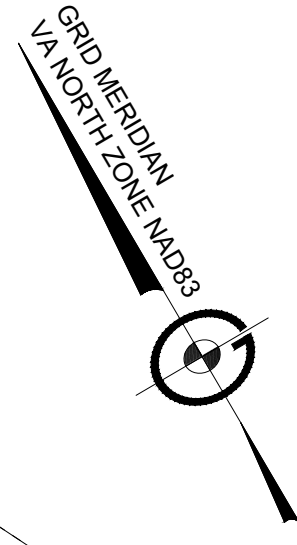
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MATCH LINE SHEET 10

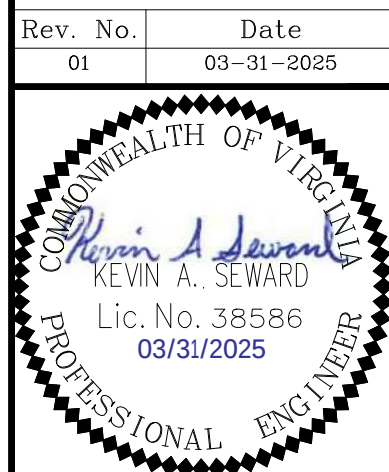


PROPOSED
BOARD-ON-BOARD FENCE.
FENCE LINE TO FOLLOW
PROPERTY LINE.

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 2. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES LOCATED IN OPEN SPACE AREAS, AS REQUIRED BY DEQ SWM MAINTENANCE AGREEMENTS.

30 15 0 30 60
SCALE: 1" = 30'

MATCH LINE SHEET 12



DATE: 02-04-2025
SCALE: 1" = 30'
DESIGNED BY: KAS
FILE NO. 6533R
SHEET 11 OF 57
DWG #

GEOMETRY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

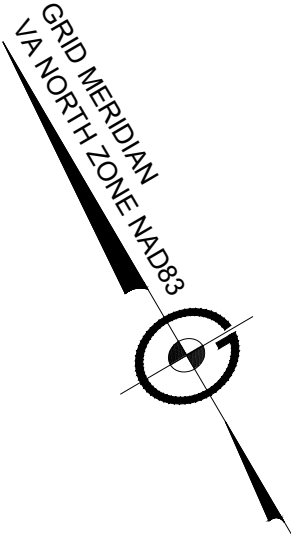


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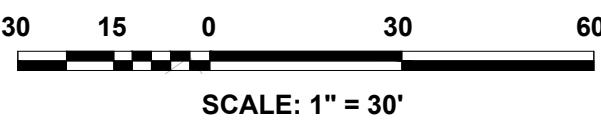


MATCH LINE SHEET 14

- NOTES:
1. ALL OPEN SPACE AREAS (LOTS) WILL BE OWNED, OPERATED AND MAINTAINED BY THE HOA.
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MATCH LINE SHEET 12



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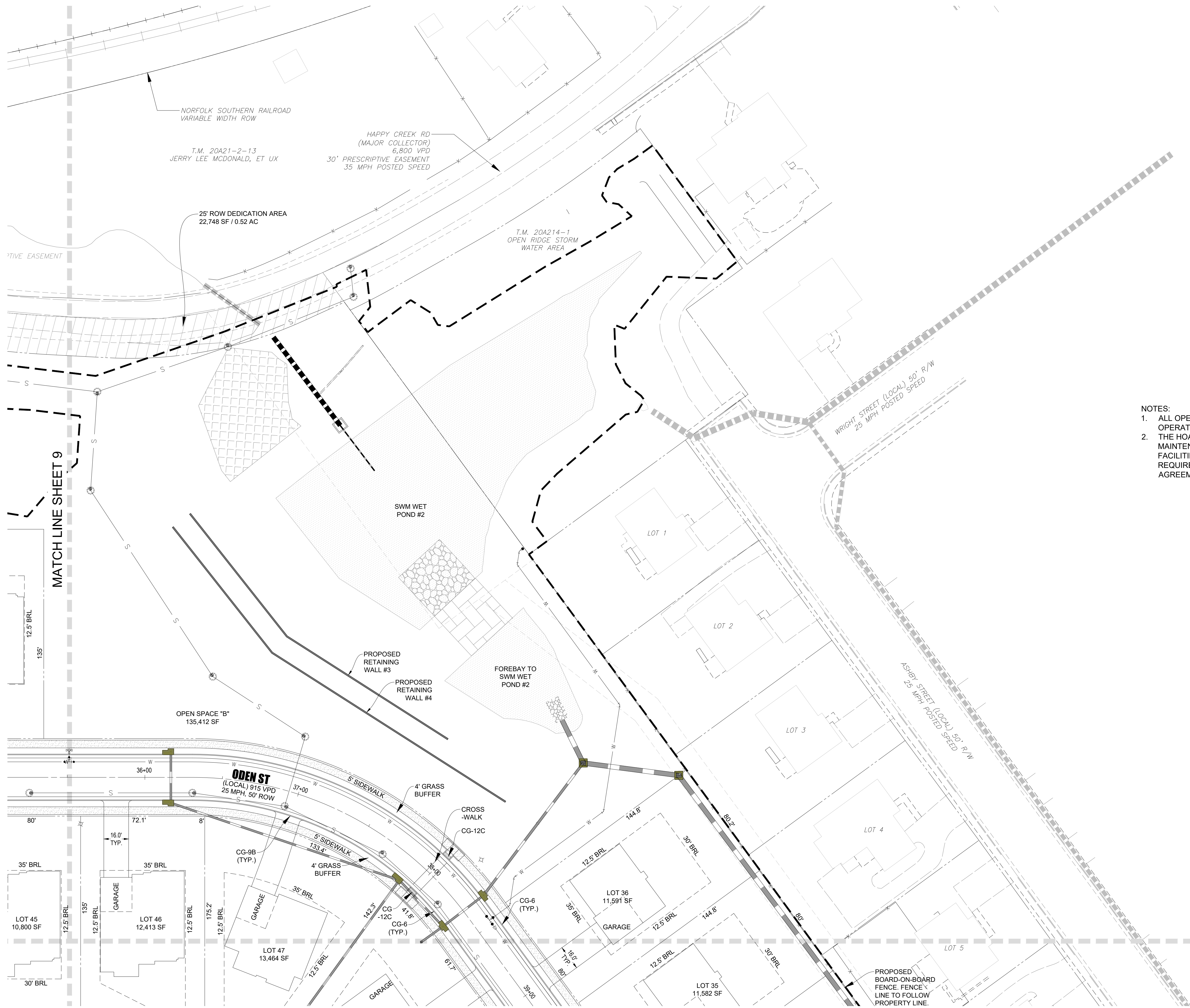
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OFFICES IN WINCHESTER, VA & MARTINSBURG, WV

GEOMETRY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

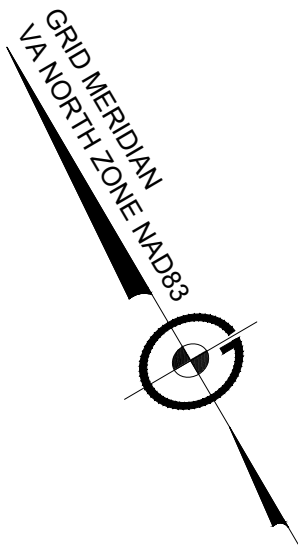
Rev. No.	Date
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KEVIN A. SEWARD
Lic. No. 38586
03/31/2025
PROFESSIONAL ENGINEER

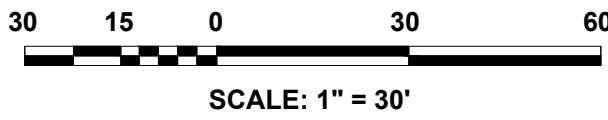
DATE:	02-04-2025
SCALE:	1" = 30'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	13 OF 57
DWG #	



- NOTES:
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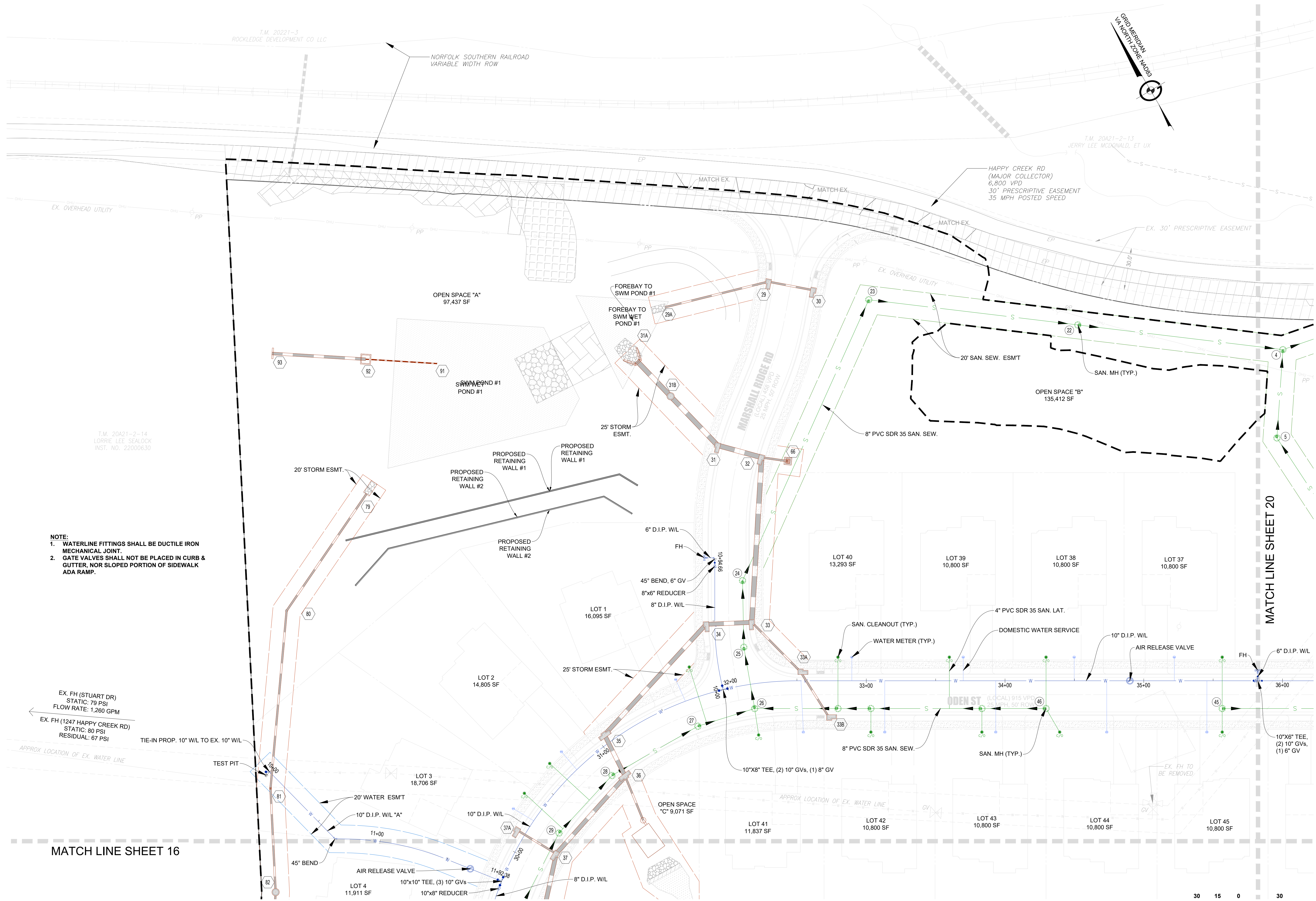


MATCH LINE SHEET 13



Rev. No.	Date
01	03-31-2025
DATE: 02-04-2025	
SCALE: 1" = 30'	
DESIGNED BY: KAS	
FILE NO. 6533R	
SHEET 14 OF 57	
DWG #	

GEOMETRY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



NOTE:
1. WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT.
2. GATE VALVES SHALL NOT BE PLACED IN CURB & GUTTER, NOR SLOPED PORTION OF SIDEWALK ADA RAMP.

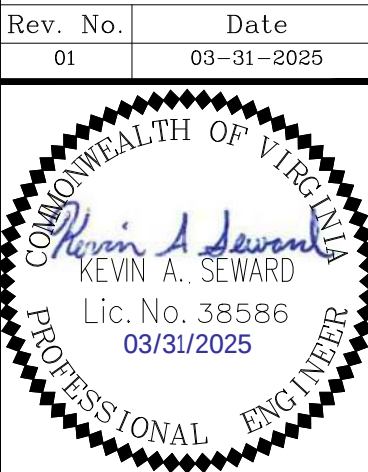
EX. FH (STUART DR)
STATIC: 79 PSI
FLOW RATE: 1,260 GPM
EX. FH (1247 HAPPY CREEK RD)
STATIC: 80 PSI
RESIDUAL: 67 PSI
TIE-IN PROP. 10" WL TO EX. 10" WL

MATCH LINE SHEET 16

MATCH LINE SHEET 20

30 15 0 30 60
SCALE: 1" = 30'

UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



Rev. No.	Date
01	03-31-2025
DATE: 02-04-2025	
SCALE:	1" = 30'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	15 OF 57
DWG #	

MATCH LINE SHEET 15

MATCH LINE SHEET 19

- NOTE:
1. WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT.
 2. GATE VALVES SHALL NOT BE PLACED IN CURB & GUTTER, NOR SLOPED PORTION OF SIDEWALK ADA RAMP.

T.M. 20A21-2-18
DAVID R. THORNBURG
INST. NO. 140000022, 210000836 & 210007451

MATCH LINE SHEET 17

30 15 0 30 60
SCALE: 1" = 30'

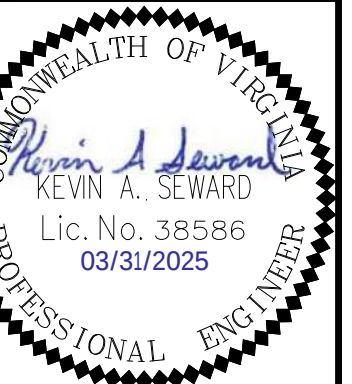
151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
Fax: (540) 722-9528
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UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. 01 Date 03-31-2025



DATE: 02-04-2025

SCALE: 1" = 30'

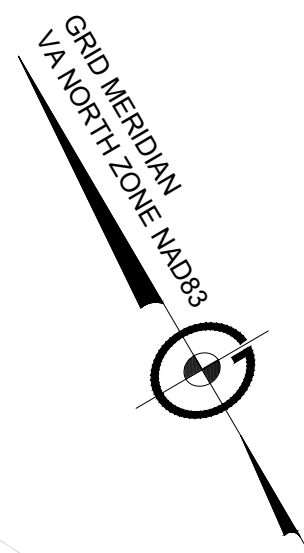
DESIGNED BY: KAS

FILE NO. 6533R

SHEET 16 OF 57

DWG #

MATCH LINE SHEET 16

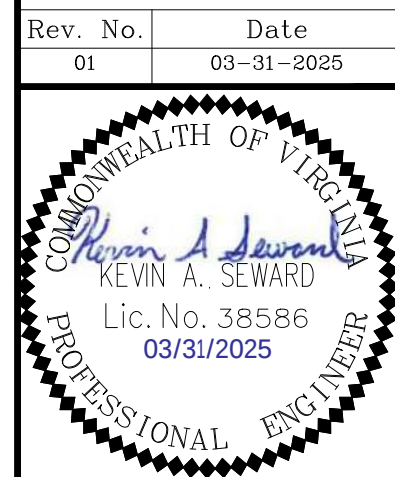


- NOTE:
1. WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT.
 2. GATE VALVES SHALL NOT BE PLACED IN CURB & GUTTER, NOR SLOPED PORTION OF SIDEWALK ADA RAMP.

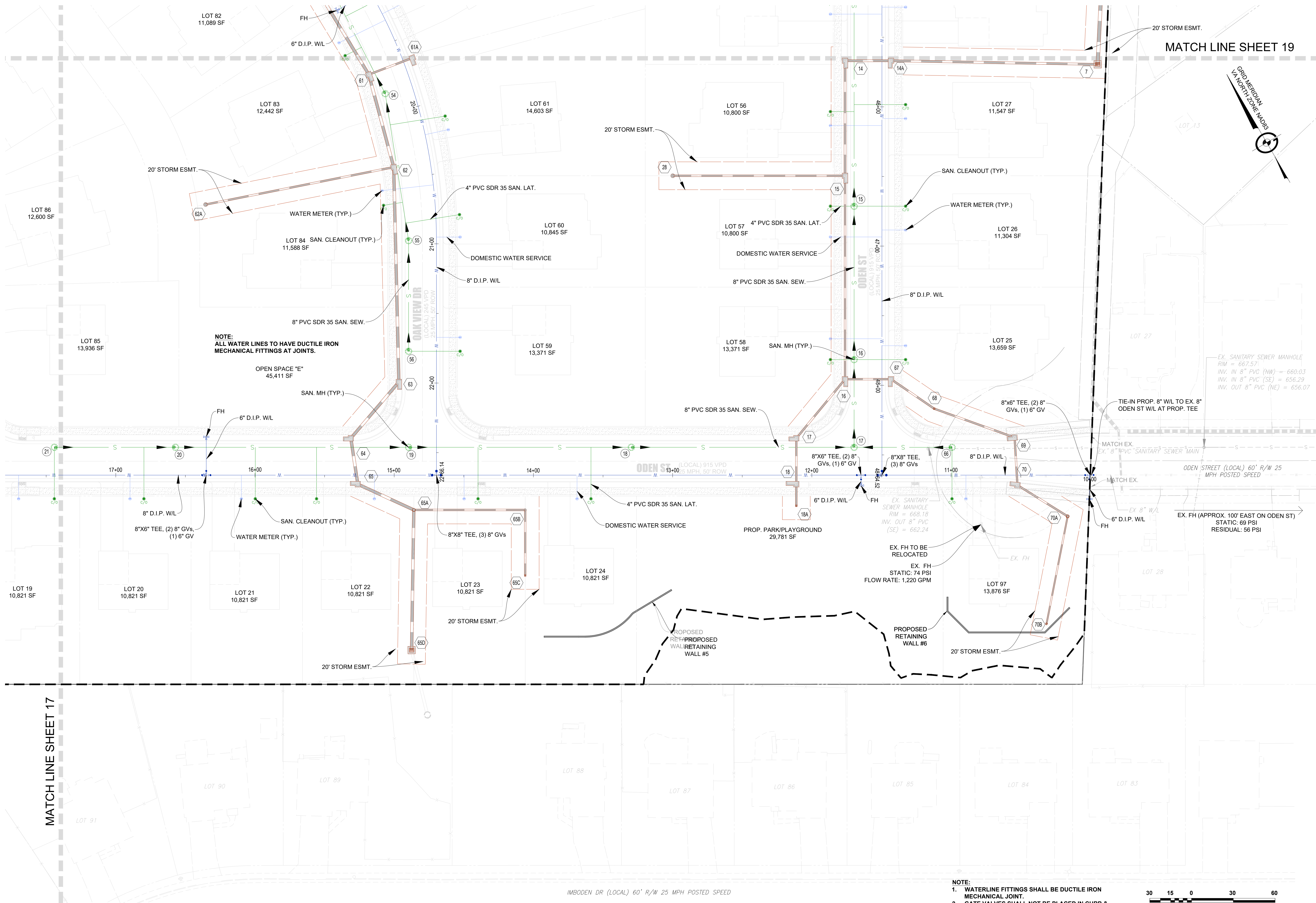
30 15 0 30 60
SCALE: 1" = 30'

MATCH LINE SHEET 18

UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

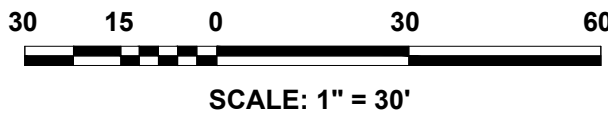


DATE:	02-04-2025
SCALE:	1" = 30'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	17 OF 57
DWG #	



NOTE:
ALL WATER LINES TO HAVE DUCTILE IRON
MECHANICAL FITTINGS AT JOINTS.

- NOTE:
1. WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT.
 2. GATE VALVES SHALL NOT BE PLACED IN CURB & GUTTER, NOR SLOPED PORTION OF SIDEWALK ADA RAMP.



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UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

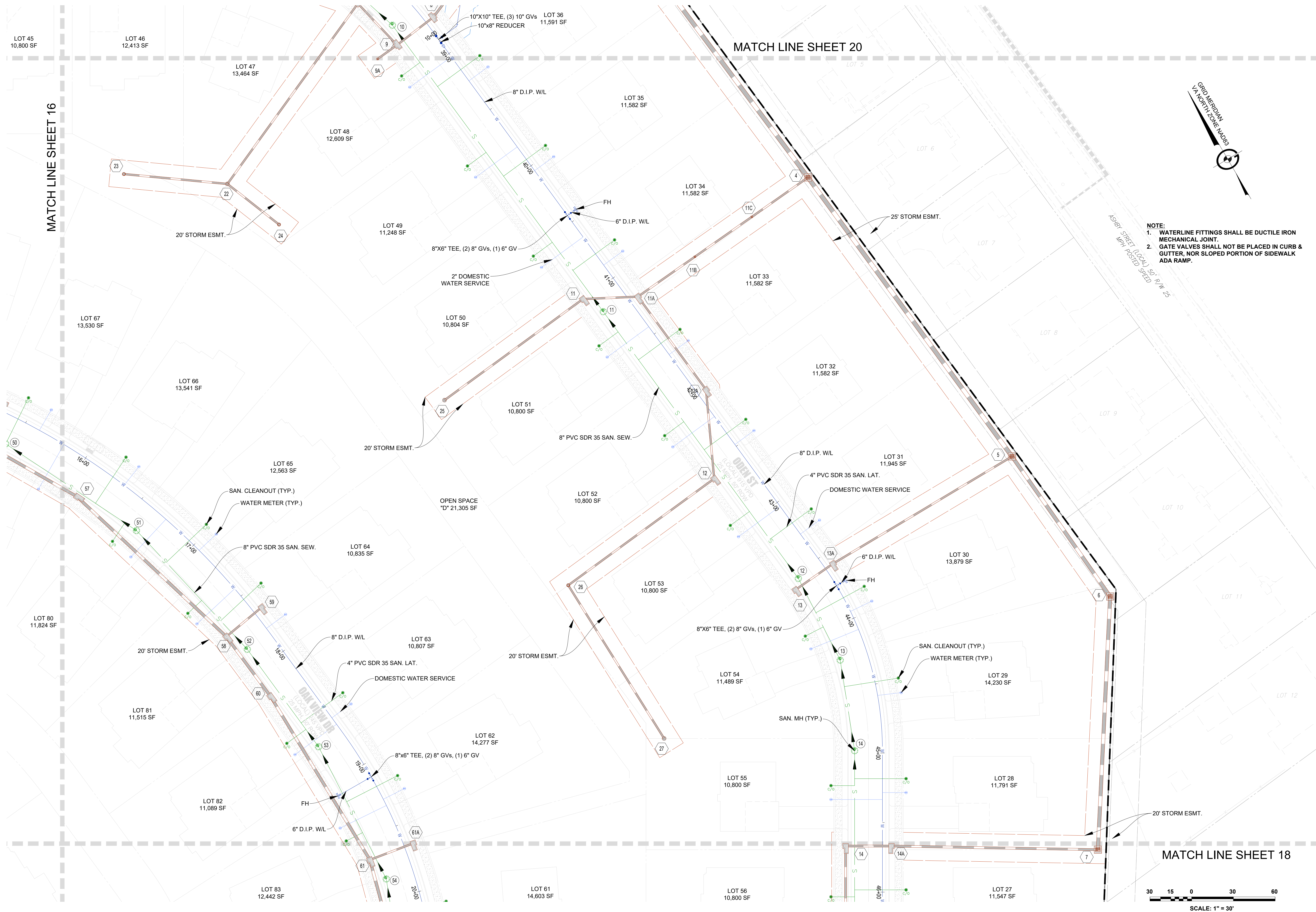
SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 18 OF 57

DWG #



- NOTE:
1. WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT.
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UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

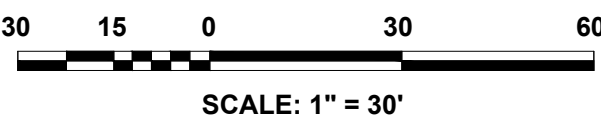
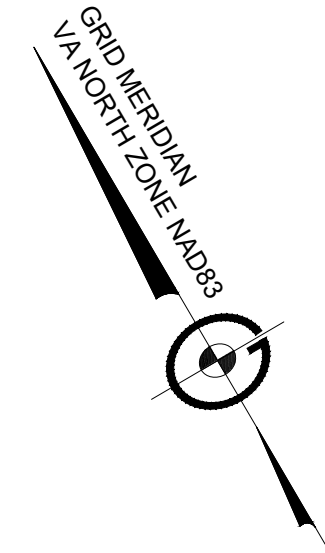
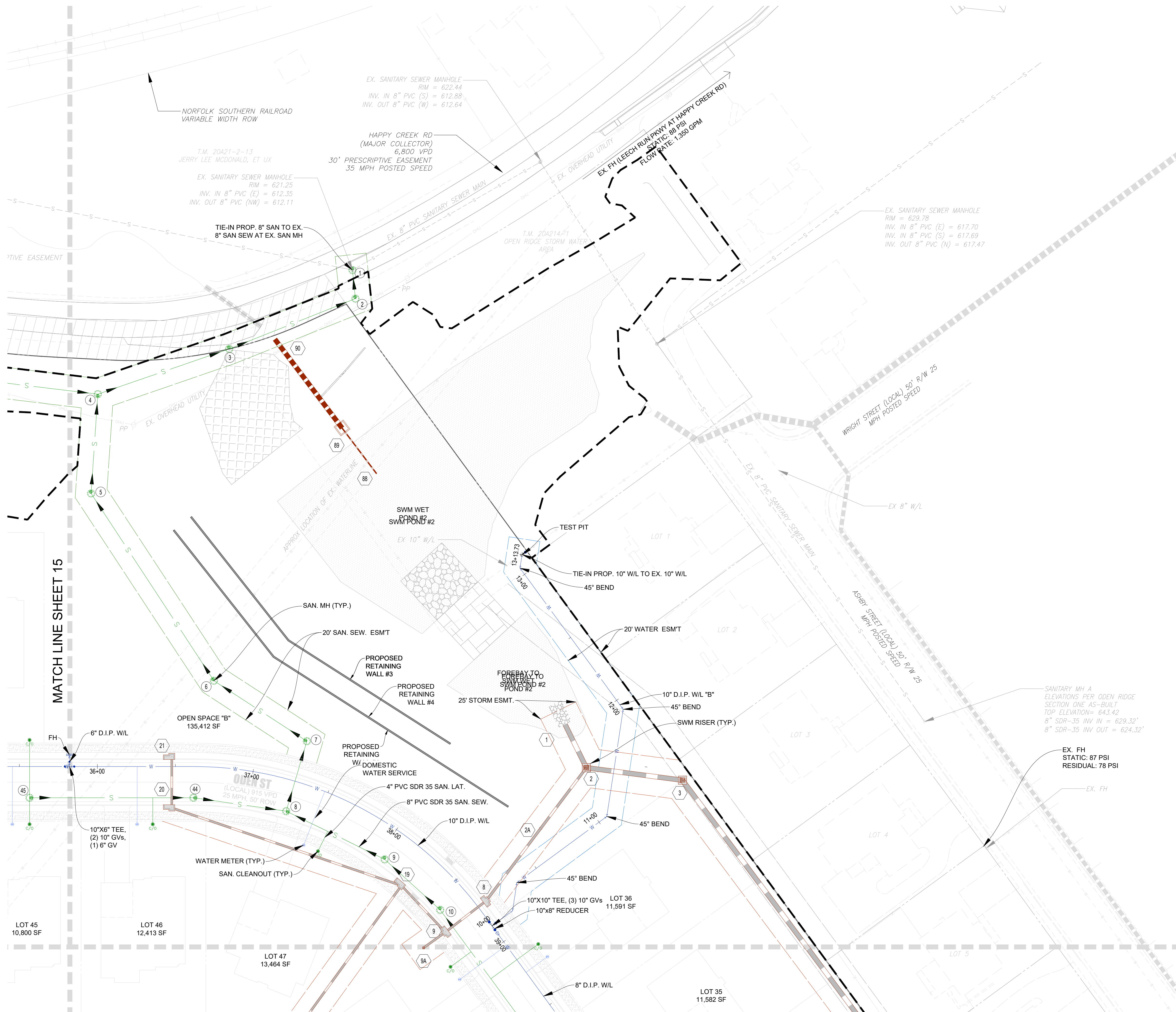
SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 19 OF 57

DWG #



MATCH LINE SHEET 19

- NOTE:
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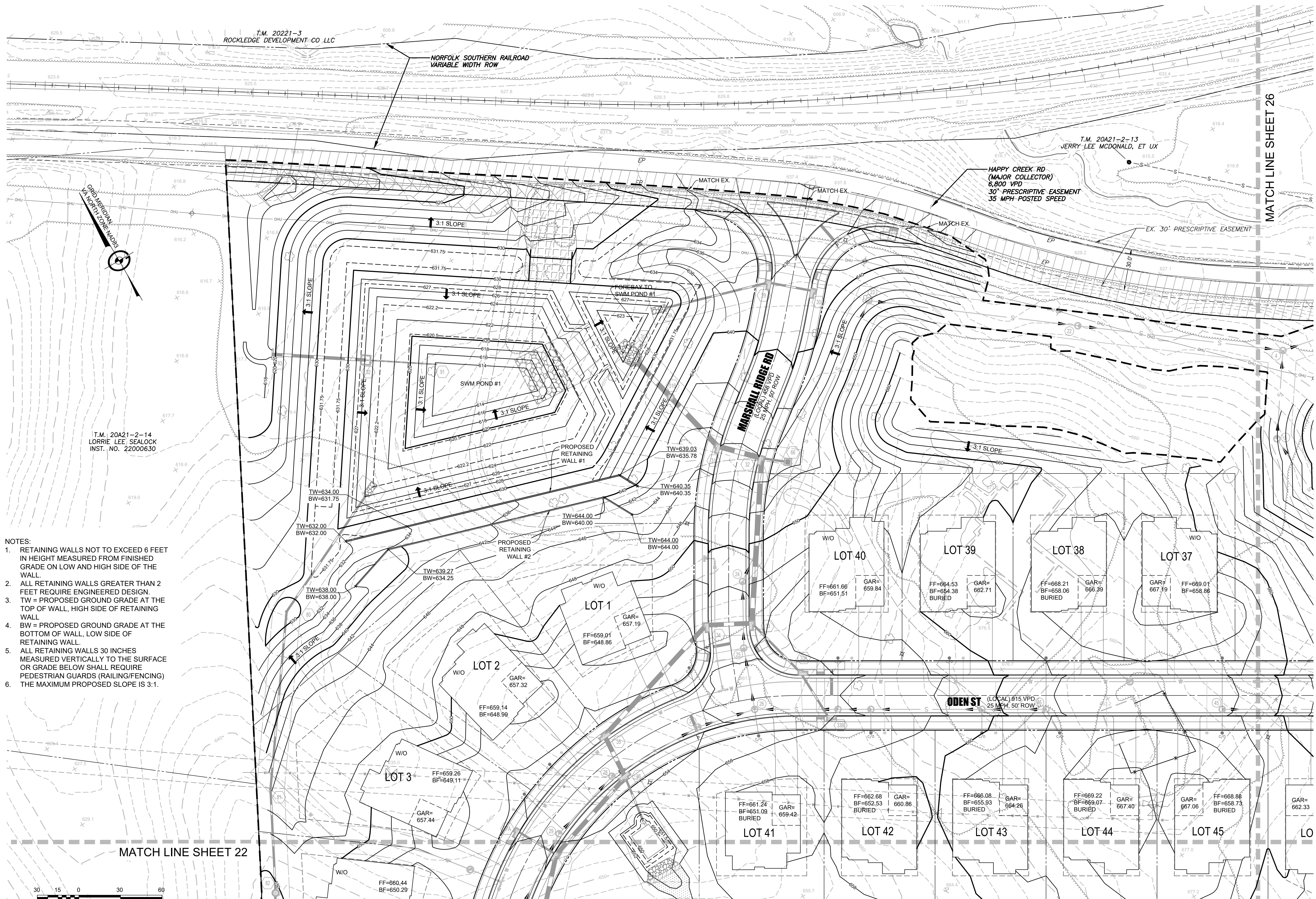
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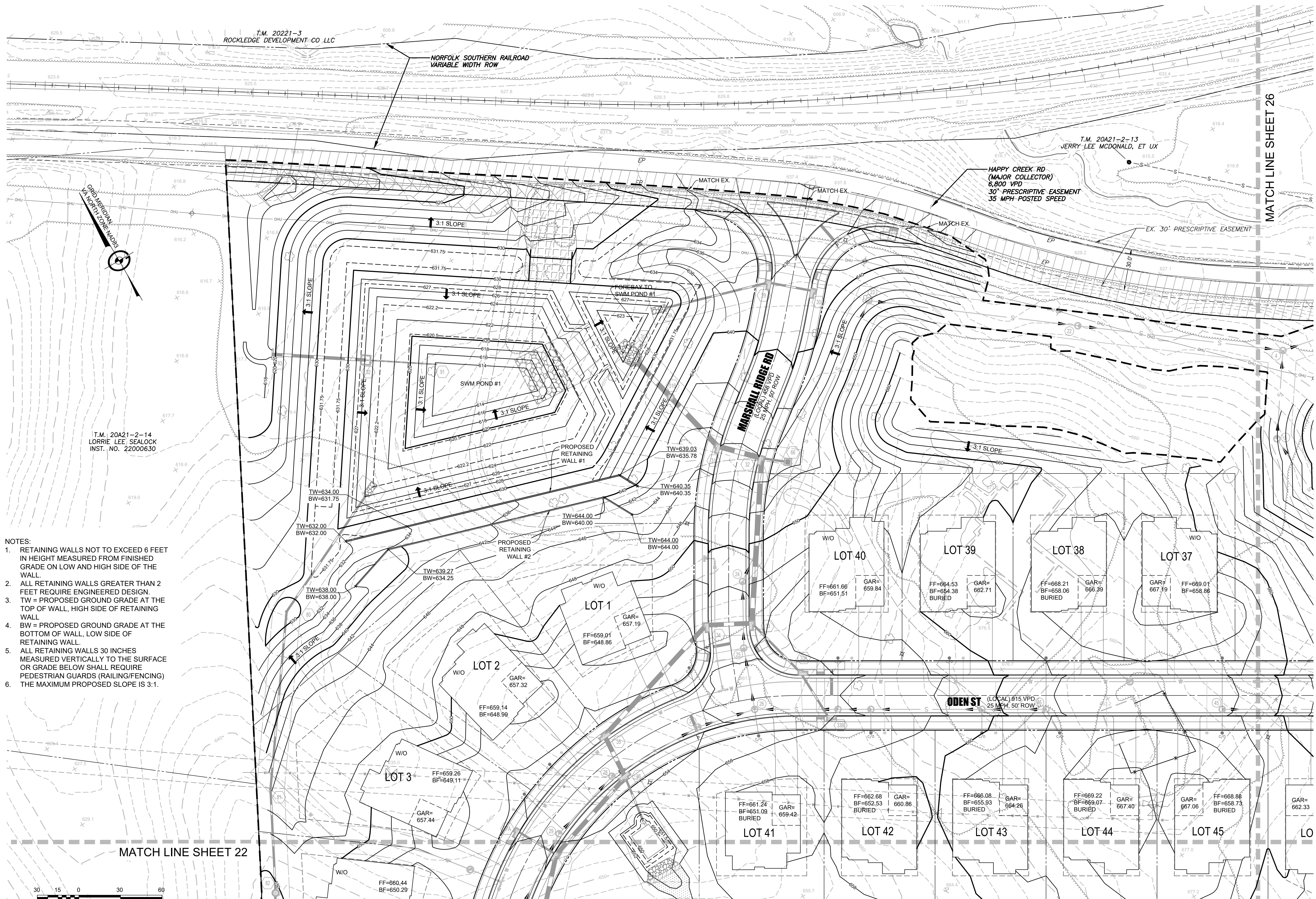
UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

PROFESSIONAL ENGINEER

DATE:	02-04-2025
SCALE:	1" = 30'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	20 OF 57
DWG #	





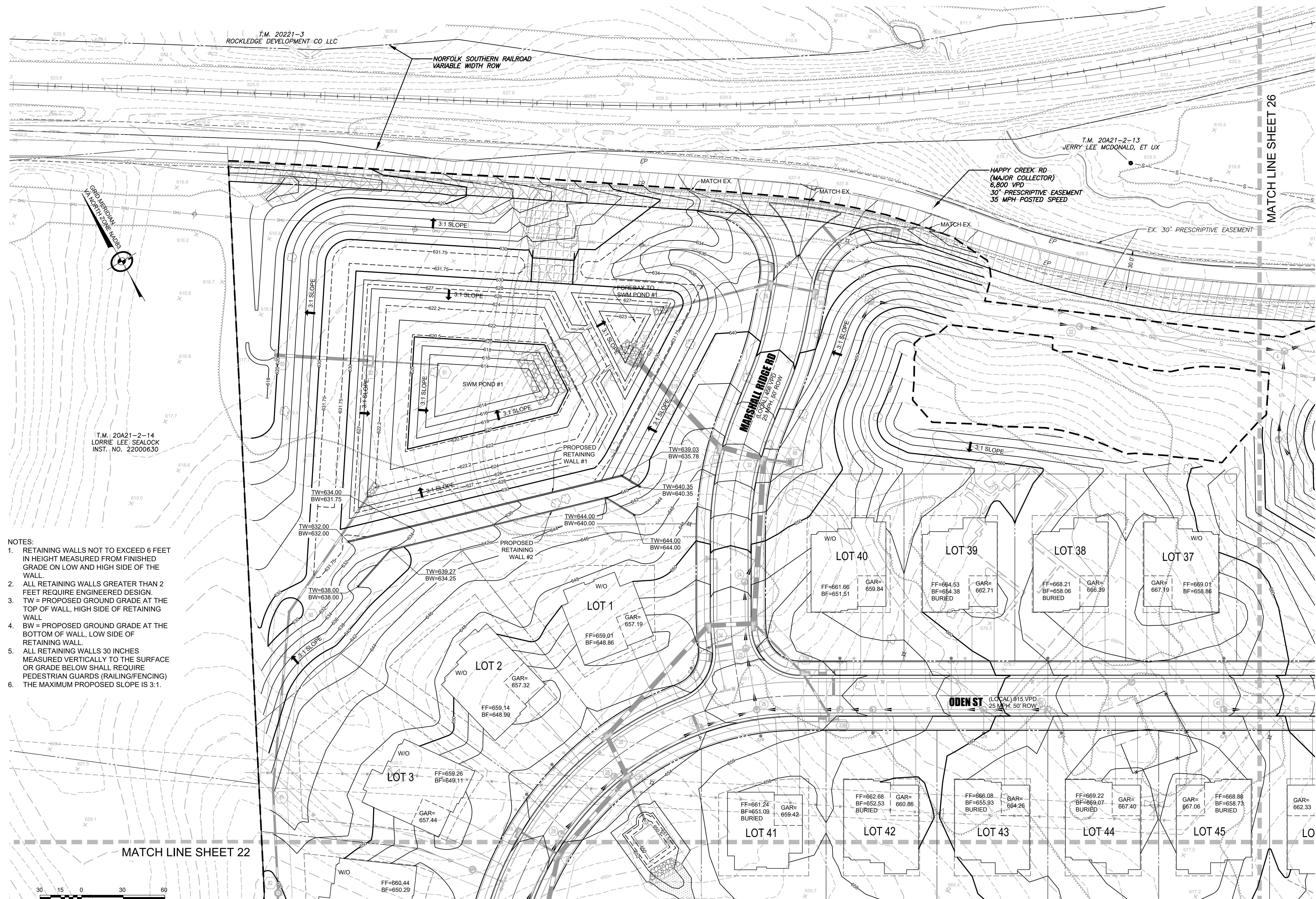
- NOTES:
1. RETAINING WALLS NOT TO EXCEED 6 FEET IN HEIGHT MEASURED FROM FINISHED GRADE ON LOW AND HIGH SIDE OF THE WALL.
 2. ALL RETAINING WALLS GREATER THAN 2 FEET REQUIRE ENGINEERED DESIGN.
 3. TW = PROPOSED GROUND GRADE AT THE TOP OF WALL, HIGH SIDE OF RETAINING WALL.
 4. BW = PROPOSED GROUND GRADE AT THE BOTTOM OF WALL, LOW SIDE OF RETAINING WALL.
 5. ALL RETAINING WALLS 30 INCHES MEASURED VERTICALLY TO THE SURFACE OR GRADE BELOW SHALL REQUIRE PEDESTRIAN GUARDS (RAILING/FENCING)
 6. THE MAXIMUM PROPOSED SLOPE IS 3:1.

GRADING PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

KEVIN A. SEWARD
Lic. No. 38586
03/31/2025
PROFESSIONAL ENGINEER

DATE: 02-04-2025
SCALE: 1" = 30'
DESIGNED BY: KAS
FILE NO. 6533R
SHEET 21 OF 57
DWG #



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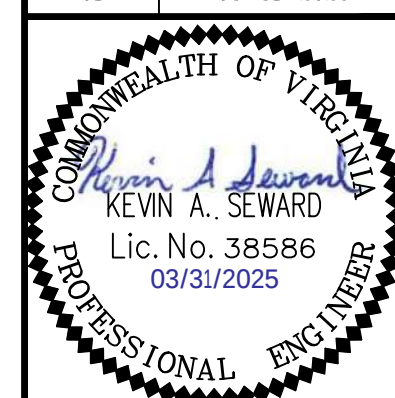
GRADING PLAN

MARSHALL'S GLEN

PRELIMINARY SITE PLAN

HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



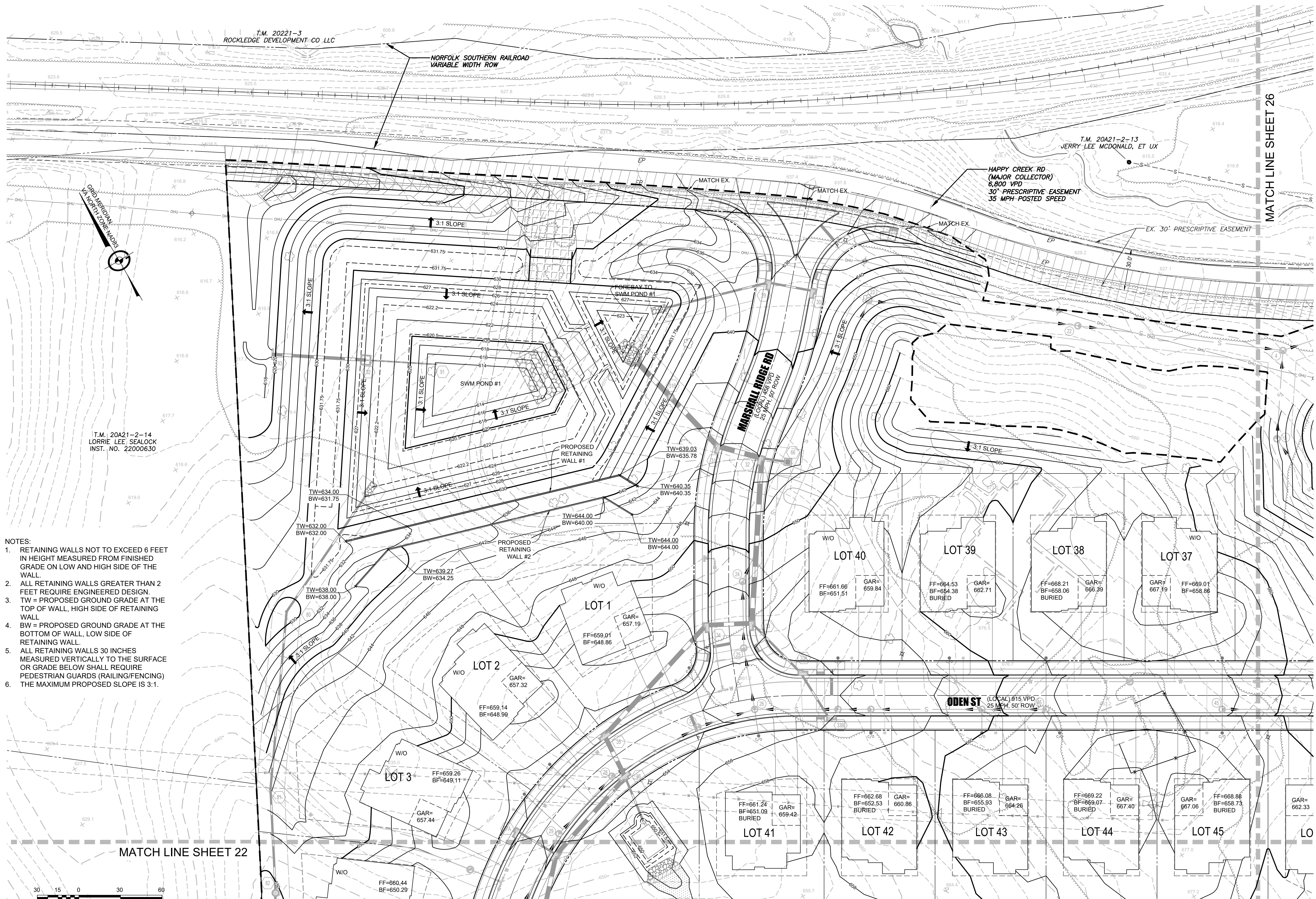
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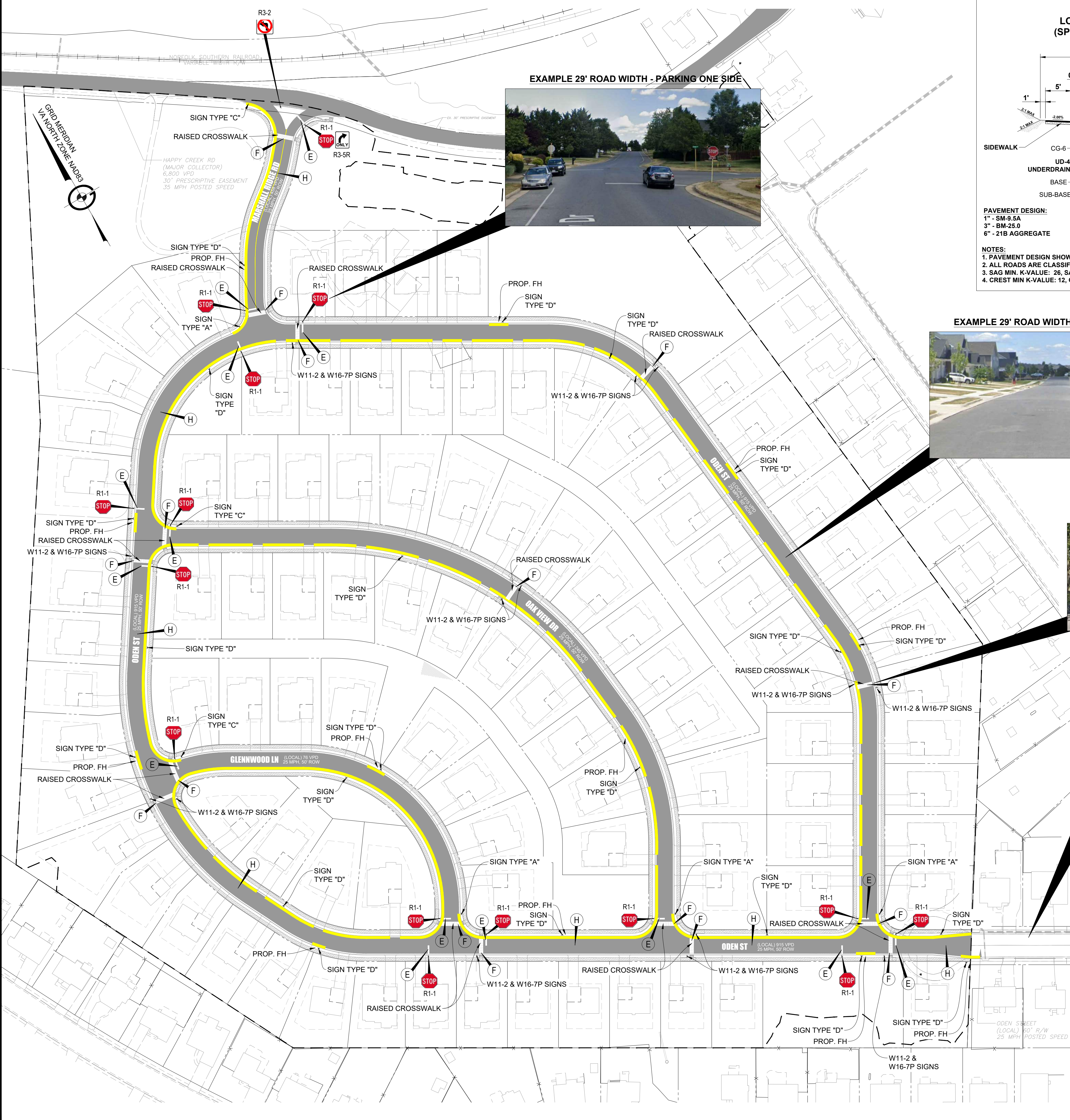
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FILE NO. 6533R

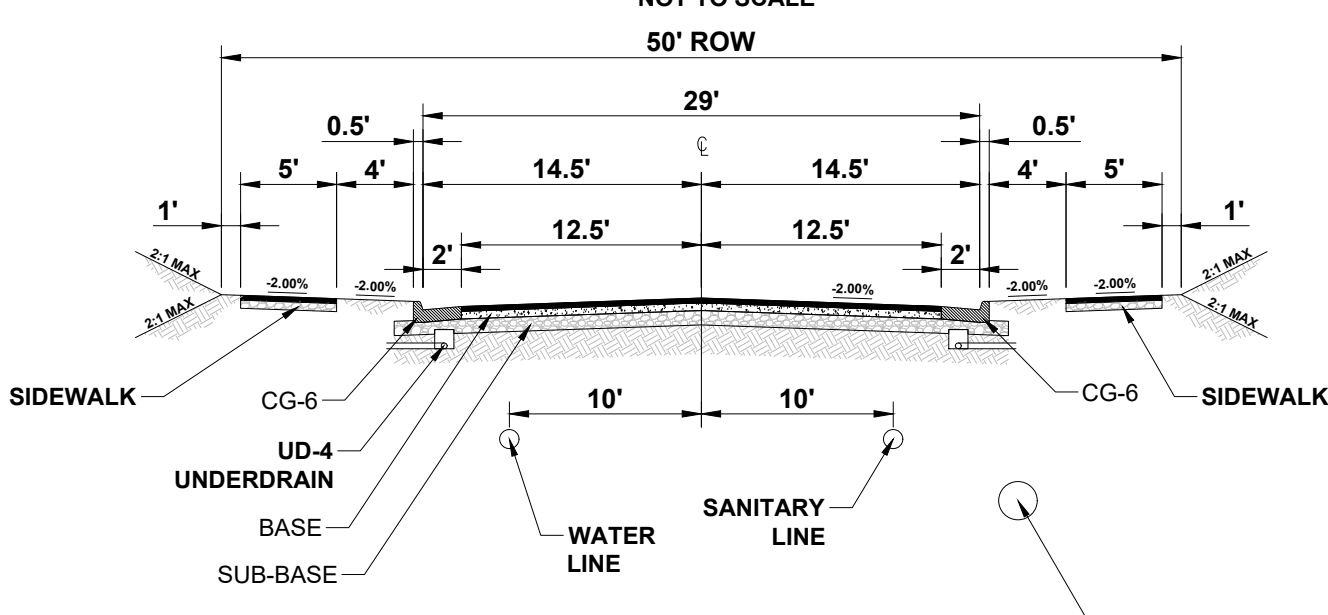
DWG #	
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*SEE SHEET ## FOR TRAFFIC AND SIGNAGE DETAILS



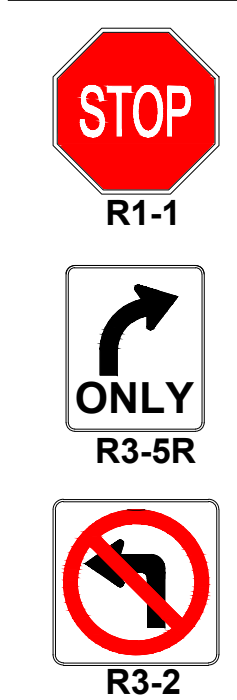
TYPICAL SECTION
LOCAL RESIDENTIAL ROAD - PARKING ONE SIDE
(SPECIAL EXCEPTION REDUCED ROADWAY WIDTH)
NOT TO SCALE



PAVEMENT DESIGN:
1" - SM-9.5A
3" - SM-25.0
6" - 21B AGGREGATE

NOTES:
1. PAVEMENT DESIGN SHOWN IS PRELIMINARY. FINAL PAVEMENT DESIGN WILL BE BASED ON FIELD CBR TESTS.
2. ALL ROADS ARE CLASSIFIED AS LOCAL RESIDENTIAL ROADS.
3. SAG MIN. K-VALUE: 26, SAG MIN. SIGHT DISTANCE: 155'
4. CREST MIN K-VALUE: 12, CREST MIN. SIGHT DISTANCE: 155'

SIGN LEGEND



SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL PROPOSED SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
 - D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
2. ALL SIGNS SHALL BE CONSTRUCTED FROM ENCAPSULATED LENS SHEETING.
3. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE #1.
4. FOR COLOR COMBINATIONS AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.
5. ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
6. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
7. CURB SIGNS SHALL BE PLACED 2' FROM FACE OF CURB TO LEADING EDGE OF SIGN.
8. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7' PER THE MUTCD.
9. PROPOSED POSTED SPEED LIMITS GREATER THAN 25 MPH REQUIRE AN ENGINEERING SPEED STUDY STAMPED BY A LICENSED PROFESSIONAL ENGINEER TO BE SUBMITTED TO VDOT FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
10. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE REVIEWED IN THE FIELD WITH THE VDOT INSPECTOR 72 HOURS PRIOR TO INSTALLATION.
11. THERMO-PLASTIC MARKINGS SHALL BE USED.

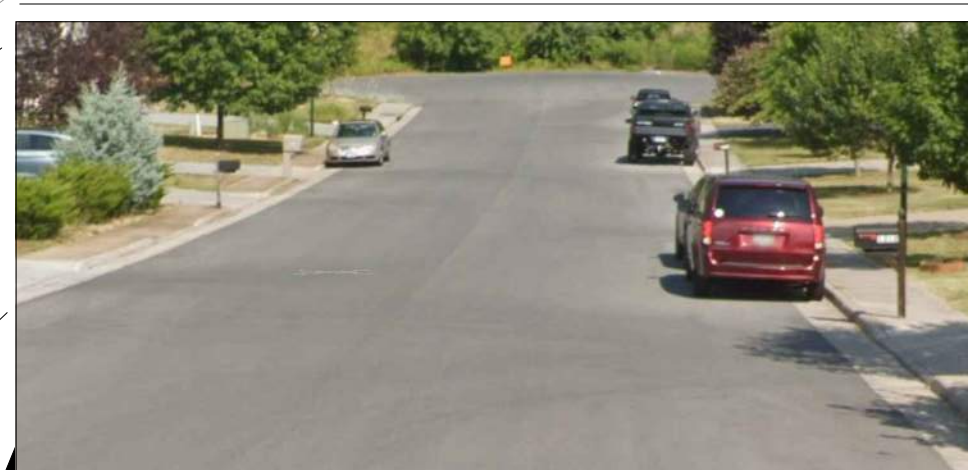
PAVEMENT MARKING LEGEND

- (E) STOP BAR (SOLID) - WHITE, TYPE B, CLASS I MARKINGS, 24" WIDE
- (F) CROSSWALK LINES - WHITE, TYPE B, CLASS I MARKINGS, 12" WIDE x 6' LONG, SPACED 18". SOLID WHITE TRANSVERSE LINES PLACED PARALLEL TO ONCOMING TRAFFIC.
- (H) TYPE B, CLASS I PAINTED YELLOW DOUBLE LINE PAVEMENT MARKING, 4" WIDTH, SEPARATED BY A 7" SPACE. LENGTH AS SHOWN ON PLAN

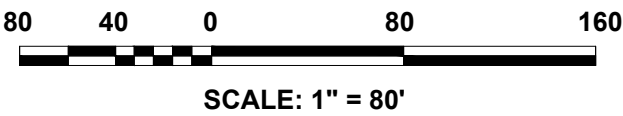
EXAMPLE RAISED CROSSWALK



EX ODEN STREET 40' ROAD WIDTH - PARKING BOTH SIDES



EX PICKET COURT 36' ROAD WIDTH - PARKING BOTH SIDES



TRAFFIC CALMING PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. 01 Date 03-31-2025



DATE: 02-04-2025

SCALE: 1"=80'

DESIGNED BY: KAS

FILE NO. 6533R

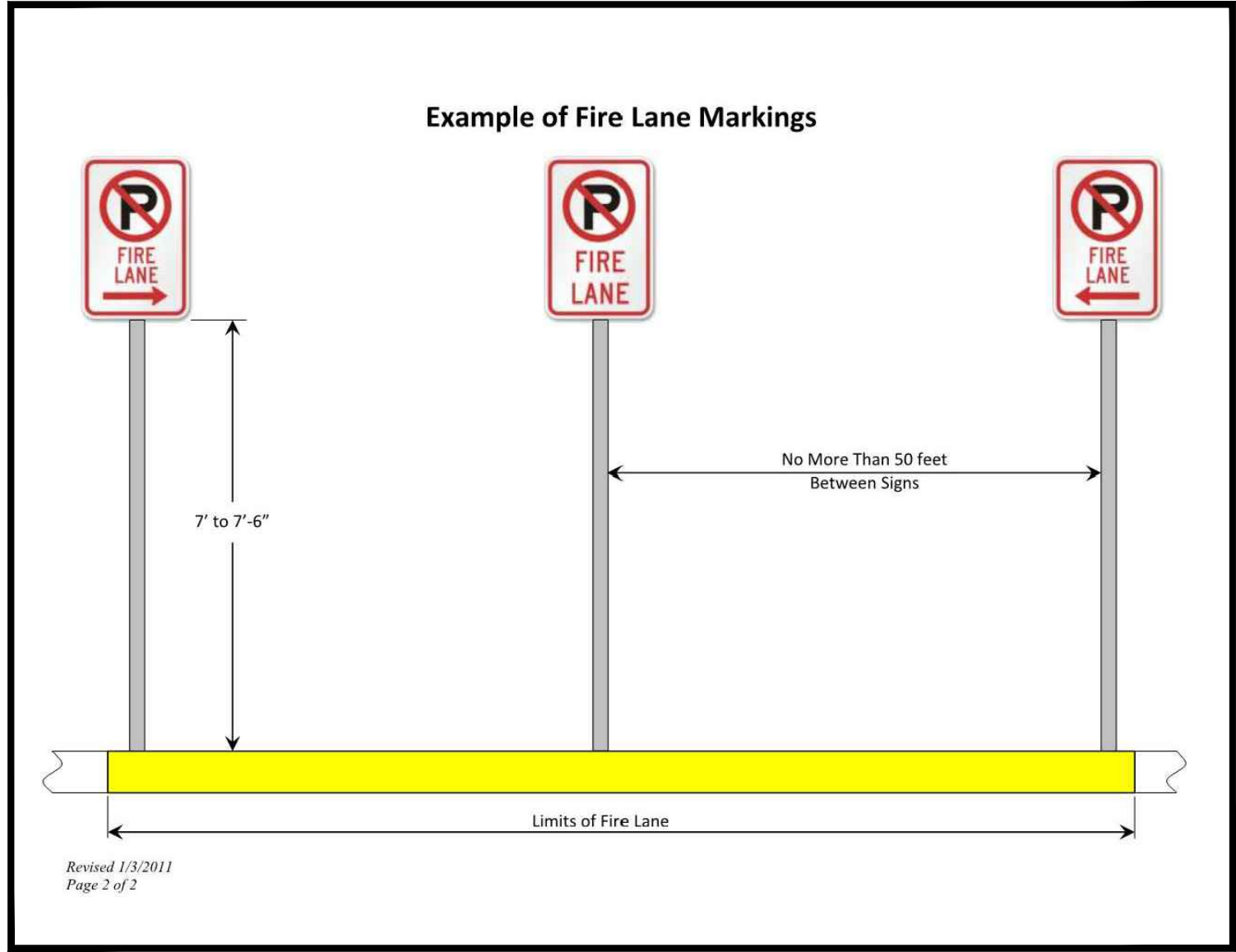
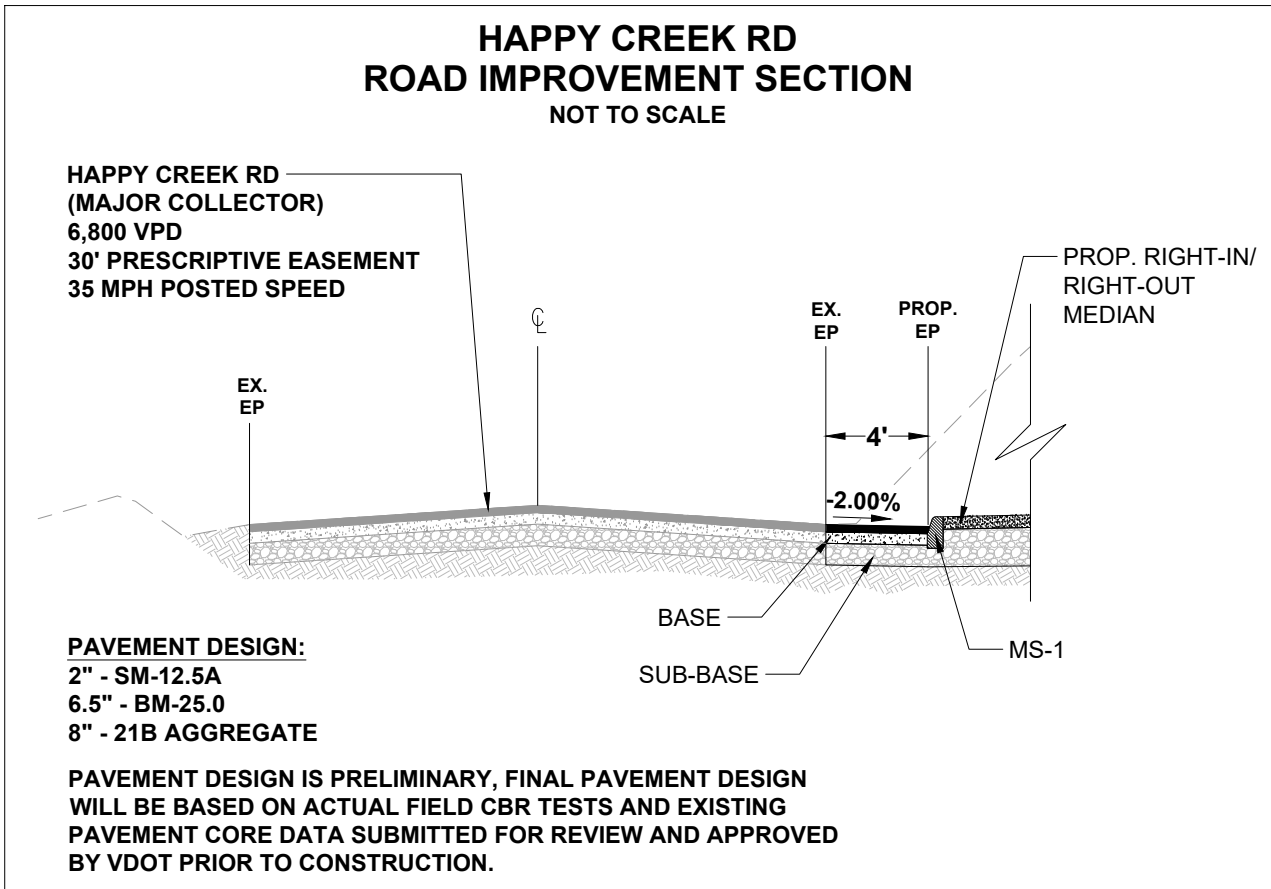
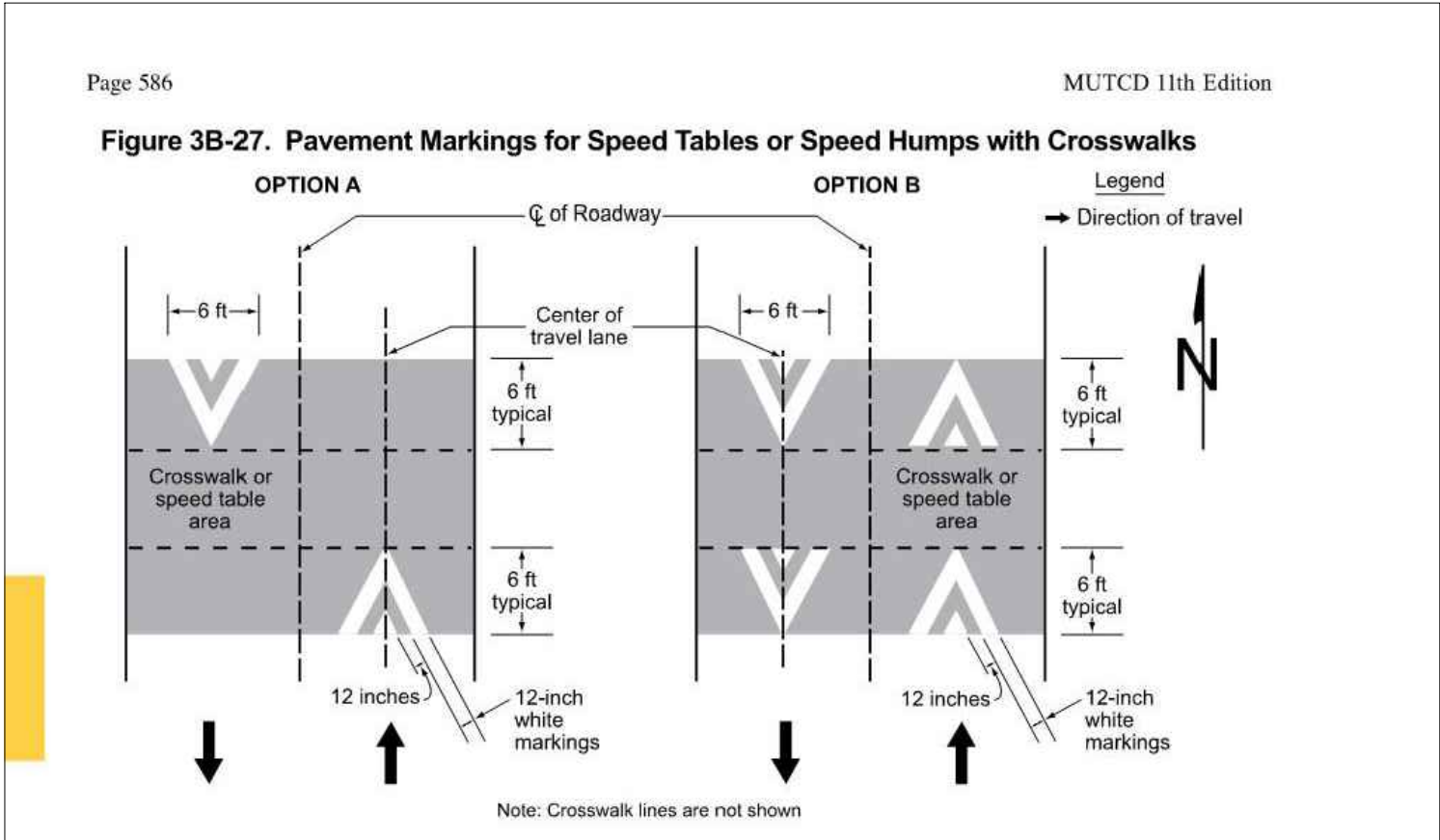
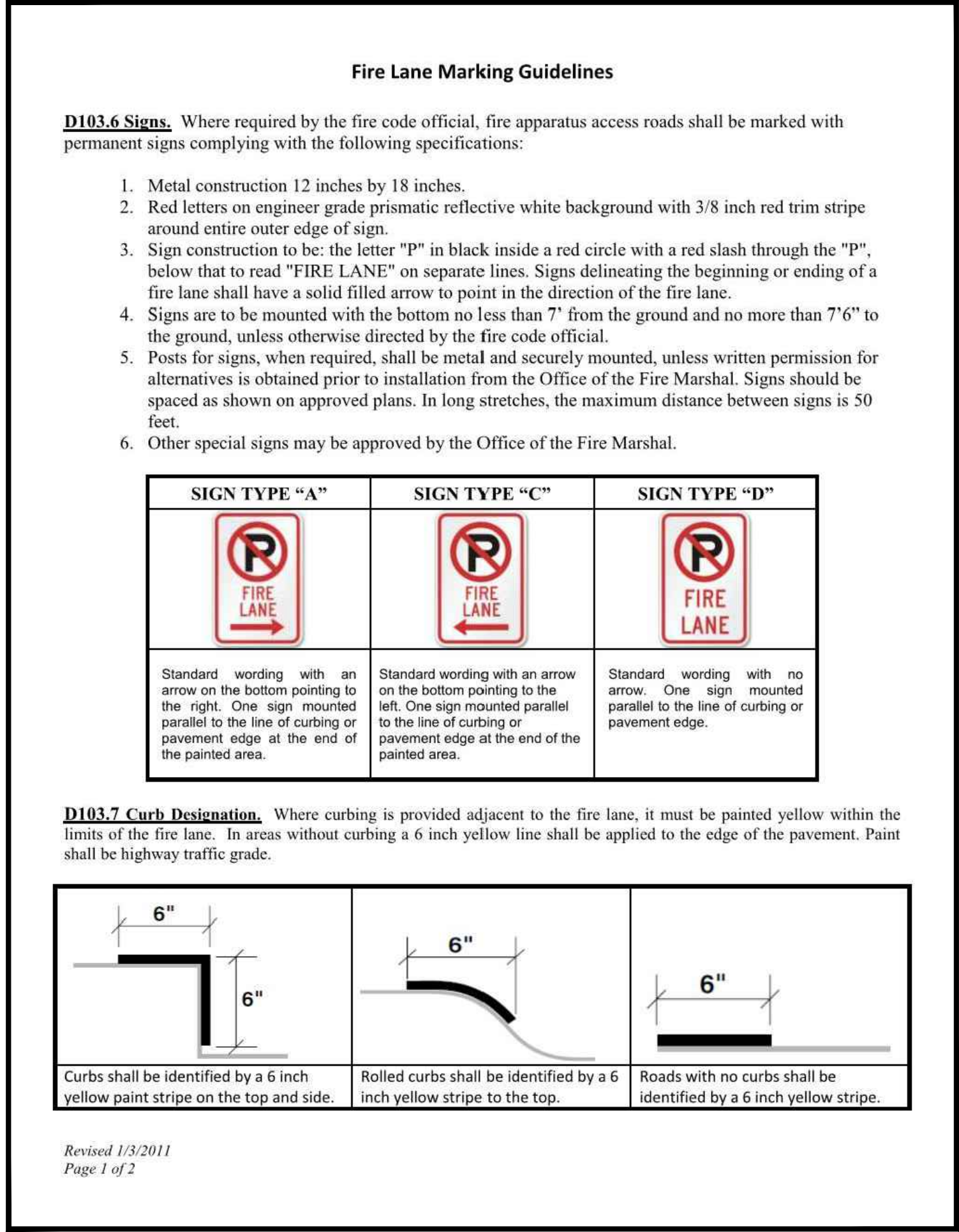
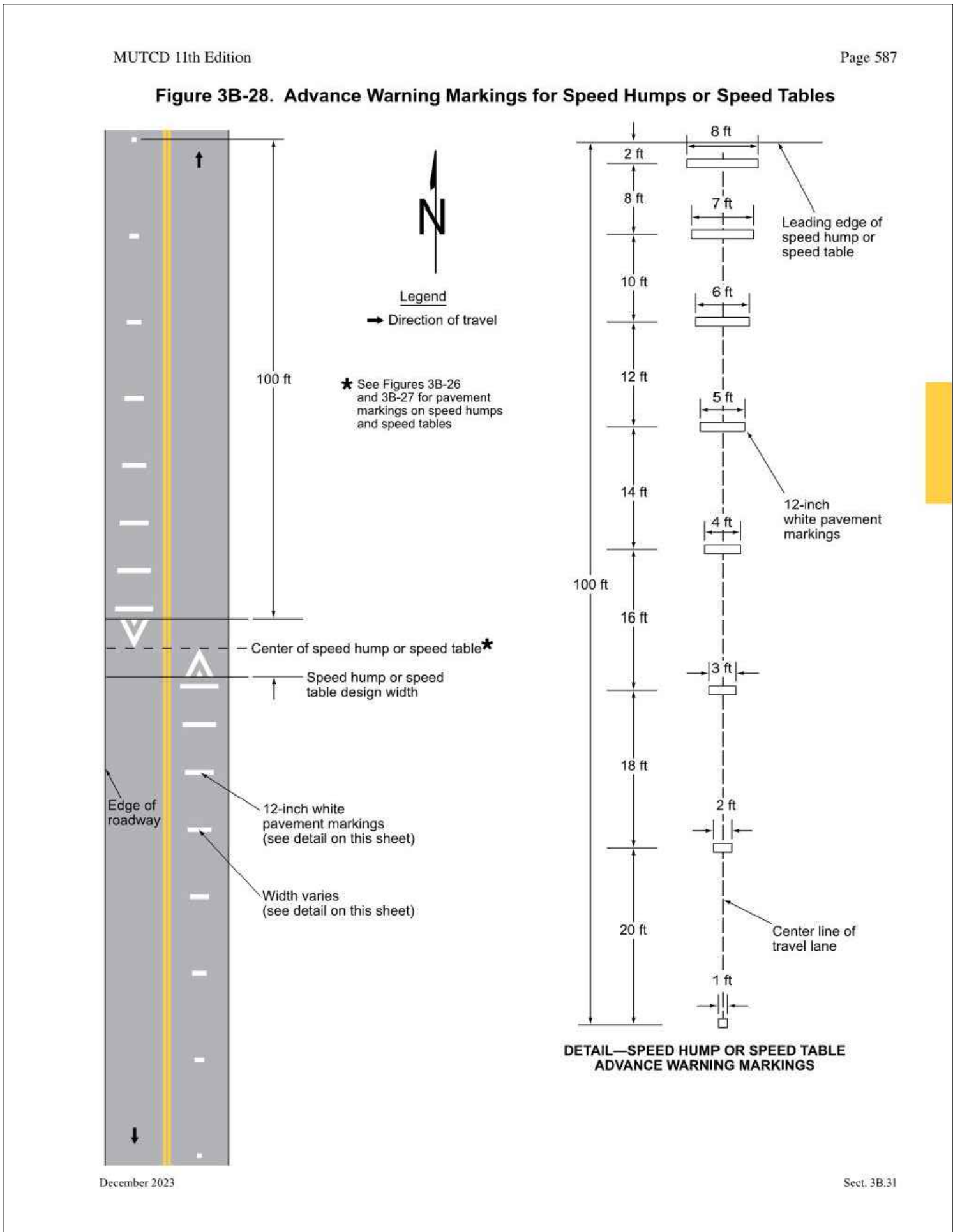
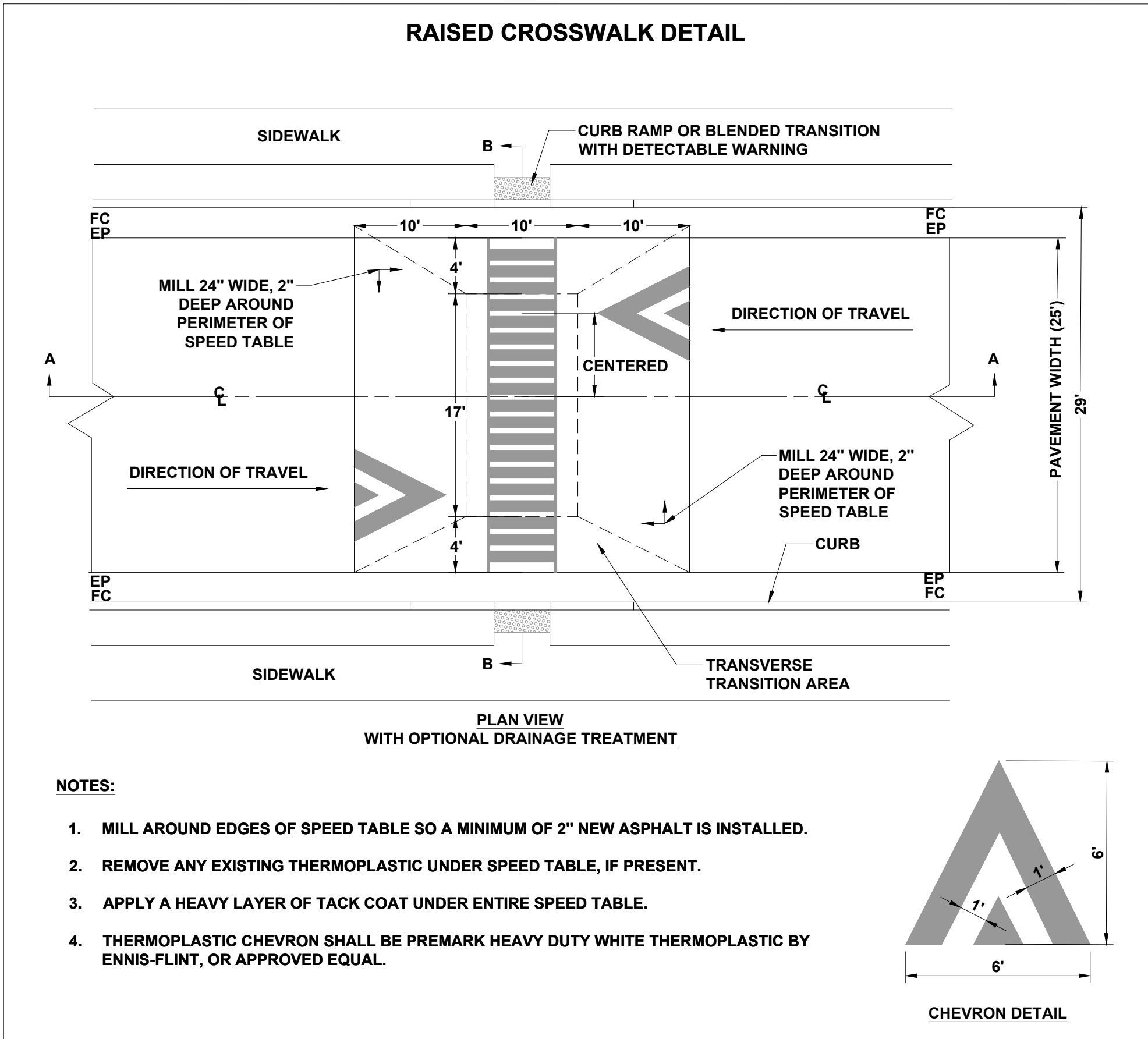
SHEET 27 OF 57

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TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. 01 Date 03-31-2025



DATE: 02-04-2025

SCALE: N/A

DESIGNED BY: KAS

FILE NO. 6533R

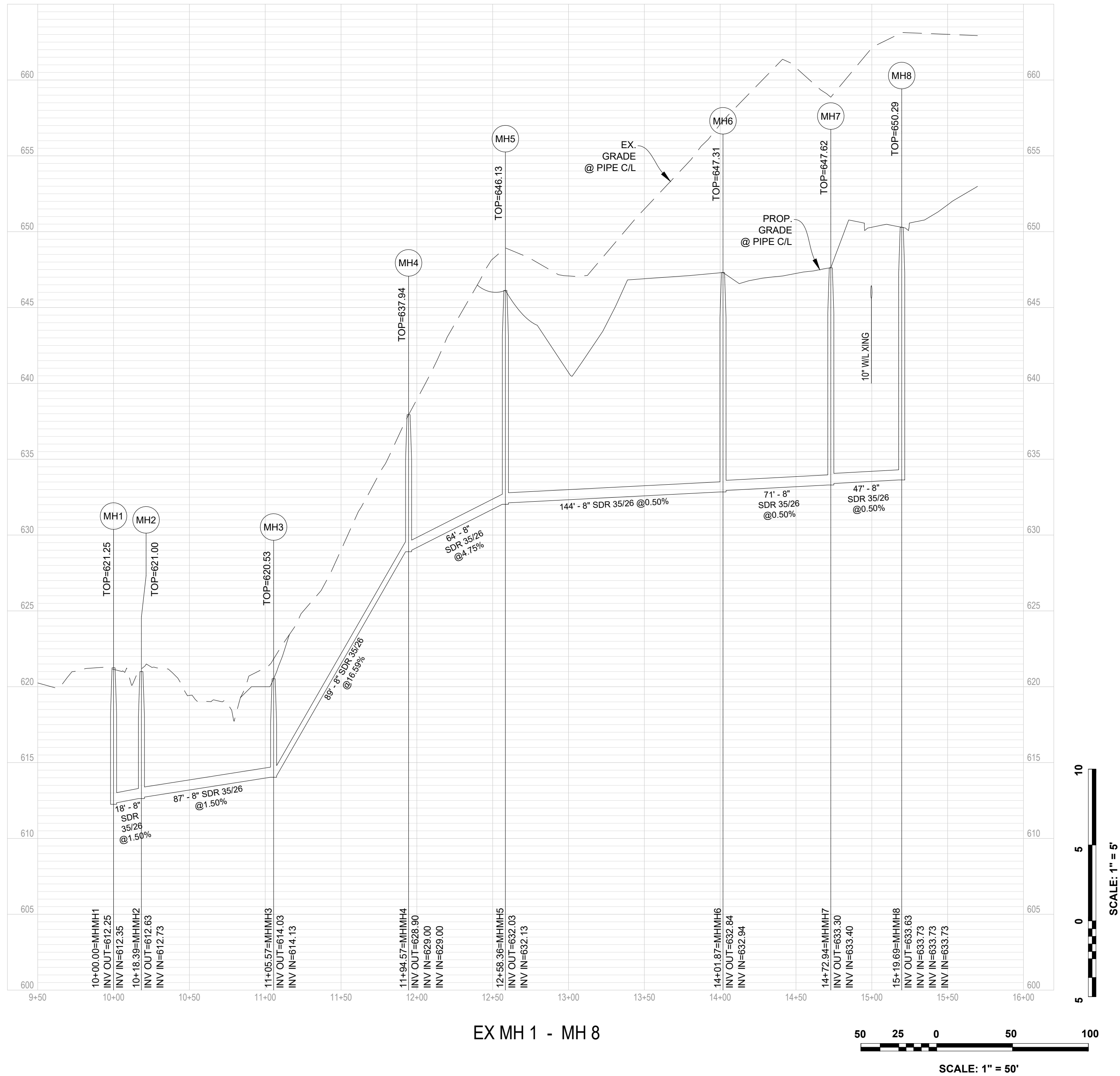
SHEET 28 OF 57

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SANITARY SEWER PROFILES
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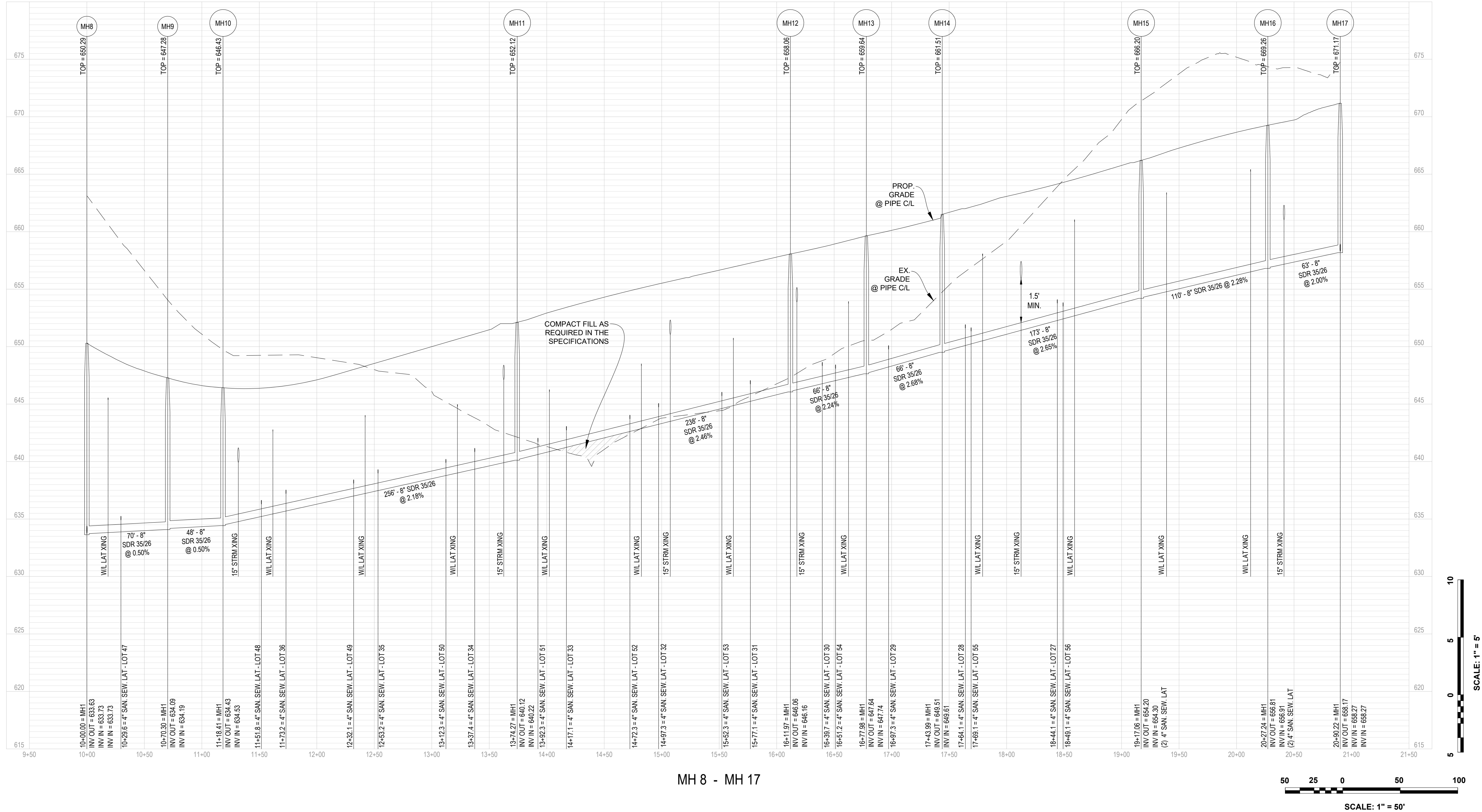


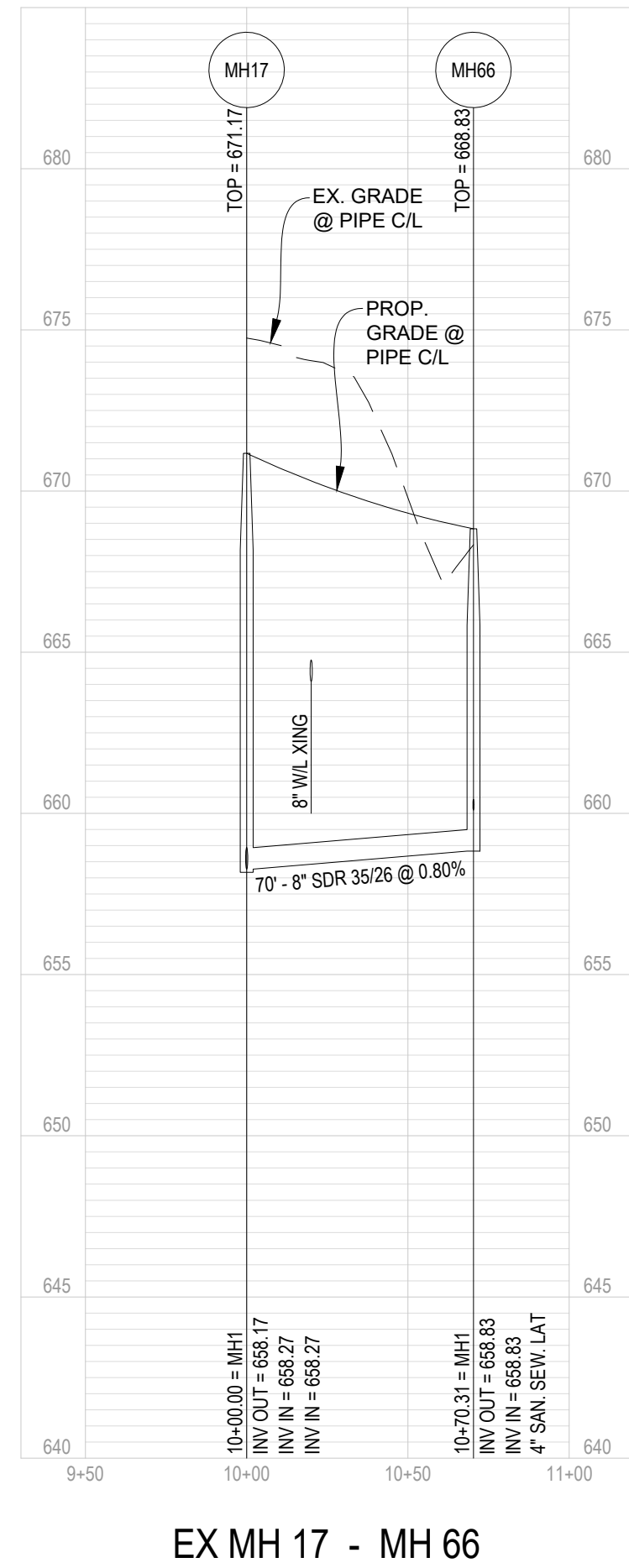
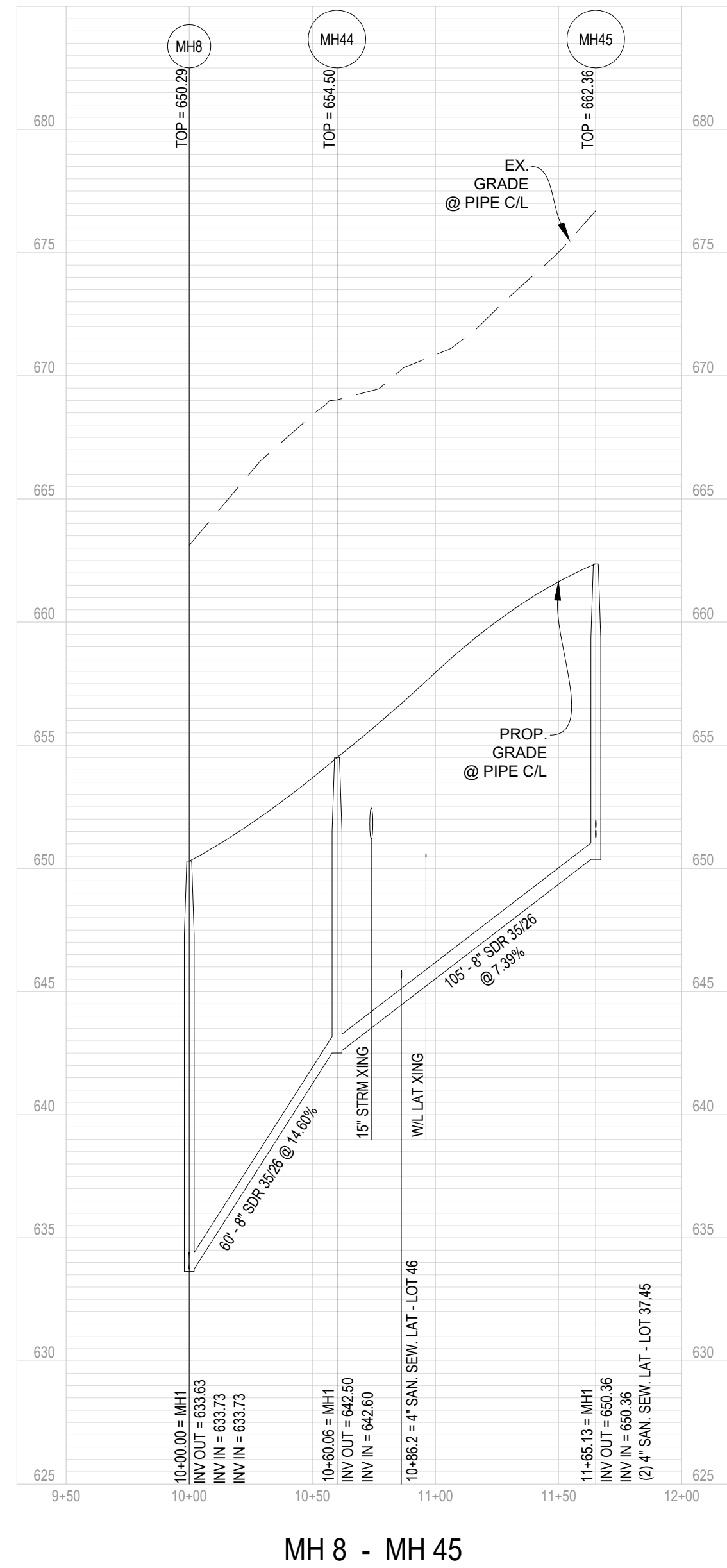
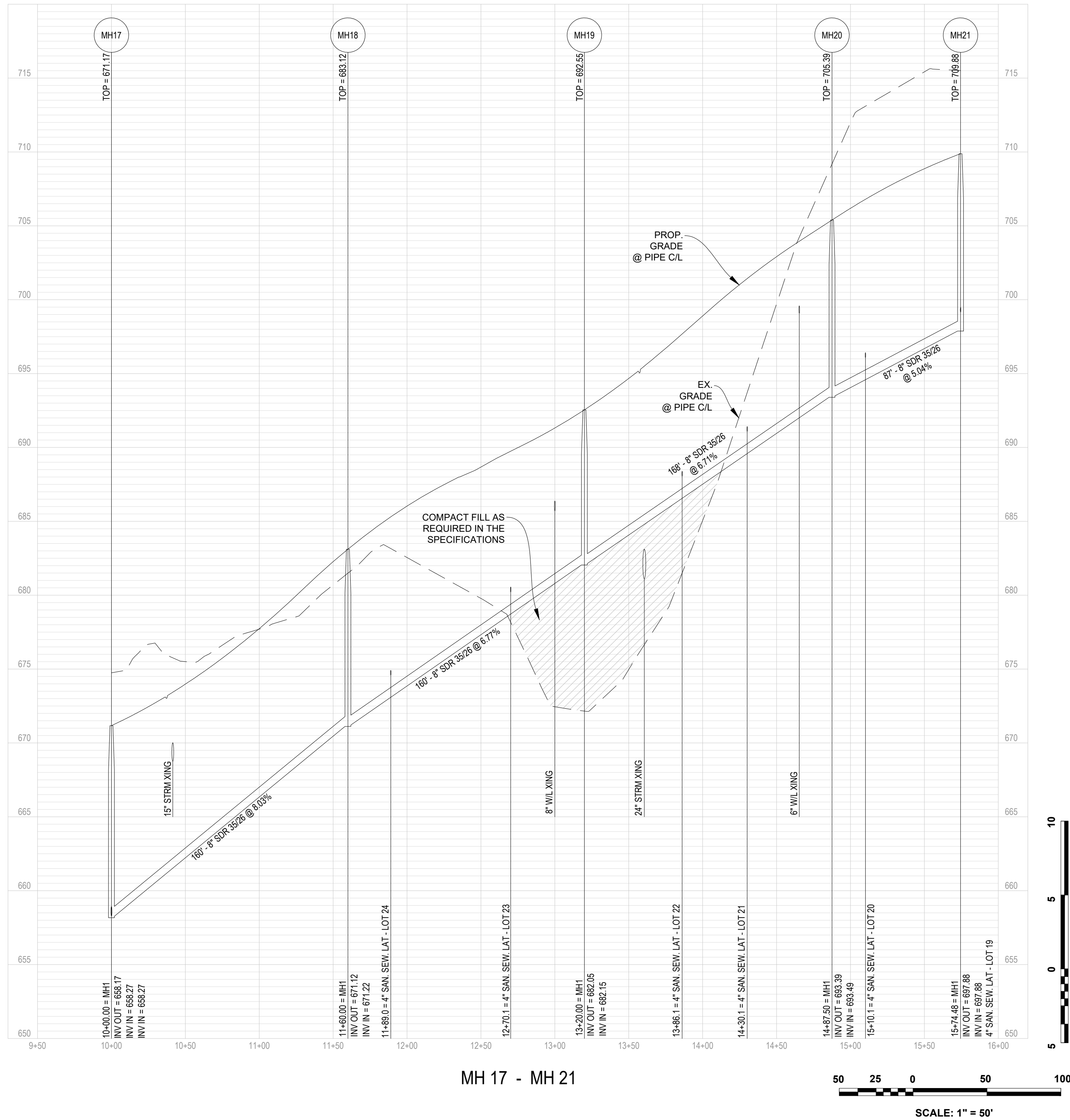
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SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	29 OF 57
DWG #	



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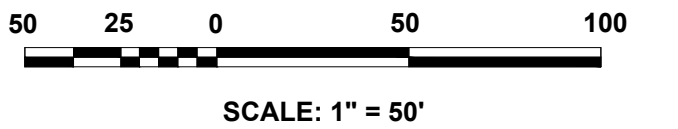


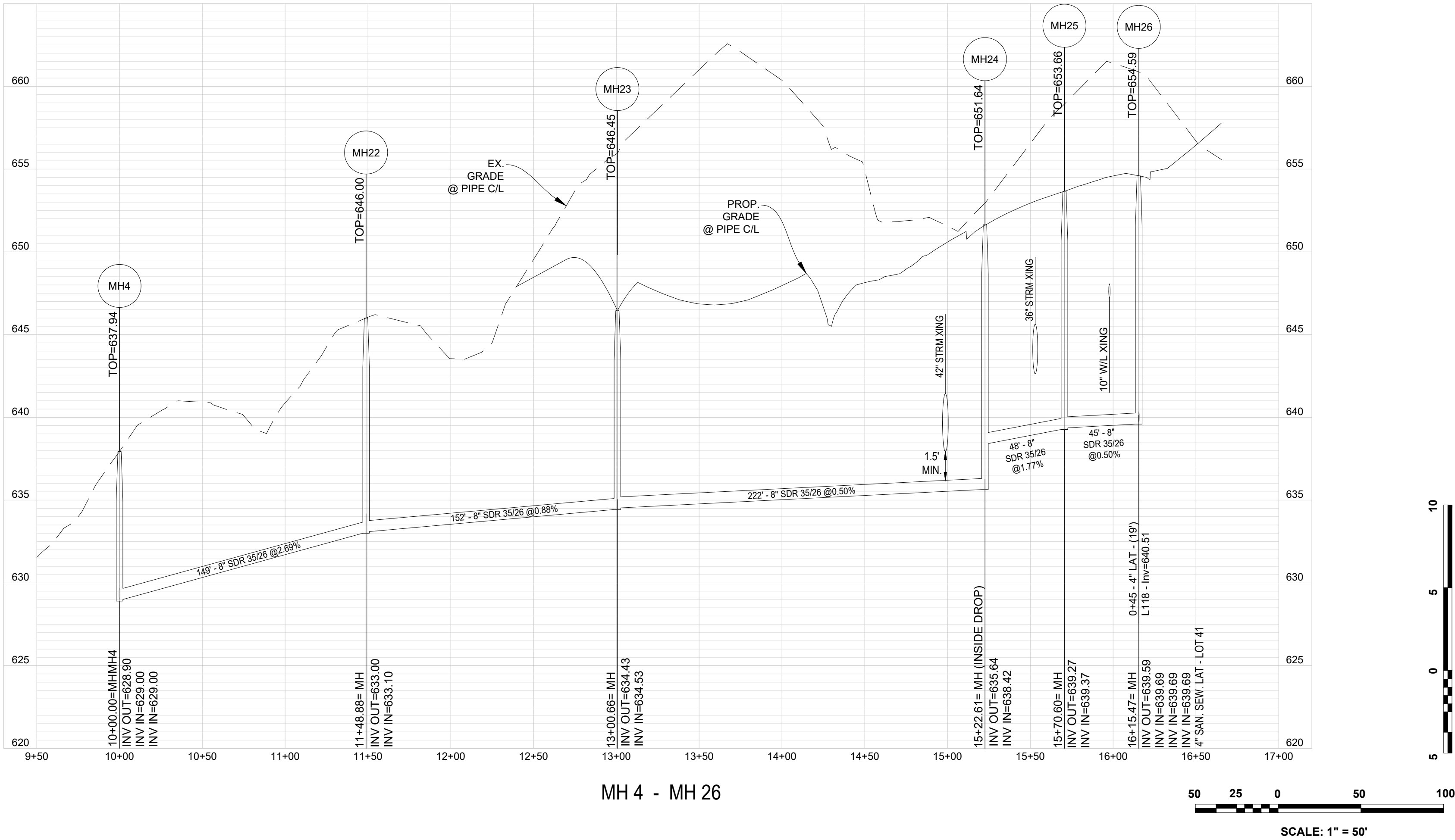
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DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	31 OF 57
DWG #	



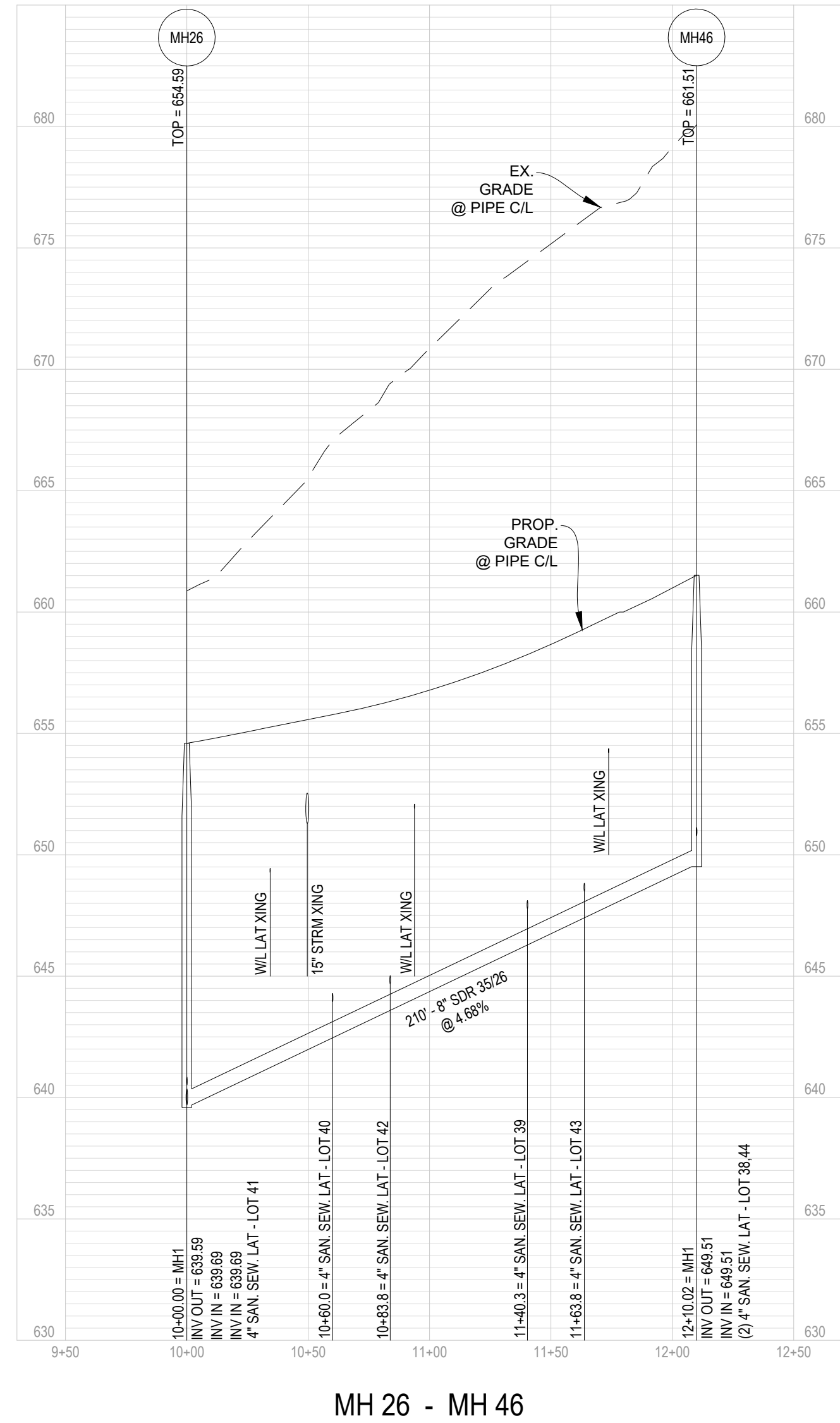
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MH 4 - MH 26



MH 26 - MH 46



DATE: 02-04-2025

SCALE: H: 1" = 50'
V: 1" = 5'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 33 OF 57

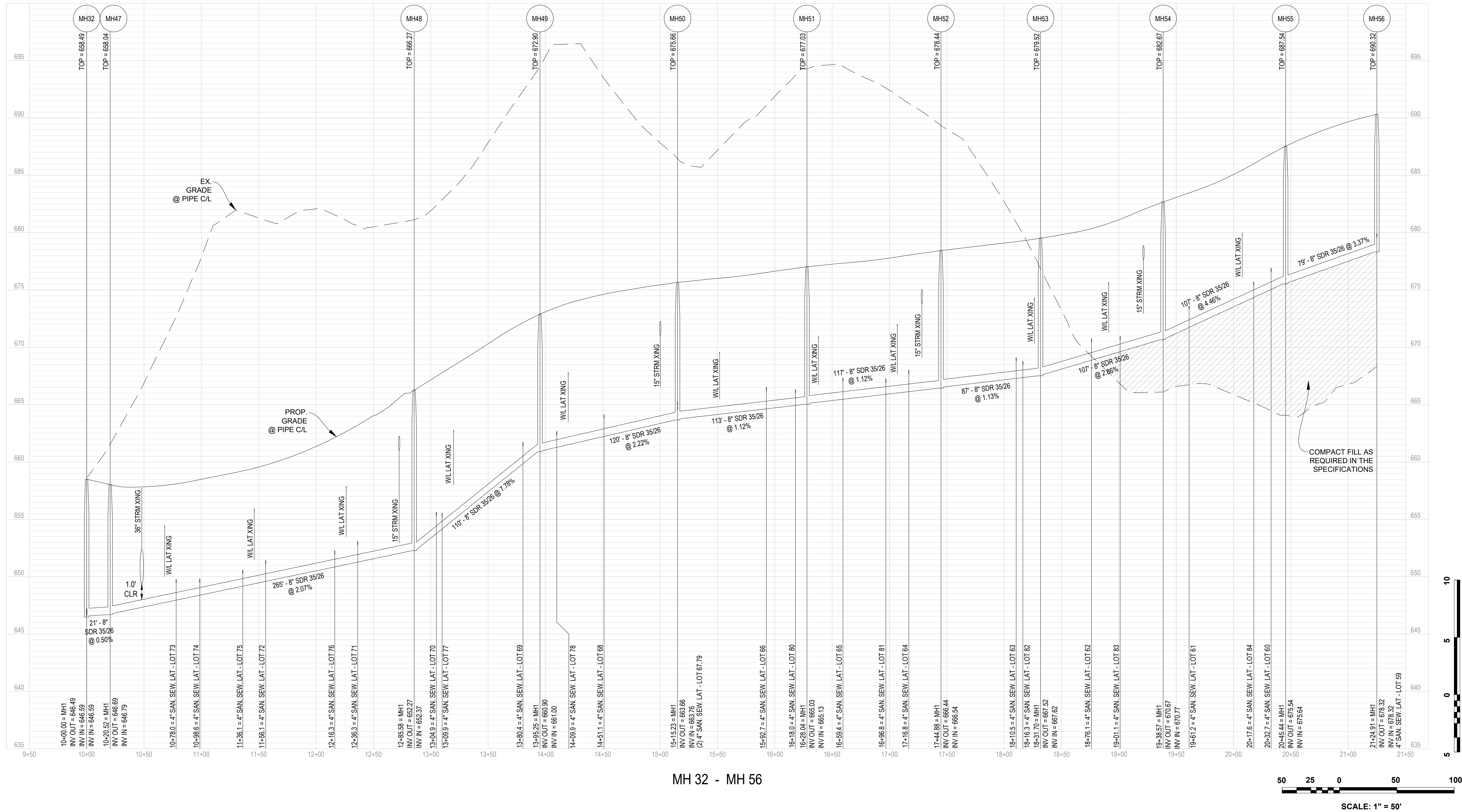
DWG #

SANITARY SEWER PROFILES
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MH 32 - MH 56

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01	03-31-2025



DATE: 02-04-2025

SCALE: H: 1" = 50'
V: 1" = 5'

DESIGNED BY: KAS

FILE NO. 6533R

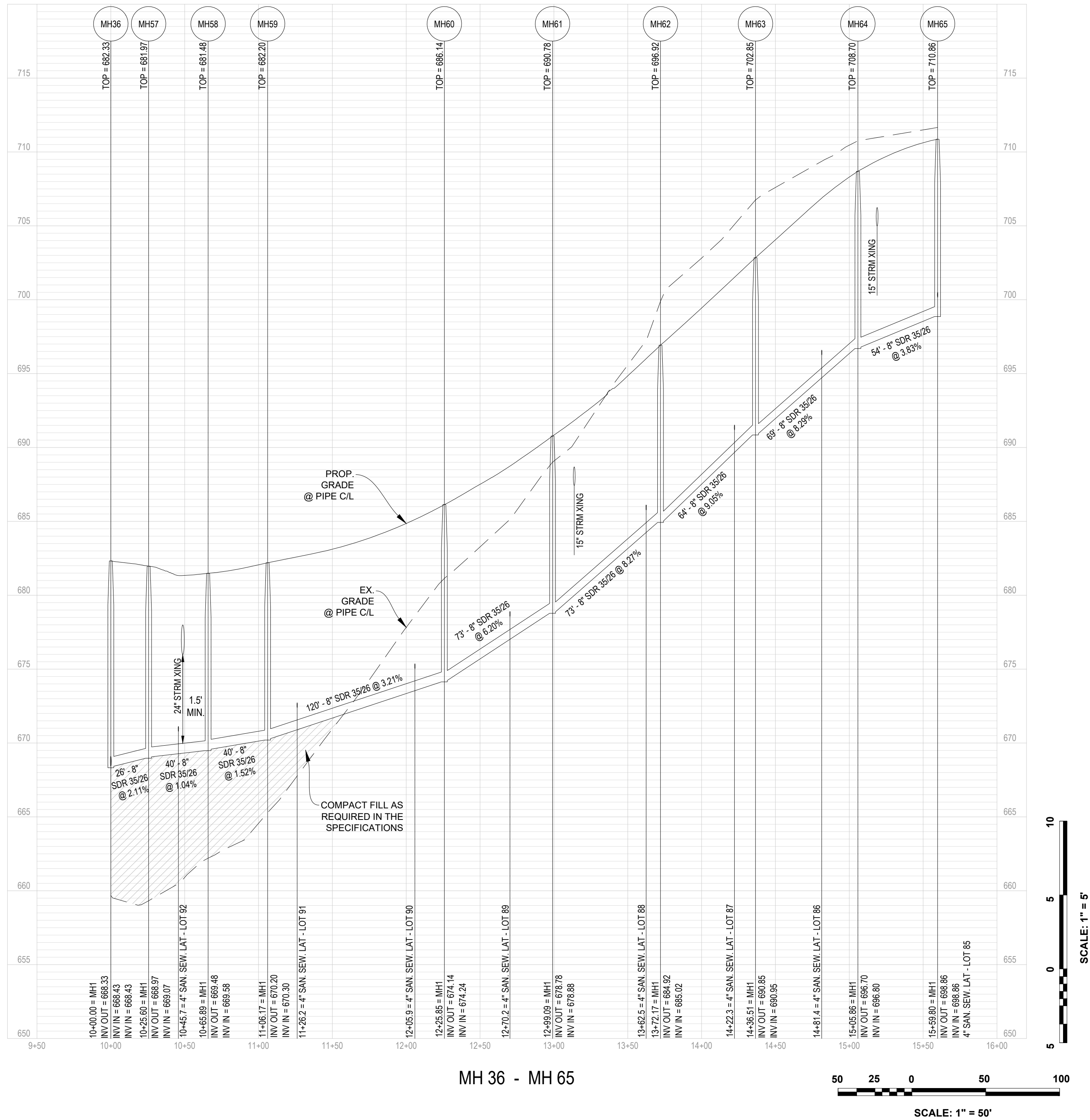
SHEET 34 OF 57

DWG #



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Rev. No.	Date
01	03-31-2025



DATE:	02-04-2025
SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	35 OF 57
DWG #	



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SCALE: 1" = 5'

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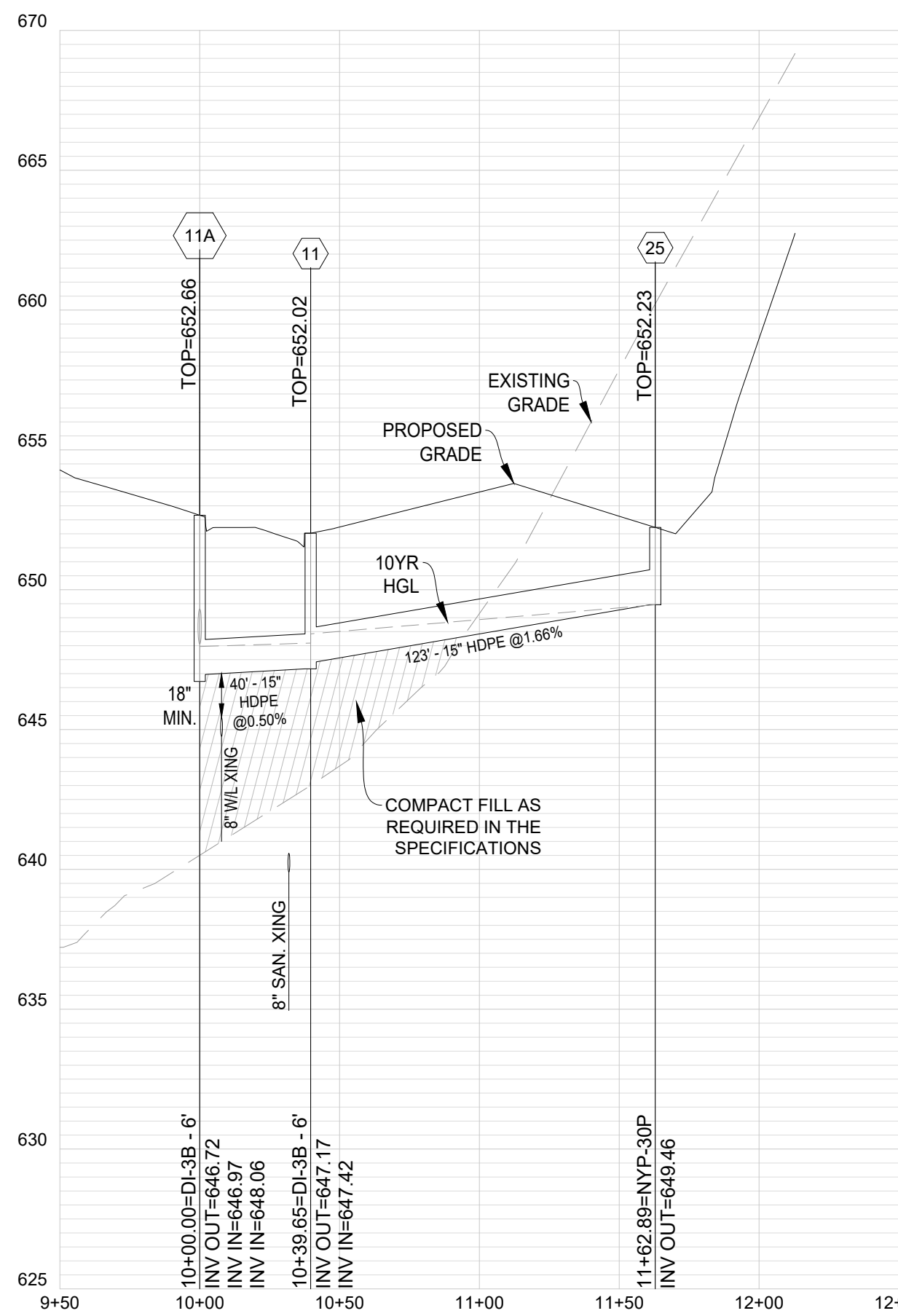
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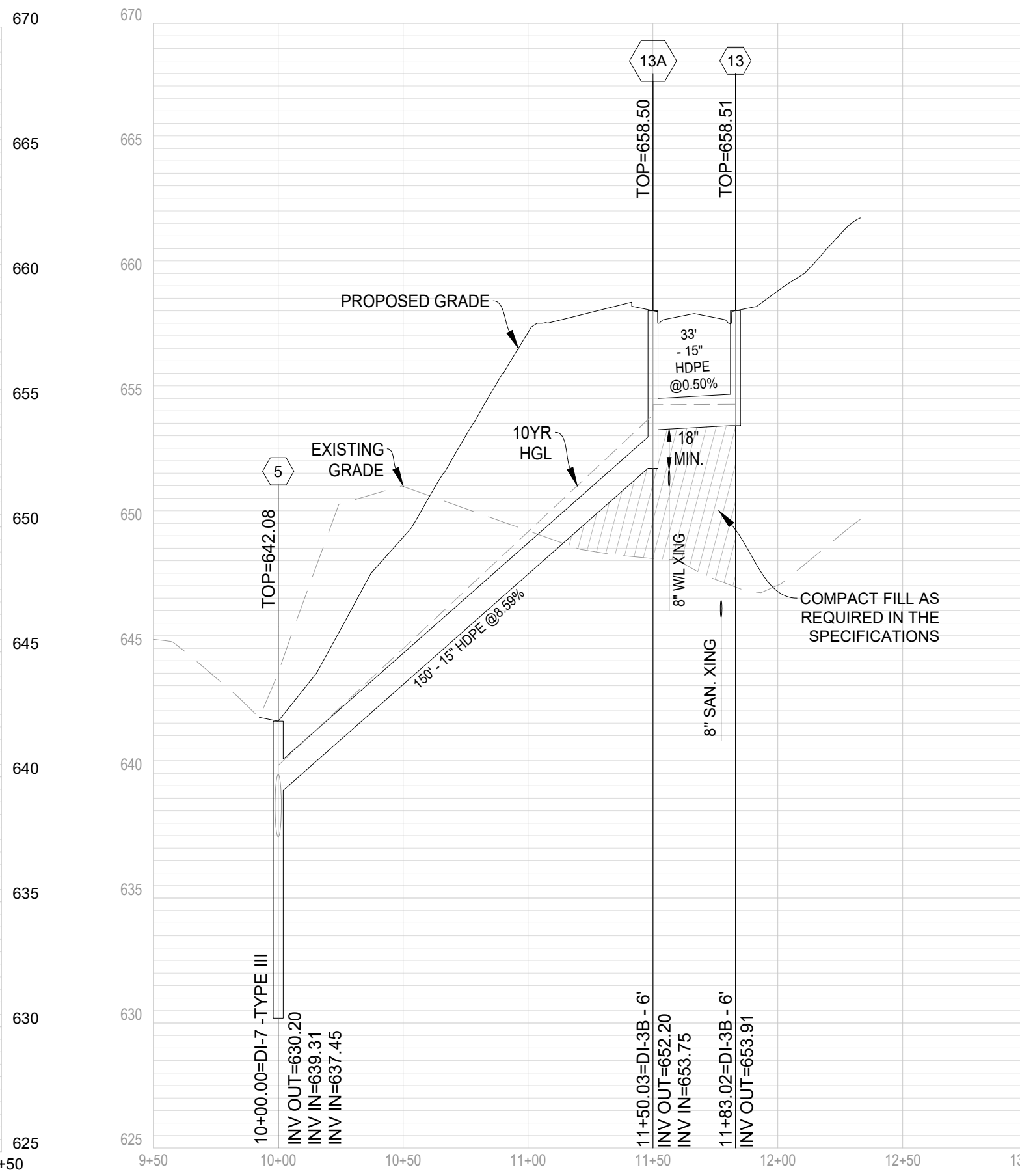
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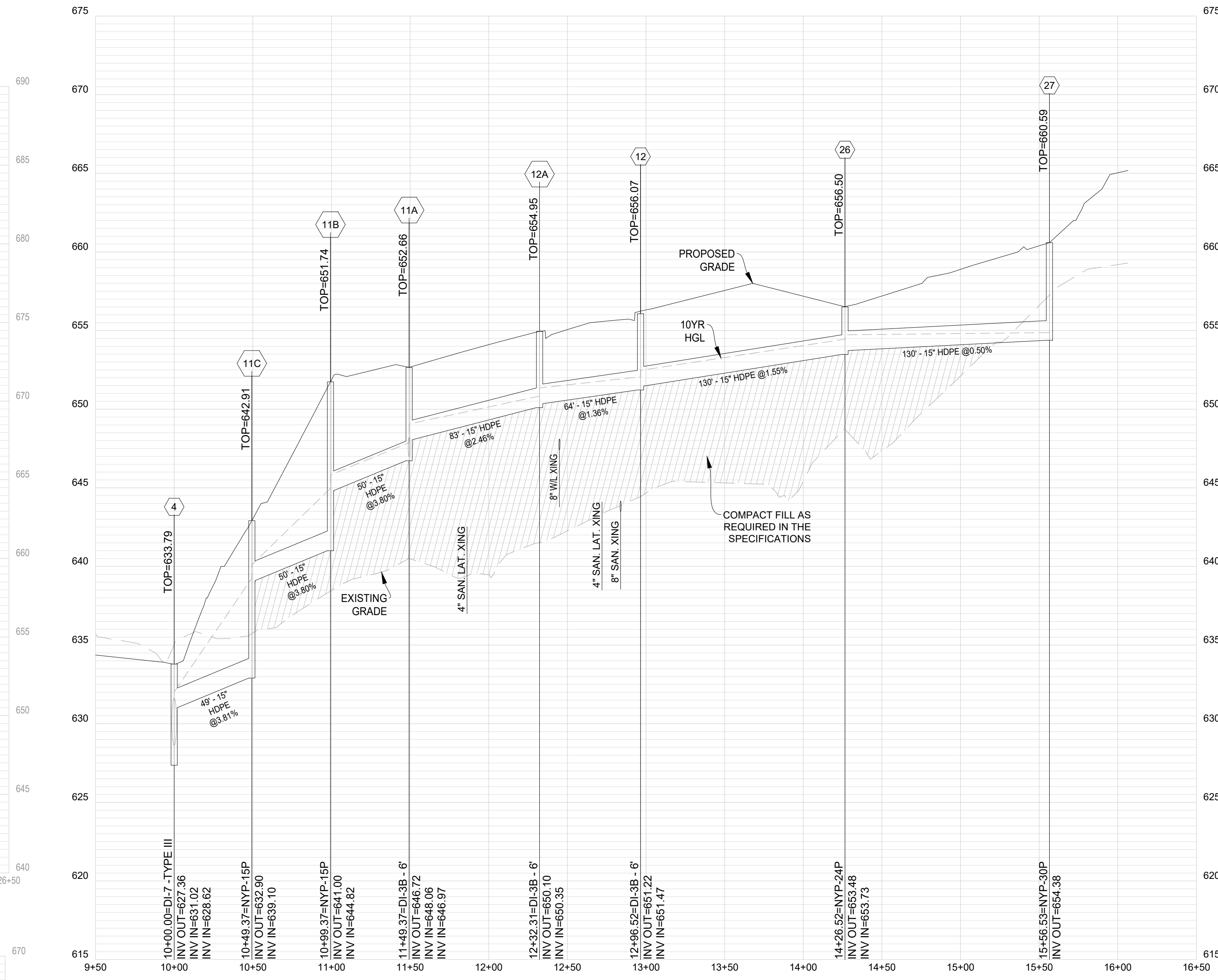
SHEET 36 OF 57



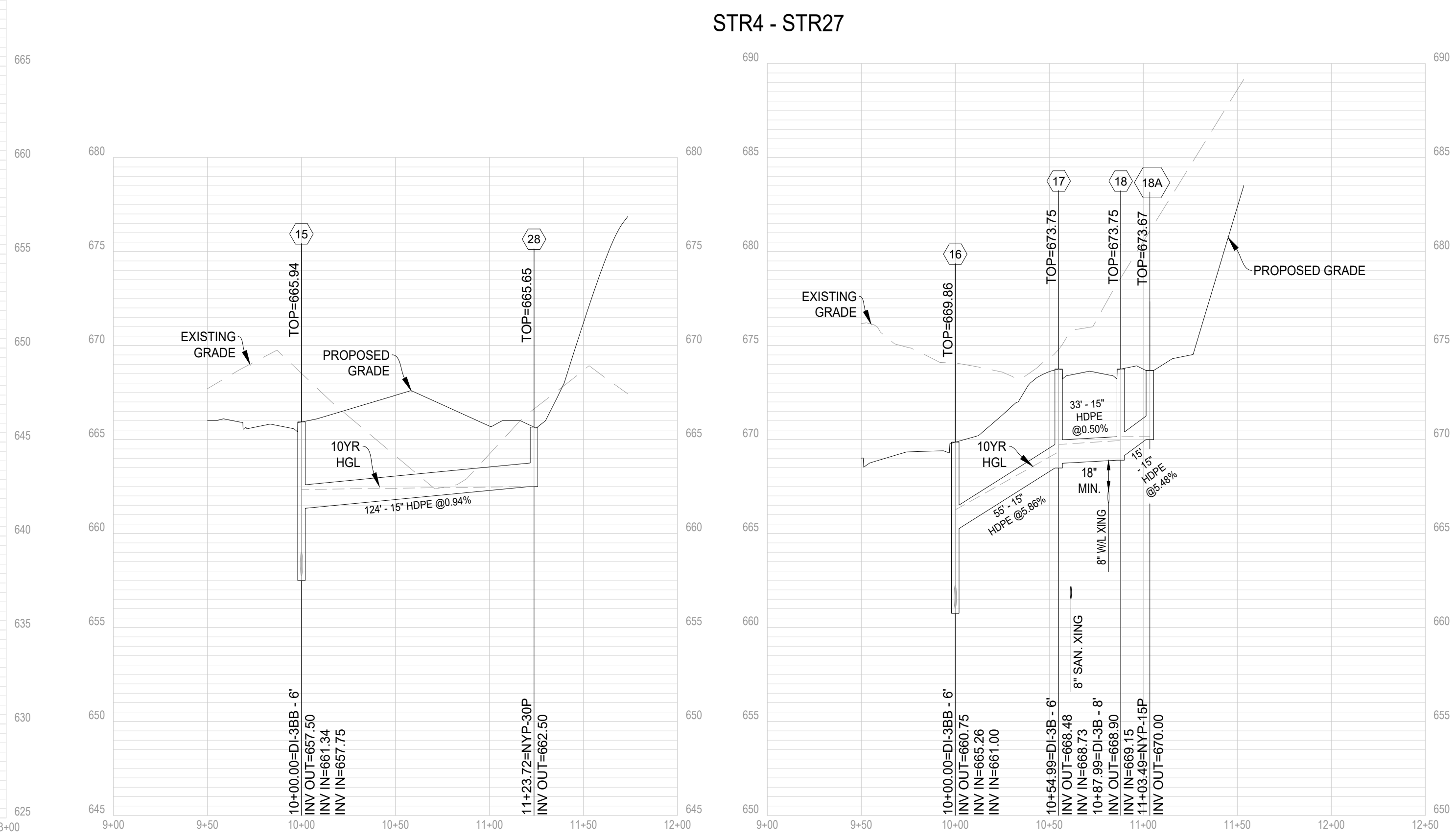
STR11A - STR25



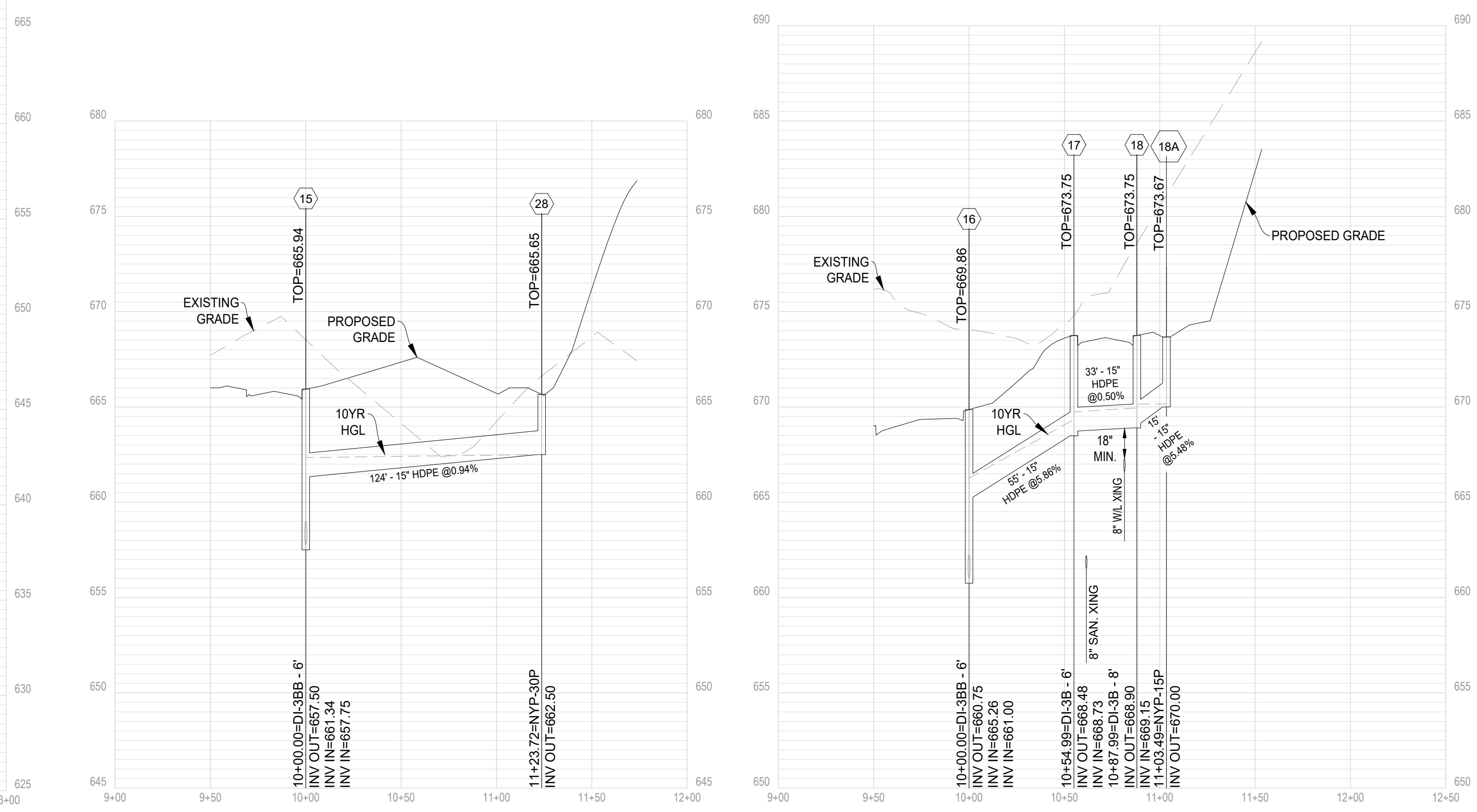
STR5 - STR13



STR1 - STR70B CONT.



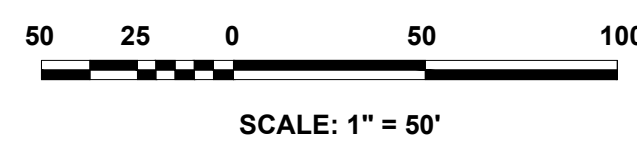
STR4 - STR27



STR15 - STR28



STR16 - STR18A



SCALE: 1" = 50'

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: H: 1" = 50'

V: 1" = 5'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 37 OF 57

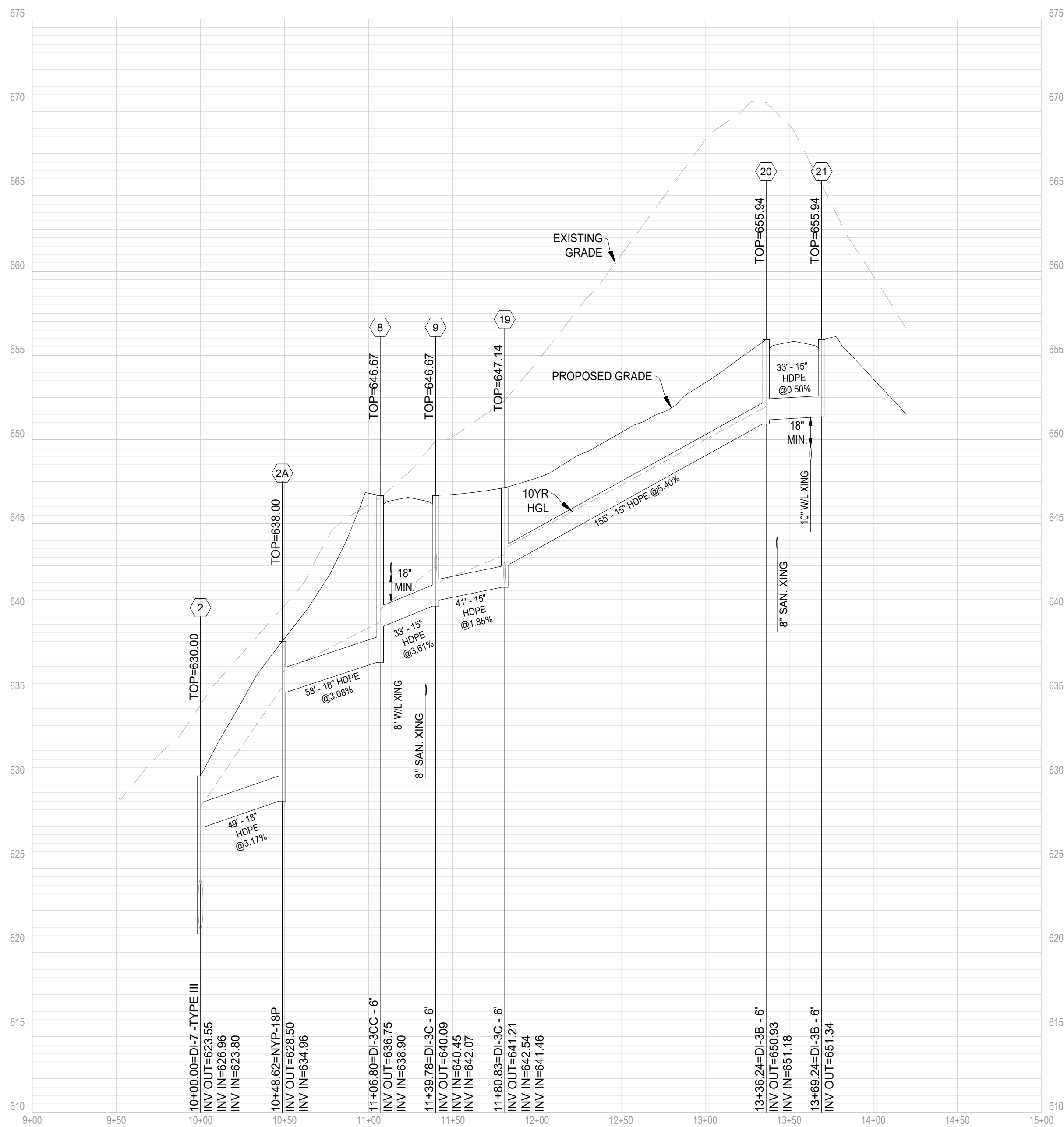
DWG #



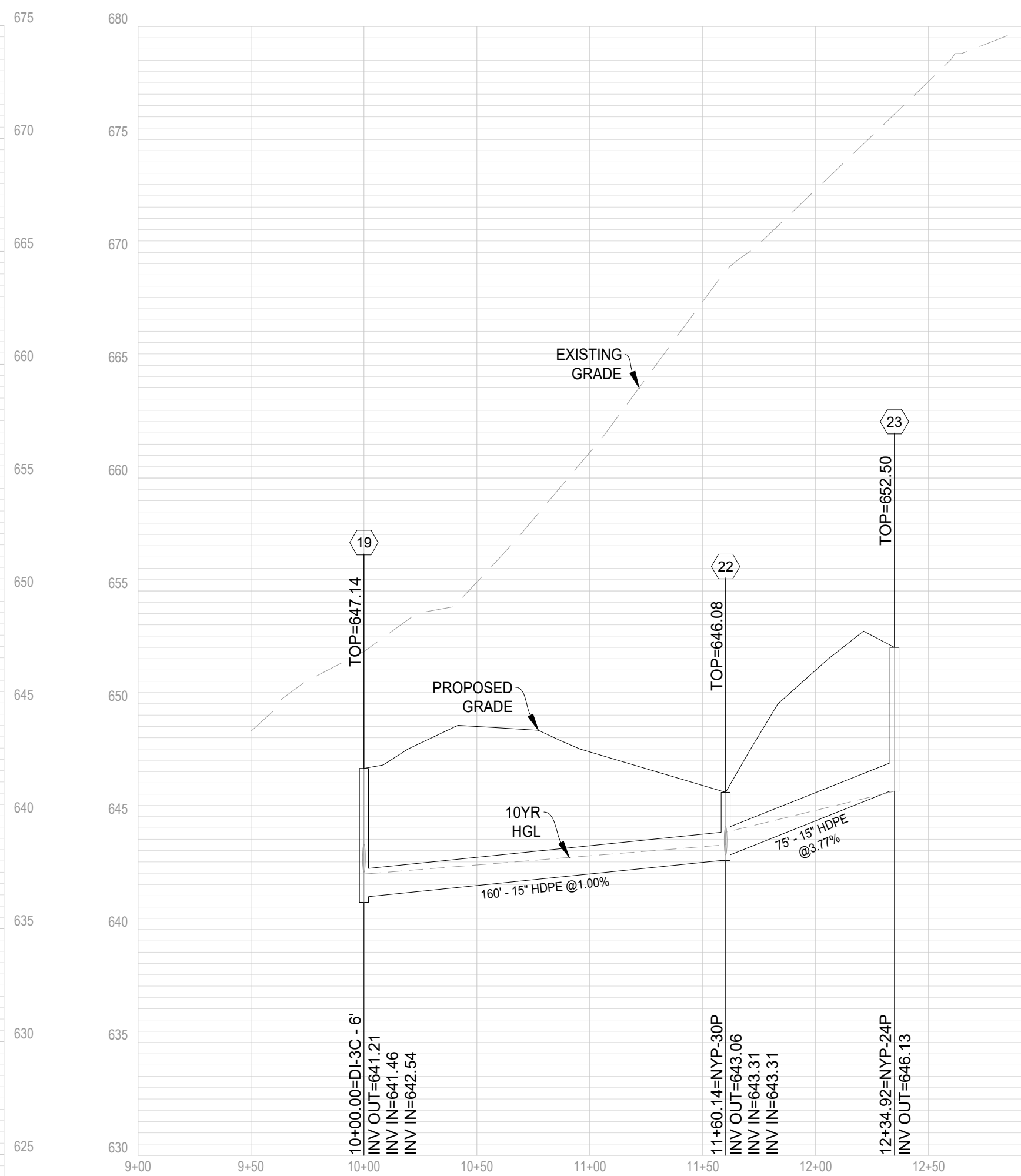
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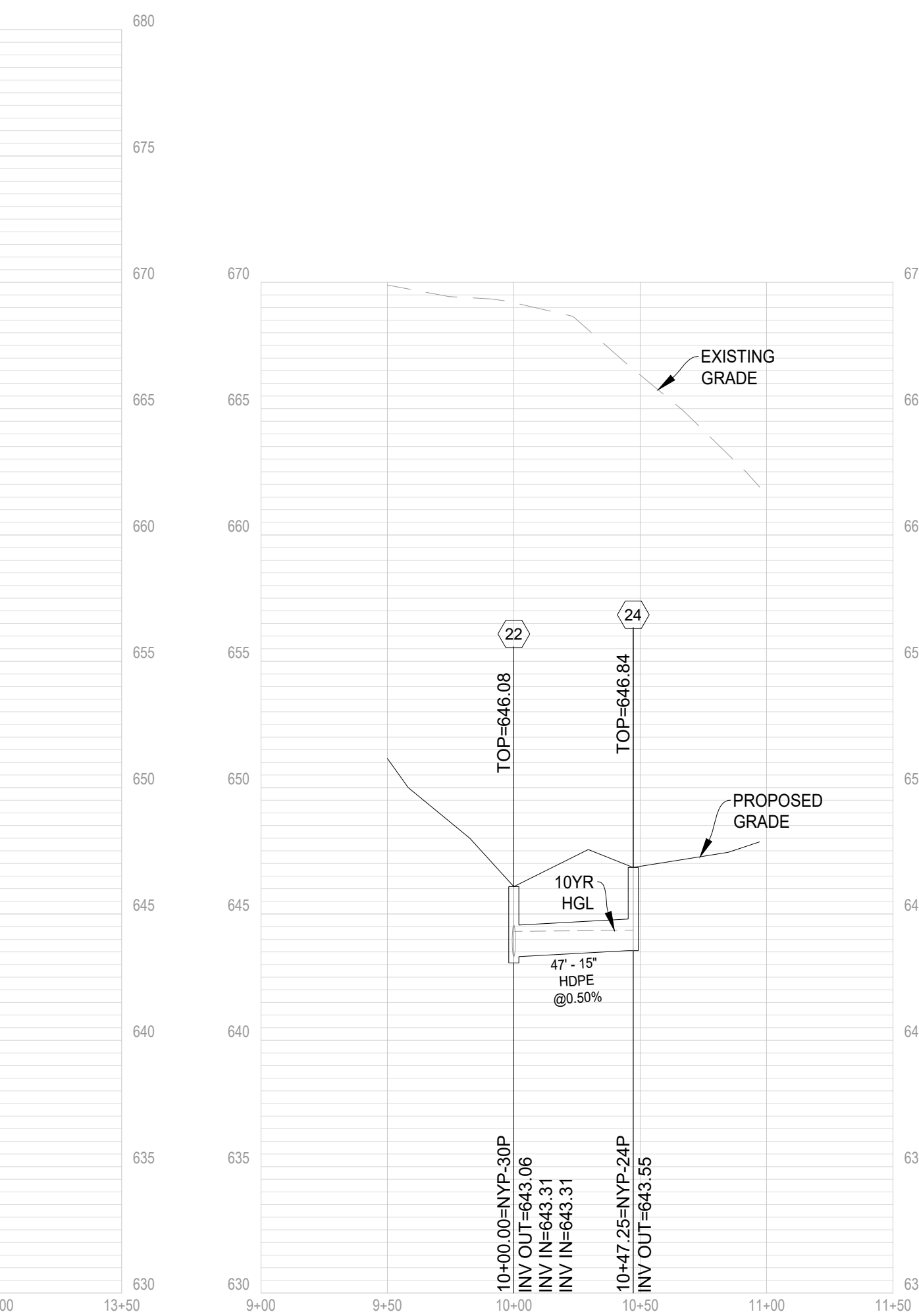
STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



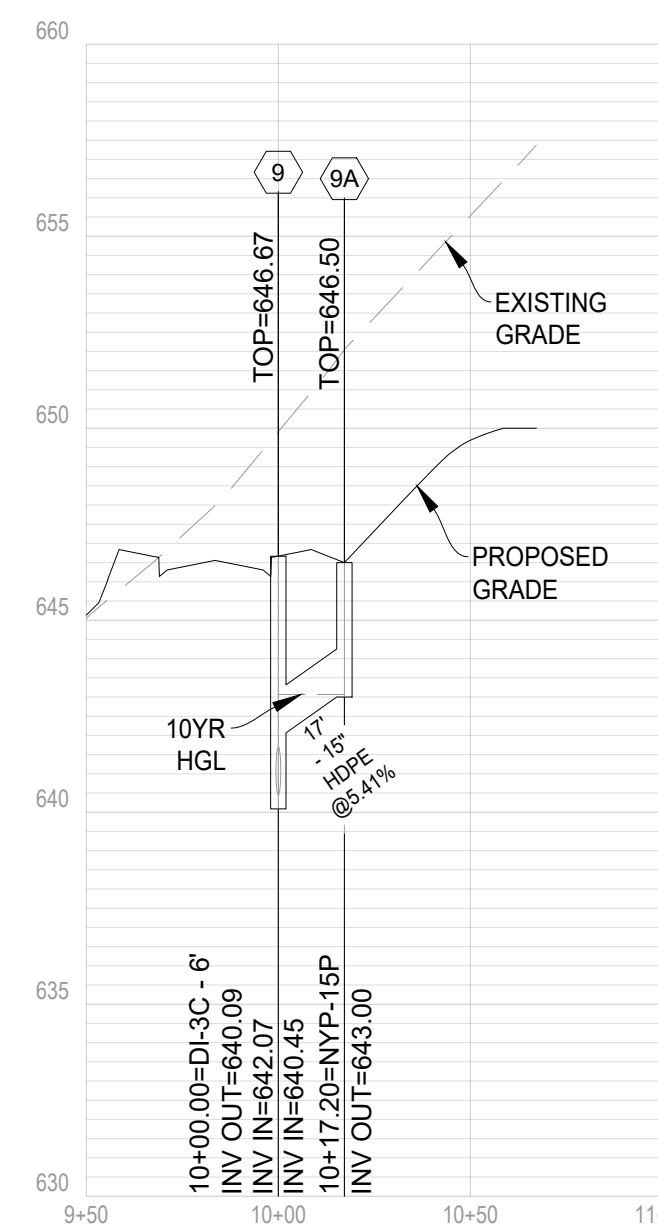
STR2 - STR21



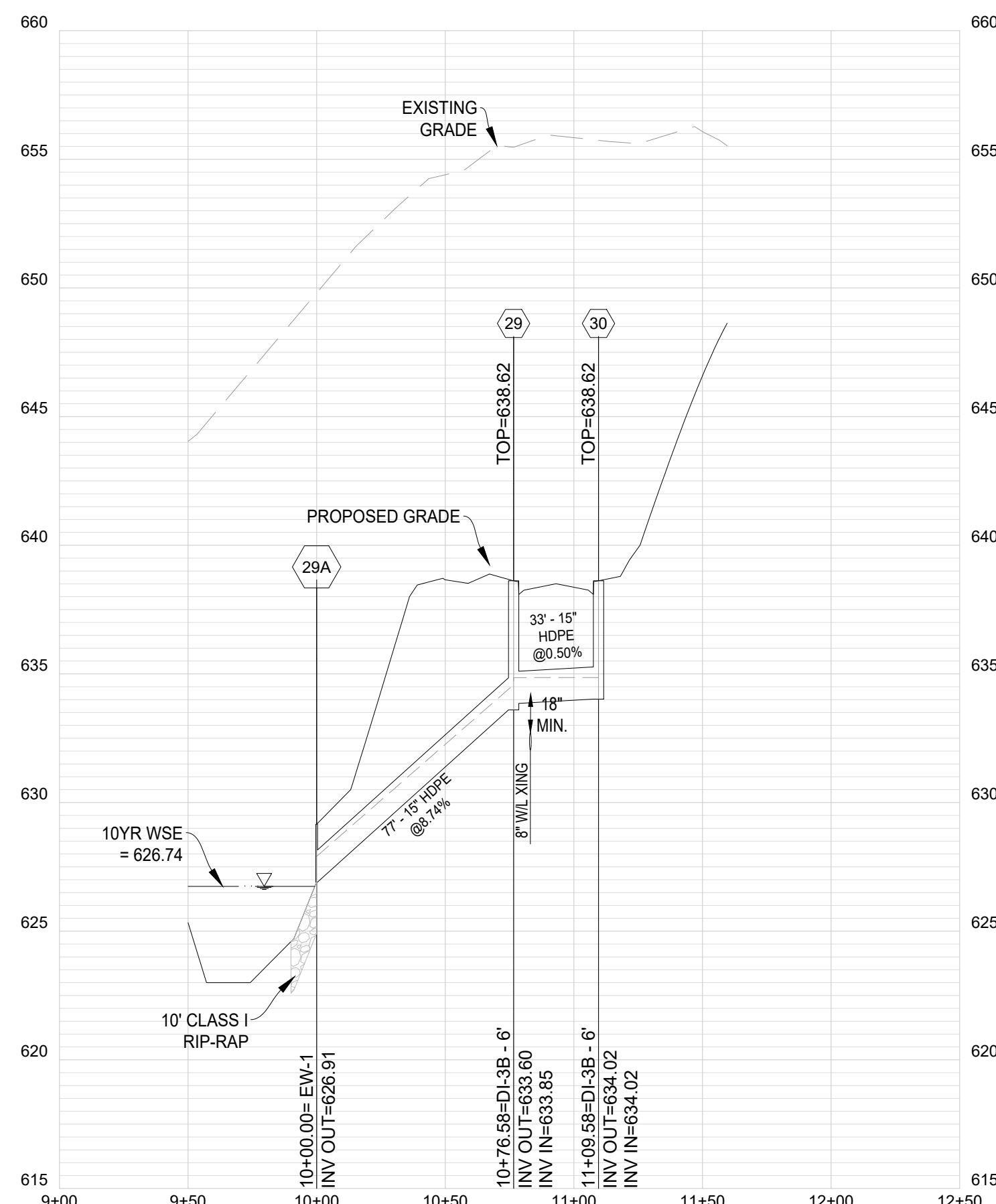
STR19 - STR23



STR22 - STR24



STR9 - STR9A



STR29A - STR30



STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: H: 1" = 50'

DESIGNED BY: KAS

FILE NO. 6533R

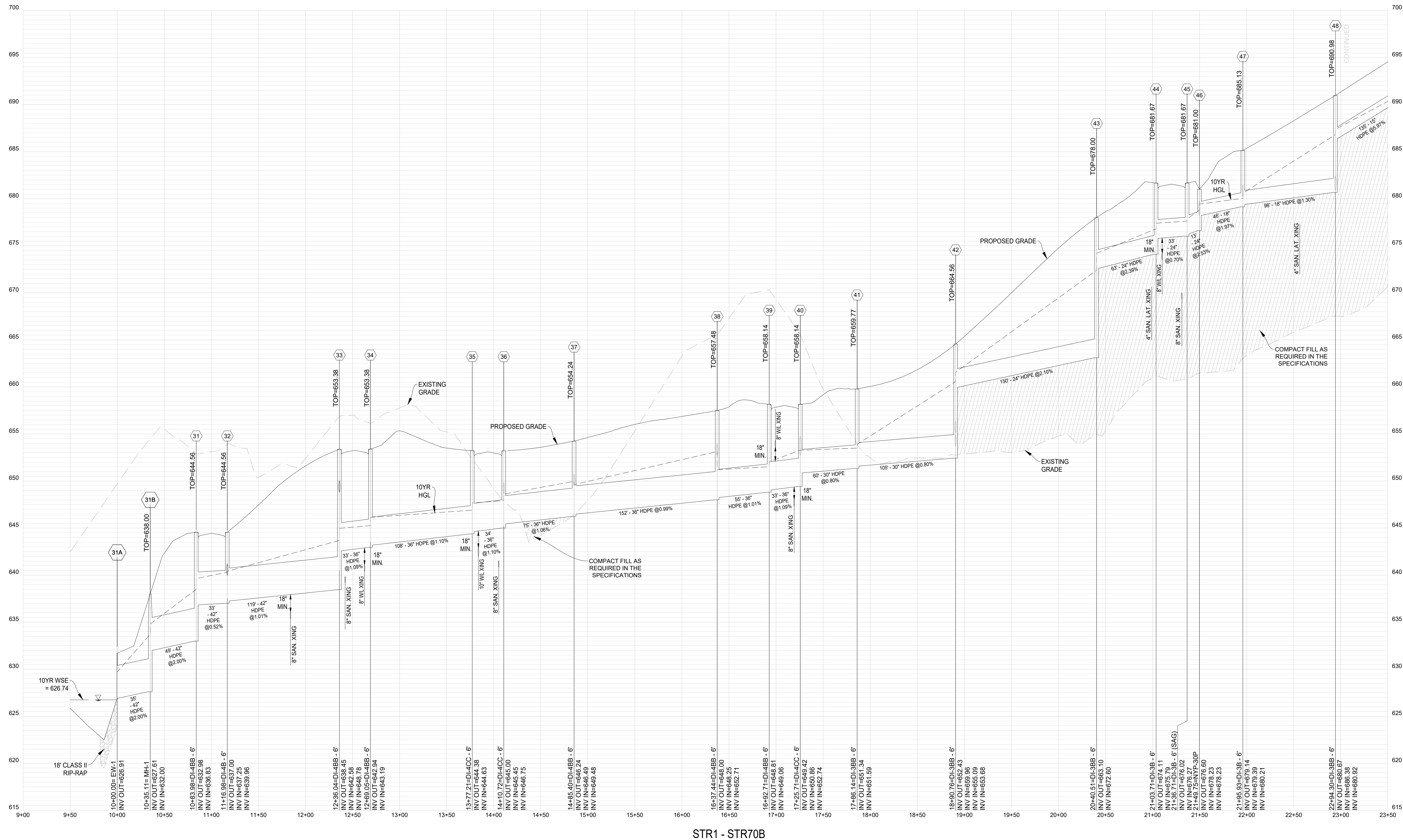
SHEET 38 OF 57

DWG #



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STR1 - STR70B



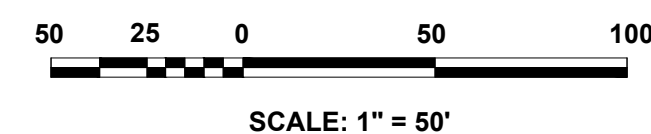
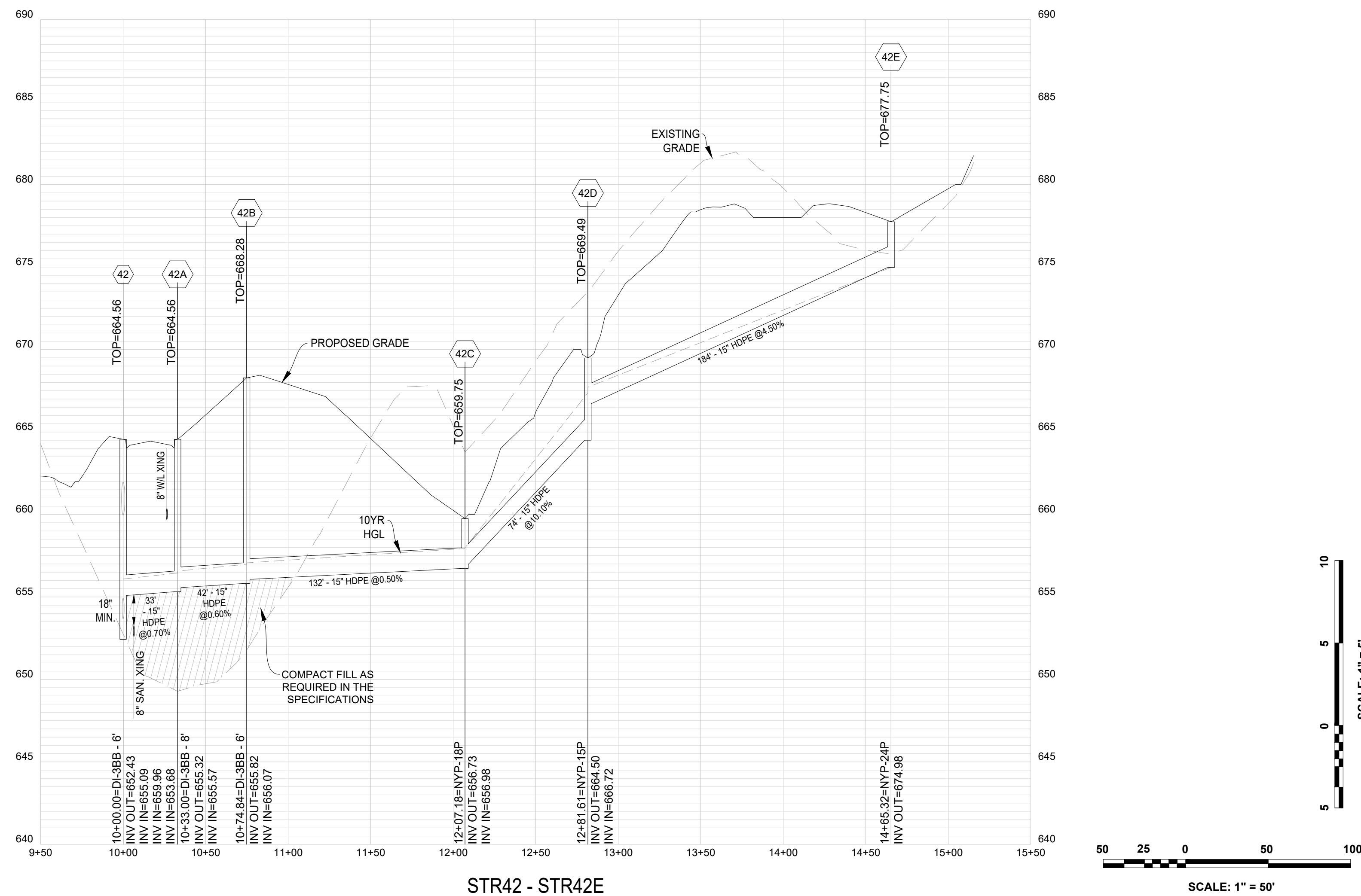
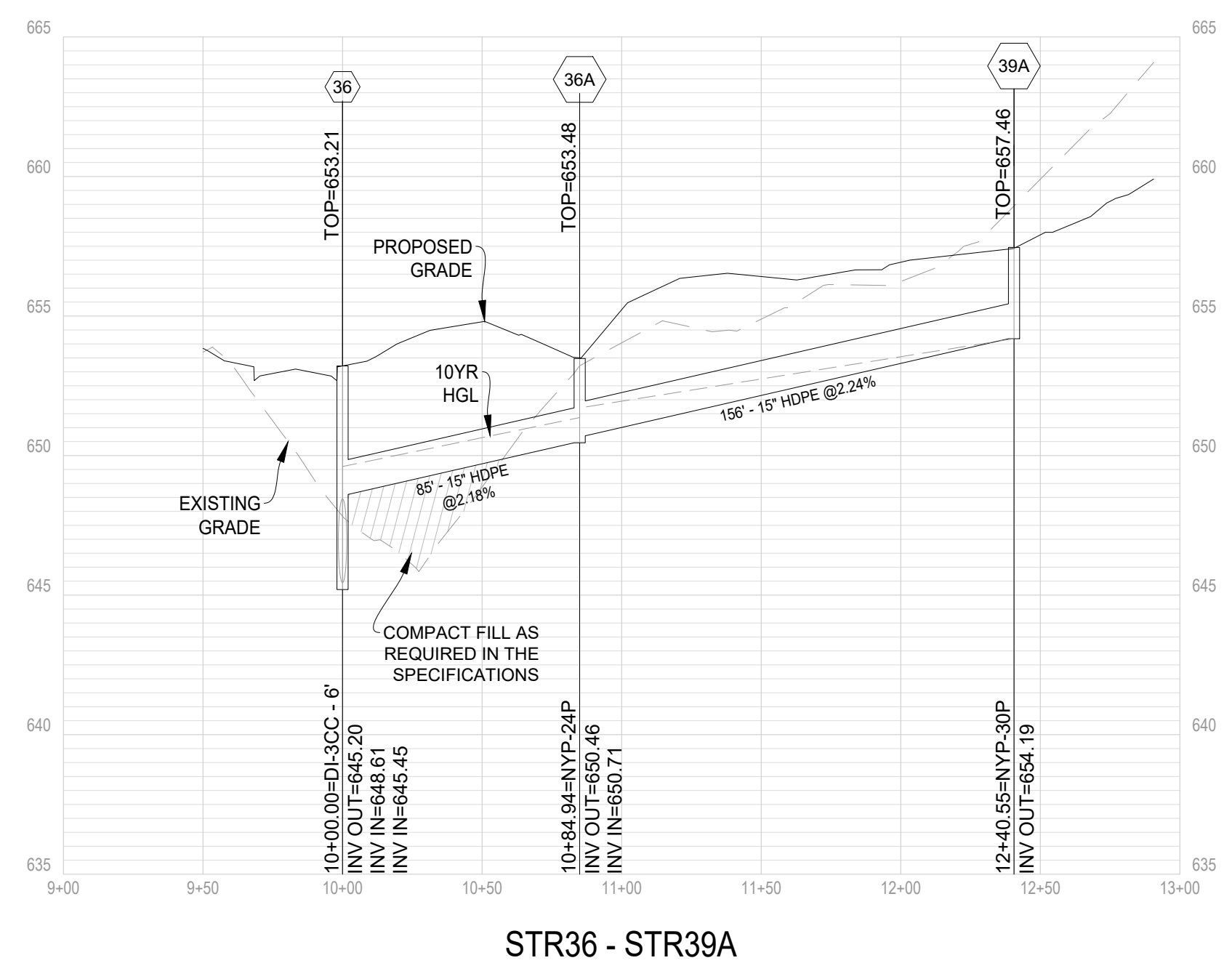
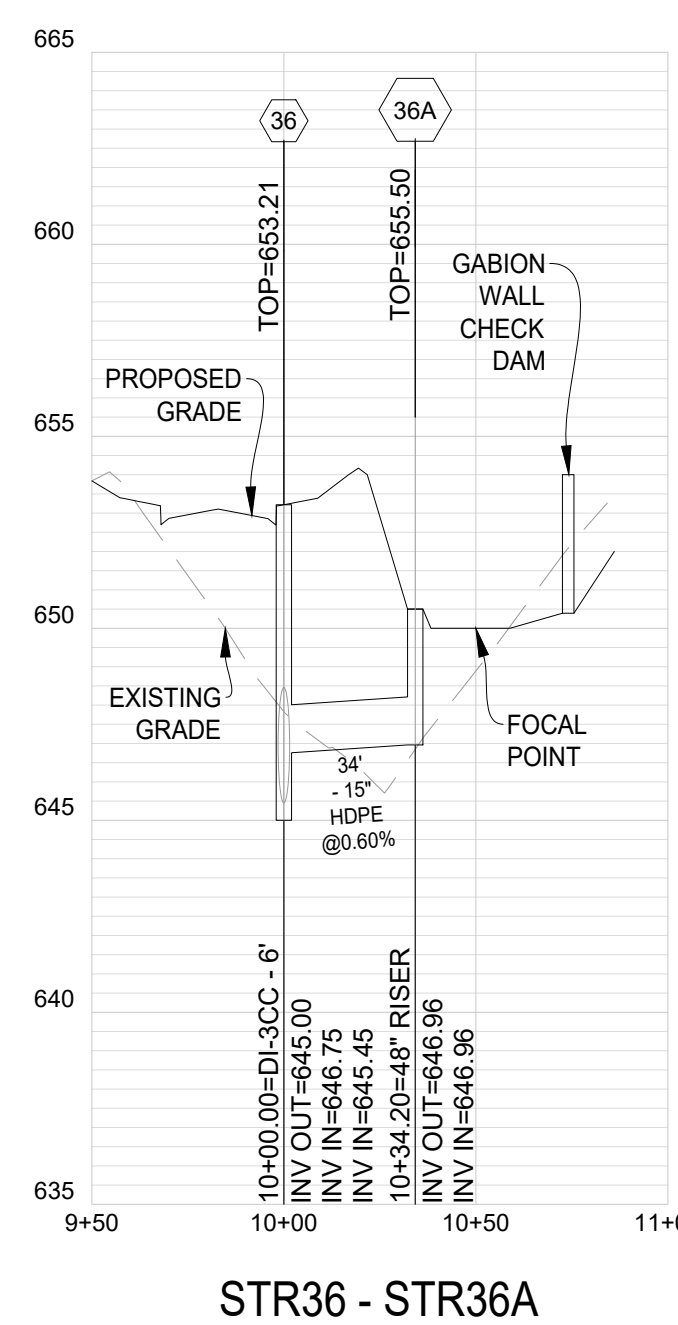
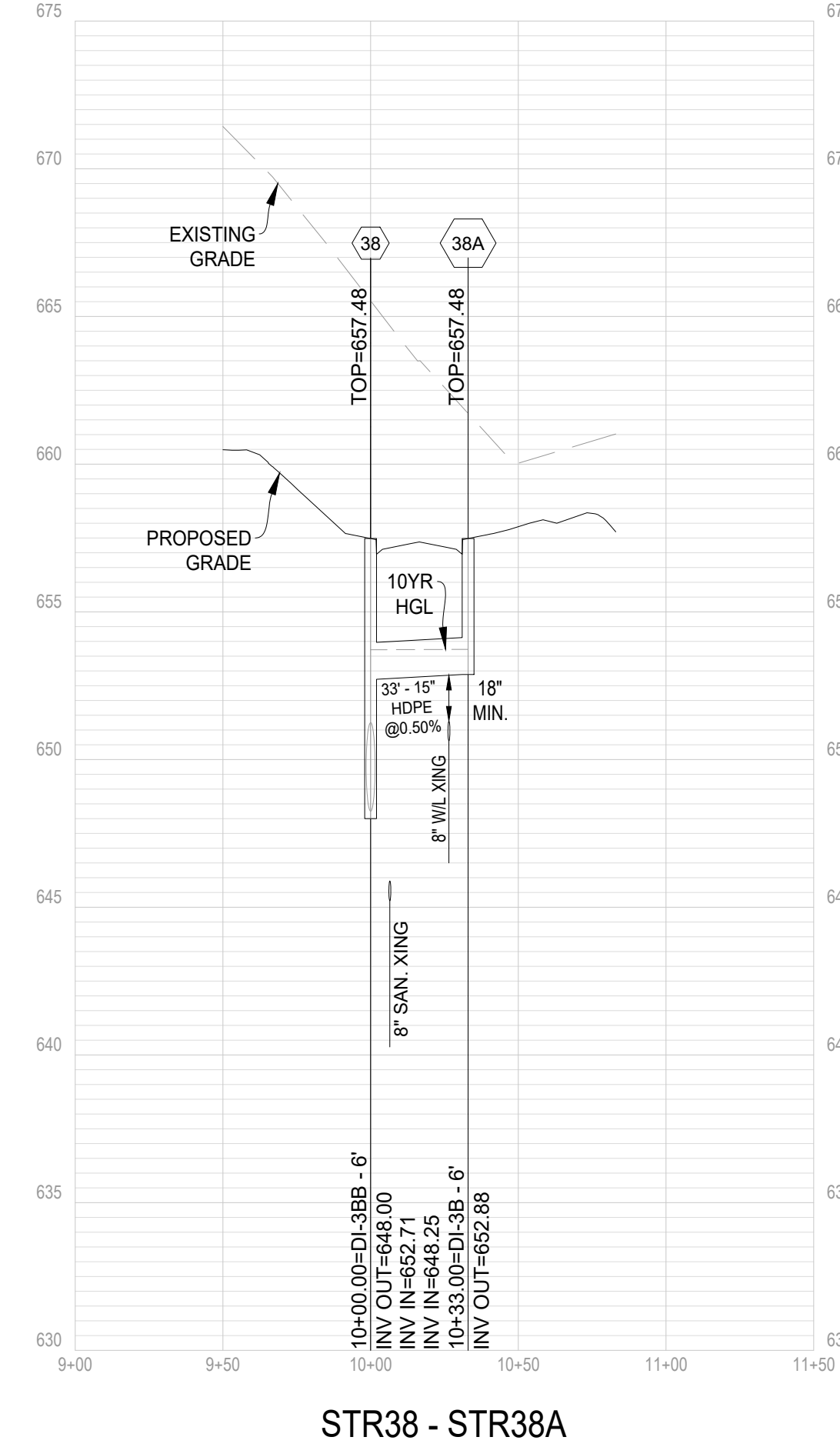
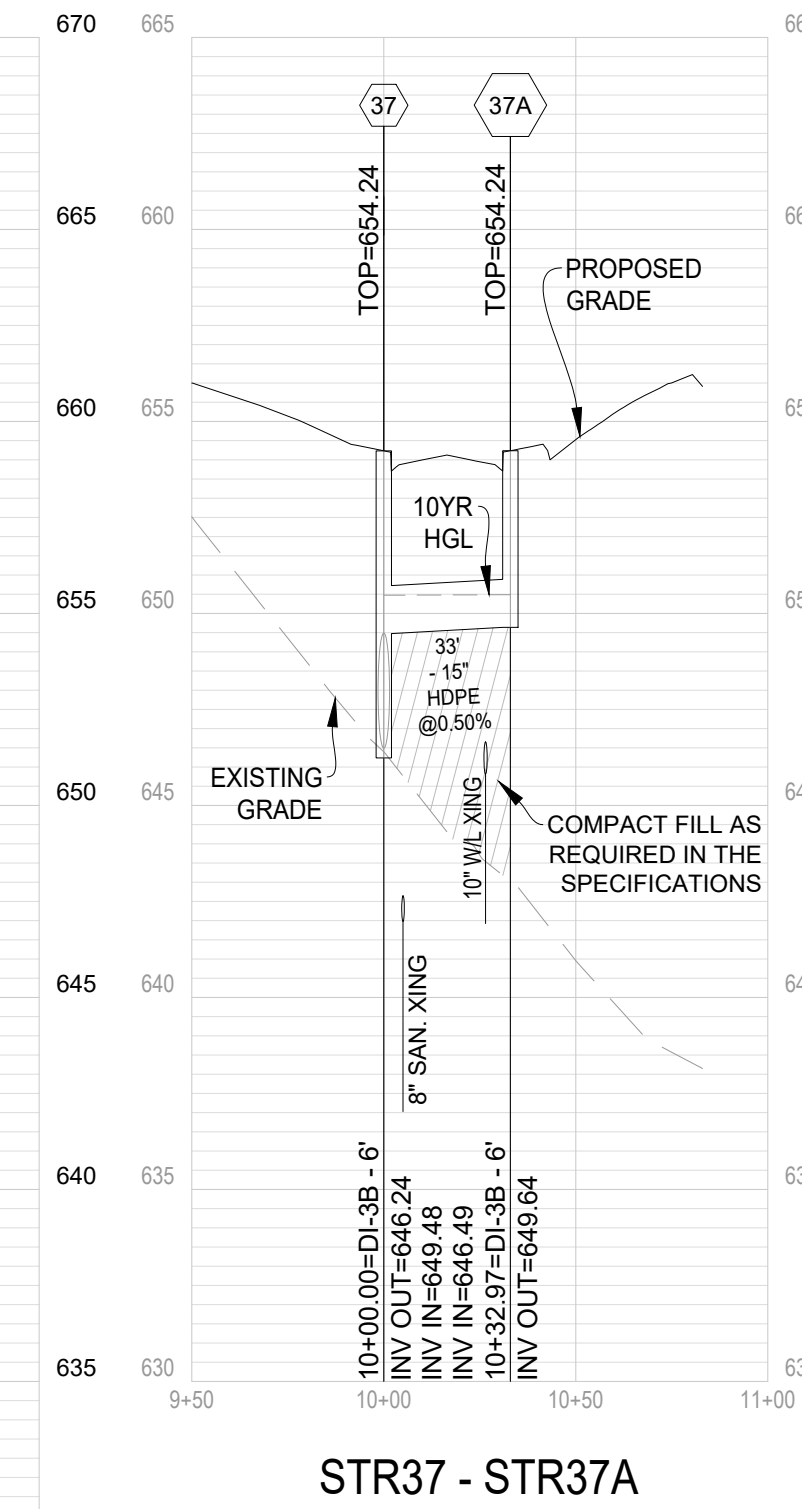
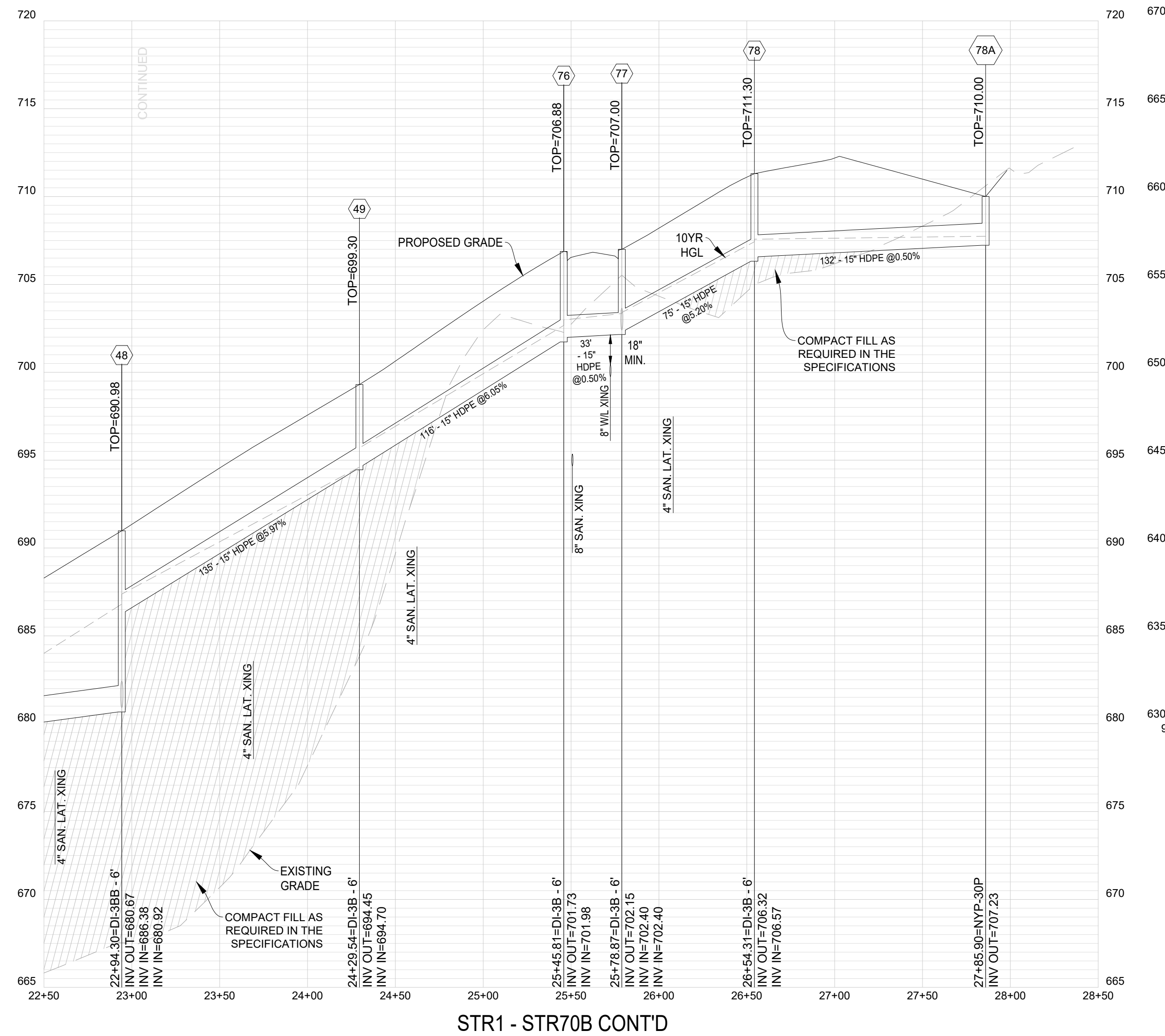
Rev. No.	Date
01	03-31-2025

DATE: 02-04-2025
SCALE: H: 1" = 50' V: 1" = 5'
DESIGNED BY: KAS
FILE NO. 6533R
SHEET 39 OF 57
DWG #

STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



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STORM SEWER PROFILES
MARSHALL'S GLEN
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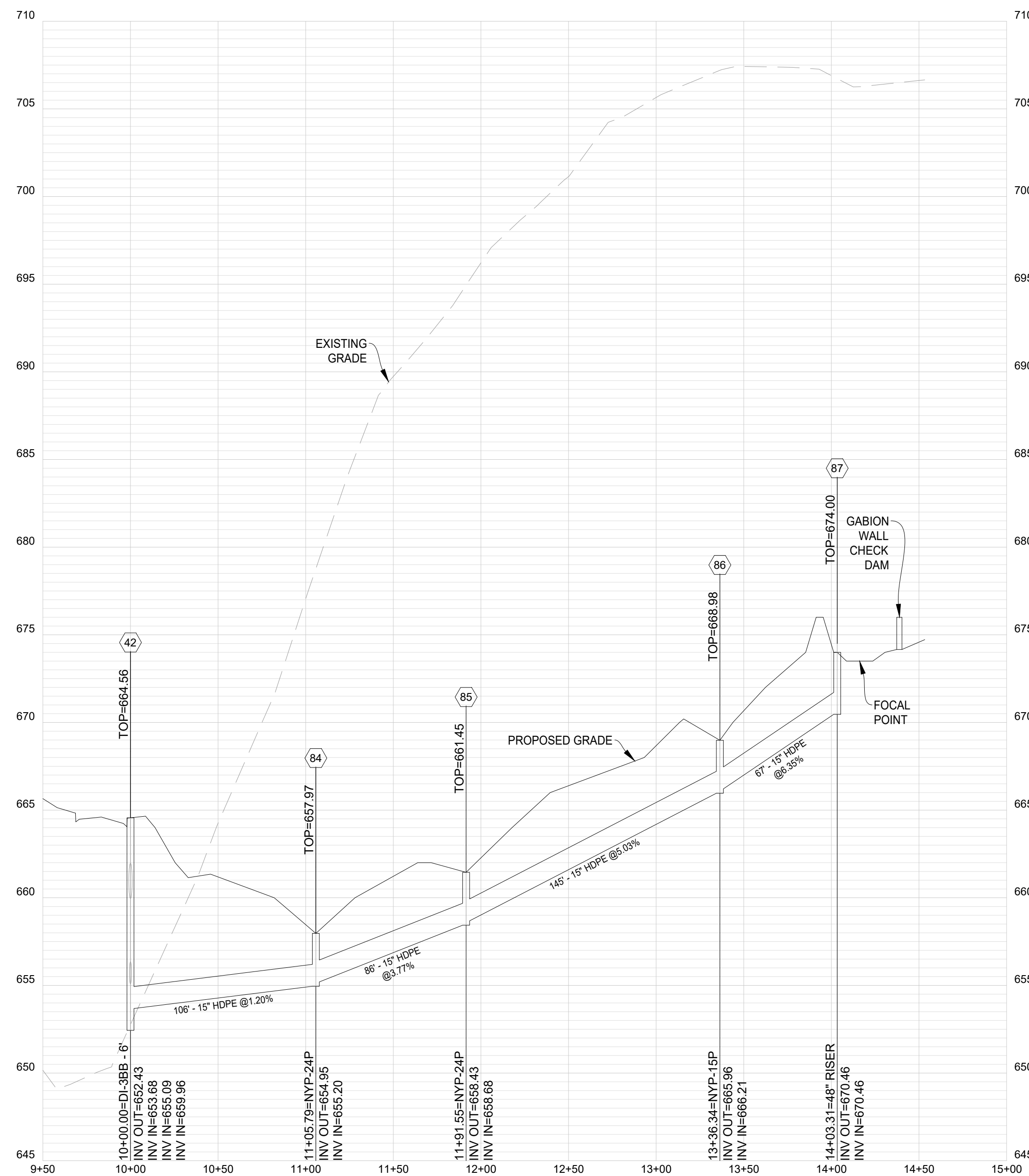
STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

STORM SEWER PROFILES

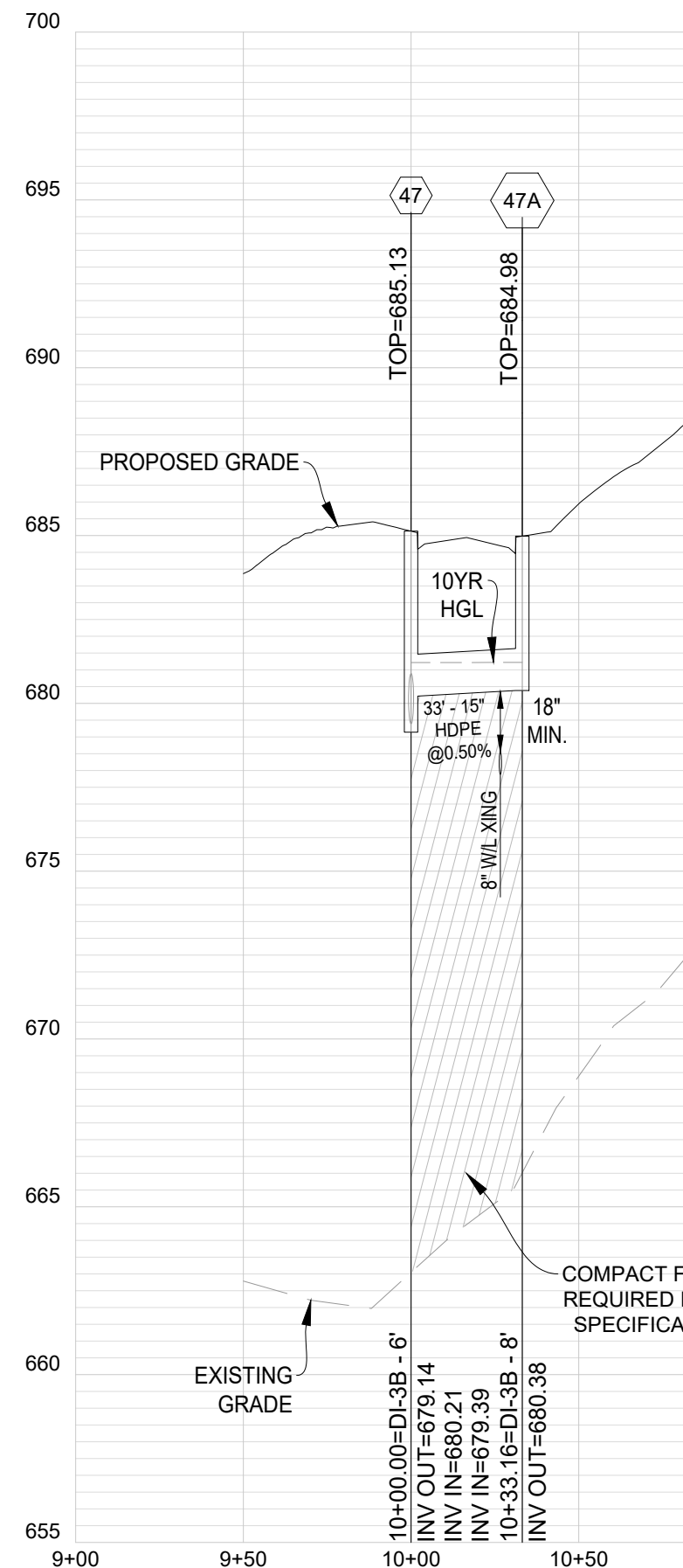
Rev. No.	Date
01	03-31-2025

COMMONWEALTH OF VIRGINIA
Kevin A. Seward
 KEVIN A. SEWARD
 Lic. No. 38586
 03/31/2025
 PROFESSIONAL ENGINEER

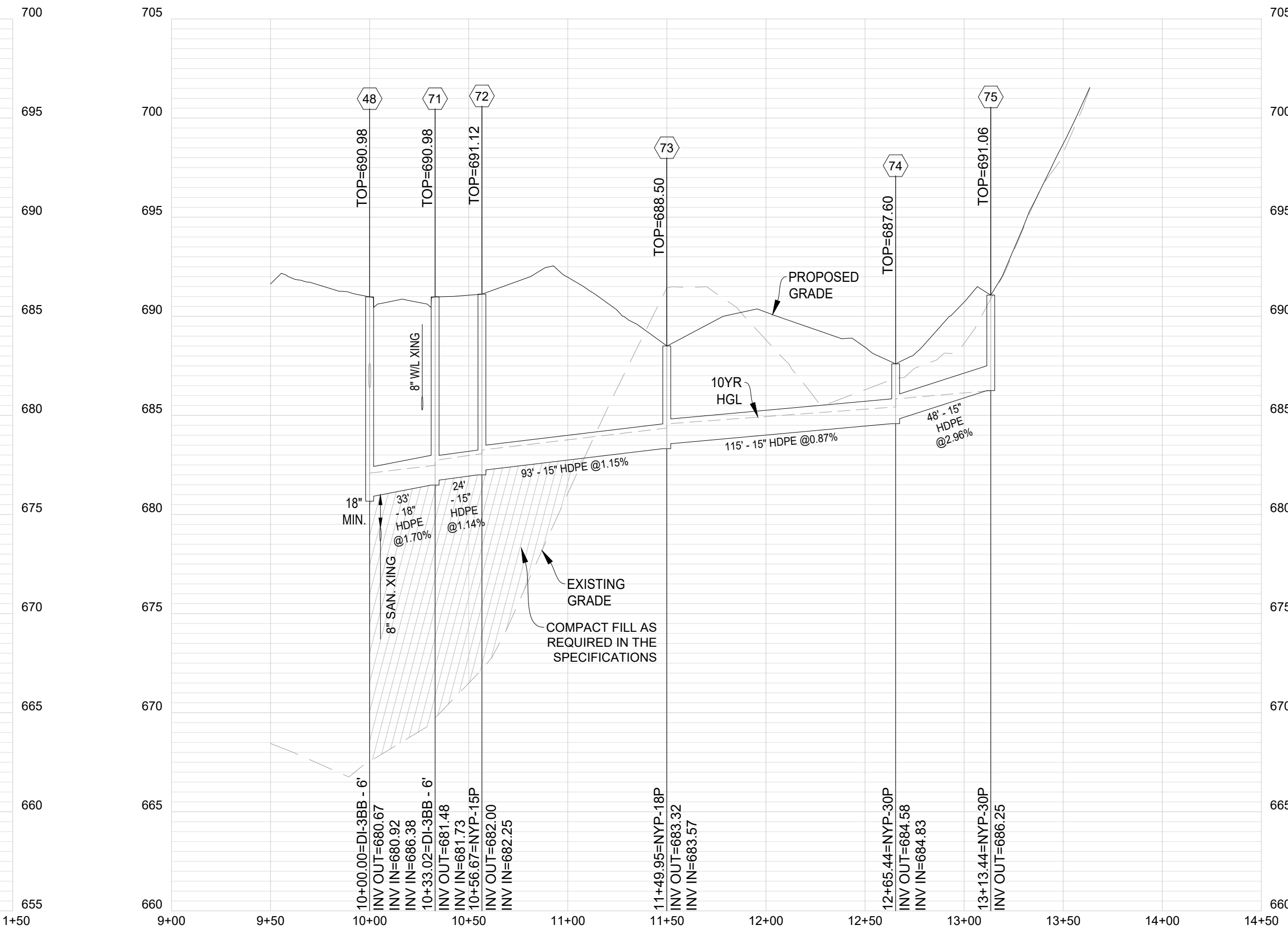
DATE: 02-04-2025		
SCALE:	H: 1" = 50' V: 1" = 5'	
DESIGNED BY: KAS		
FILE NO.	6533R	
SHEET	40 OF	57
DWG #		



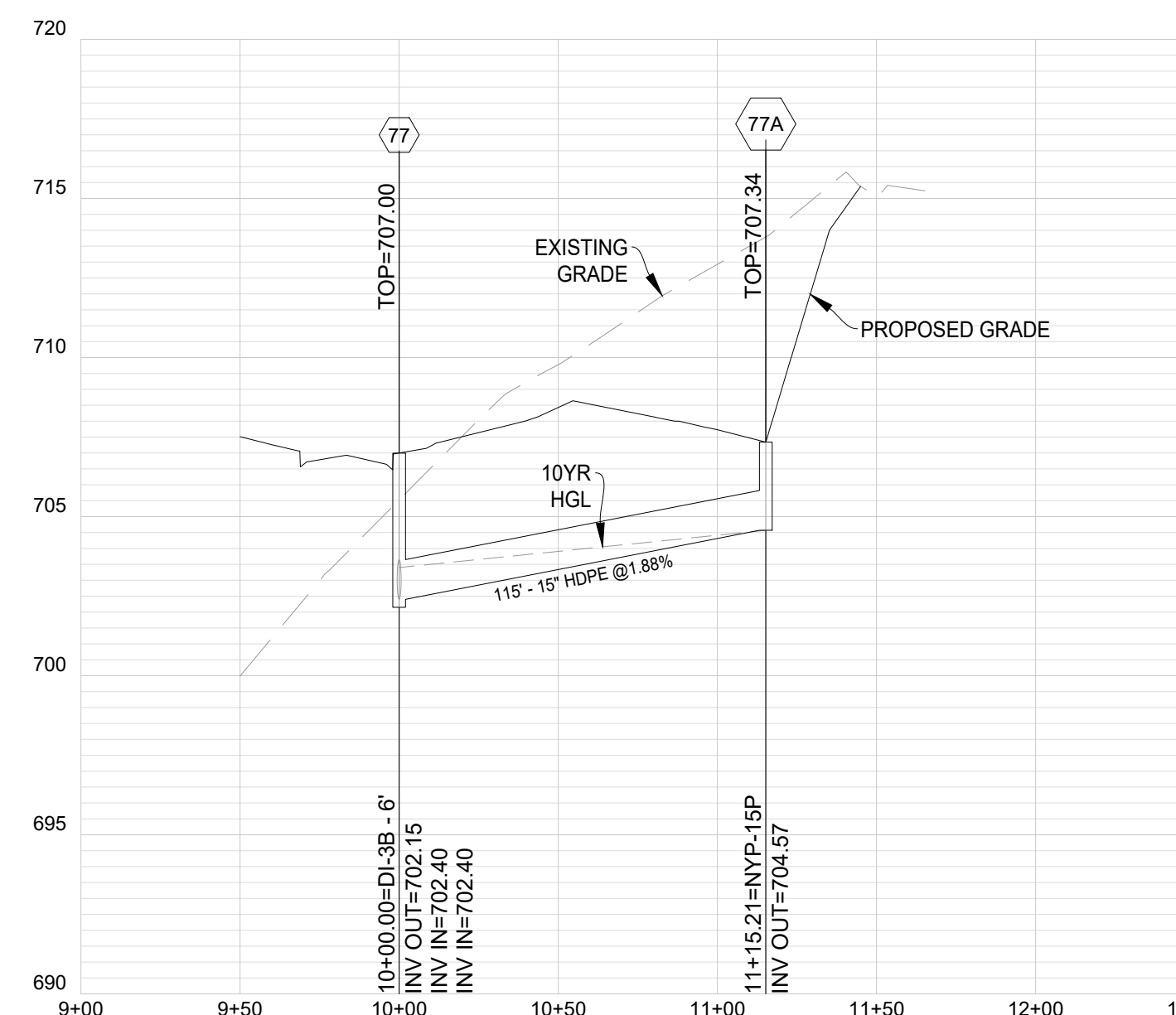
STR42 - STR87



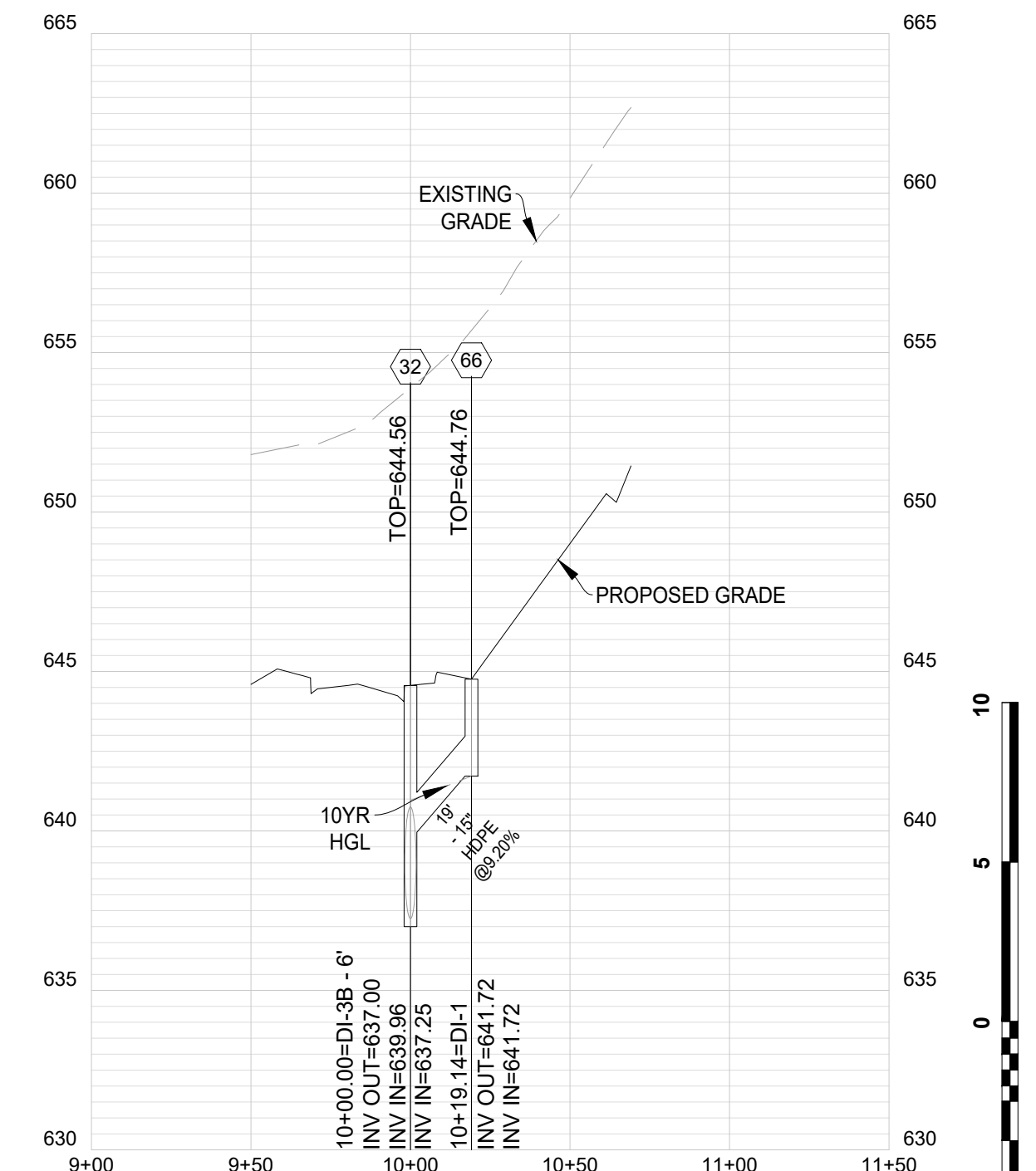
STR47 - STR47A



STR48 - STR75



STR77 - STR77A

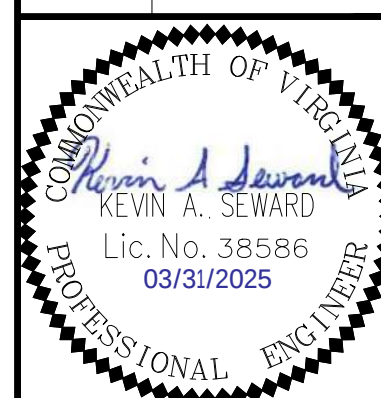


STR32 - STR66



STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: H: 1" = 50'
V: 1" = 5'

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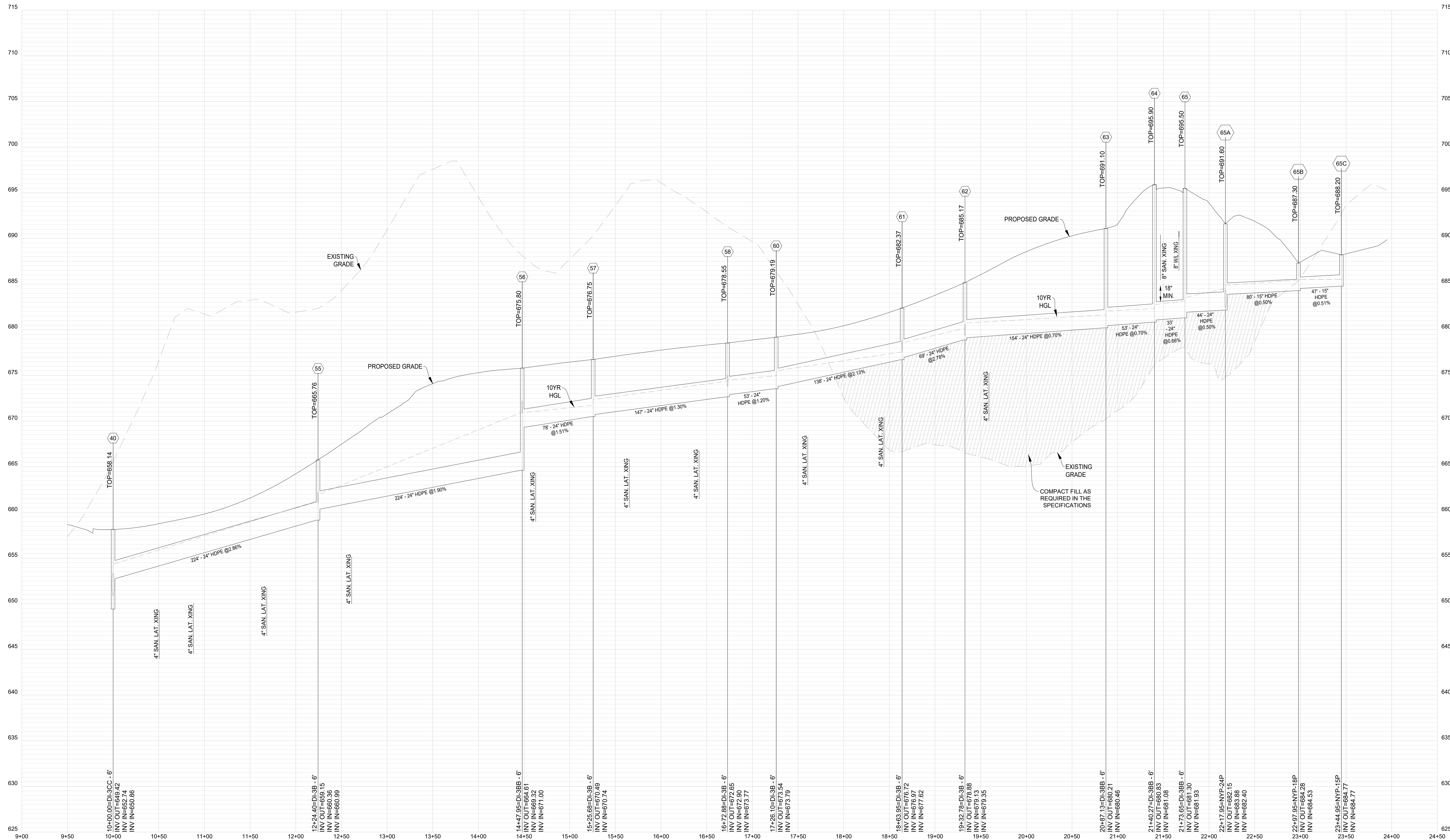
FILE NO. 6533R

SHEET 41 OF 57

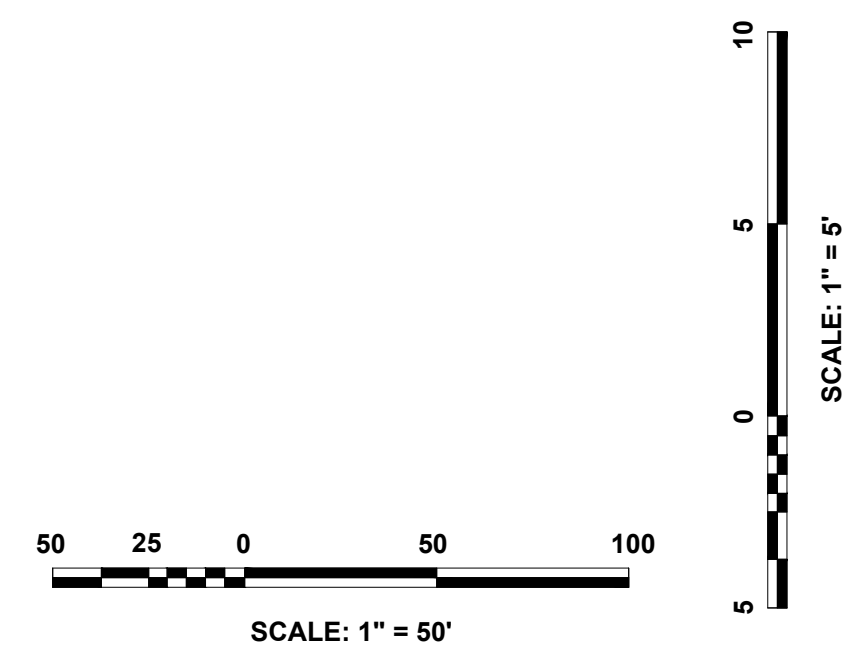
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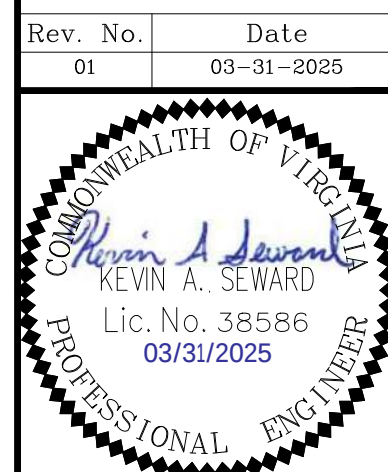
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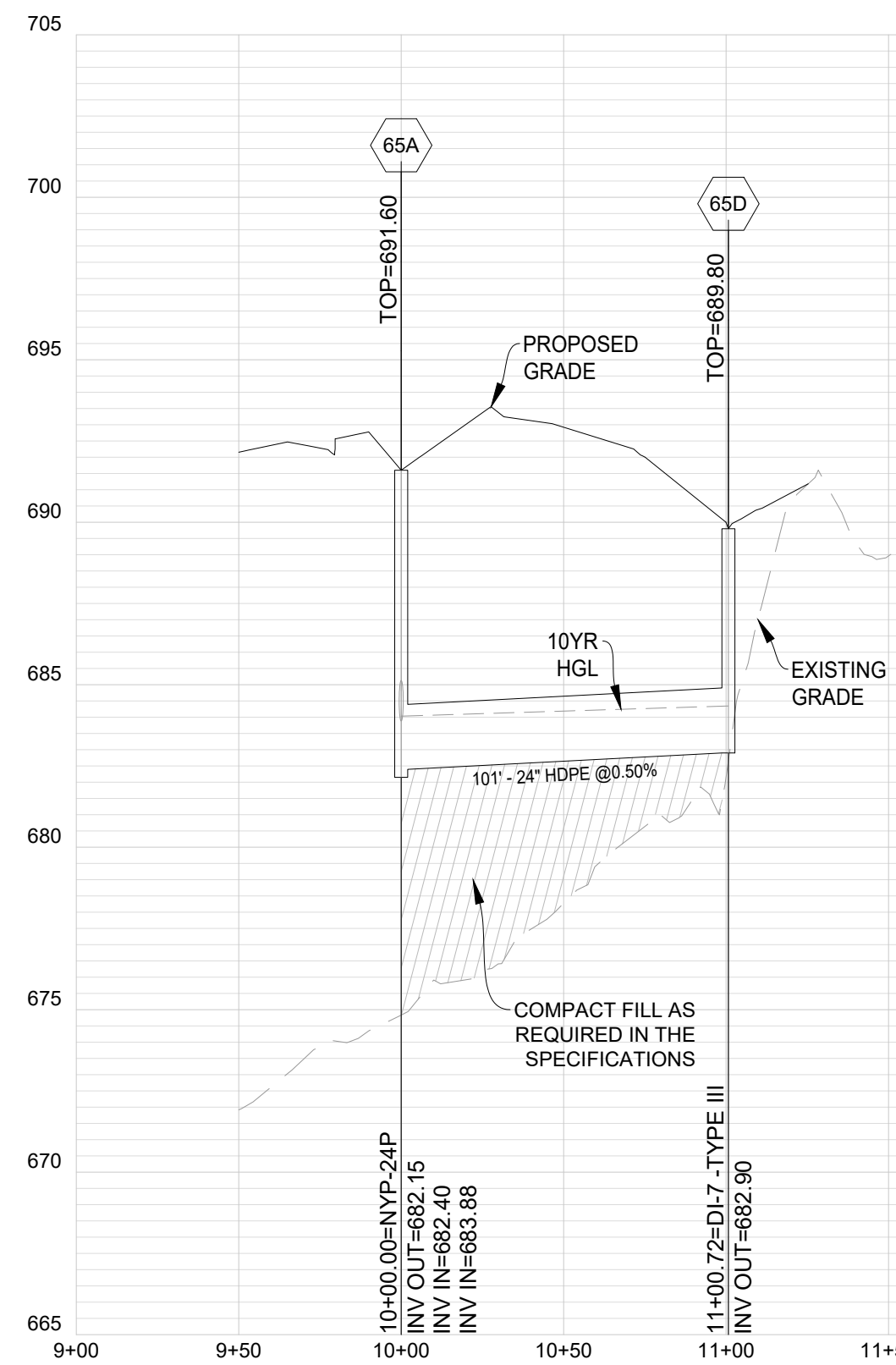
STR40 - STR65C



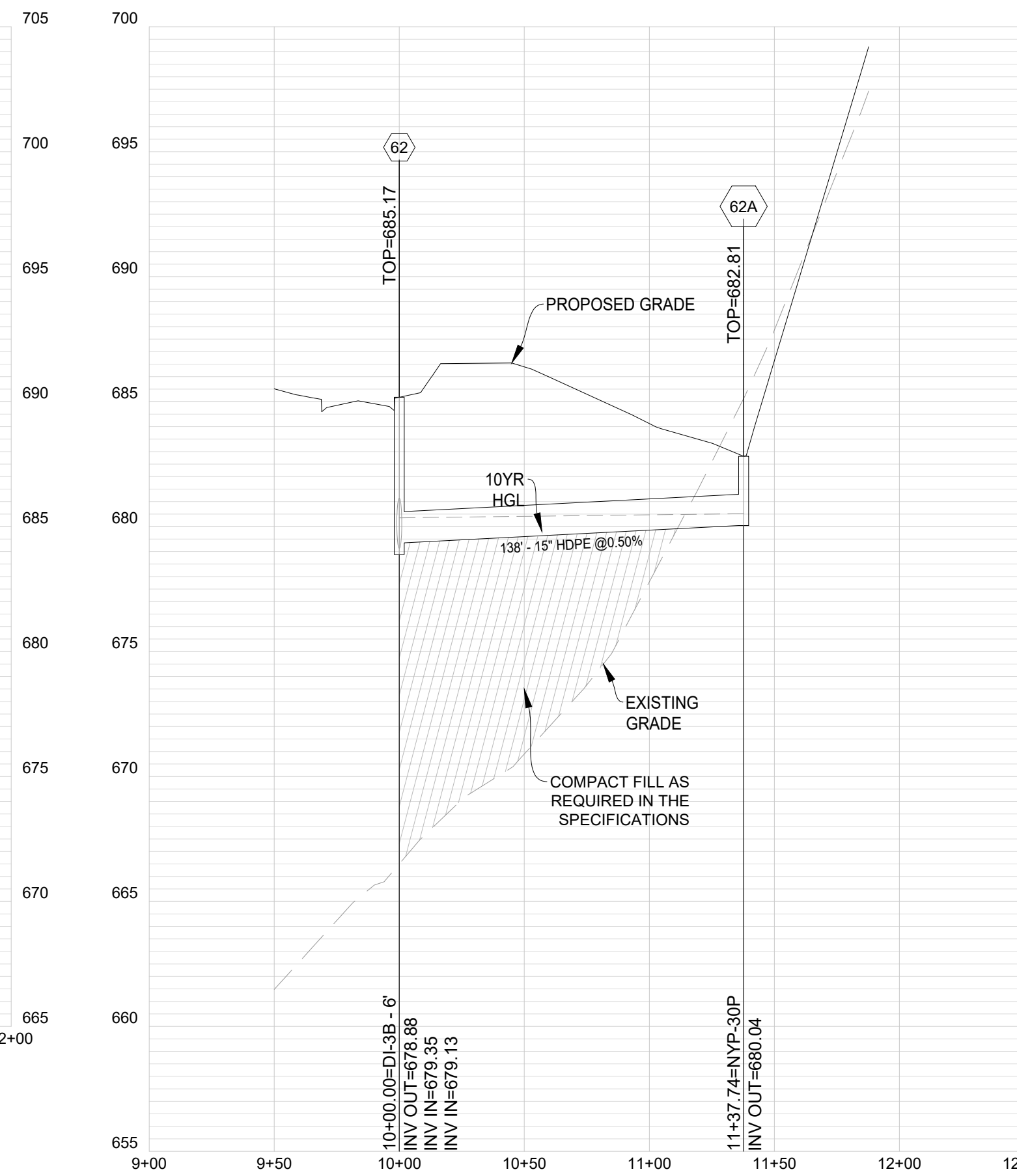
STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



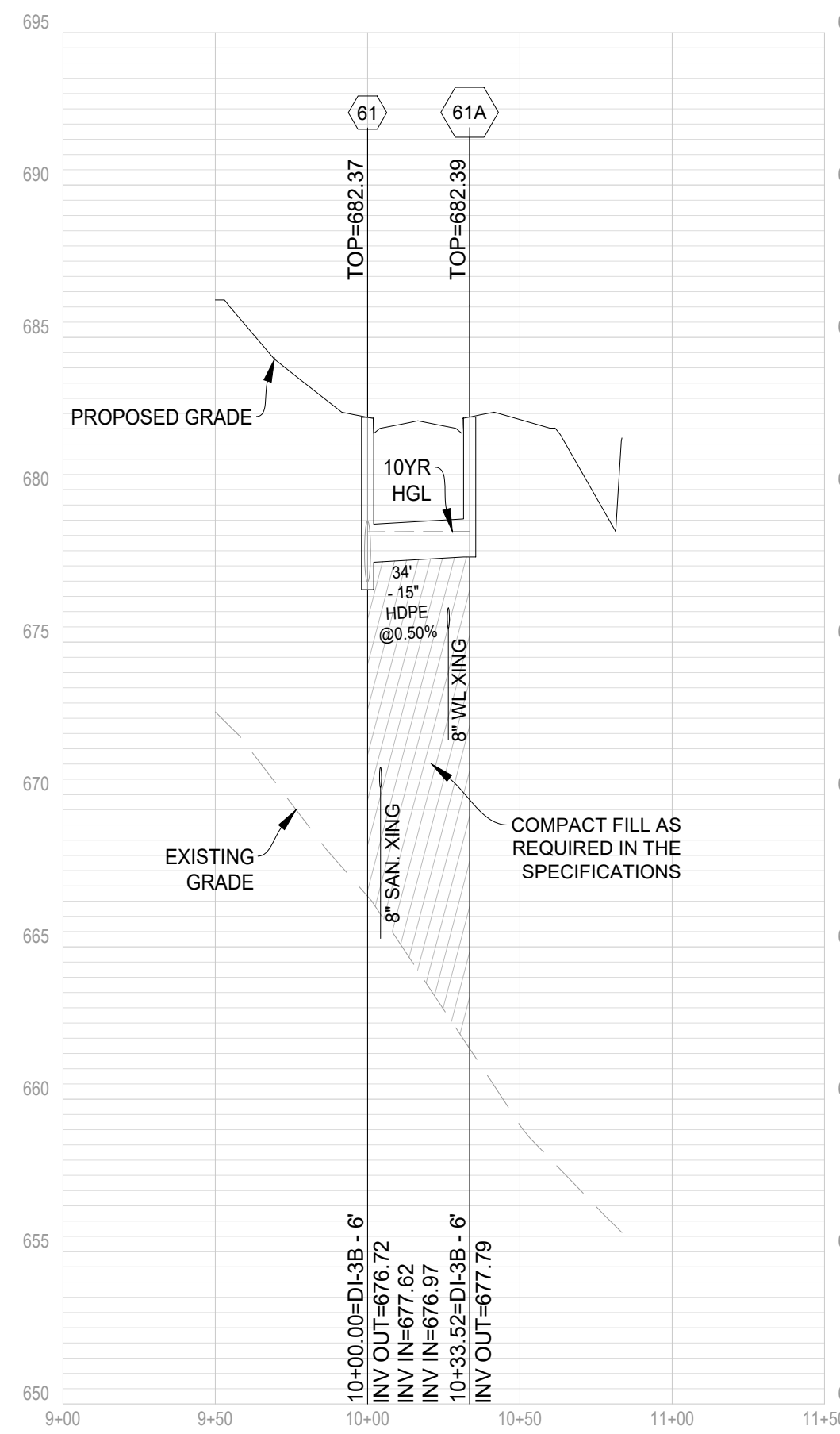
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SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	42 OF 57
DWG #	



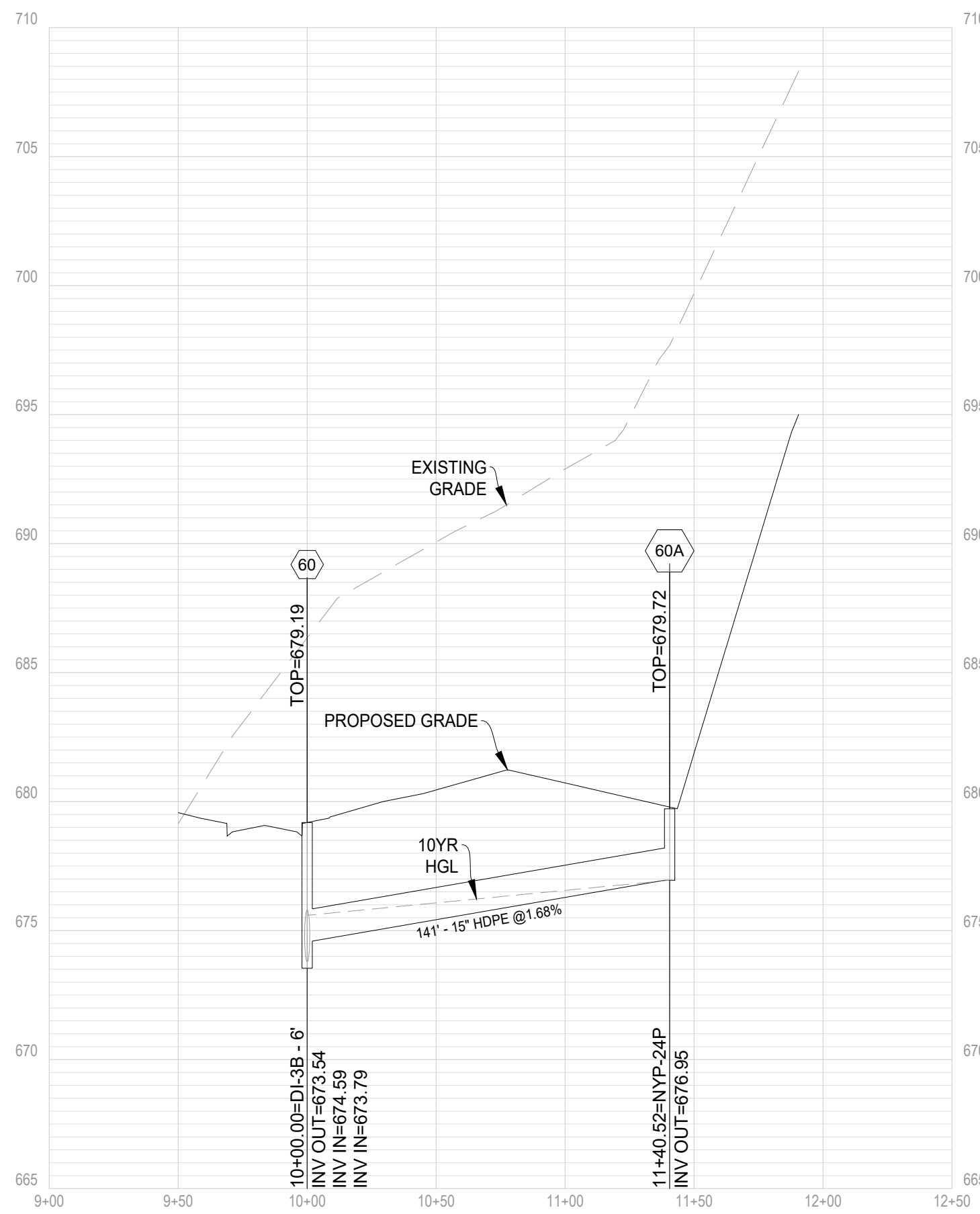
STR65A - STR65D



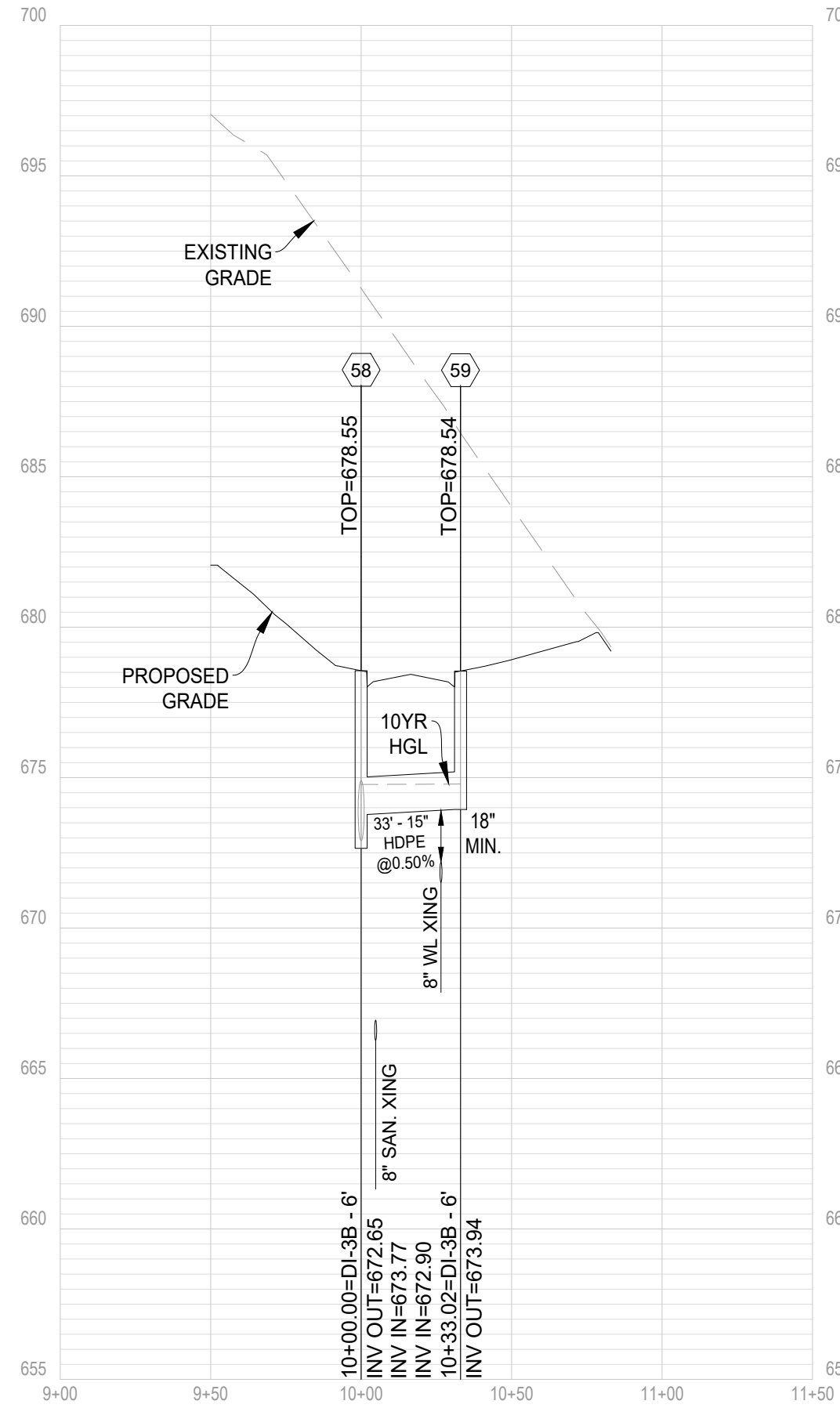
STR62 - STR62A



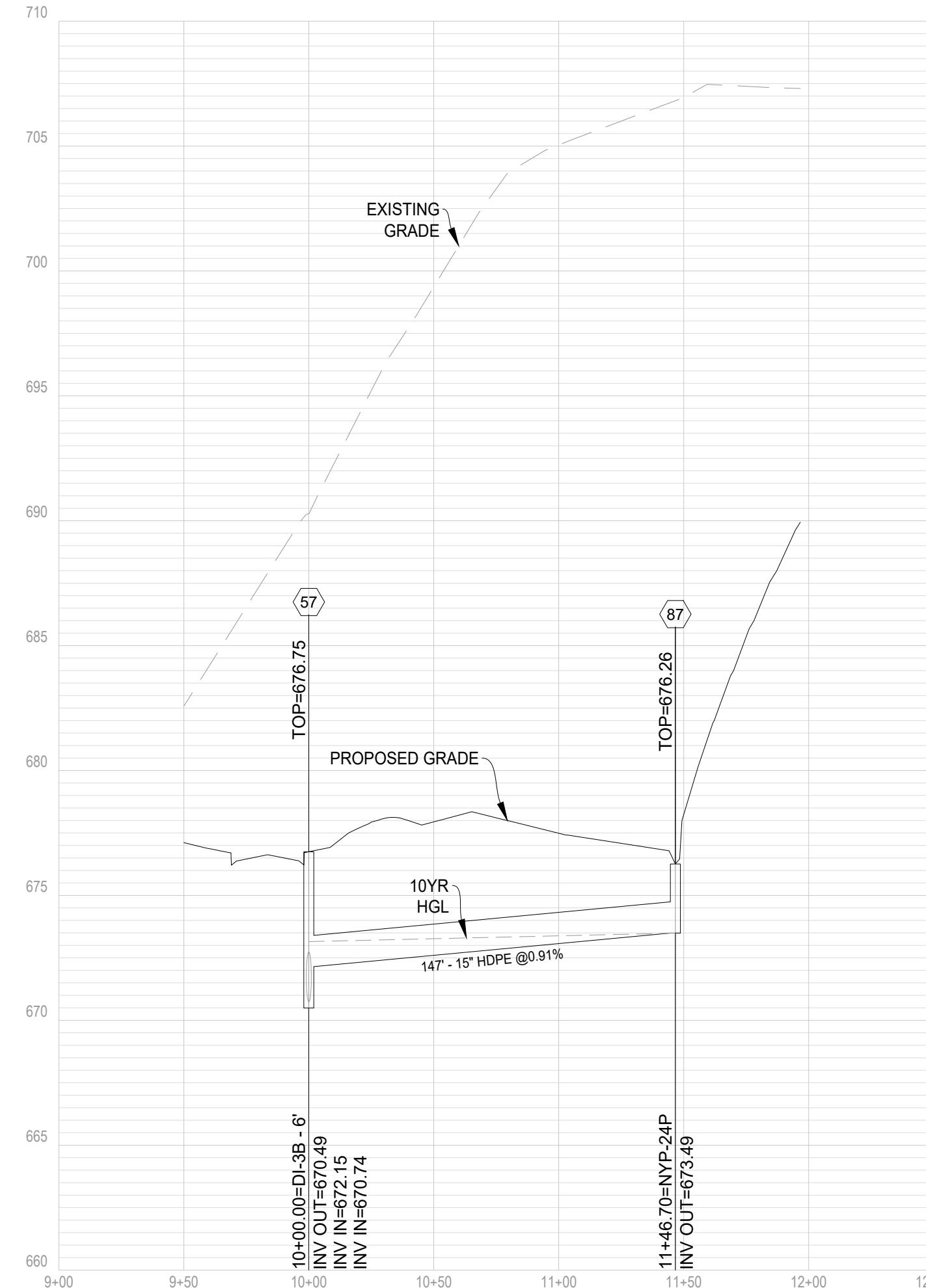
STR61 - STR61A



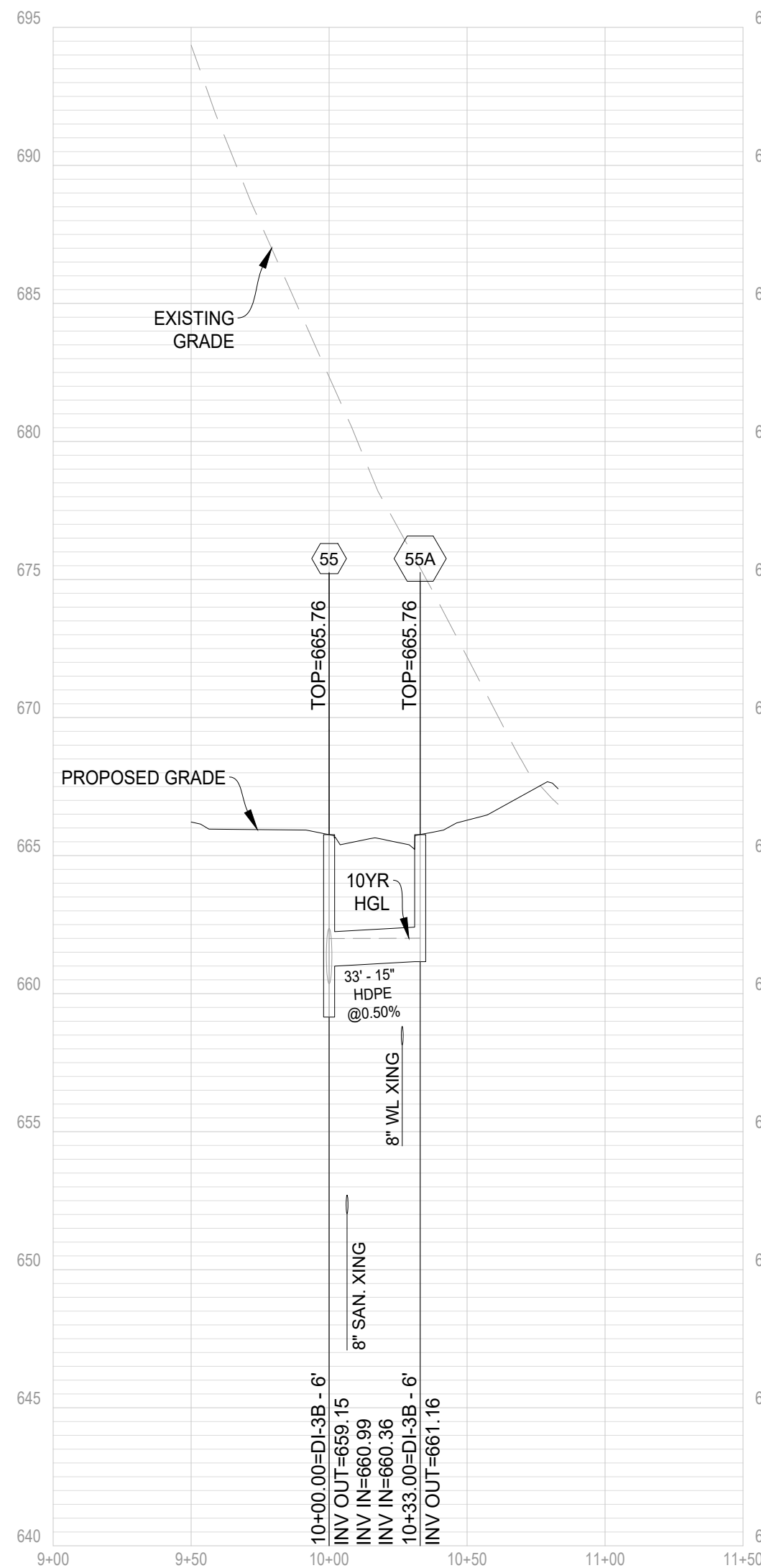
STR60 - STR60A



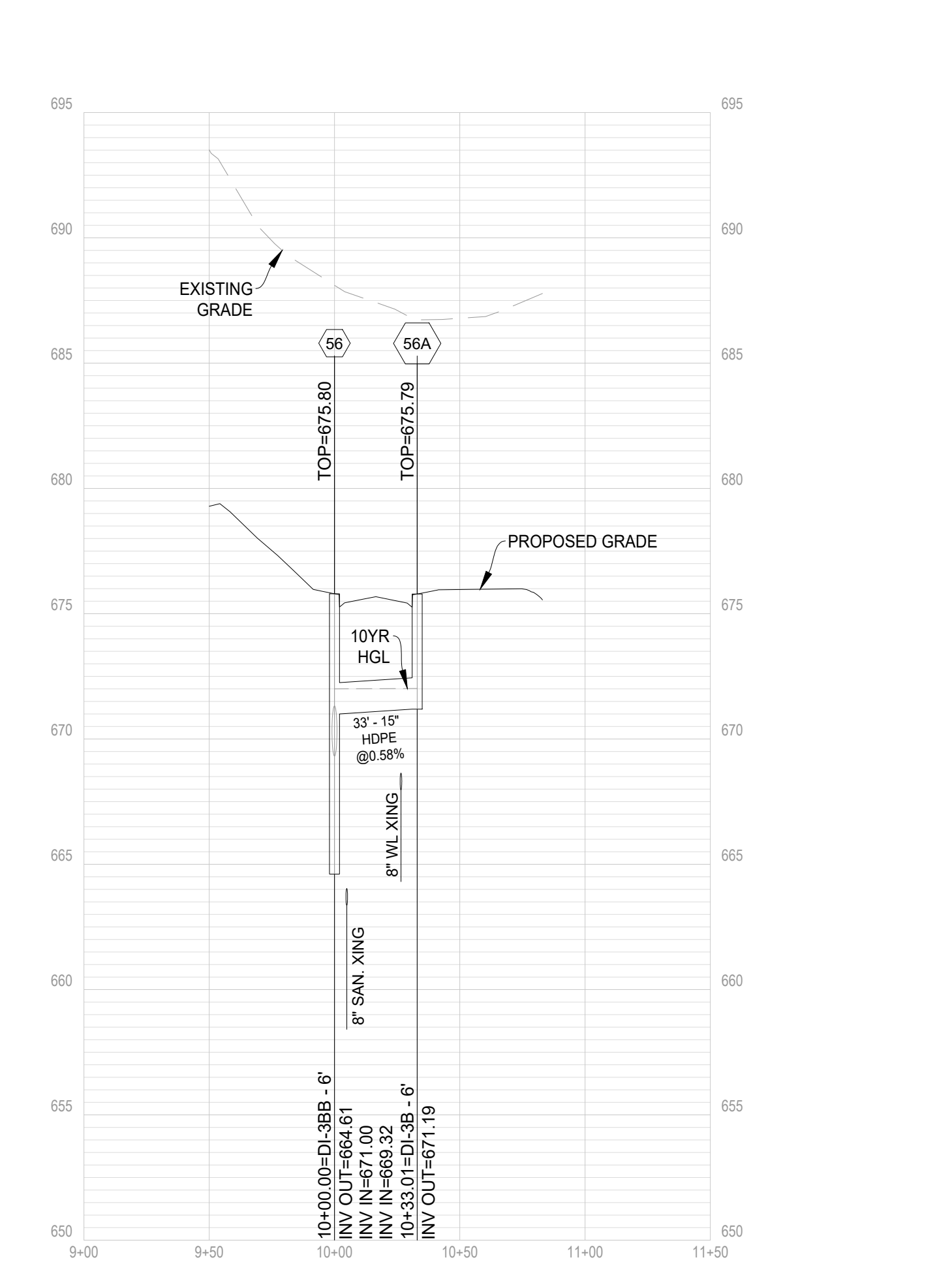
STR58 - STR59



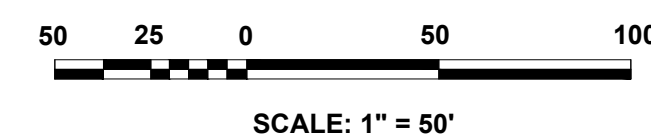
STR57 - STR87



STR55 - STR55A

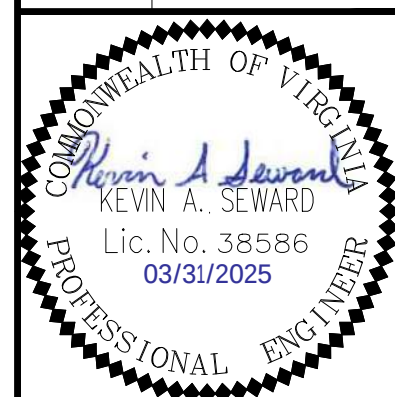


STR56 - STR56A



STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: H: 1" = 50'
V: 1" = 5'

DESIGNED BY: KAS

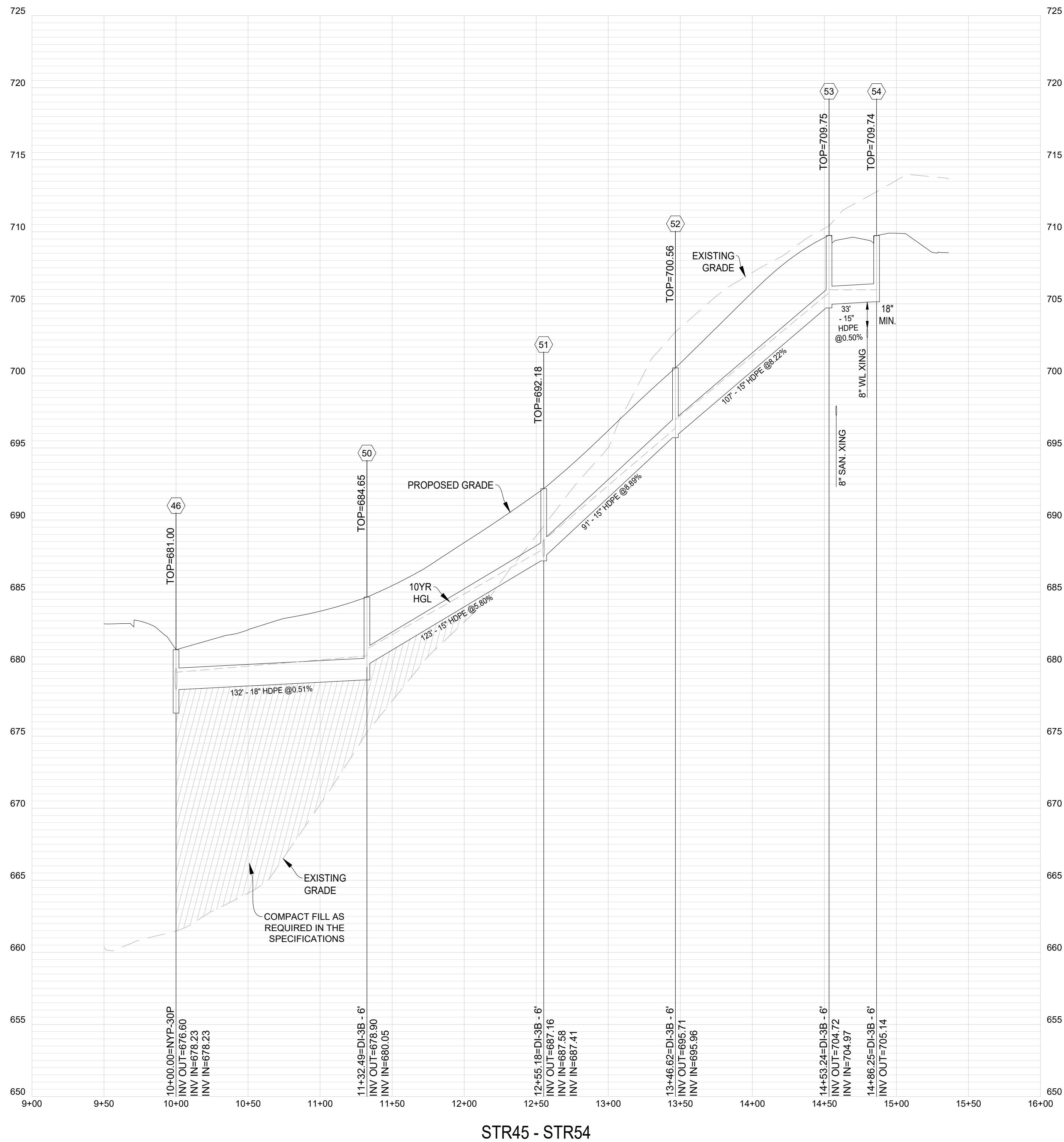
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SHEET 43 OF 57

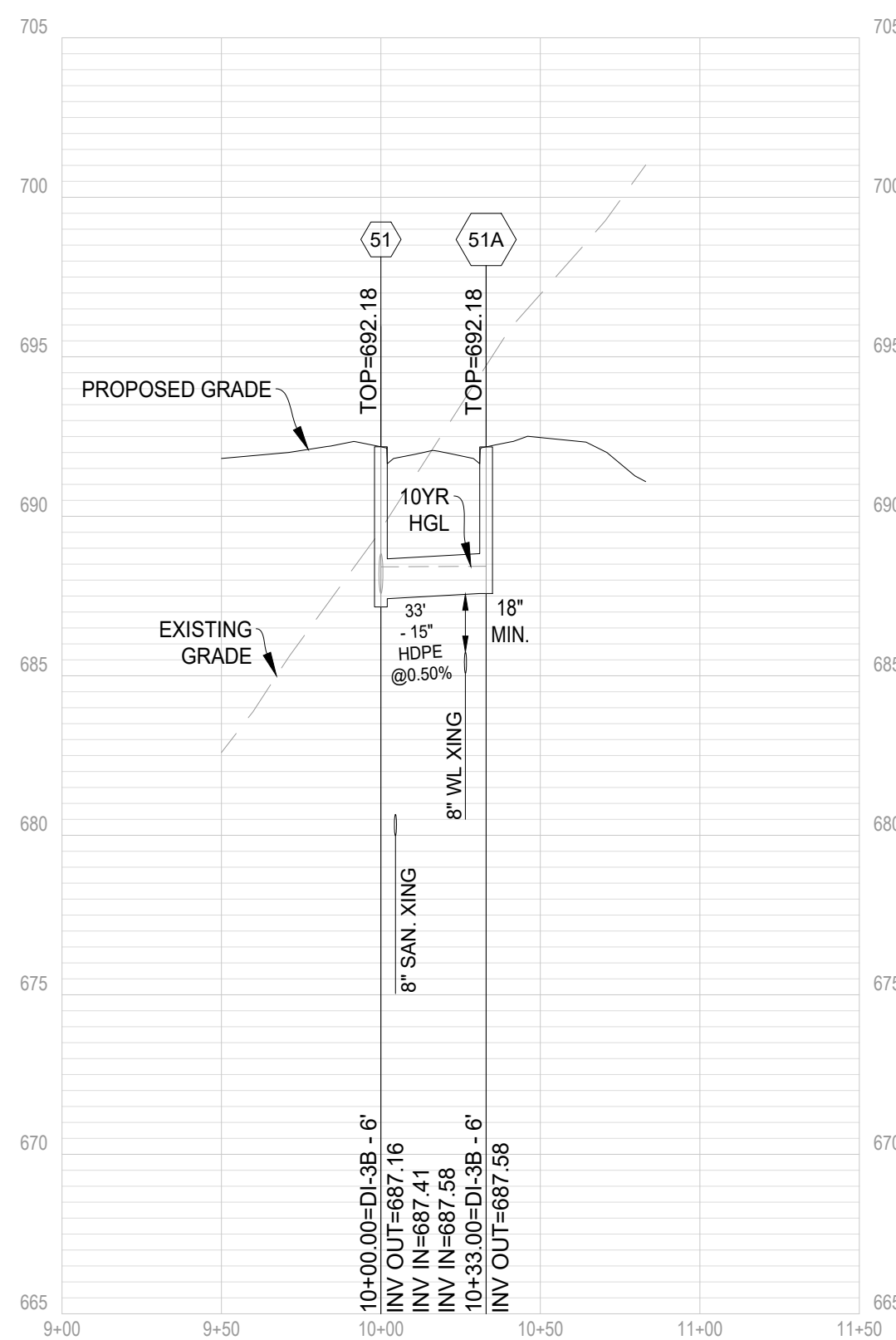
DWG #



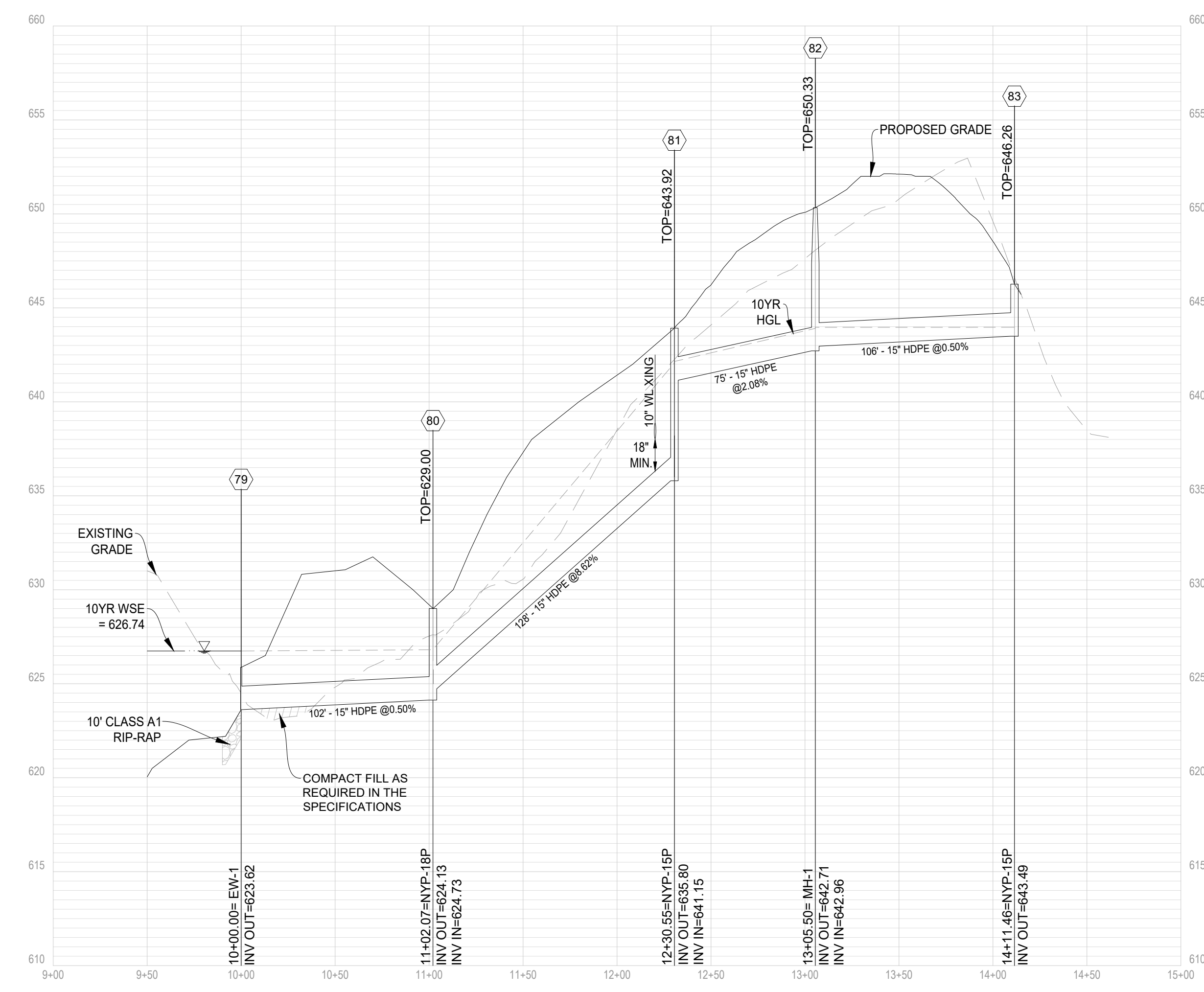
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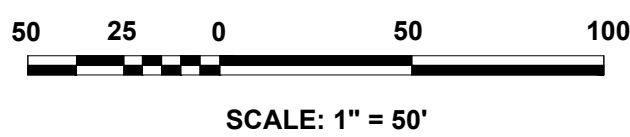
STR45 - STR54



STR51 - STR51A



STR79 - STR83



Rev. No.	Date
01	03-31-2025

COMMONWEALTH OF VIRGINIA

KEVIN A. SEWARD

Lic. No. 38586

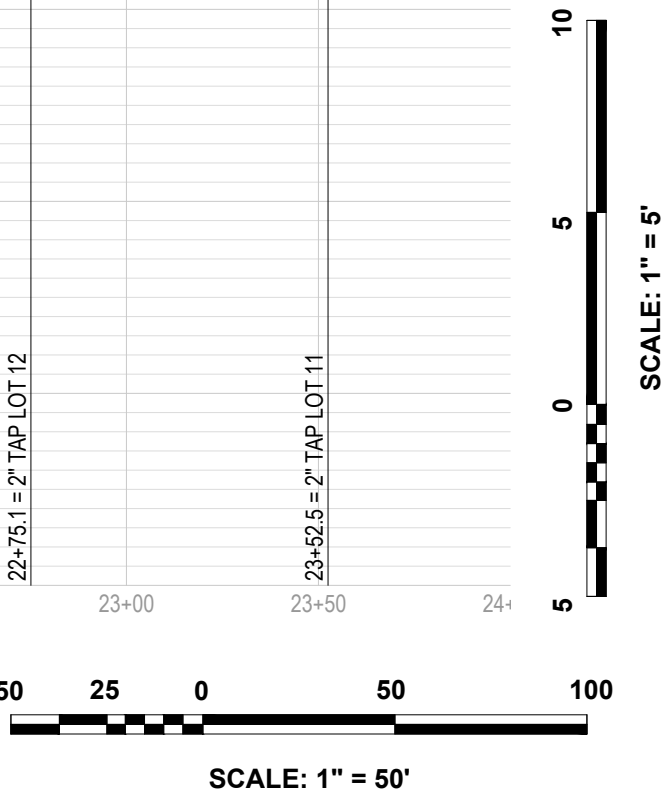
03/31/2025

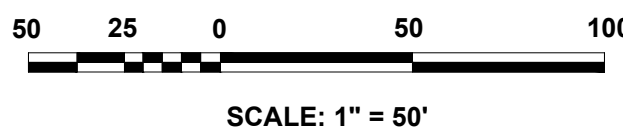
PROFESSIONAL ENGINEER

DATE:	02-04-2025
SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	44 OF 57
DWG #	



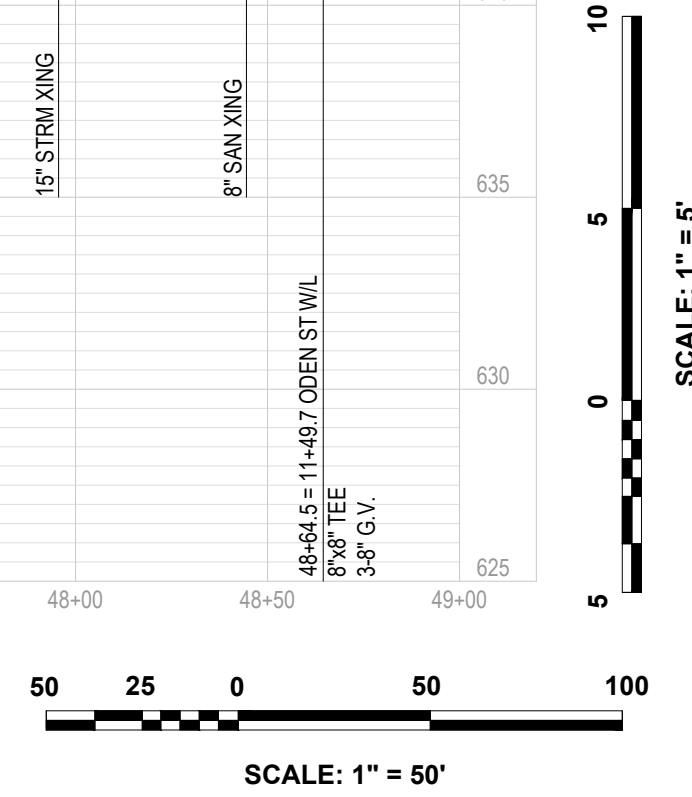
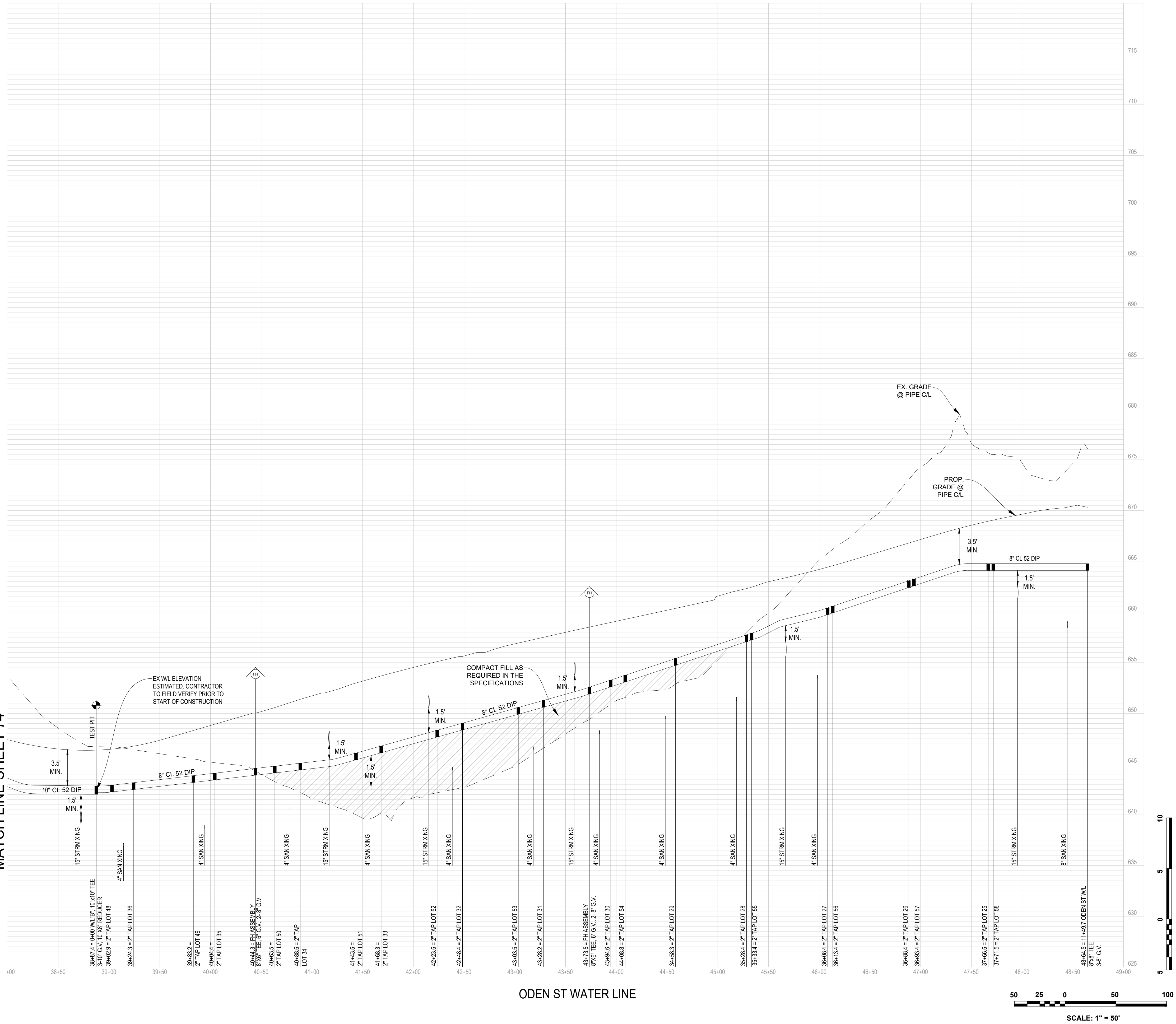
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Rev. No. 01	Date 03-31-2025
	
DATE: 02-04-2025	
SCALE: AS SHOWN	
DESIGNED BY: KAS	
FILE NO. 6533R	
SHEET	46 OF 57
DWG #	

MATCH LINE SHEET 74



WATER LINE PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

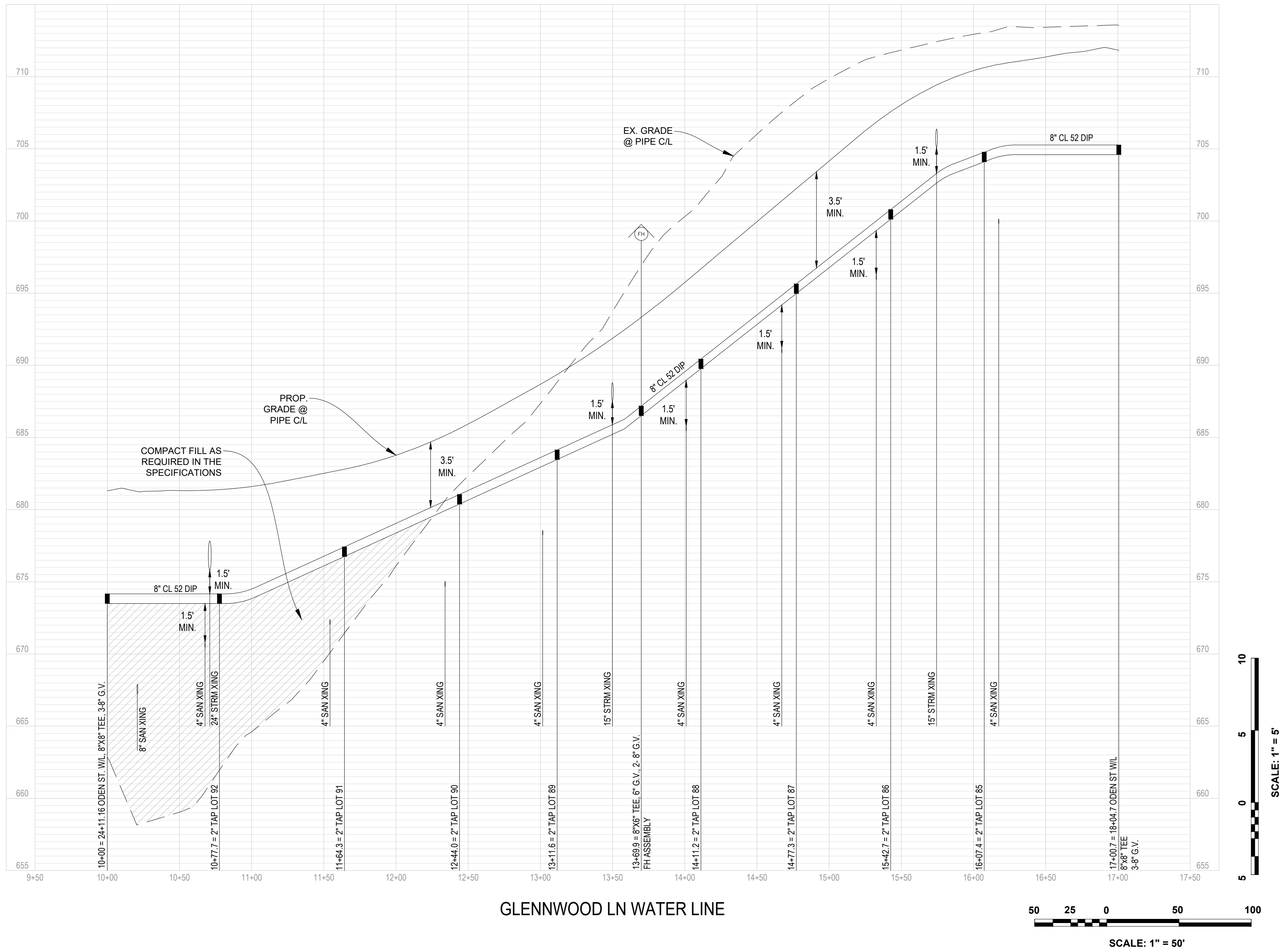
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FILE NO.	6533R
SHEET	47 OF 57
DWG #	



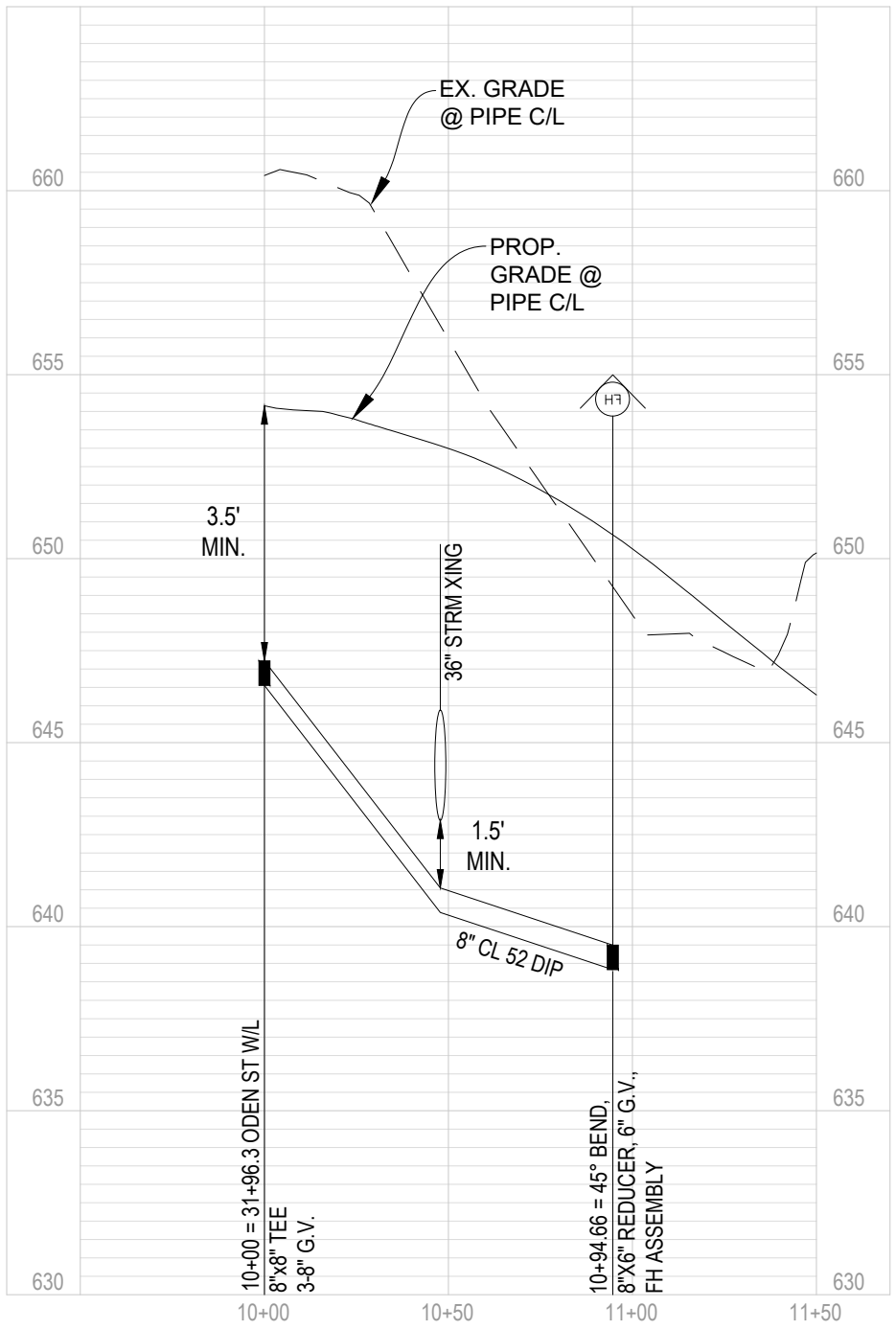
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GLENWOOD LN WATER LINE



MARSHALL RIDGE RD WATER LINE

WATER LINE PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. Date



DATE: 02-04-2025

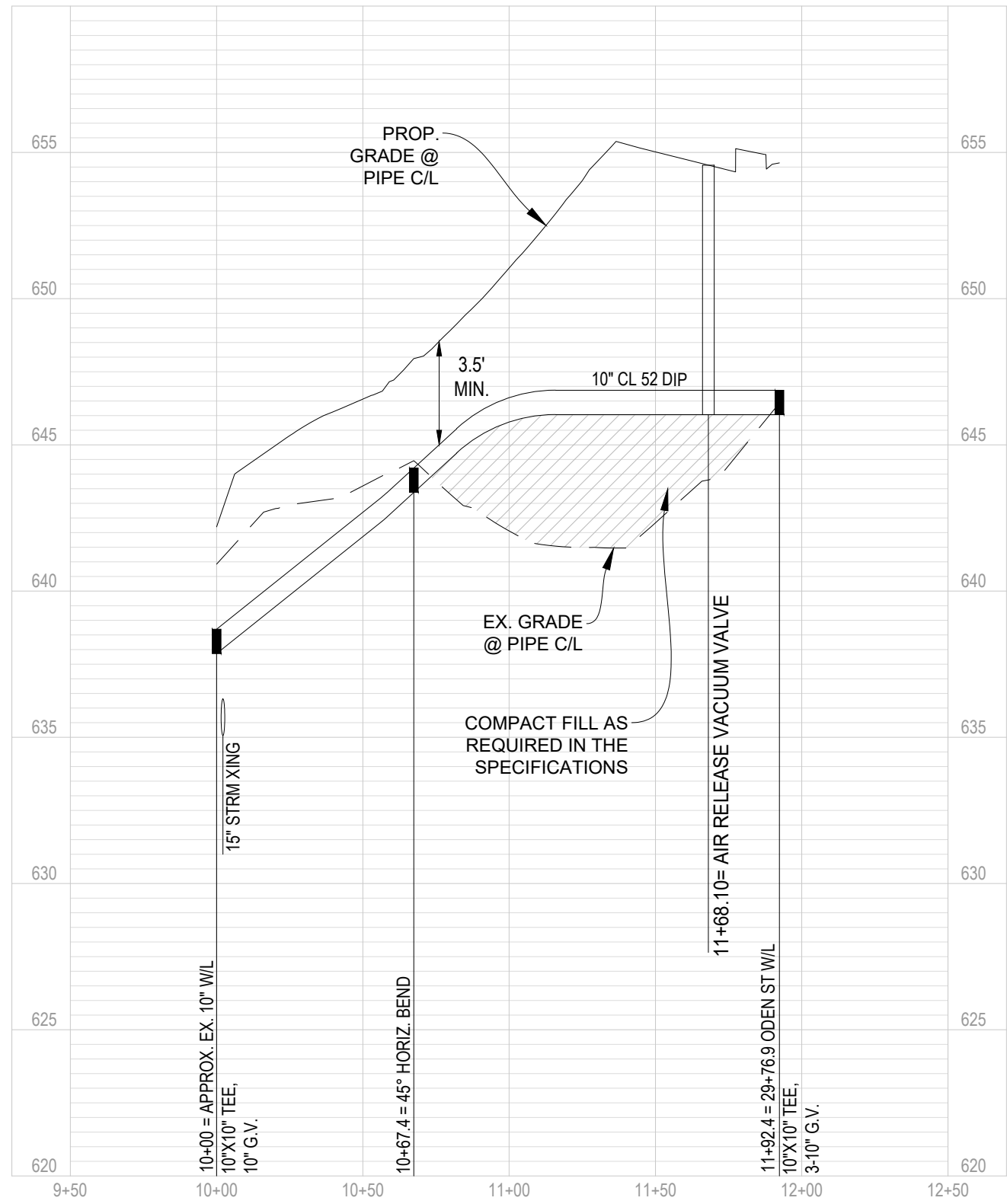
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DESIGNED BY: KAS

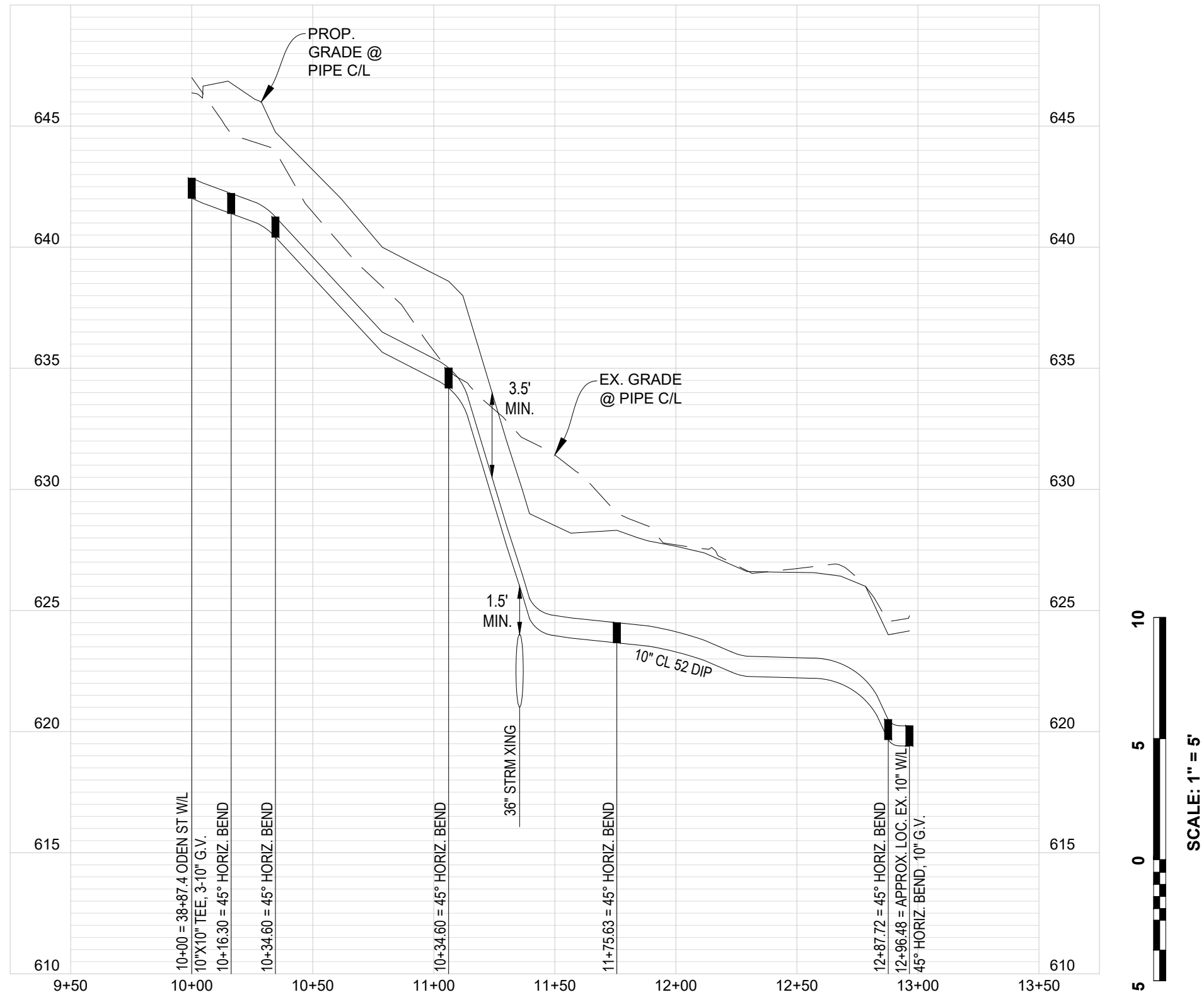
FILE NO. 6533R

SHEET 49 OF 57

DWG #



WATER LINE "A"



WATER LINE "B"

50 25 0 50 100
SCALE: 1" = 50'

WATER LINE PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. Date



DATE: 02-04-2025

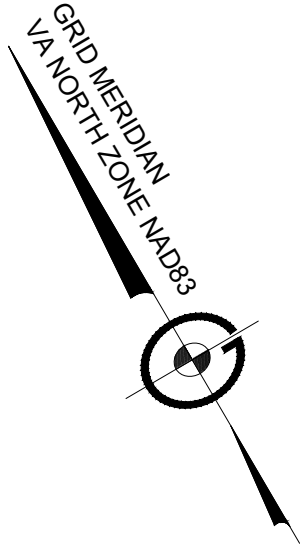
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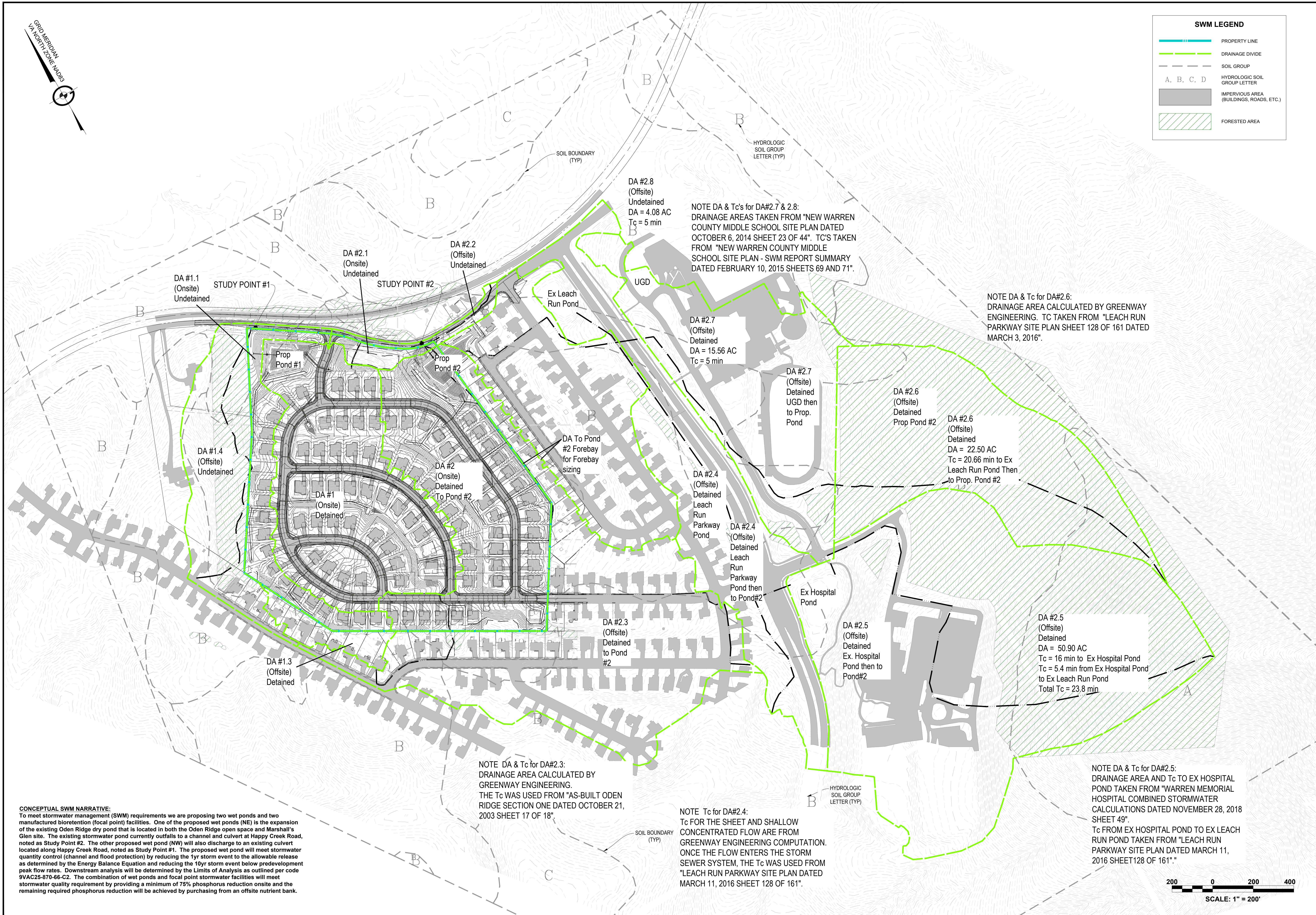
FILE NO. 6533R

SHEET 50 OF 57

DWG #



SWM LEGEND	
	PROPERTY LINE
	DRAINAGE DIVIDE
	SOIL GROUP
A, B, C, D	HYDROLOGIC SOIL GROUP LETTER
	IMPERVIOUS AREA (BUILDINGS, ROADS, ETC.)
	FORESTED AREA



CONCEPTUAL SWM NARRATIVE:
To meet stormwater management (SWM) requirements we are proposing two wet ponds and two manufactured bioretention (focal point) facilities. One of the proposed wet ponds (NE) is the expansion of the existing Oden Ridge dry pond that is located in both the Oden Ridge open space and Marshall's Glen site. The existing stormwater pond currently outfalls to a channel and culvert at Happy Creek Road, noted as Study Point #2. The other proposed wet pond (NW) will also discharge to an existing culvert located along Happy Creek Road, noted as Study Point #1. The proposed wet pond will meet stormwater quantity control (channel and flood protection) by reducing the 1yr storm event to the allowable release as determined by the Energy Balance Equation and reducing the 10yr storm event below predevelopment peak flow rates. Downstream analysis will be determined by the Limits of Analysis as outlined per code 9VAC25-870-66-C2. The combination of wet ponds and focal point stormwater facilities will meet stormwater quality requirement by providing a minimum of 75% phosphorus reduction onsite and the remaining required phosphorus reduction will be achieved by purchasing from an offsite nutrient bank.

NOTE DA & Tc for DA#2.3:
DRAINAGE AREA CALCULATED BY
GREENWAY ENGINEERING.
THE Tc WAS USED FROM "AS-BUILT ODEN
RIDGE SECTION ONE DATED OCTOBER 21,
2003 SHEET 17 OF 18"

NOTE Tc for DA#2.4:
Tc FOR THE SHEET AND SHALLOW
CONCENTRATED FLOW ARE FROM
GREENWAY ENGINEERING COMPUTATION.
ONCE THE FLOW ENTERS THE STORM
SEWER SYSTEM, THE Tc WAS USED FROM
"LEACH RUN PARKWAY SITE PLAN DATED
MARCH 11, 2016 SHEET 128 OF 161".

NOTE DA & Tc's for DA#2.7 & 2.8:
DRAINAGE AREAS TAKEN FROM "NEW WARREN
COUNTY MIDDLE SCHOOL SITE PLAN DATED
OCTOBER 6, 2014 SHEET 23 OF 44". TC'S TAKEN
FROM "NEW WARREN COUNTY MIDDLE
SCHOOL SITE PLAN - SWM REPORT SUMMARY
DATED FEBRUARY 10, 2015 SHEETS 69 AND 71".

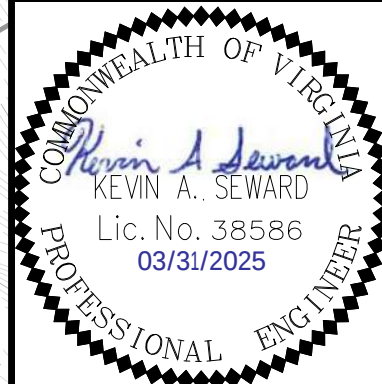
NOTE DA & Tc for DA#2.6:
DRAINAGE AREA CALCULATED BY GREENWAY
ENGINEERING. TC TAKEN FROM "LEACH RUN
PARKWAY SITE PLAN SHEET 128 OF 161 DATED
MARCH 3, 2016".

NOTE DA & Tc for DA#2.5:
DRAINAGE AREA AND Tc TO EX HOSPITAL
POND TAKEN FROM "WARREN MEMORIAL
HOSPITAL COMBINED STORMWATER
CALCULATIONS DATED NOVEMBER 28, 2018
SHEET 49".
Tc FROM EX HOSPITAL POND TO EX LEACH
RUN POND TAKEN FROM "LEACH RUN
PARKWAY SITE PLAN DATED MARCH 11,
2016 SHEET 128 OF 161".

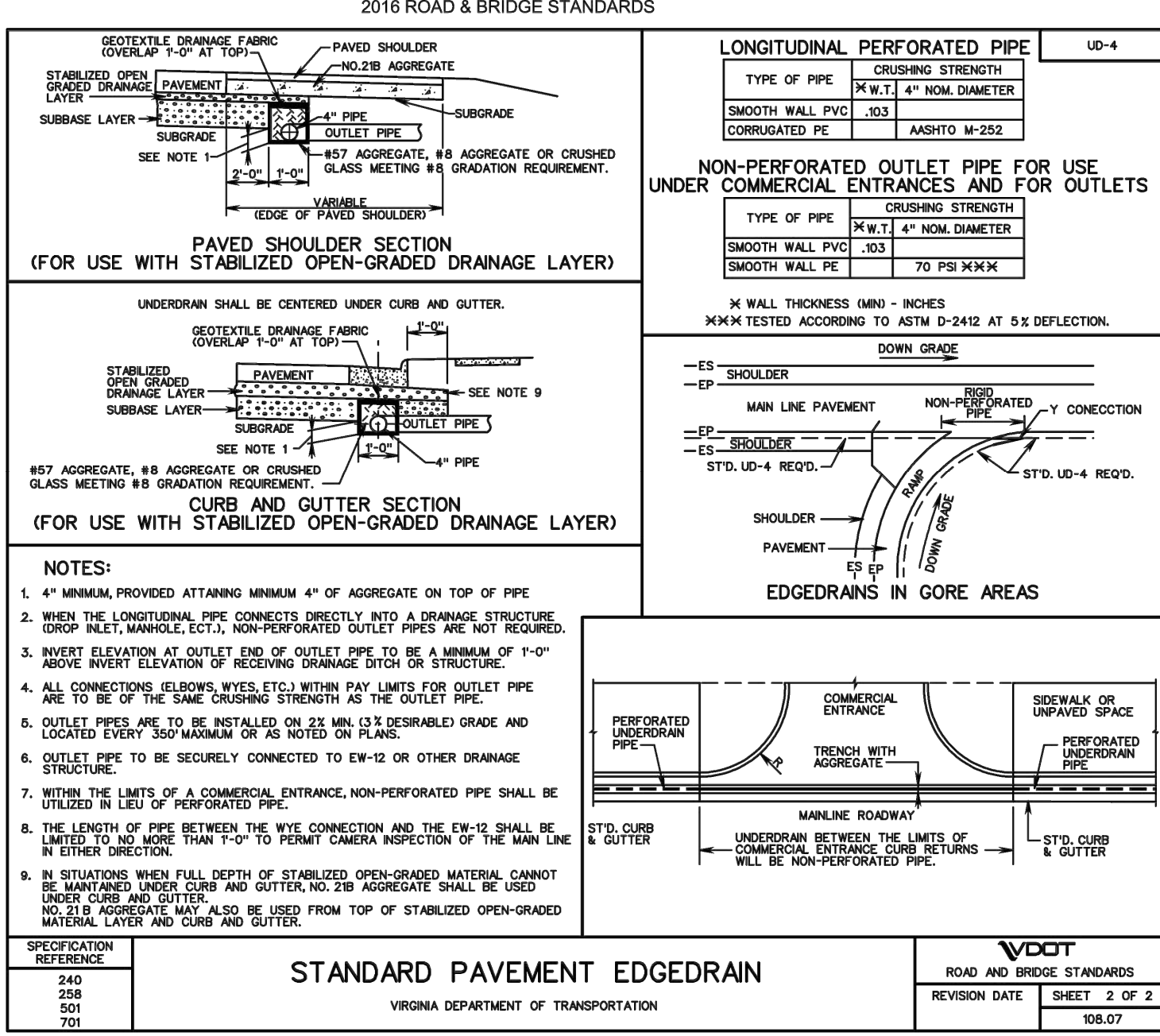
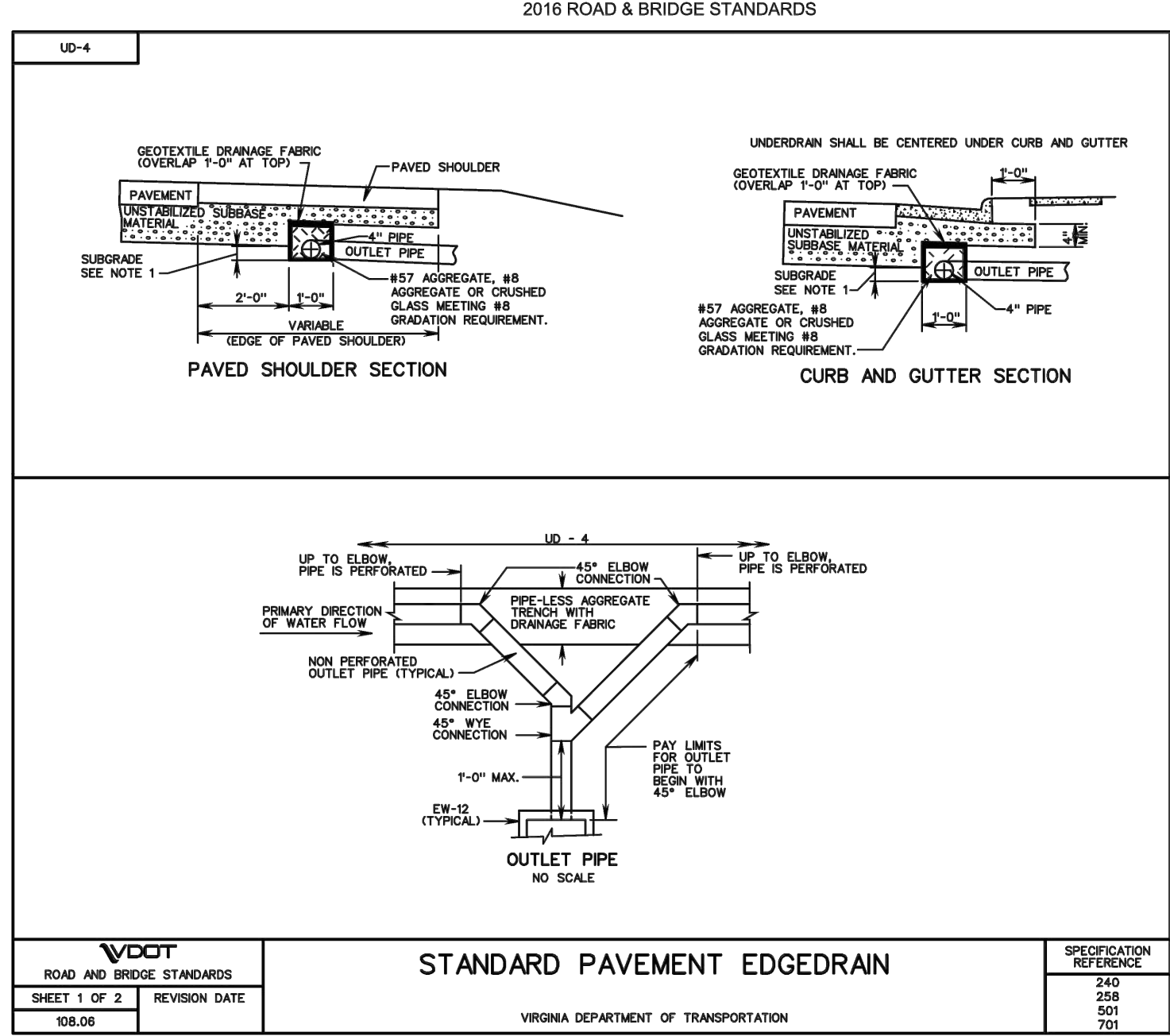
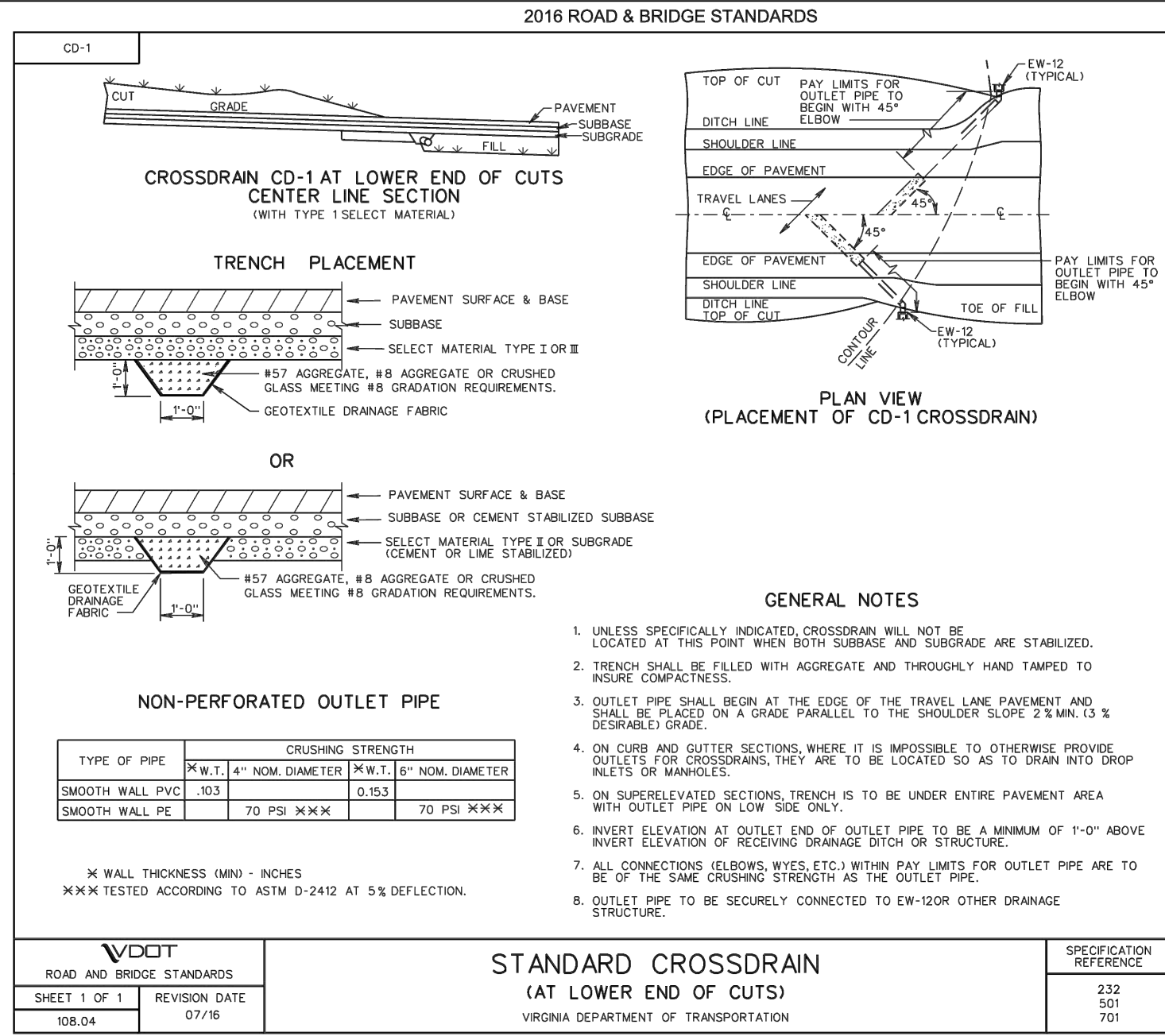
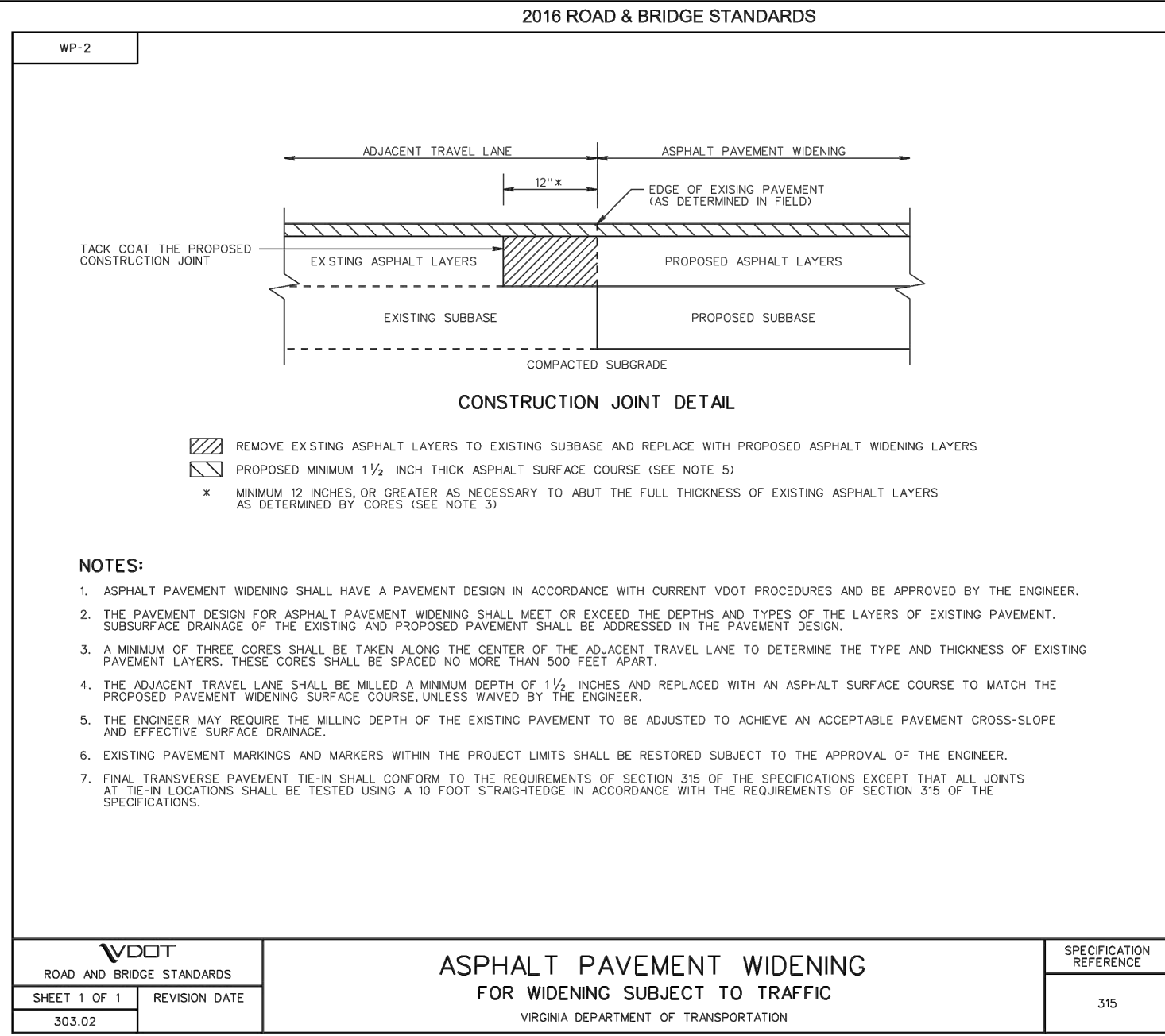
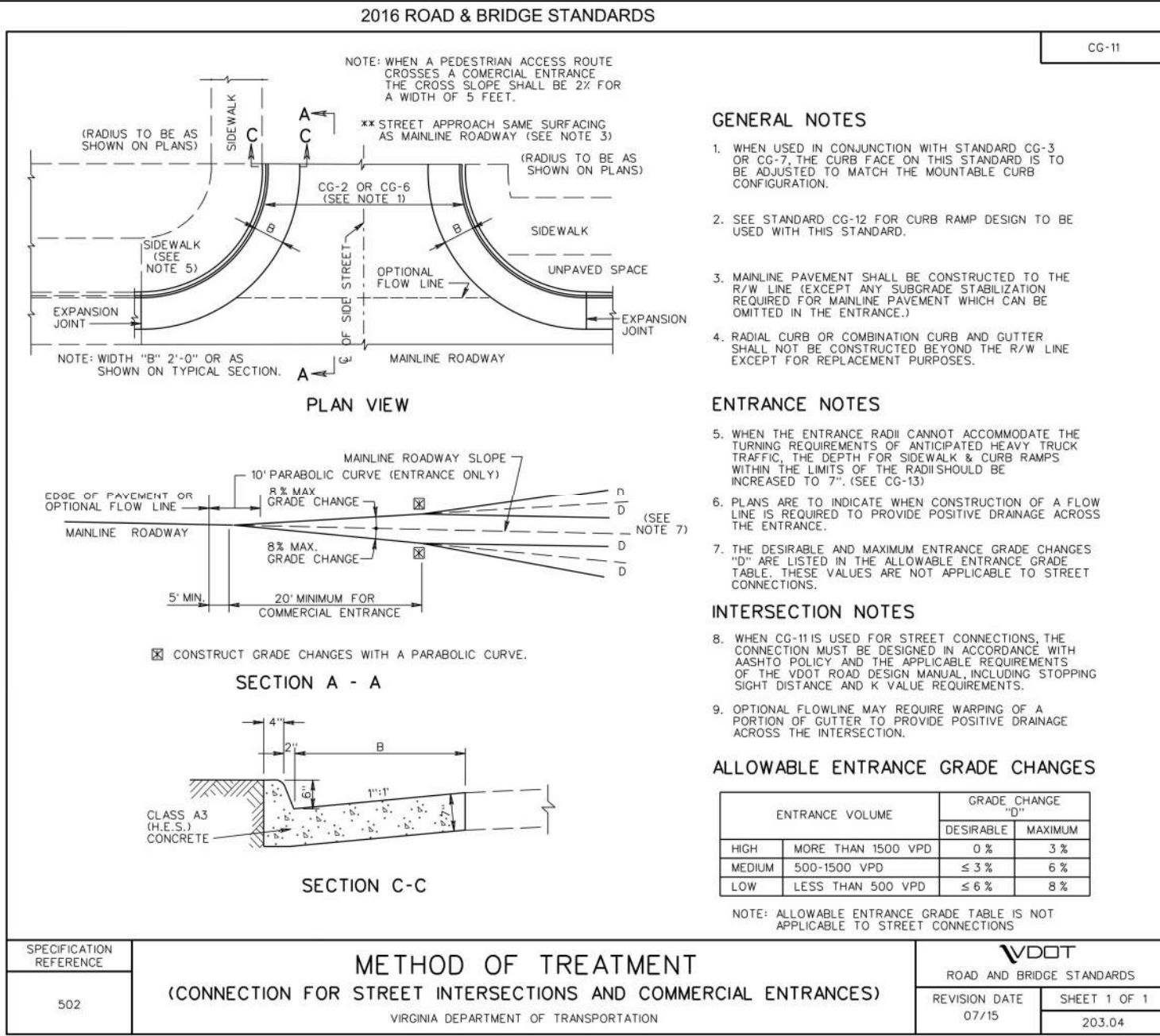


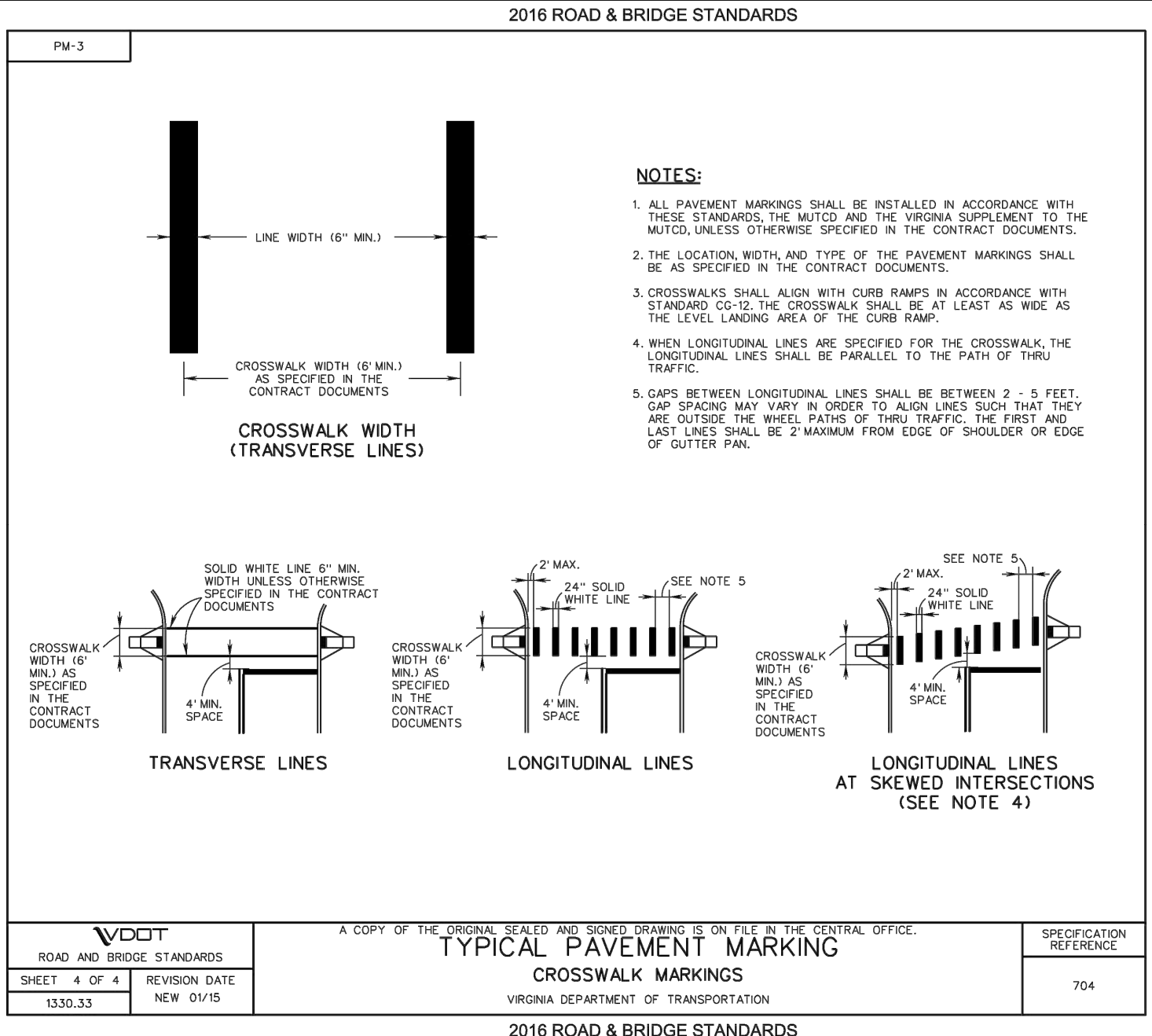
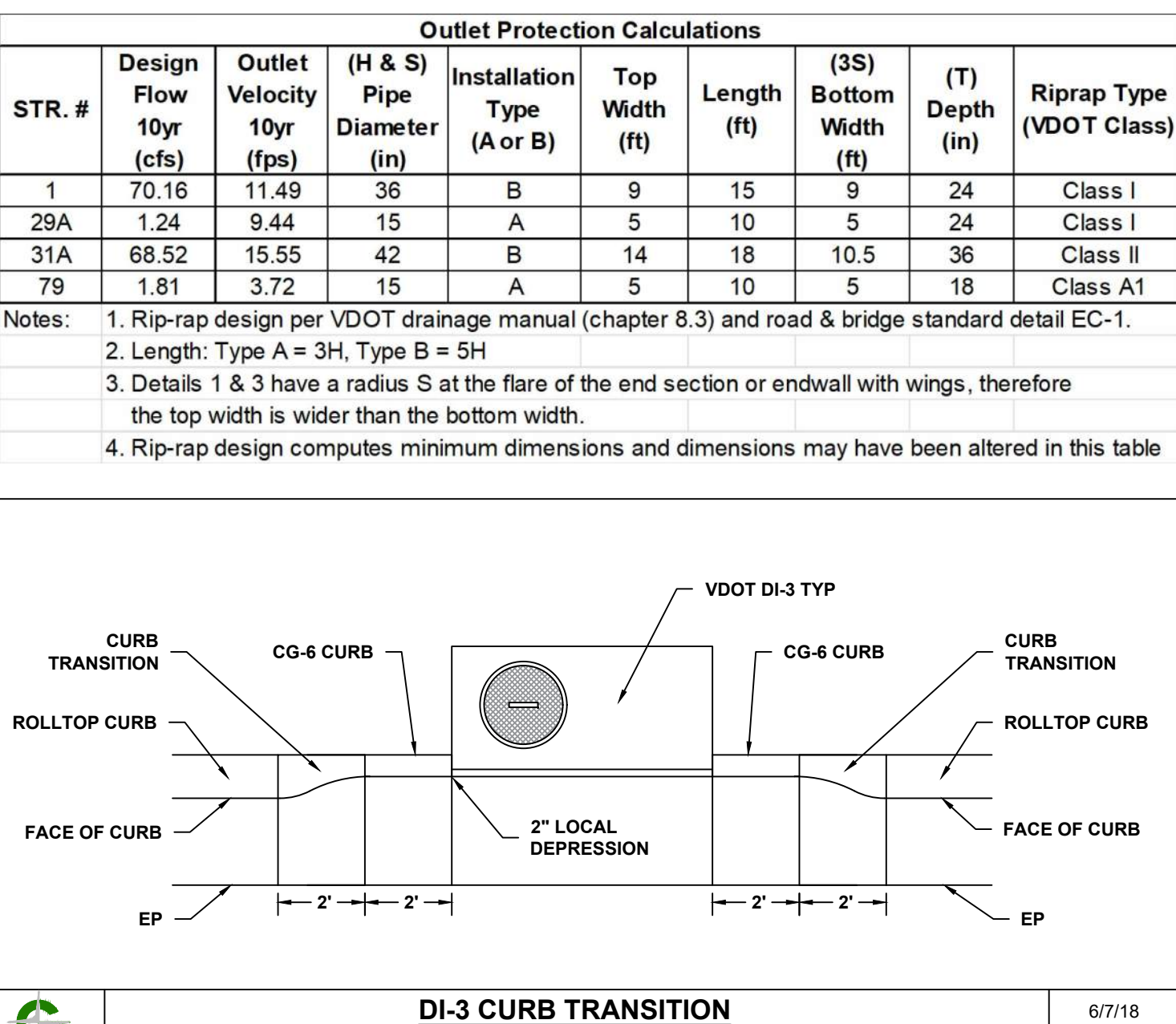
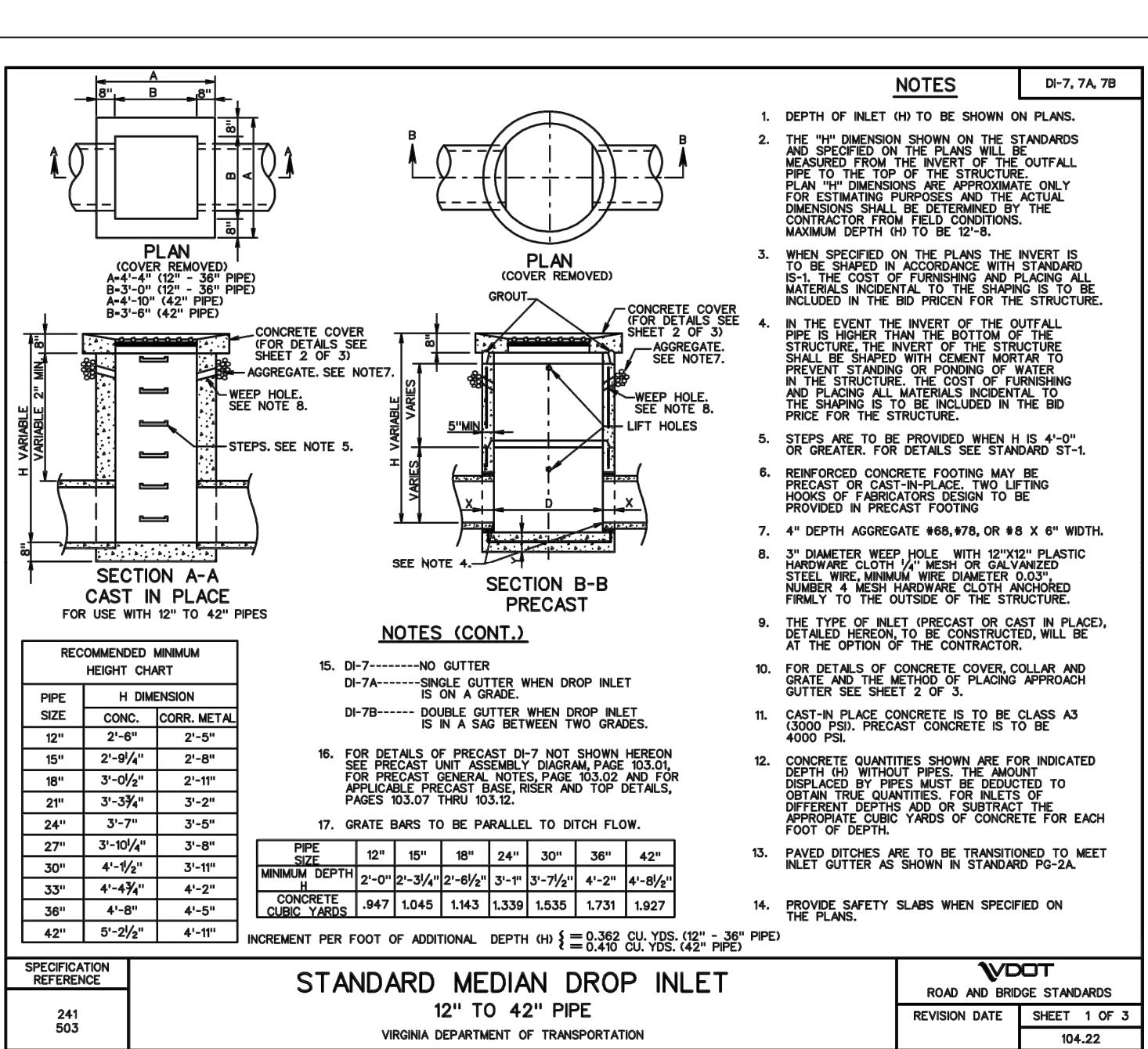
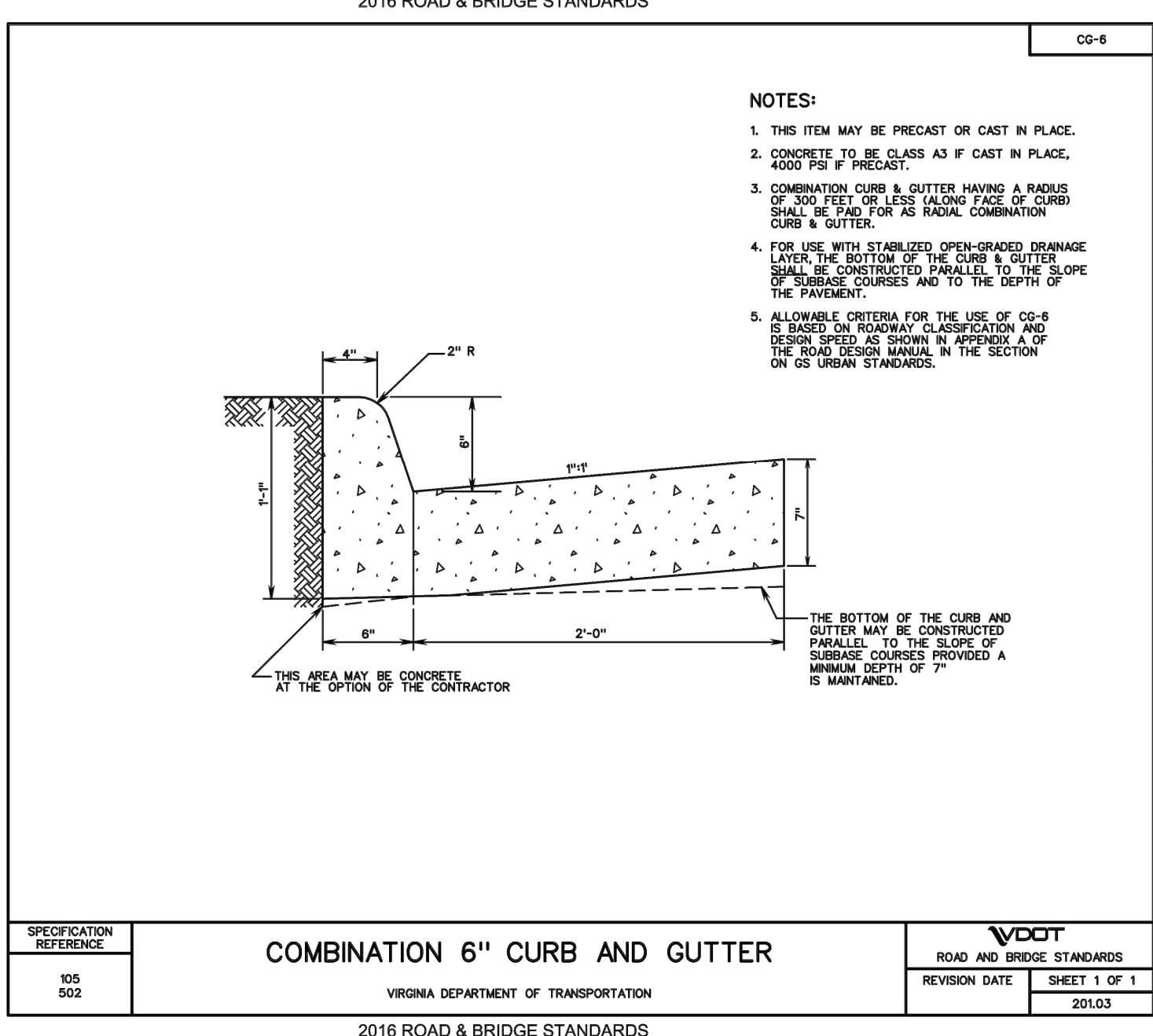
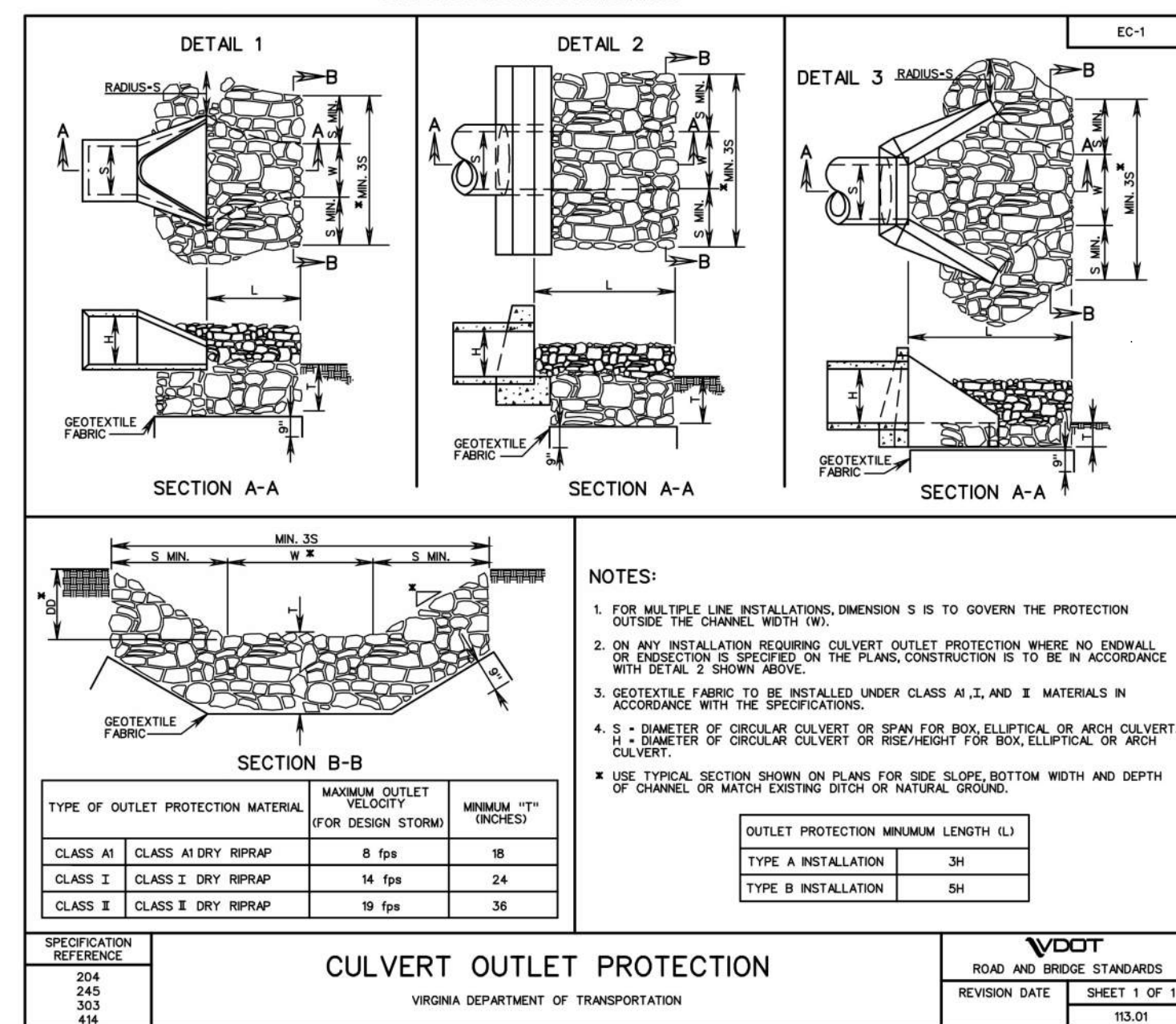
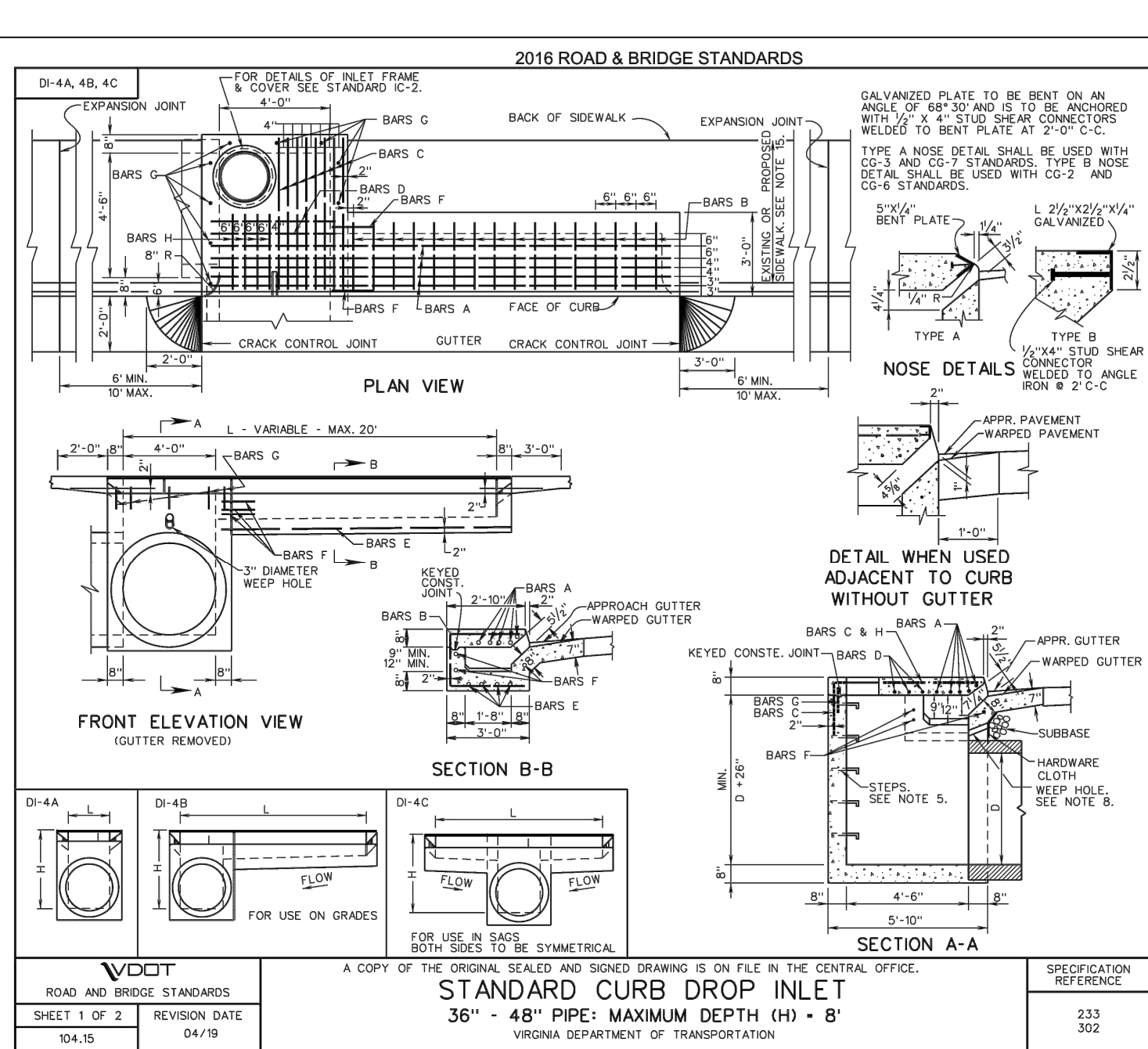
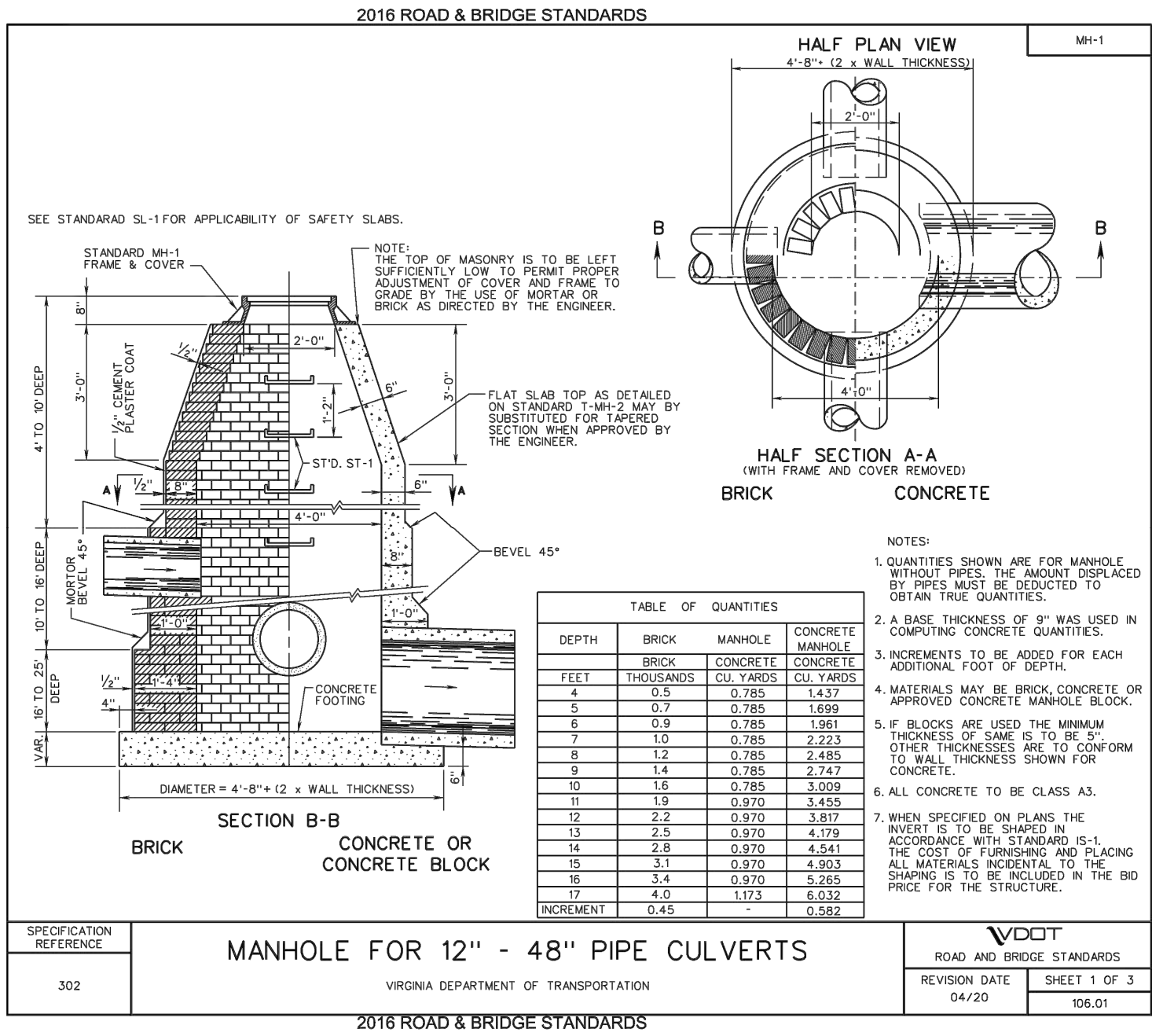
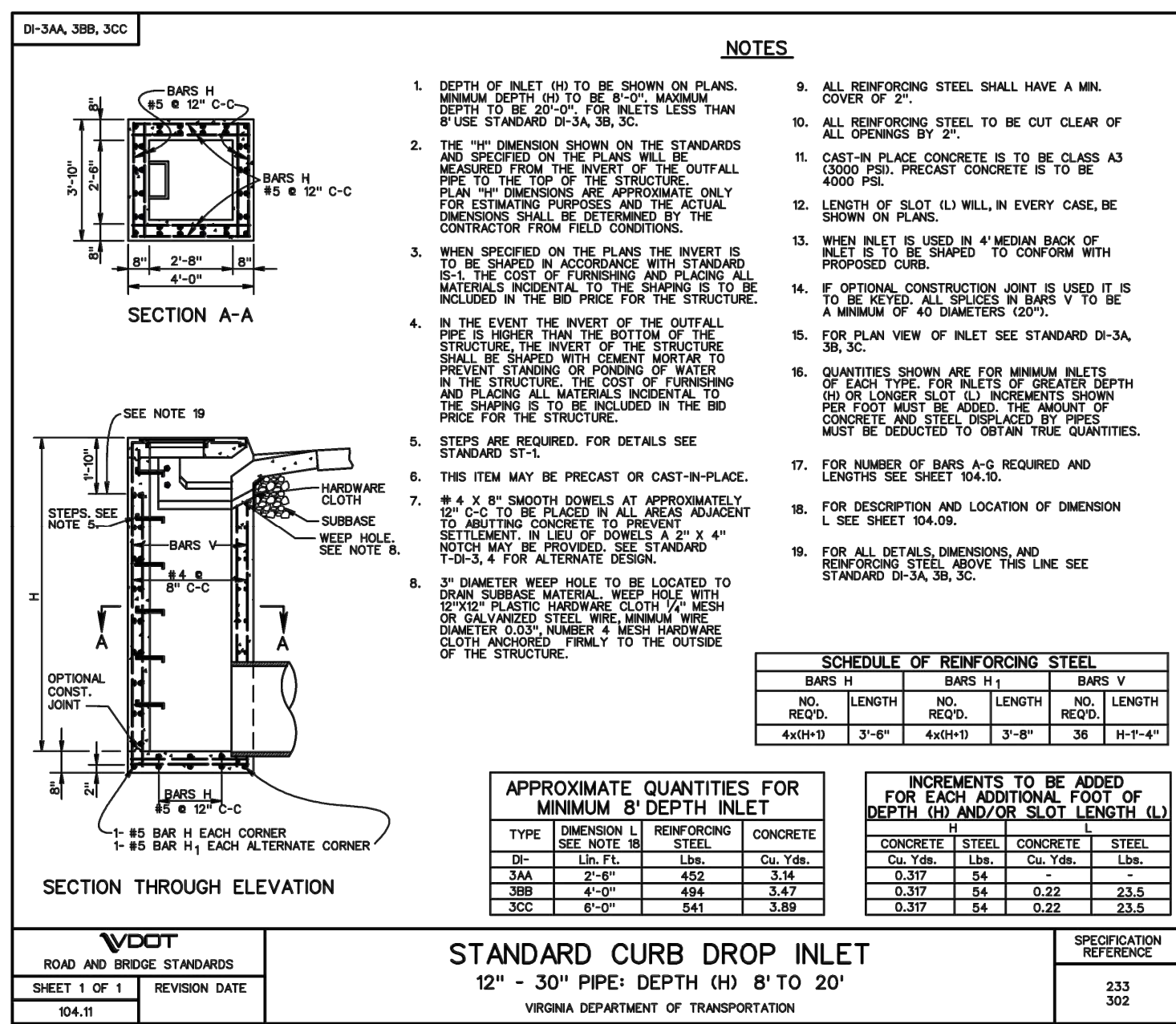
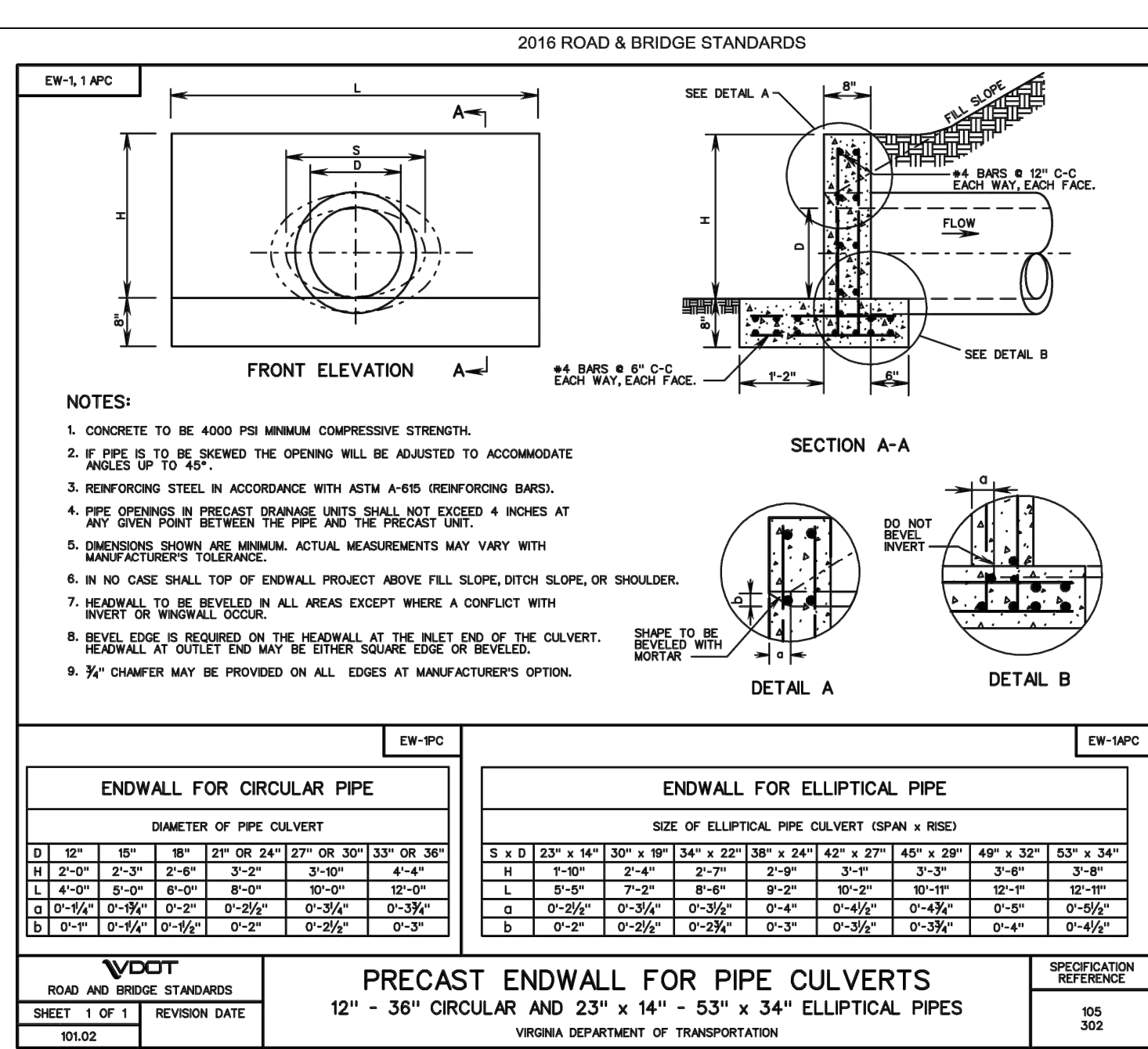
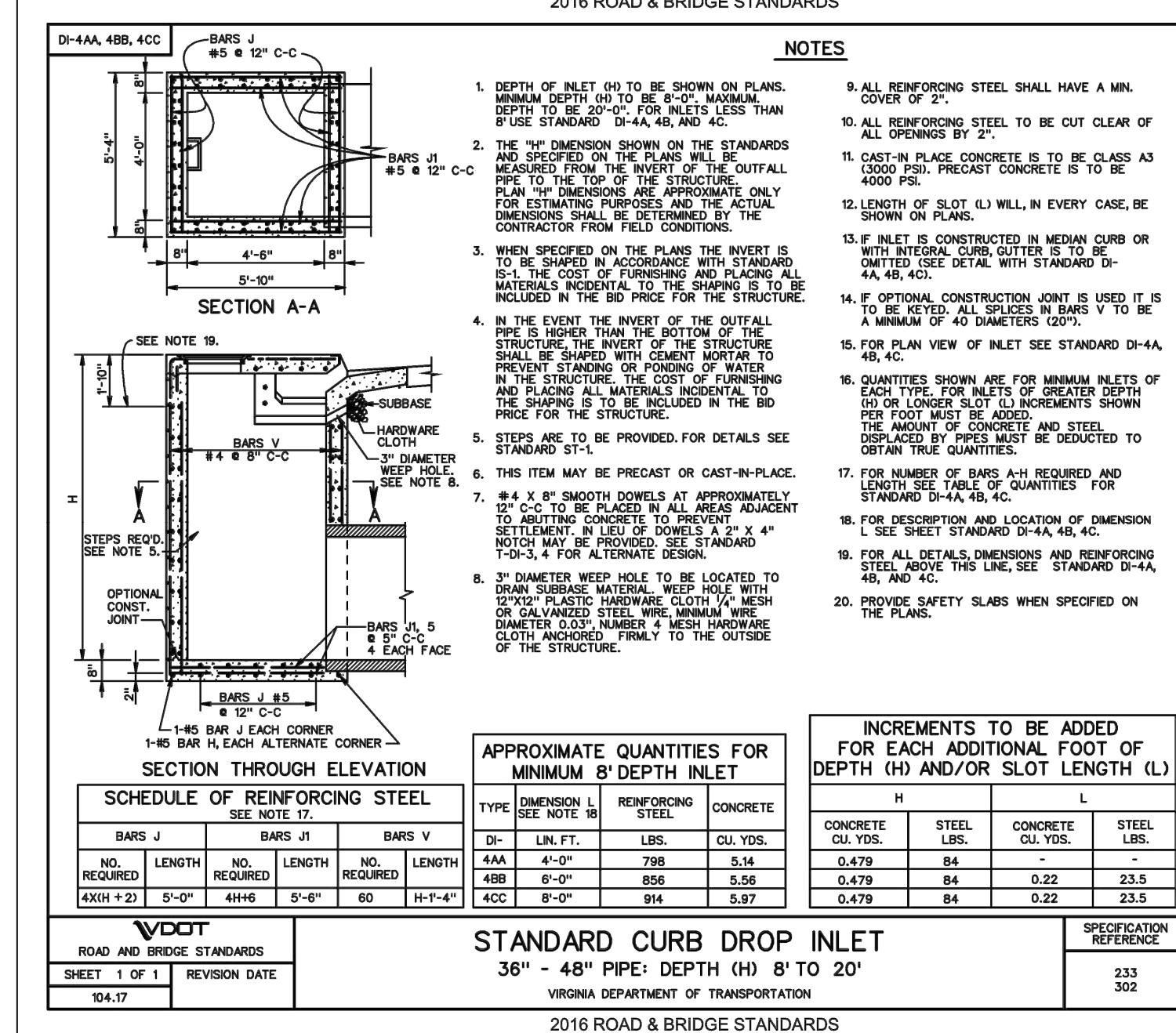
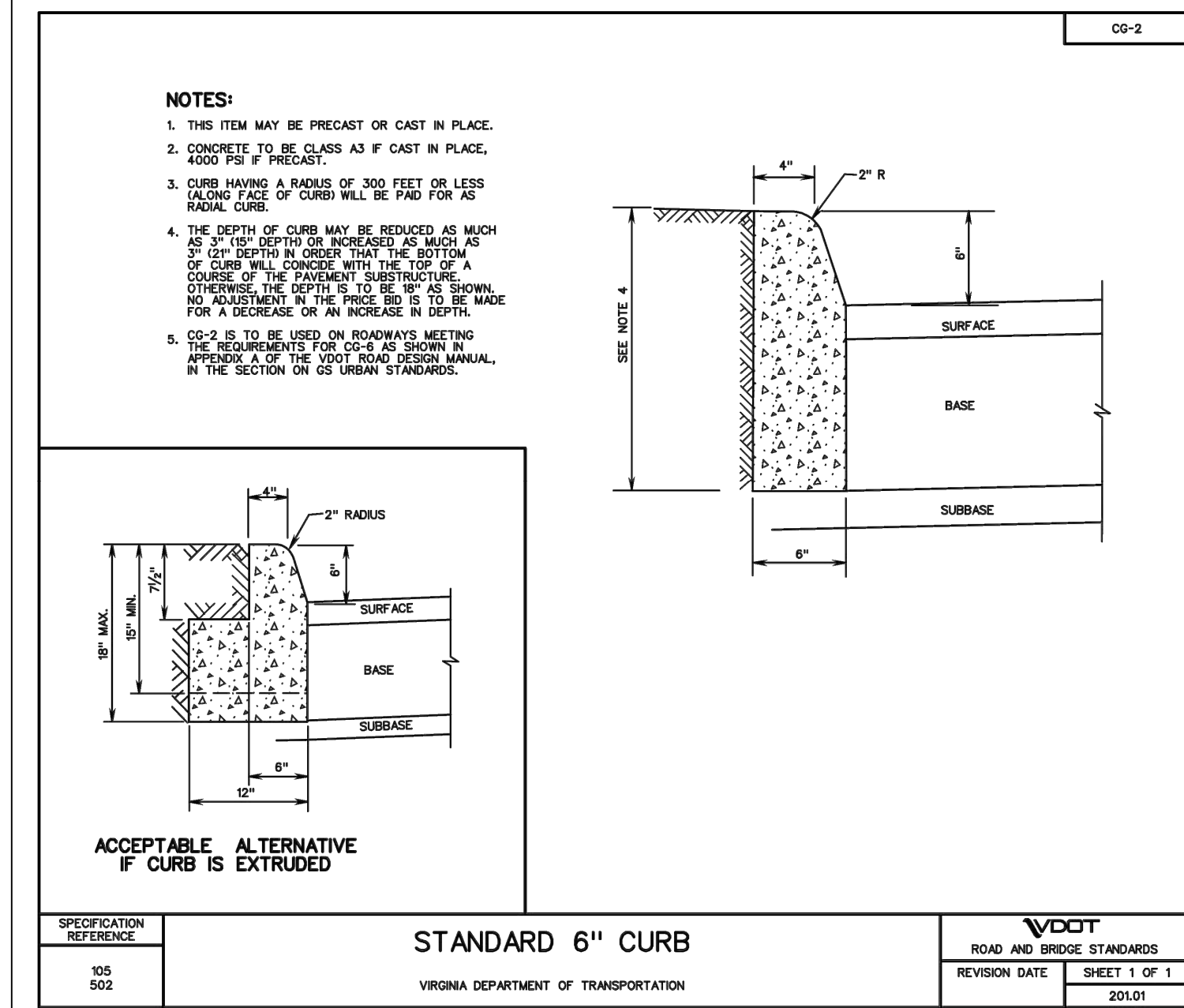
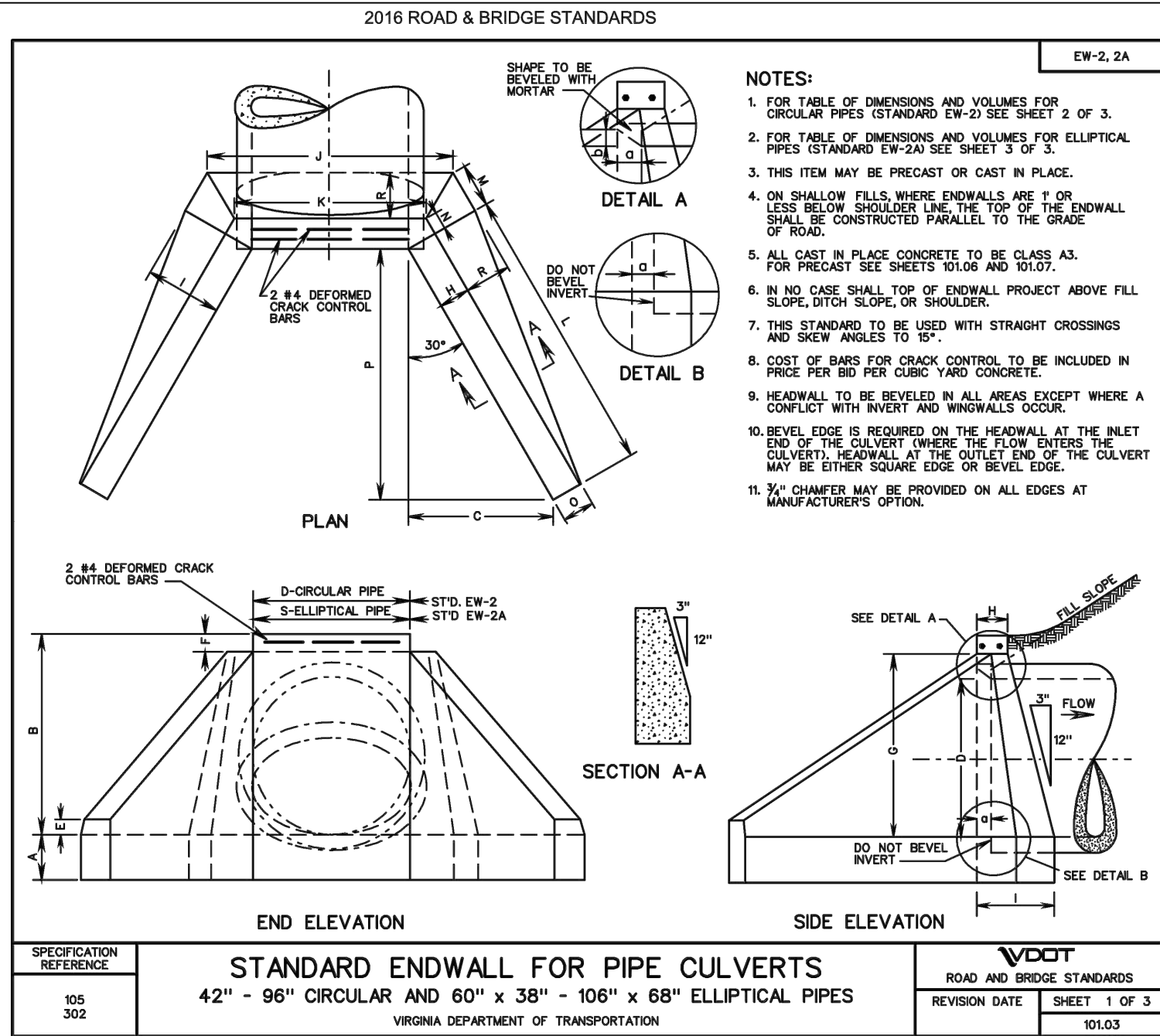
SWM PLAN POST
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE:	02-04-2025
SCALE:	1" = 200'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	51 OF 57
DWG #	





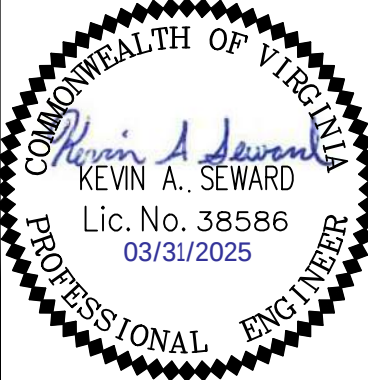
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VDOT DETAILS
MARSHALL'S GLEN
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HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE: 02-04-2025

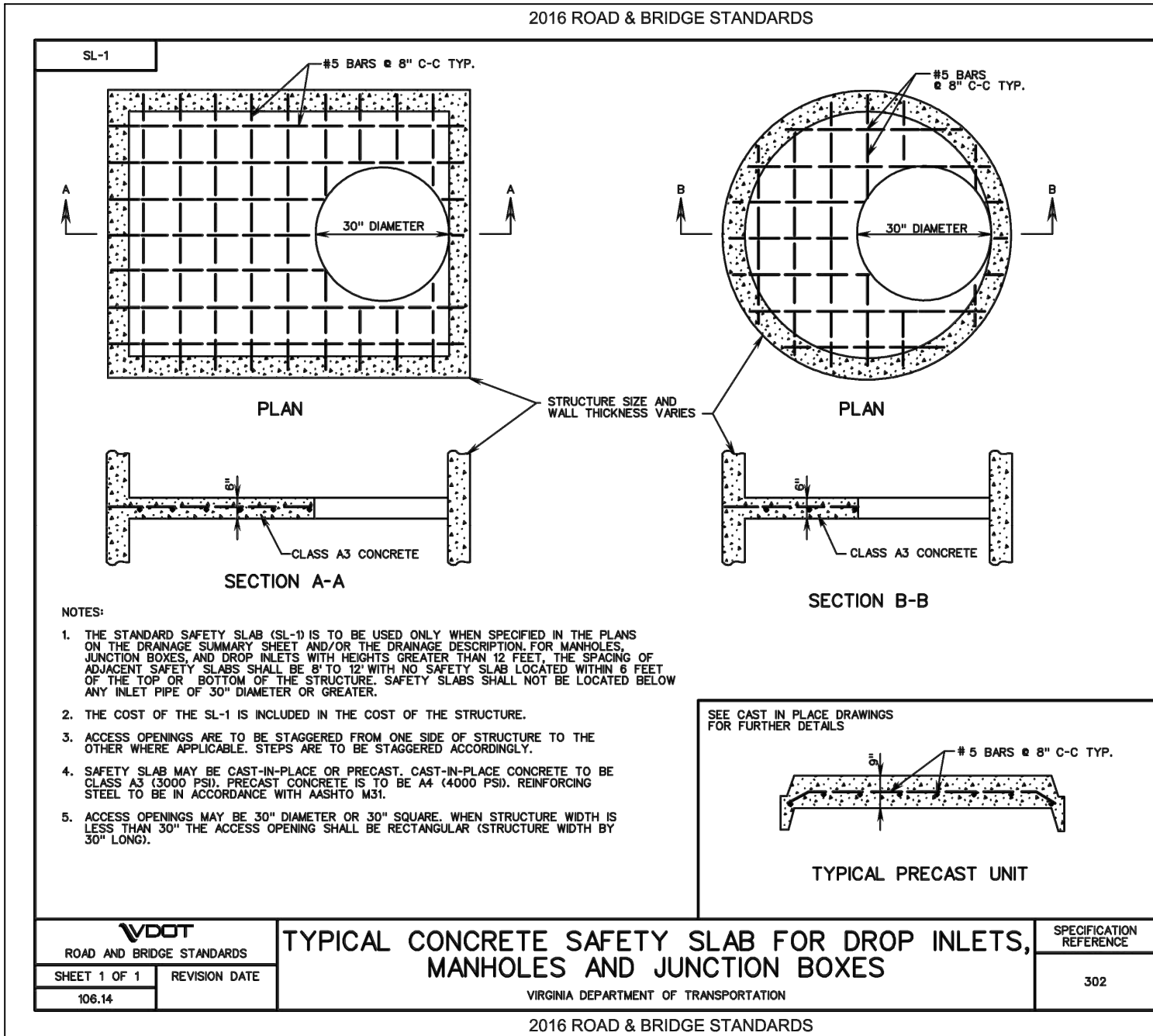
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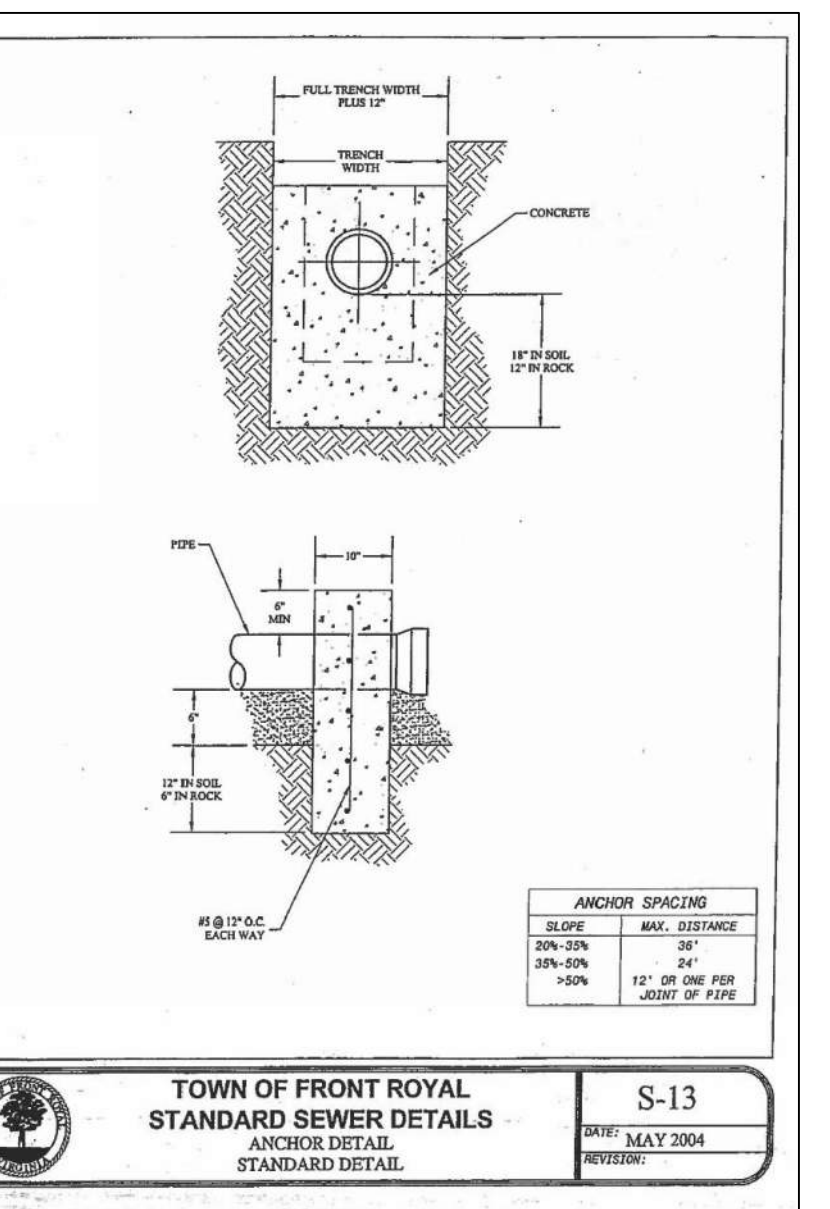
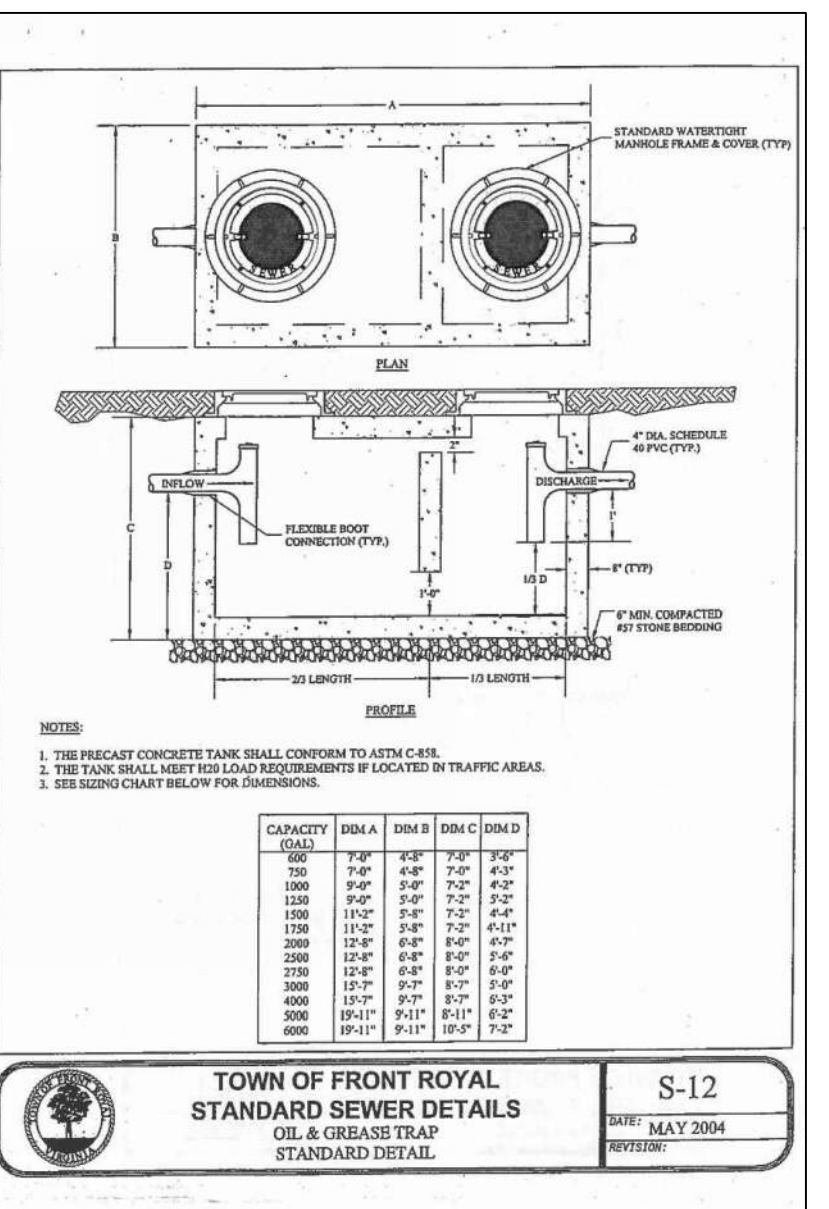
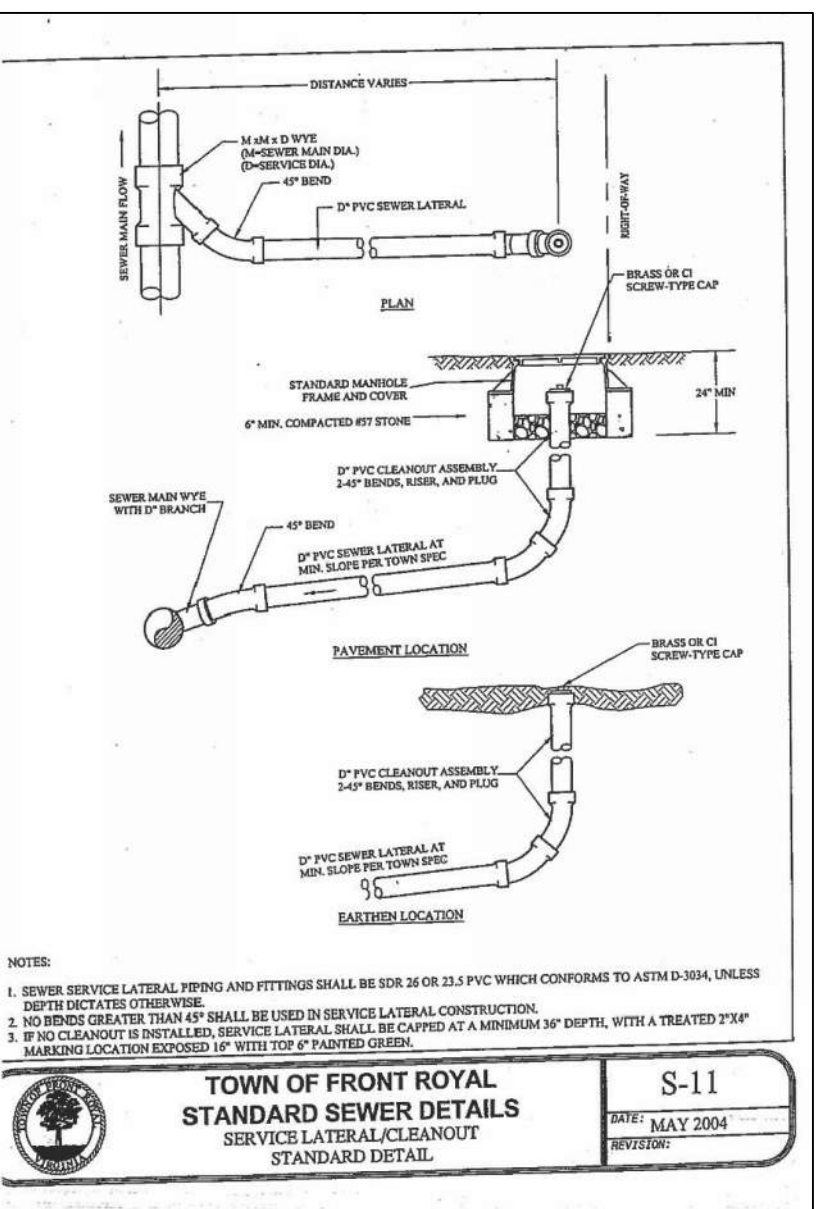
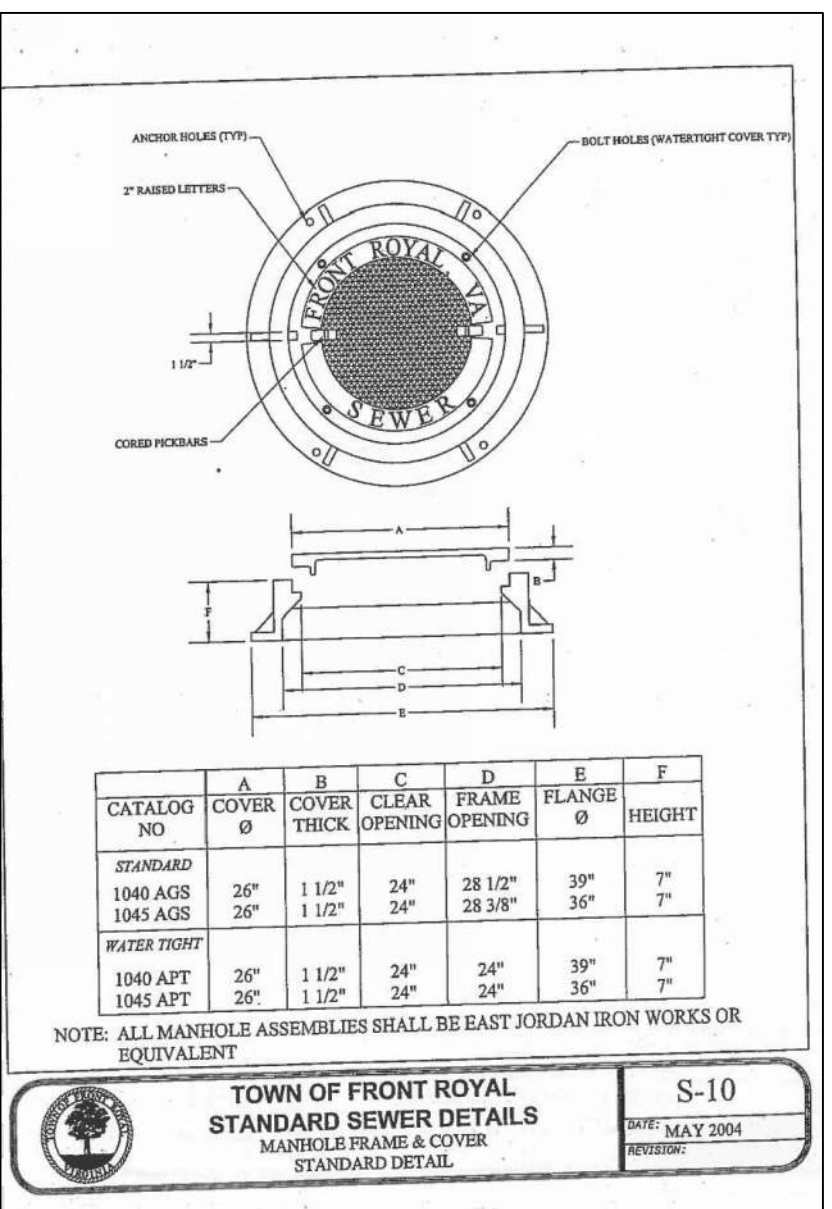
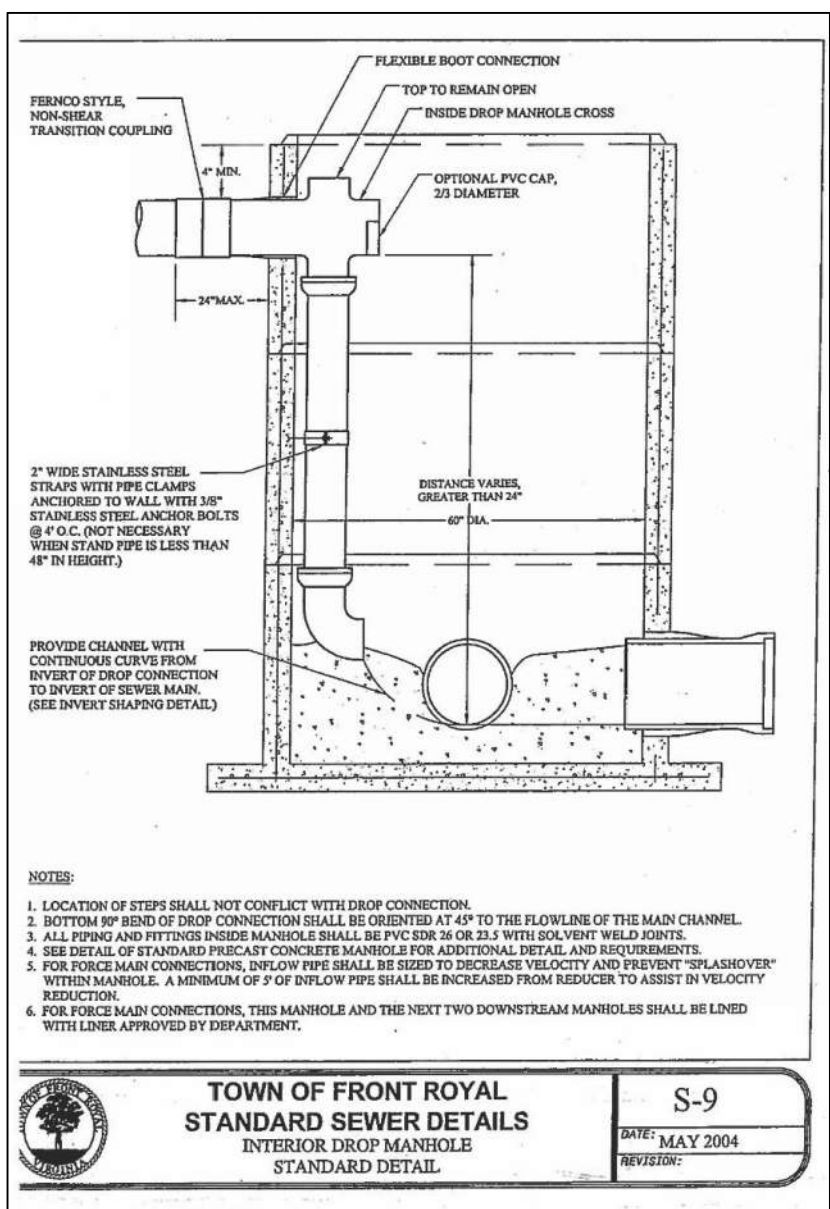
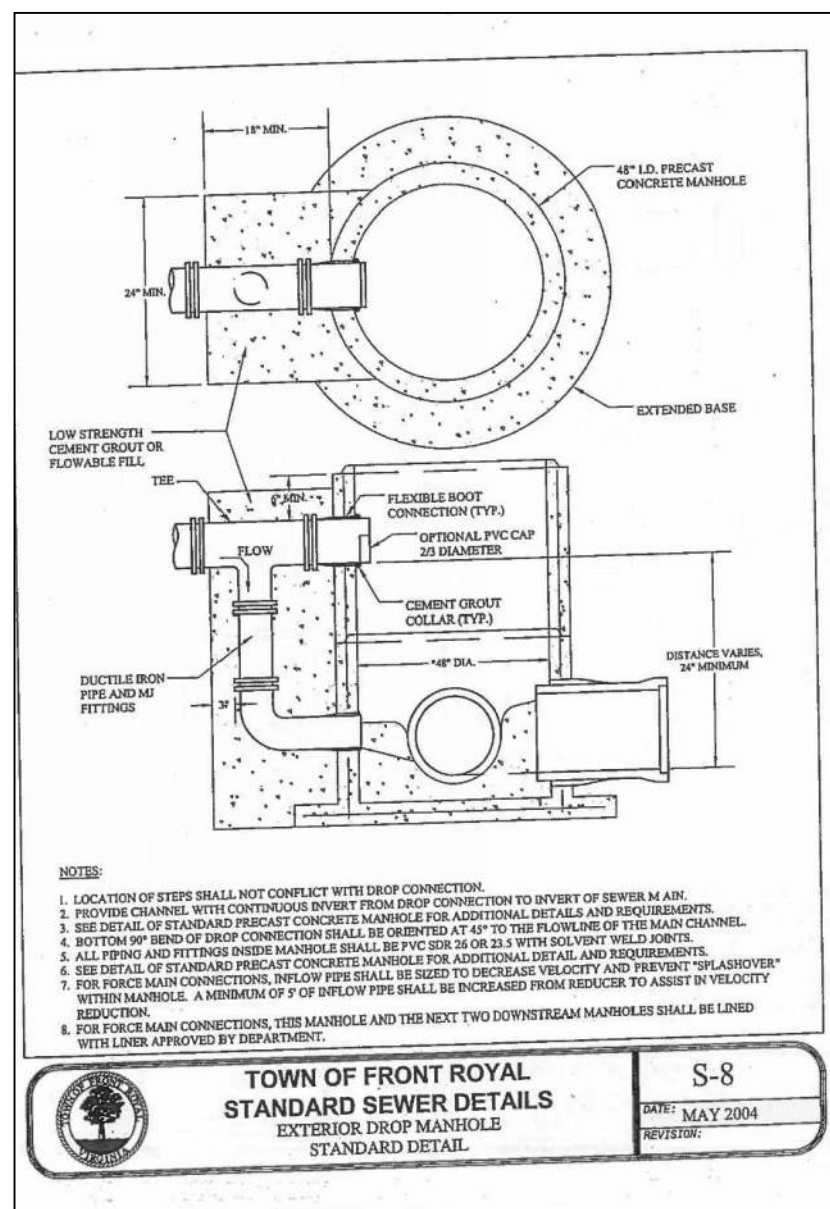
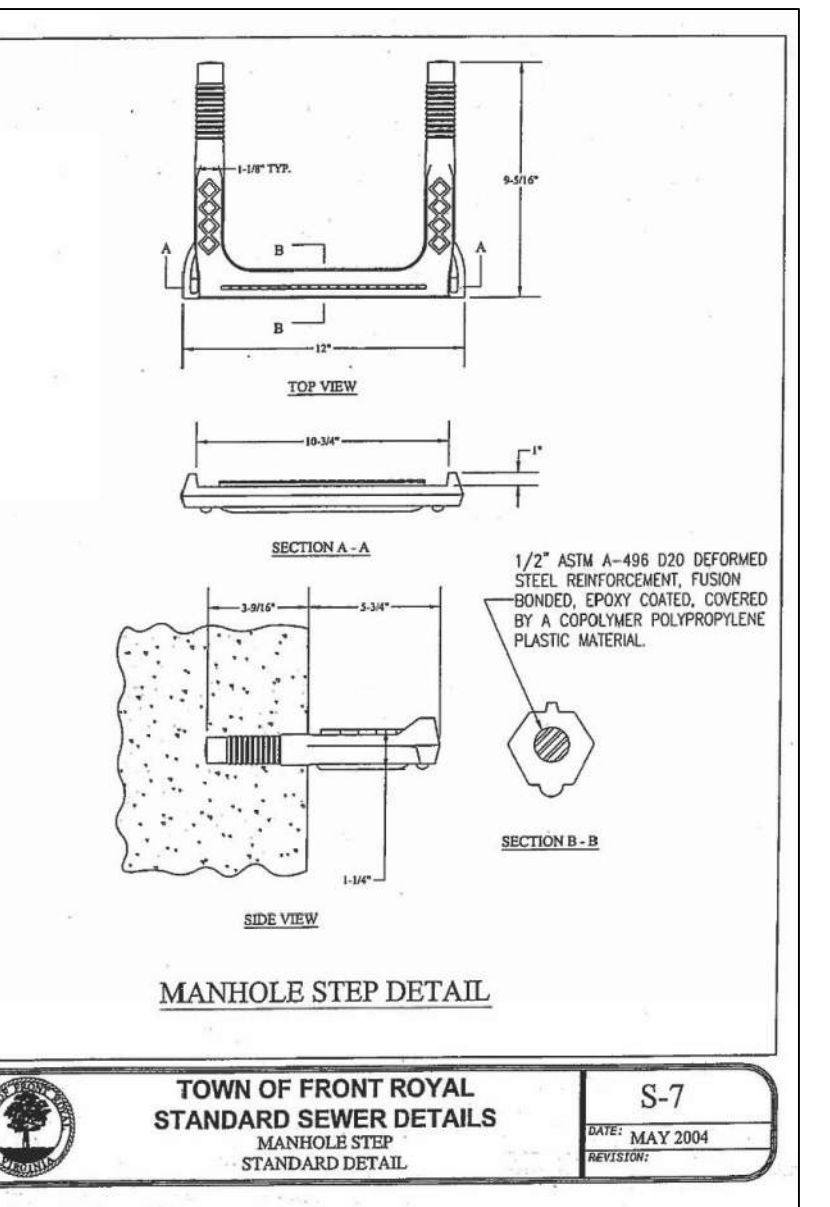
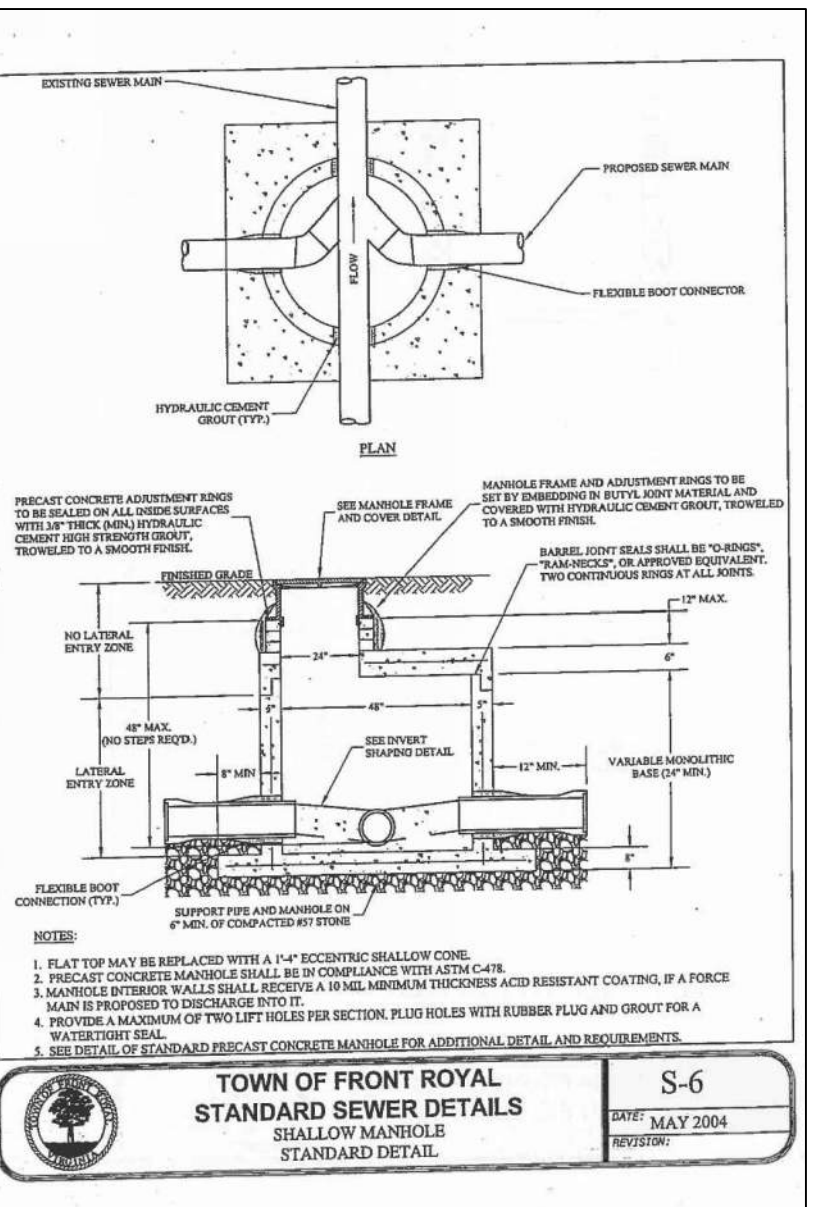
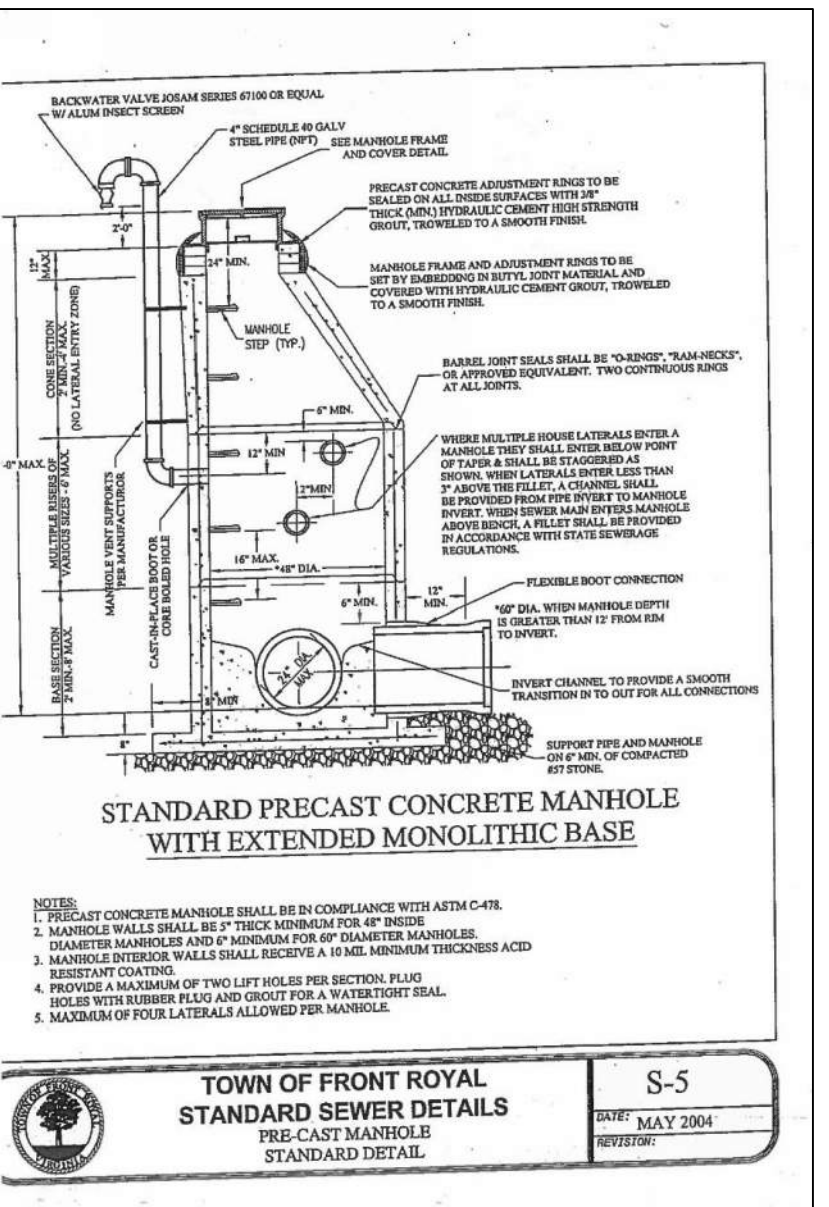
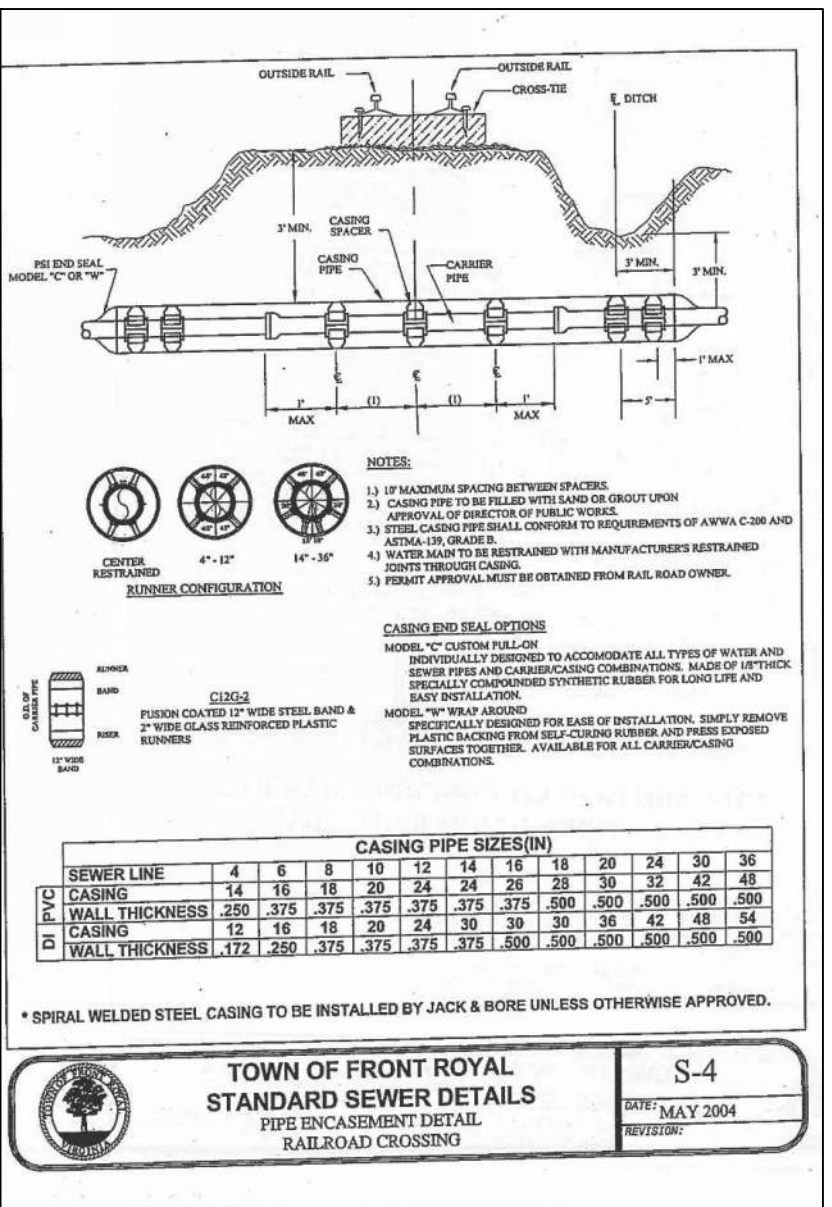
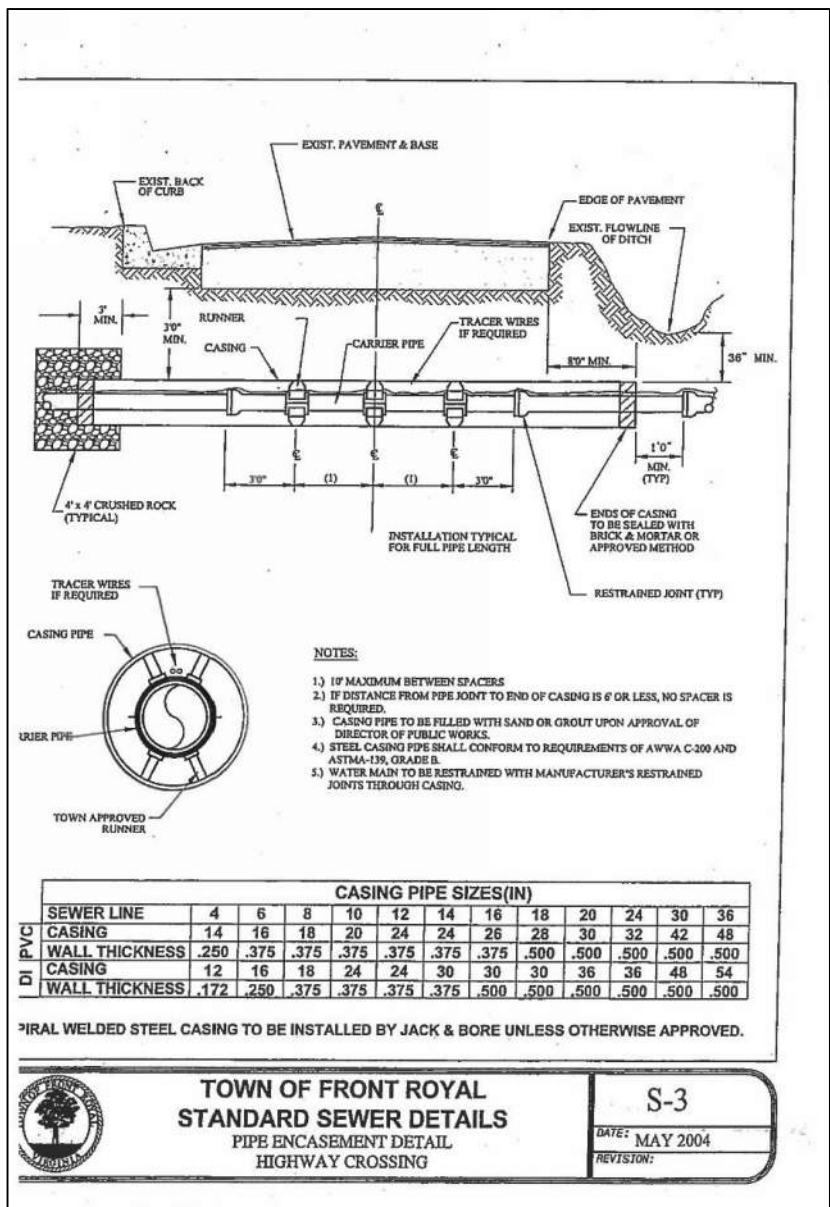
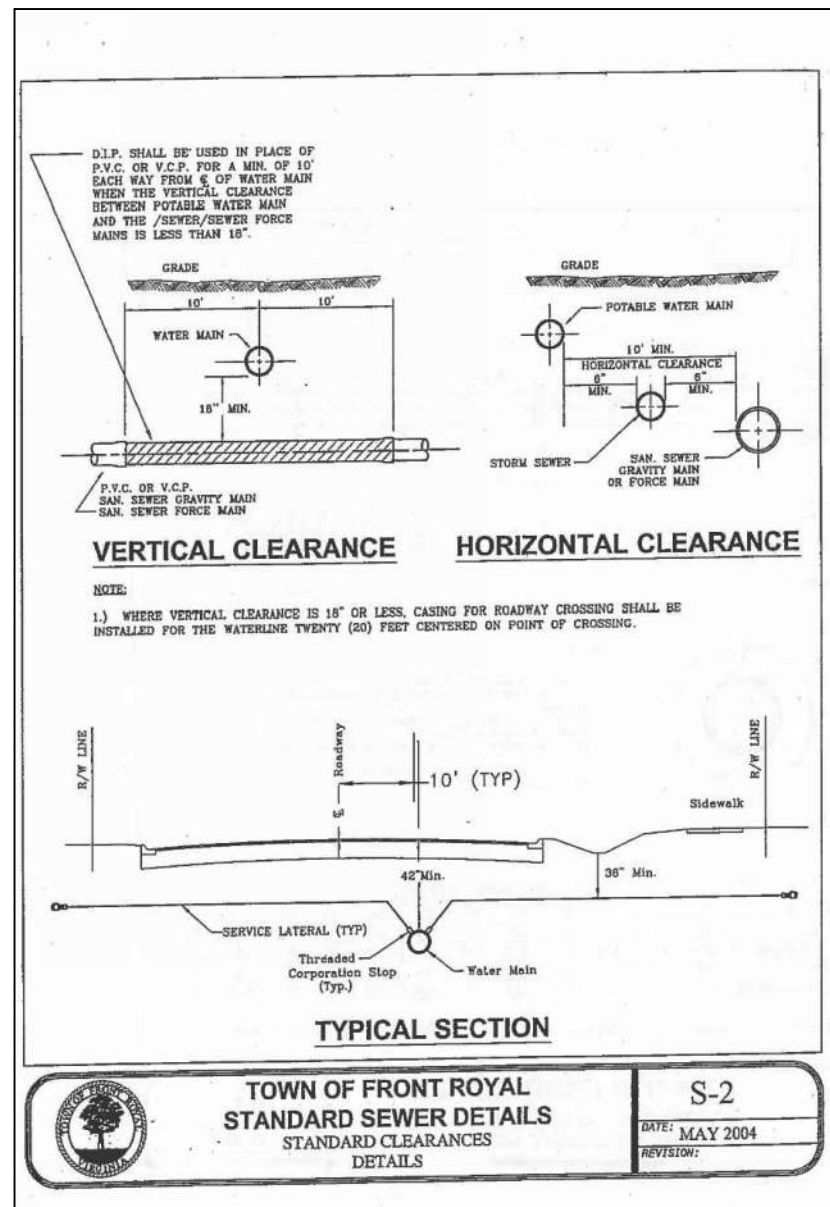
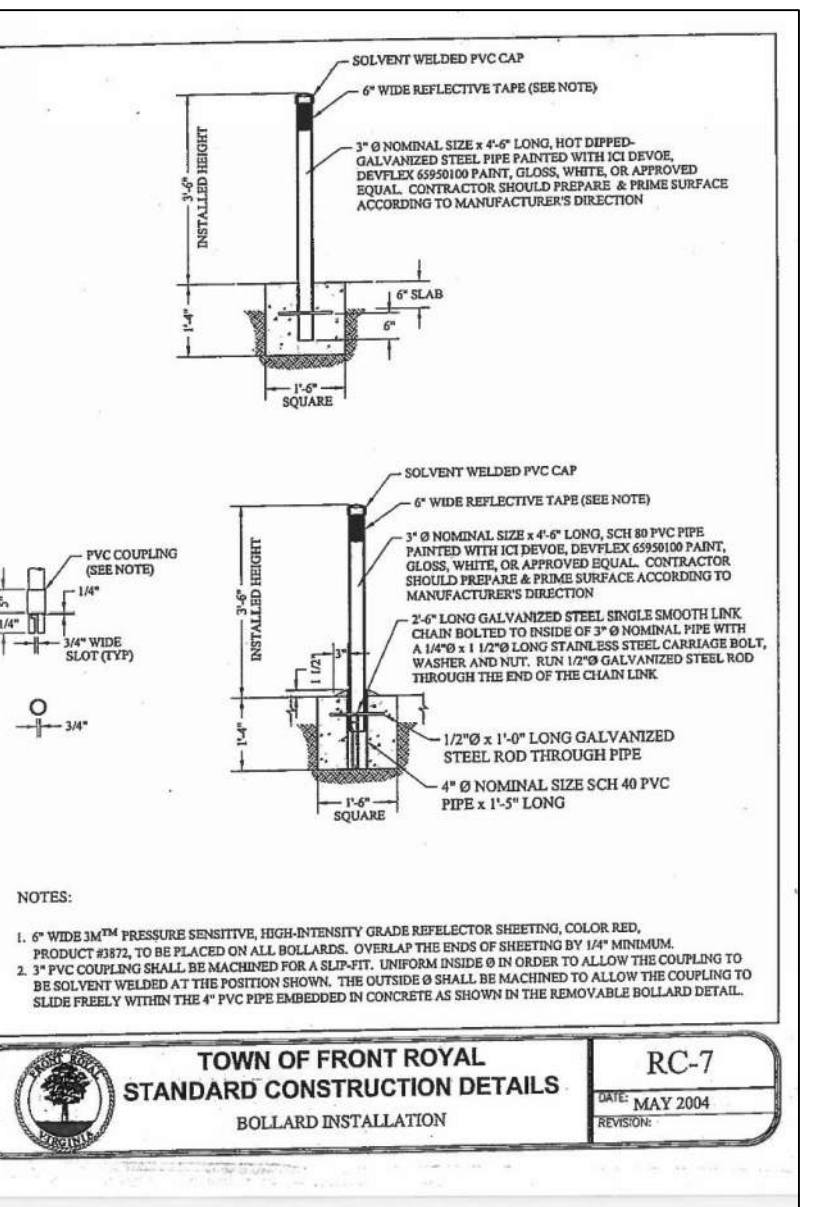
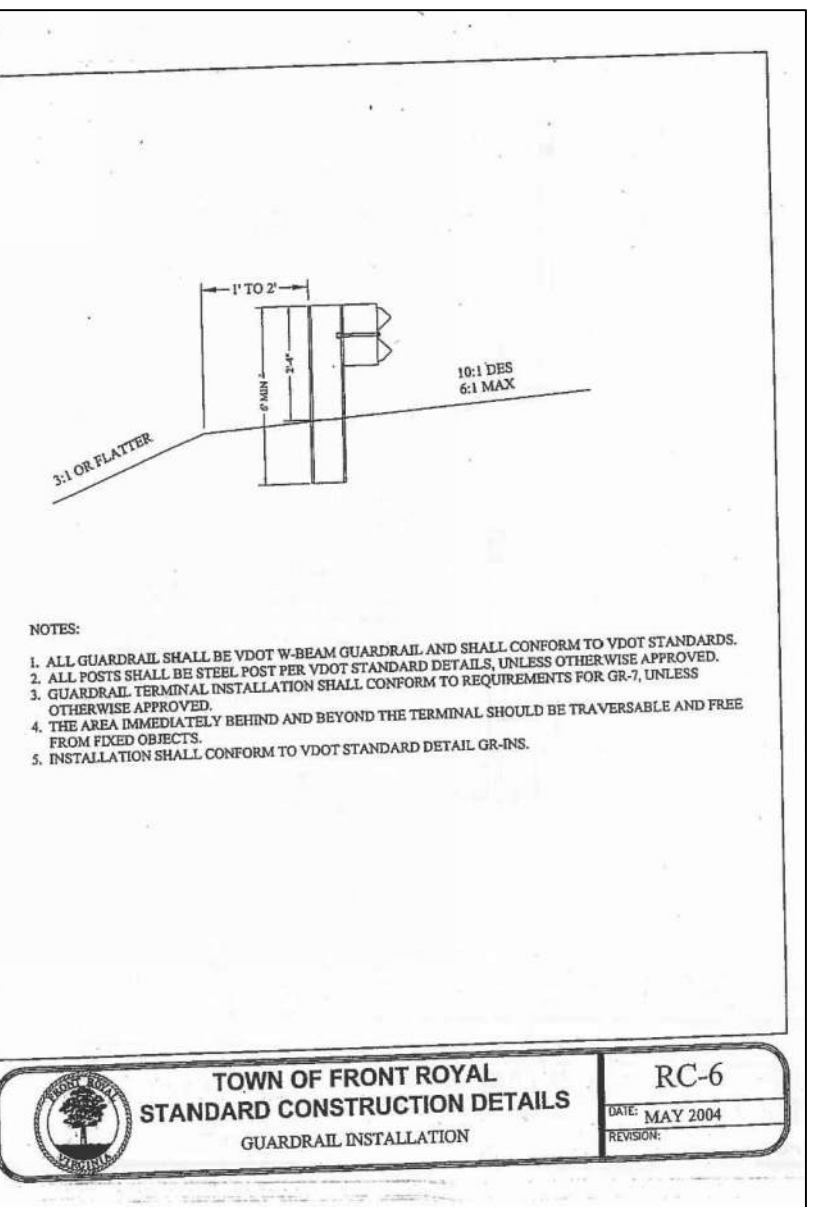
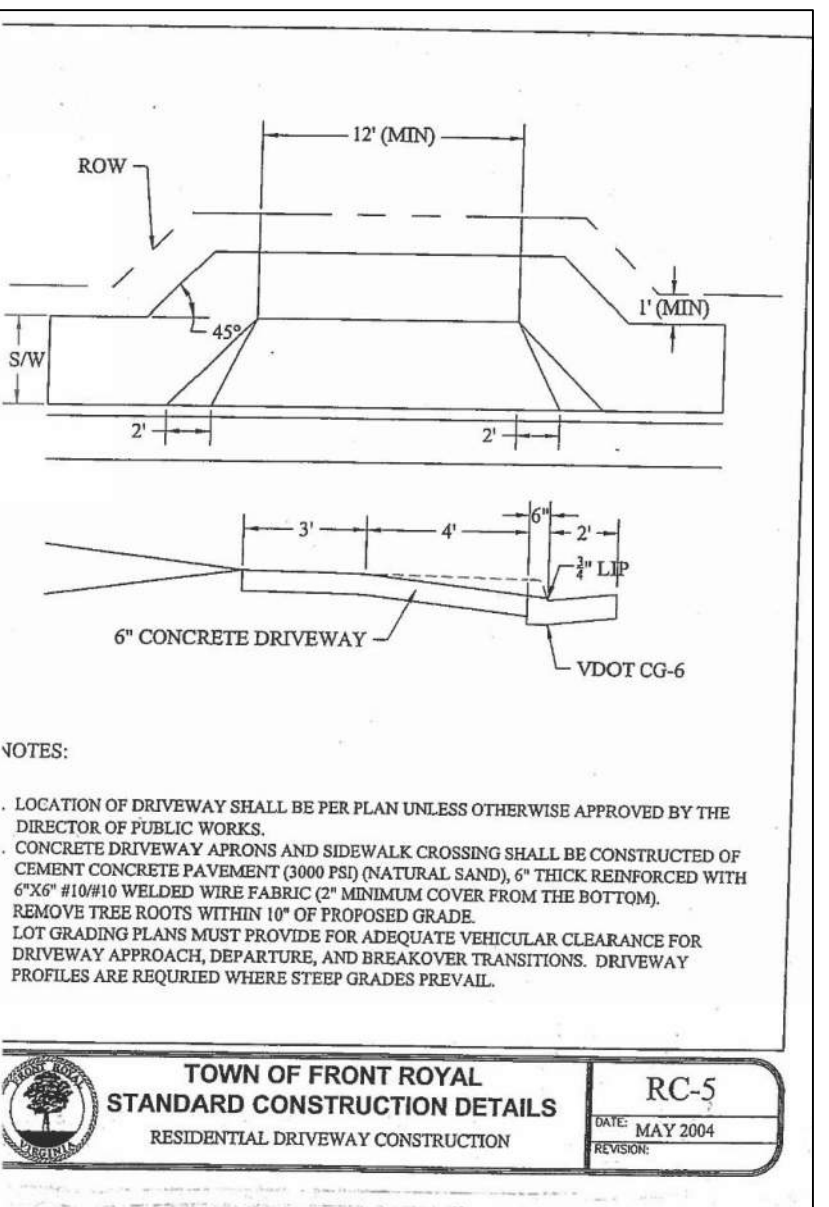
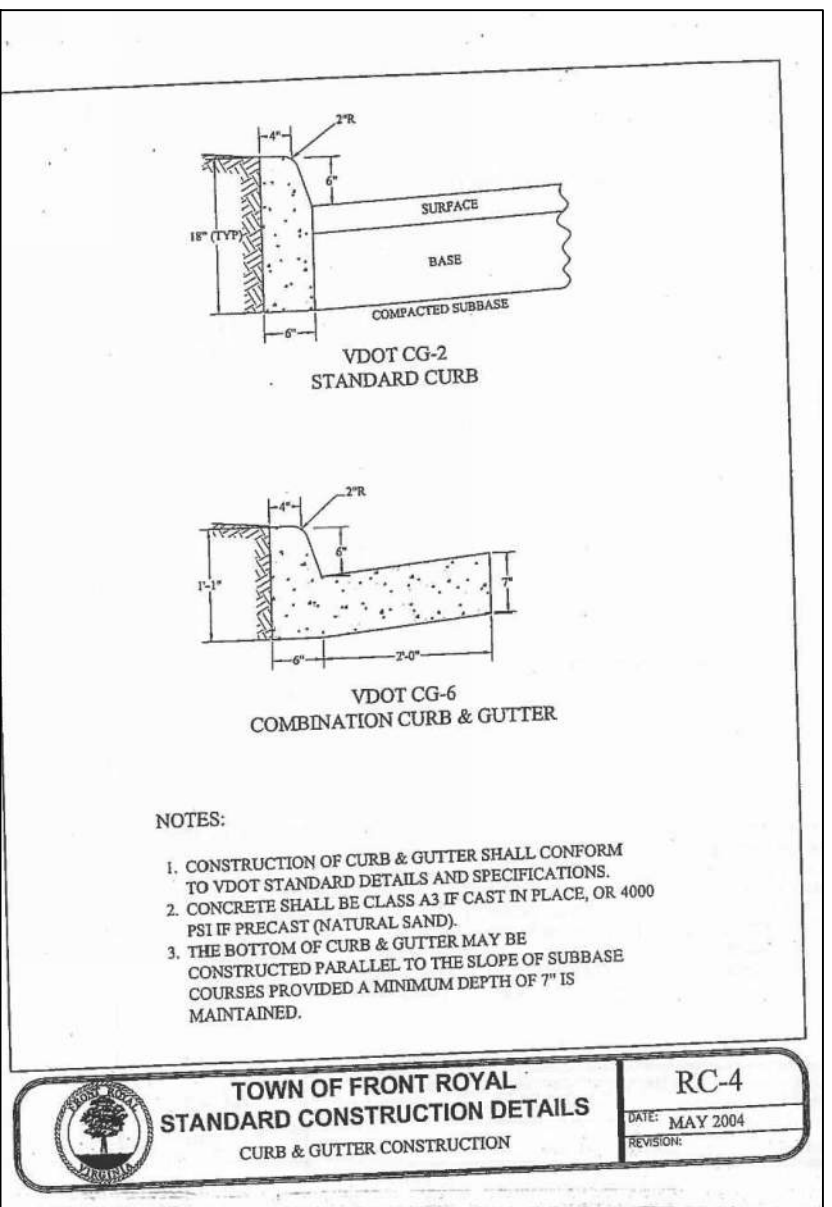
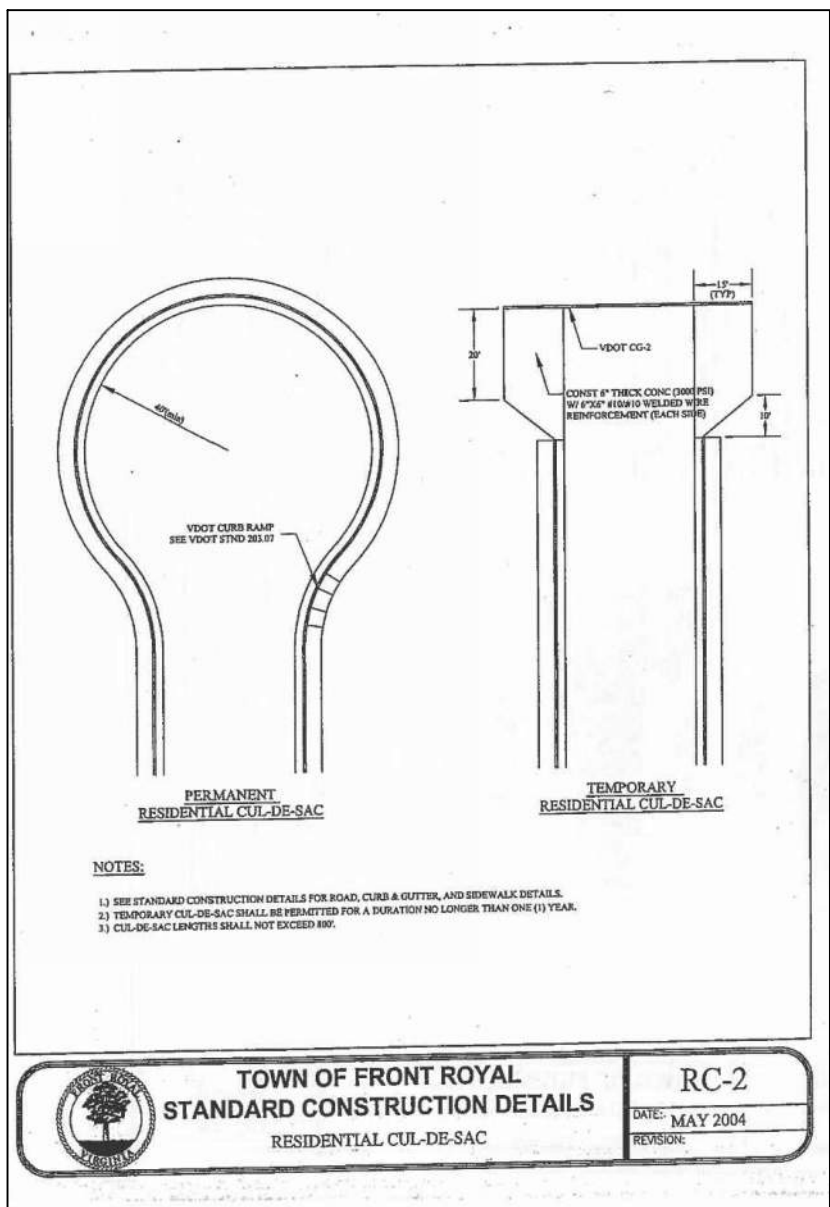
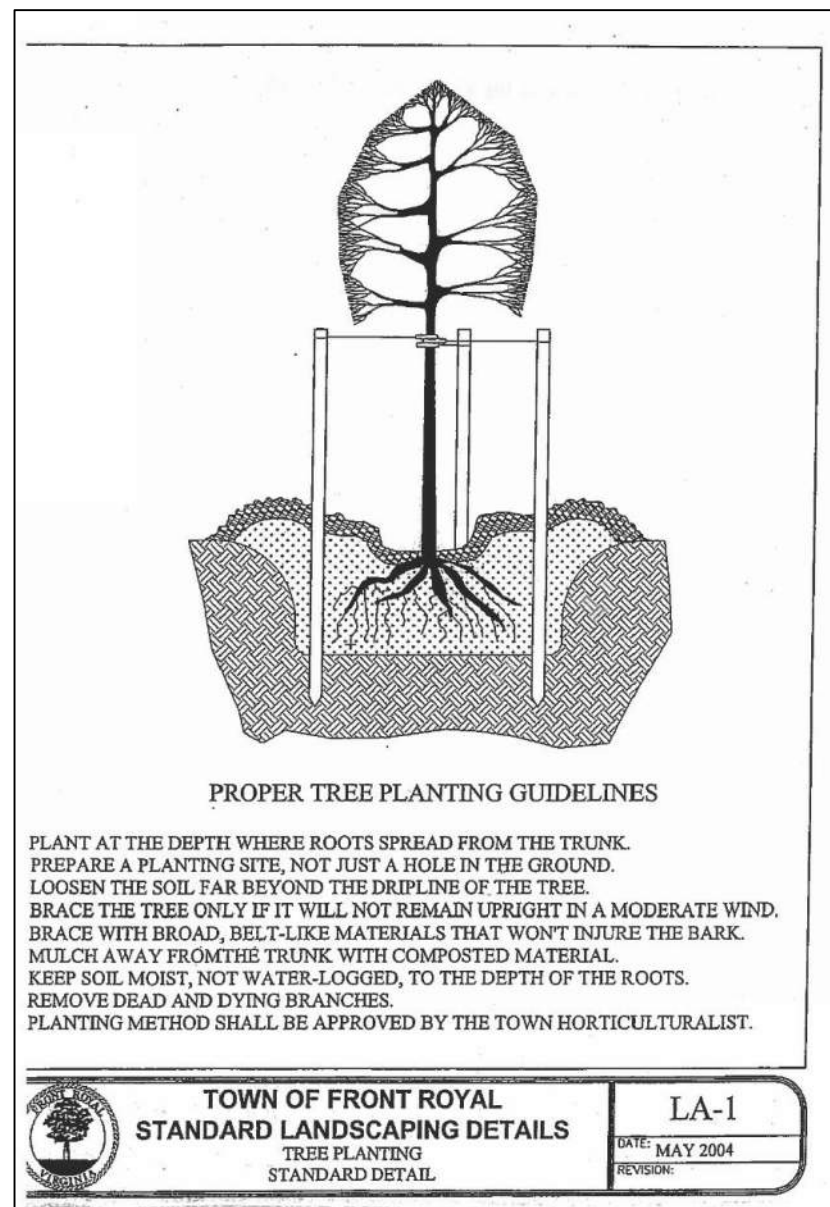
DESIGNED BY: KAS

FILE NO. 6533R

SHEET 54 OF 57

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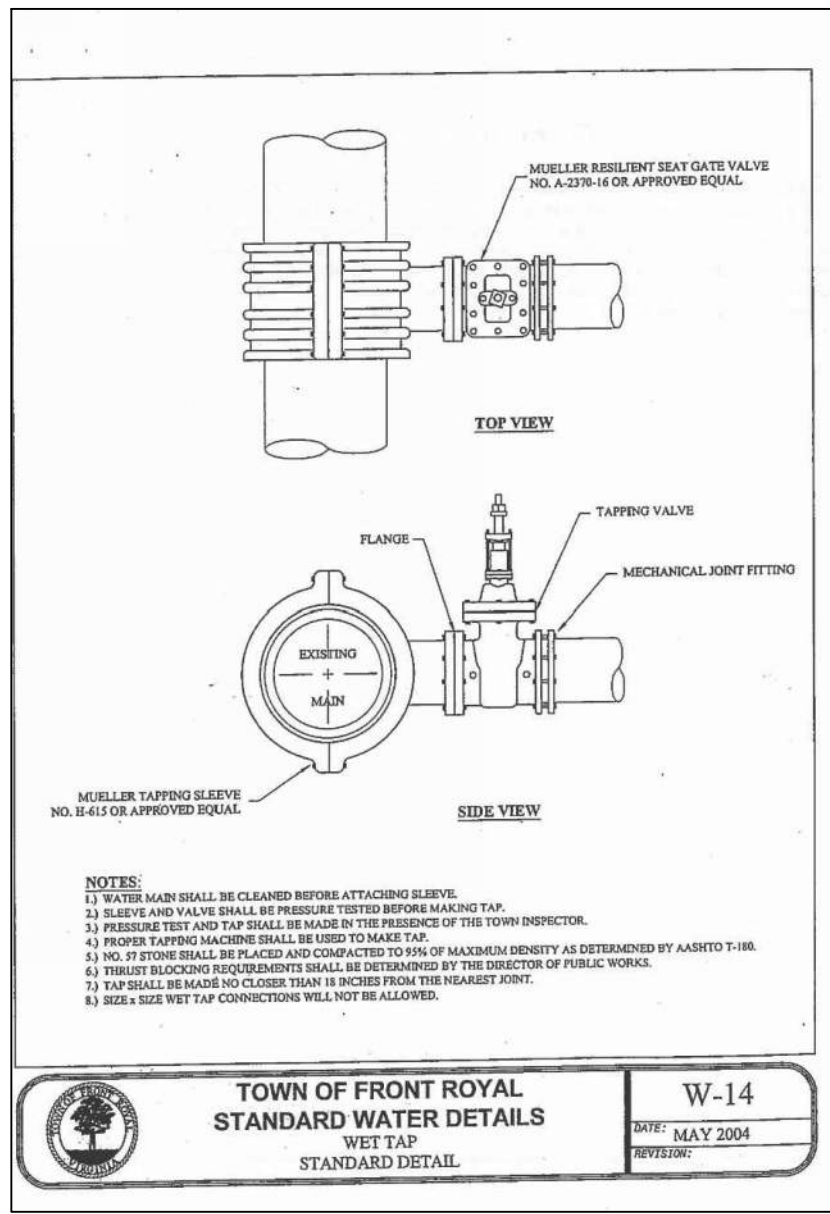
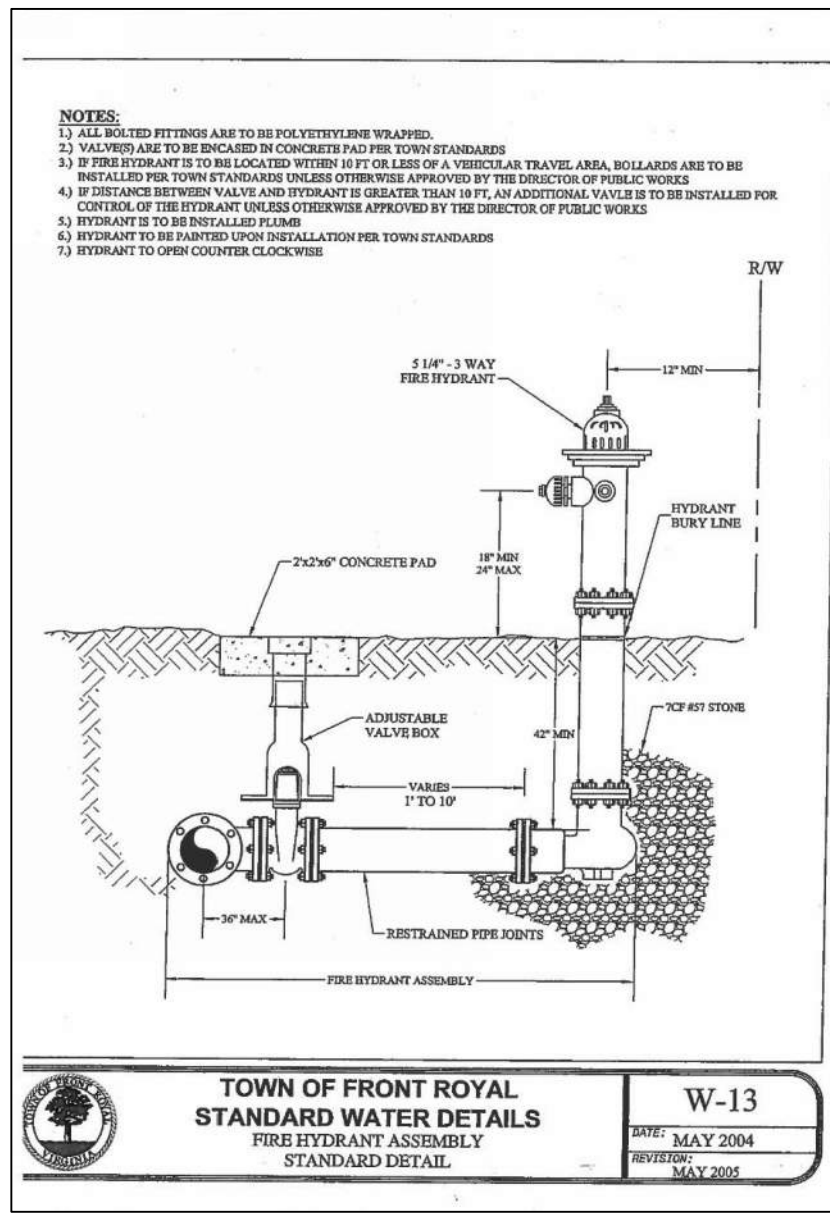
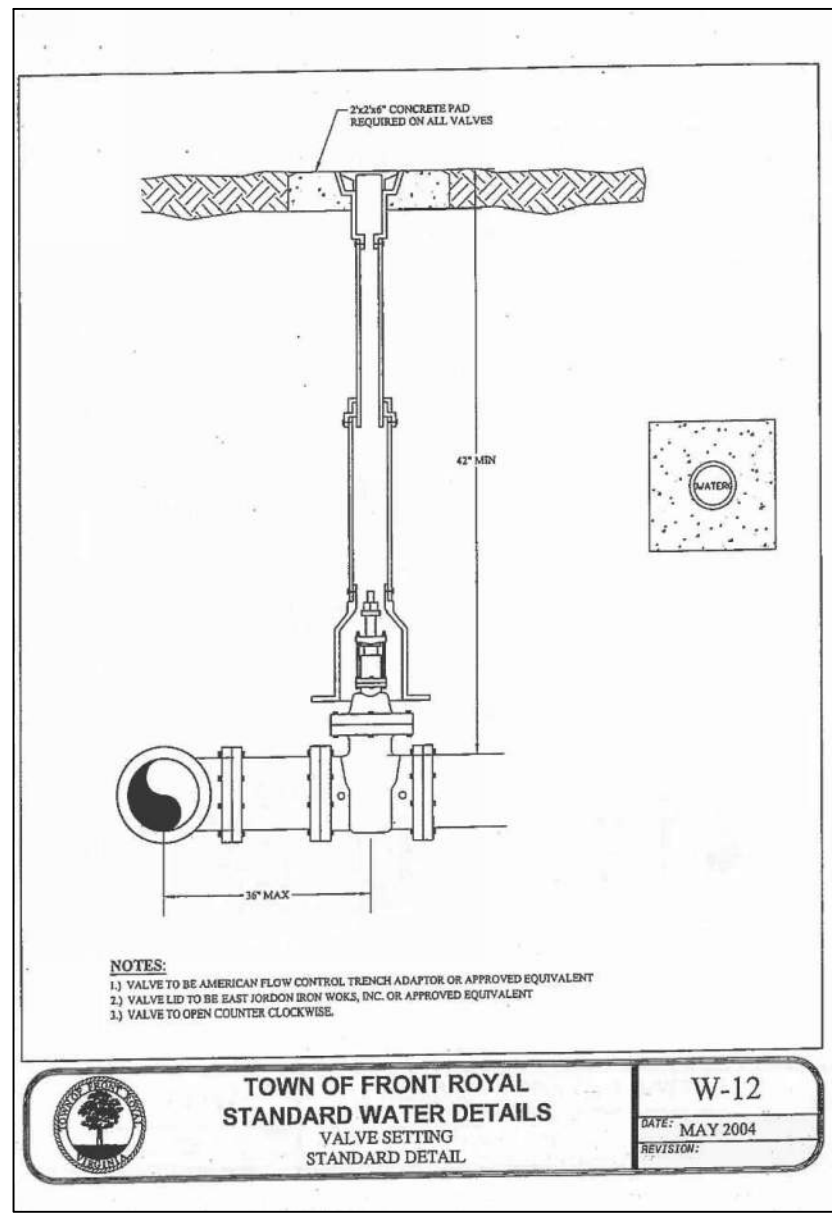
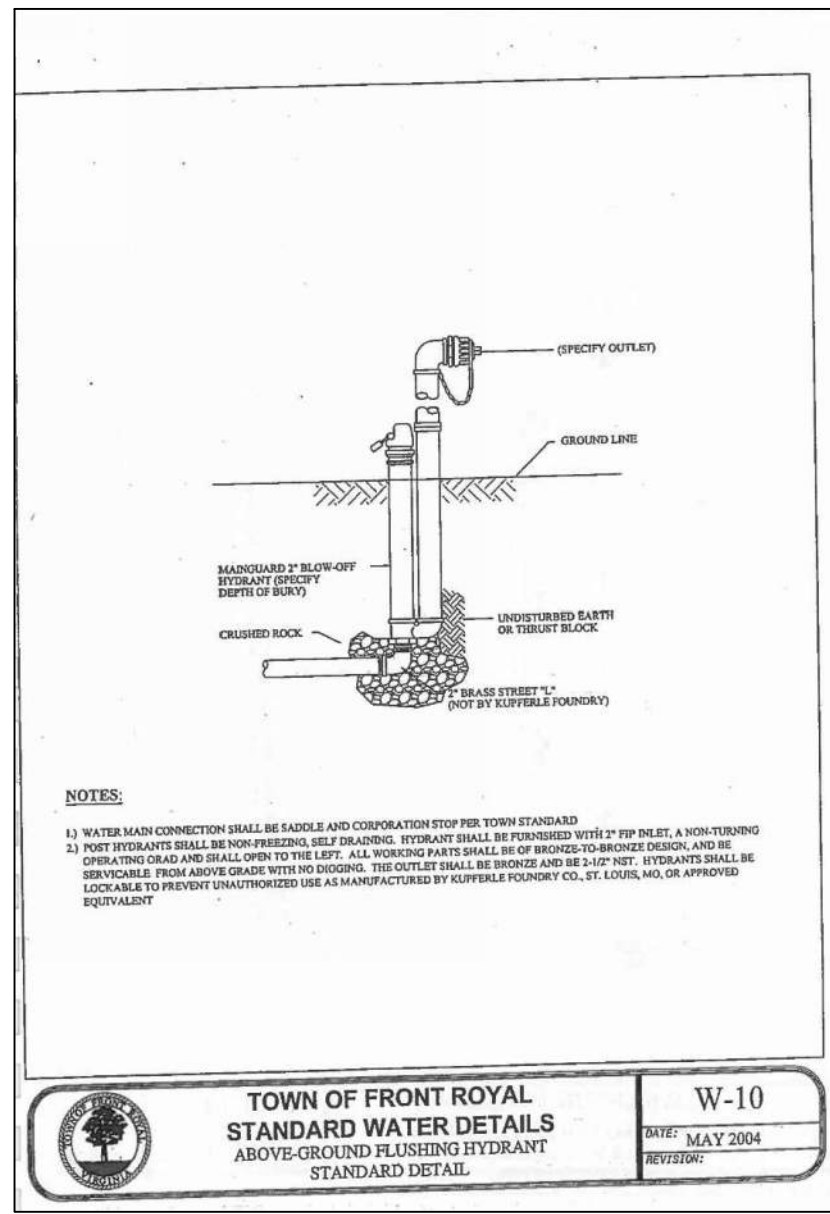
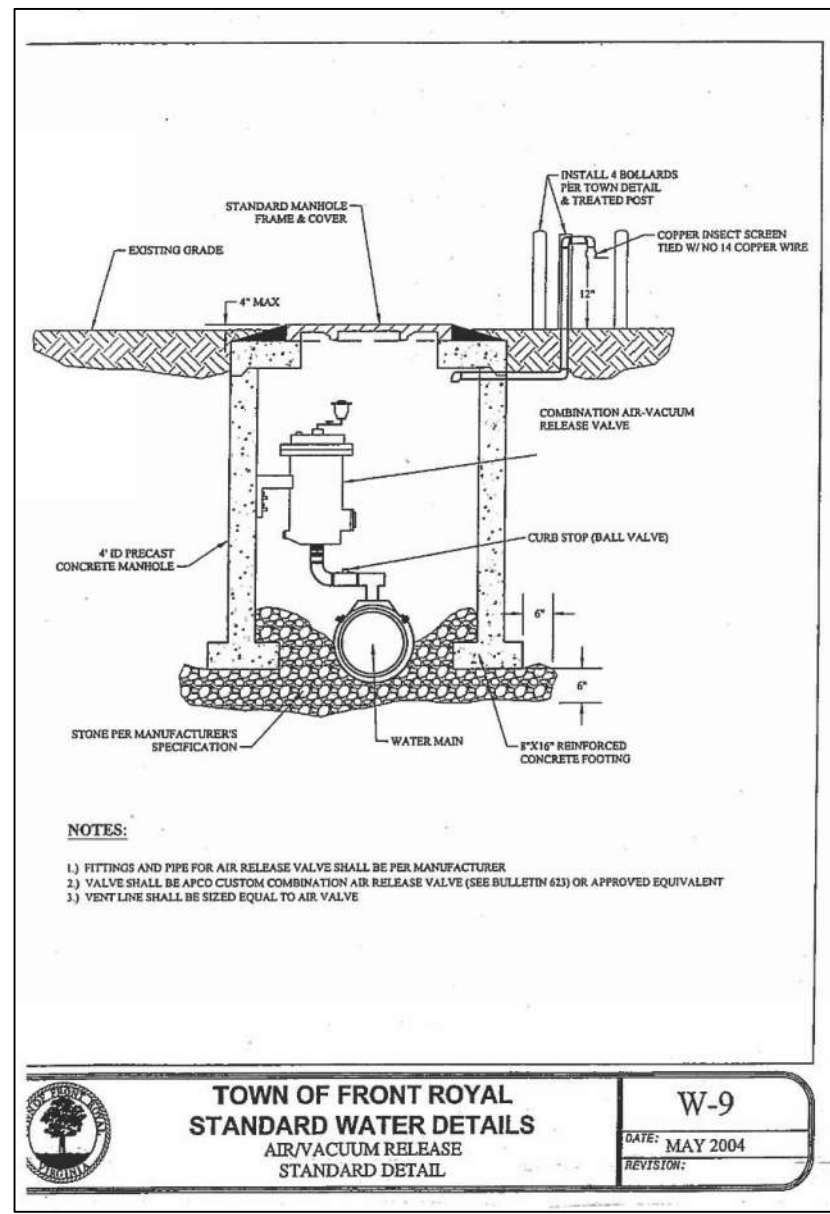
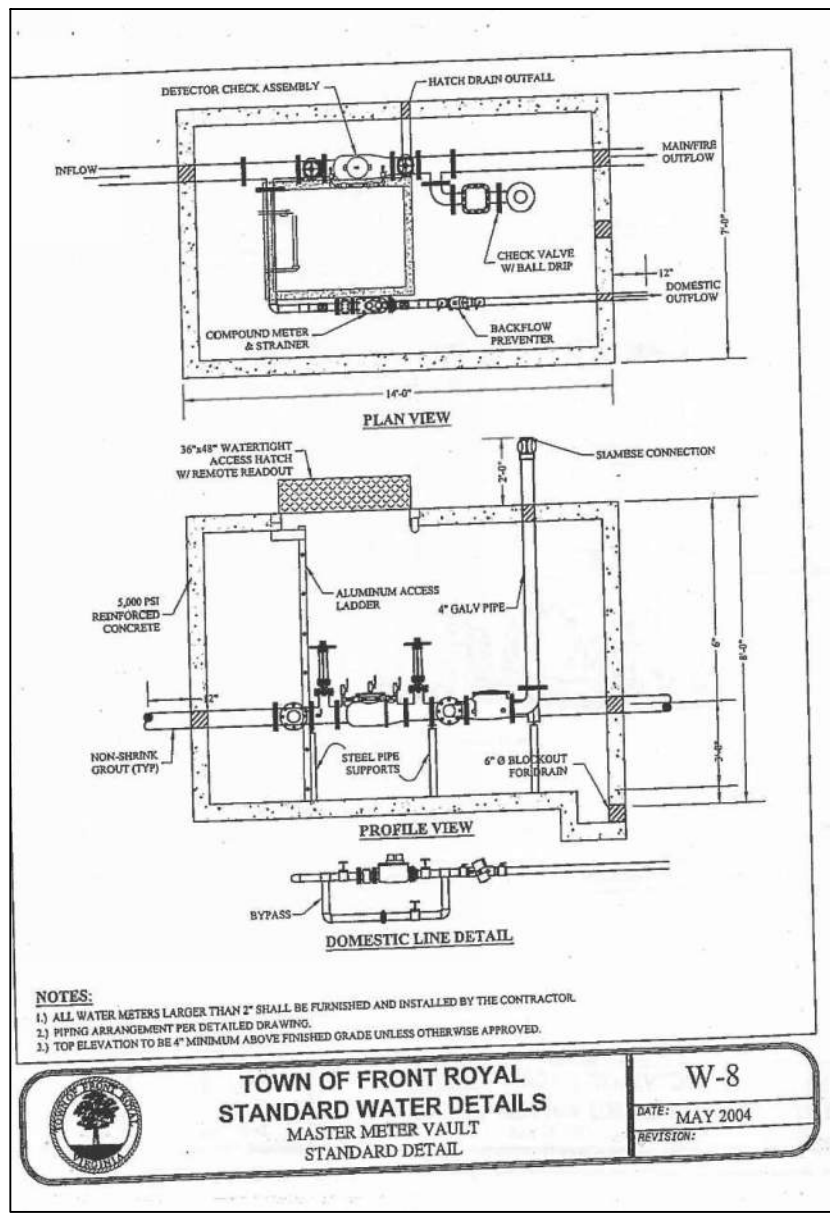
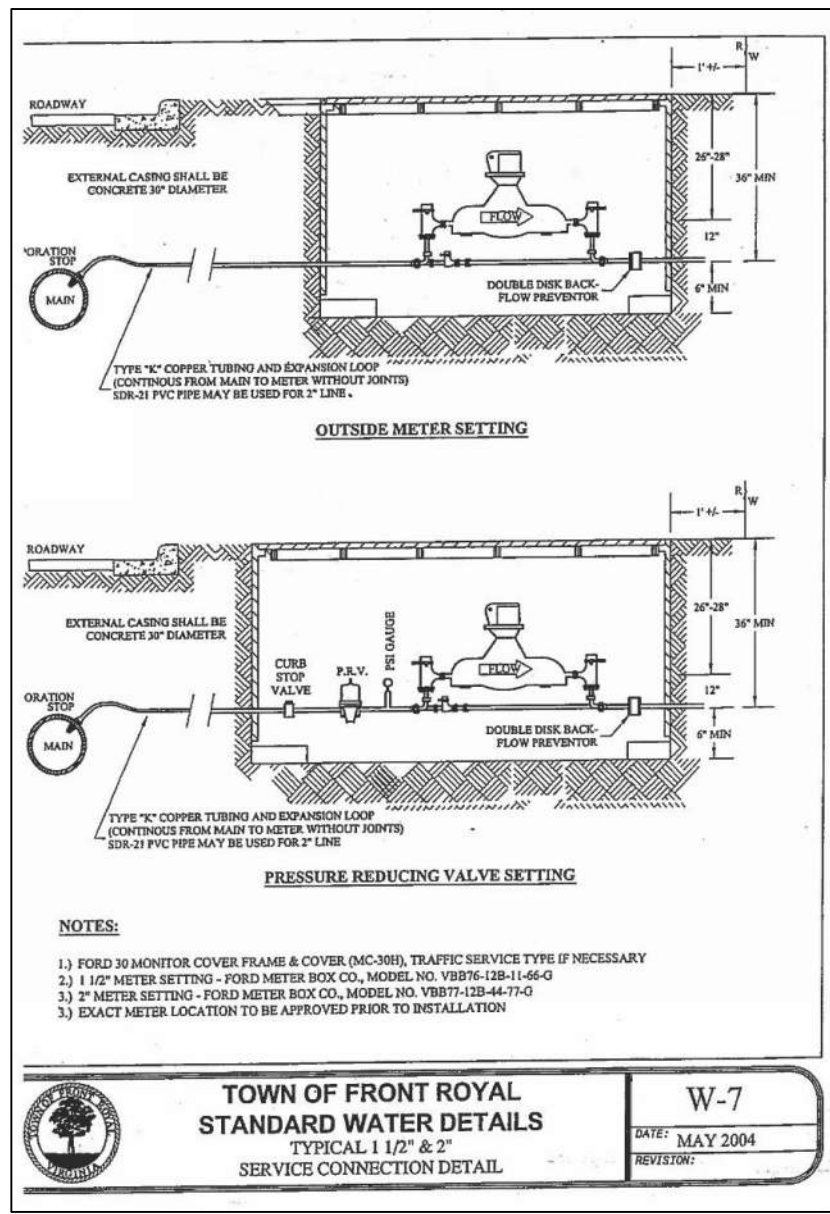
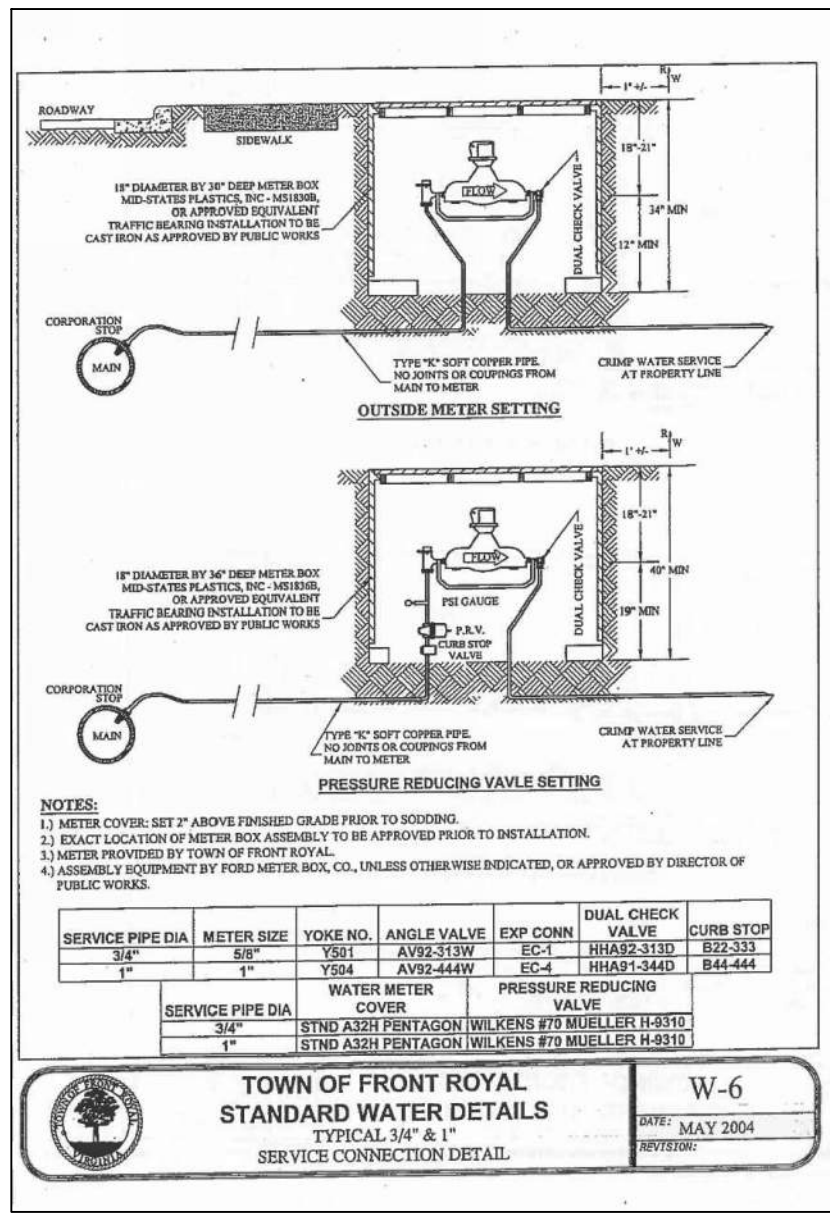
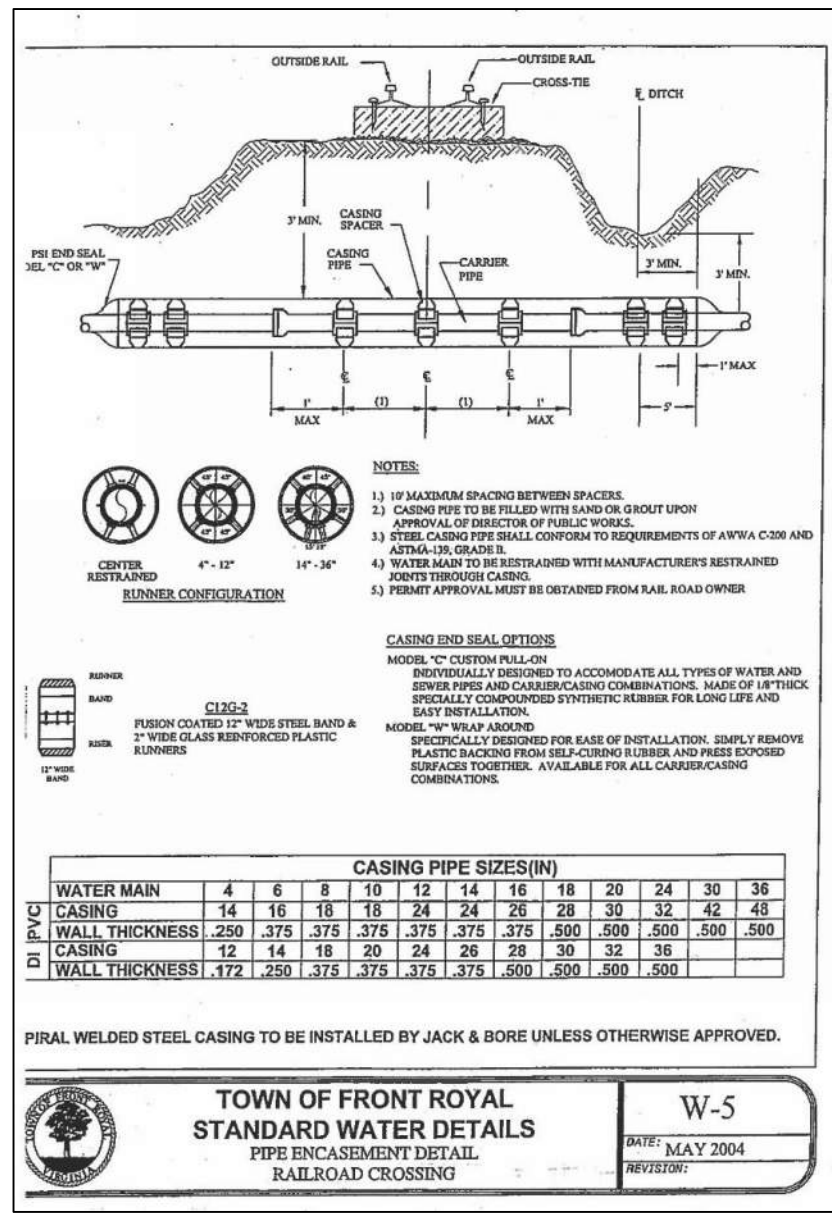
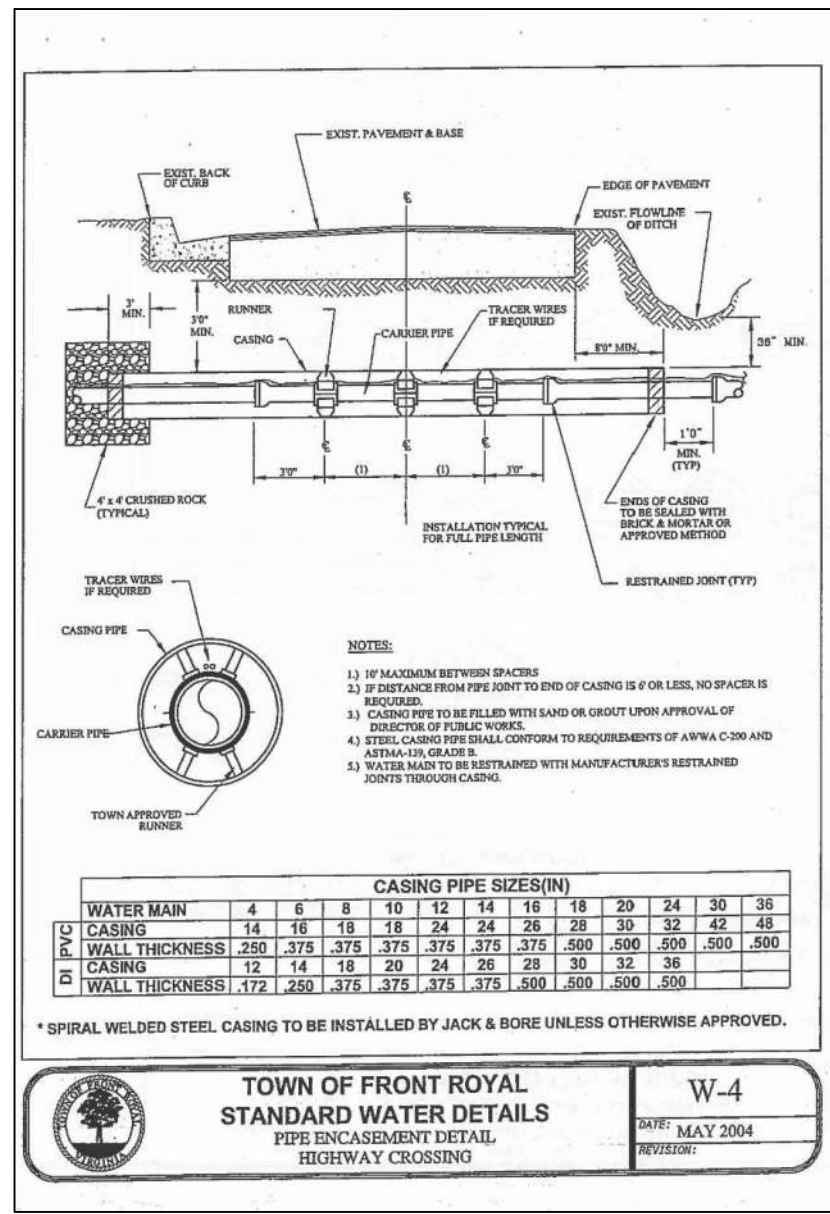
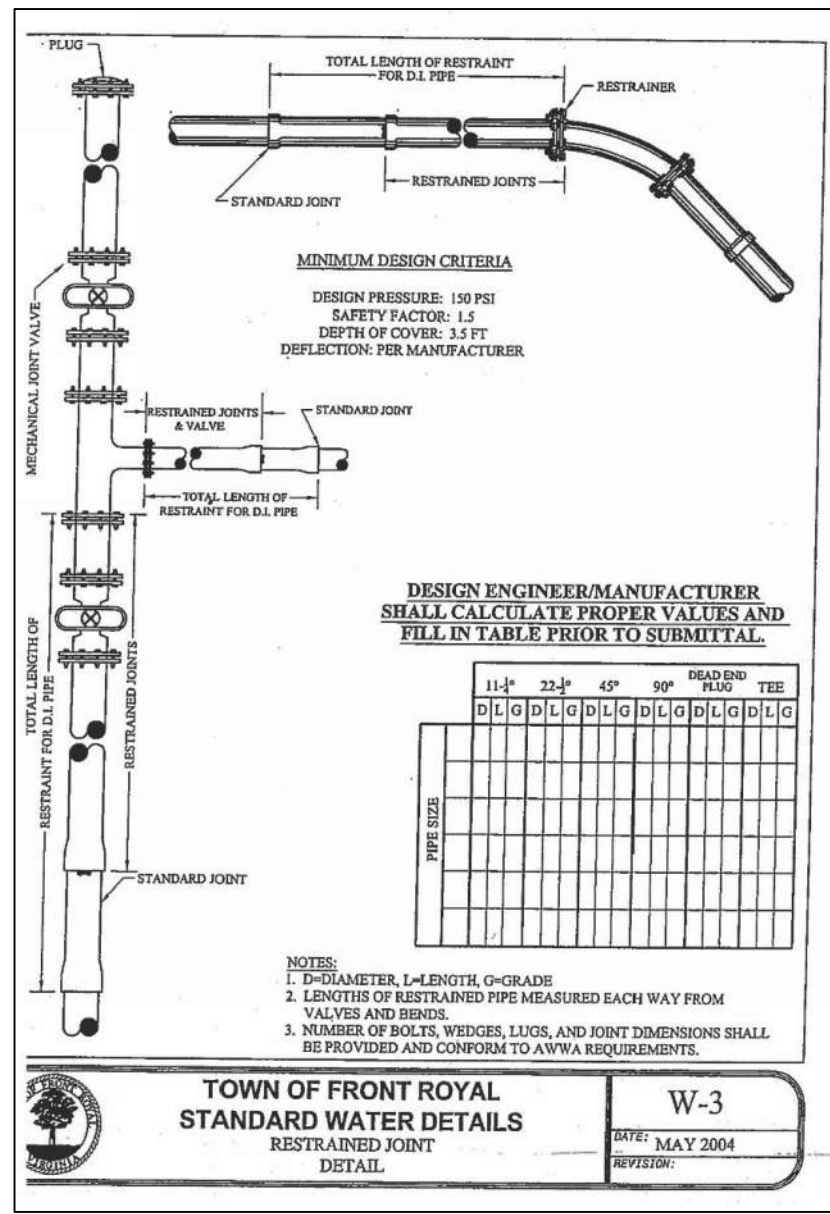
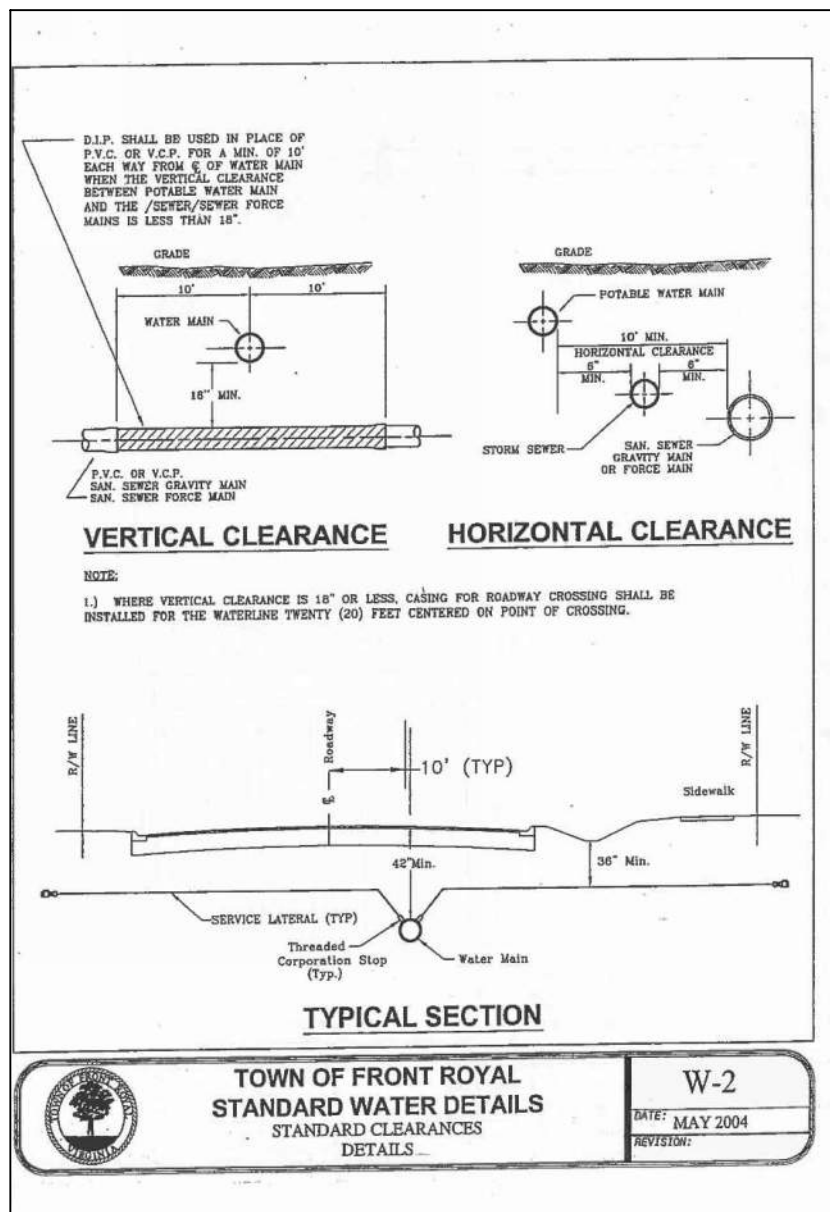
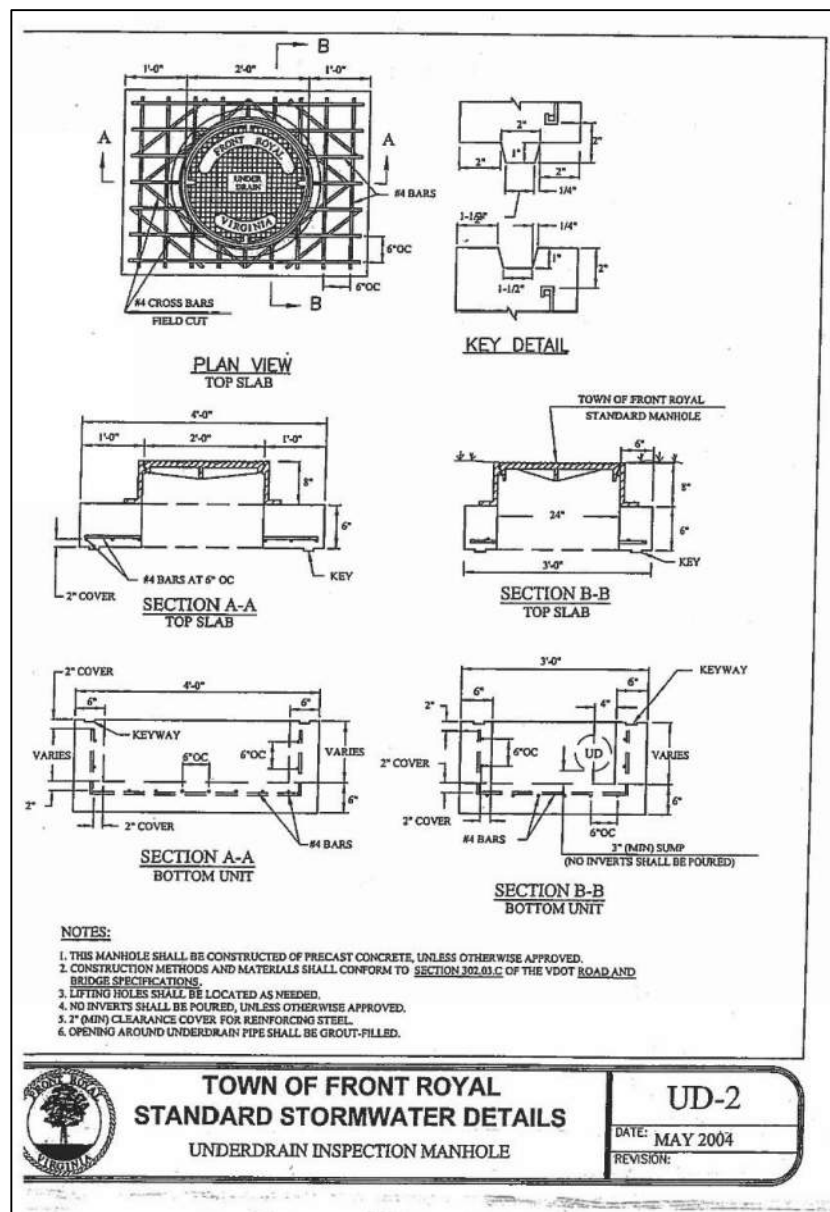
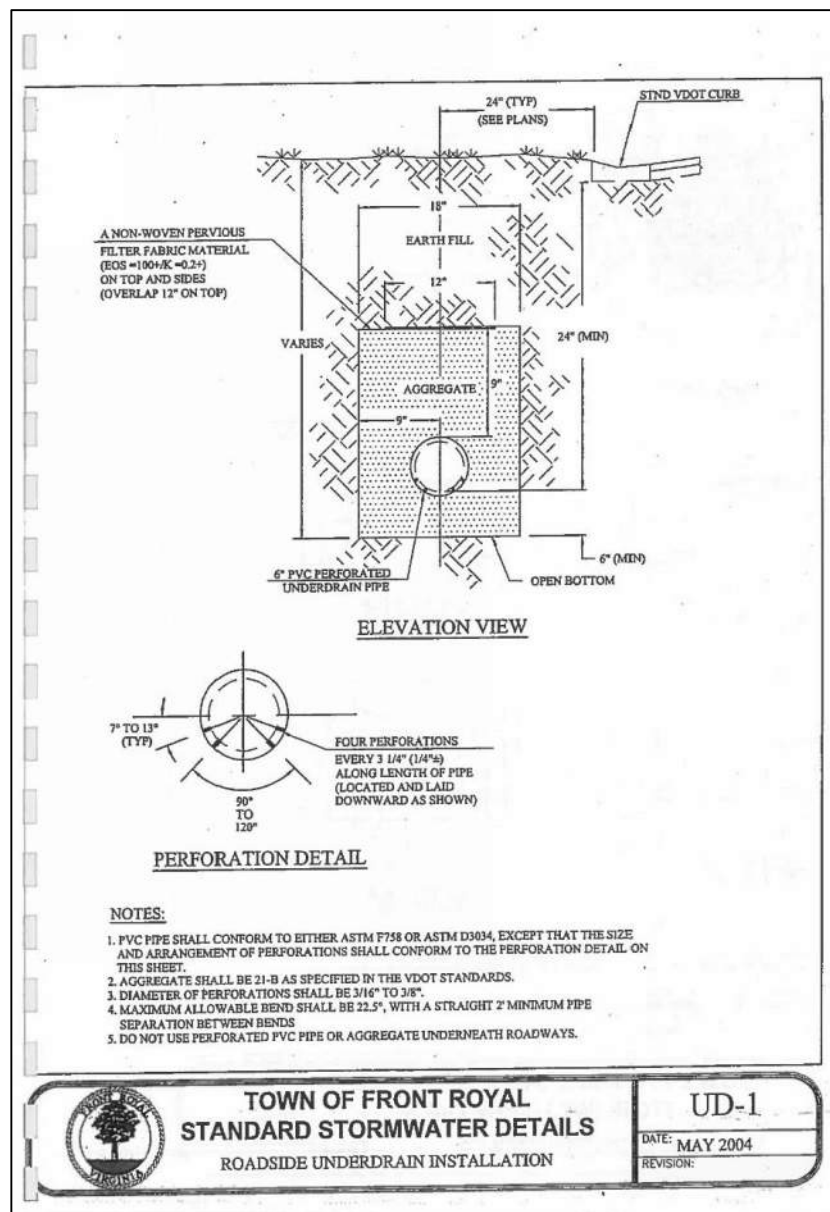
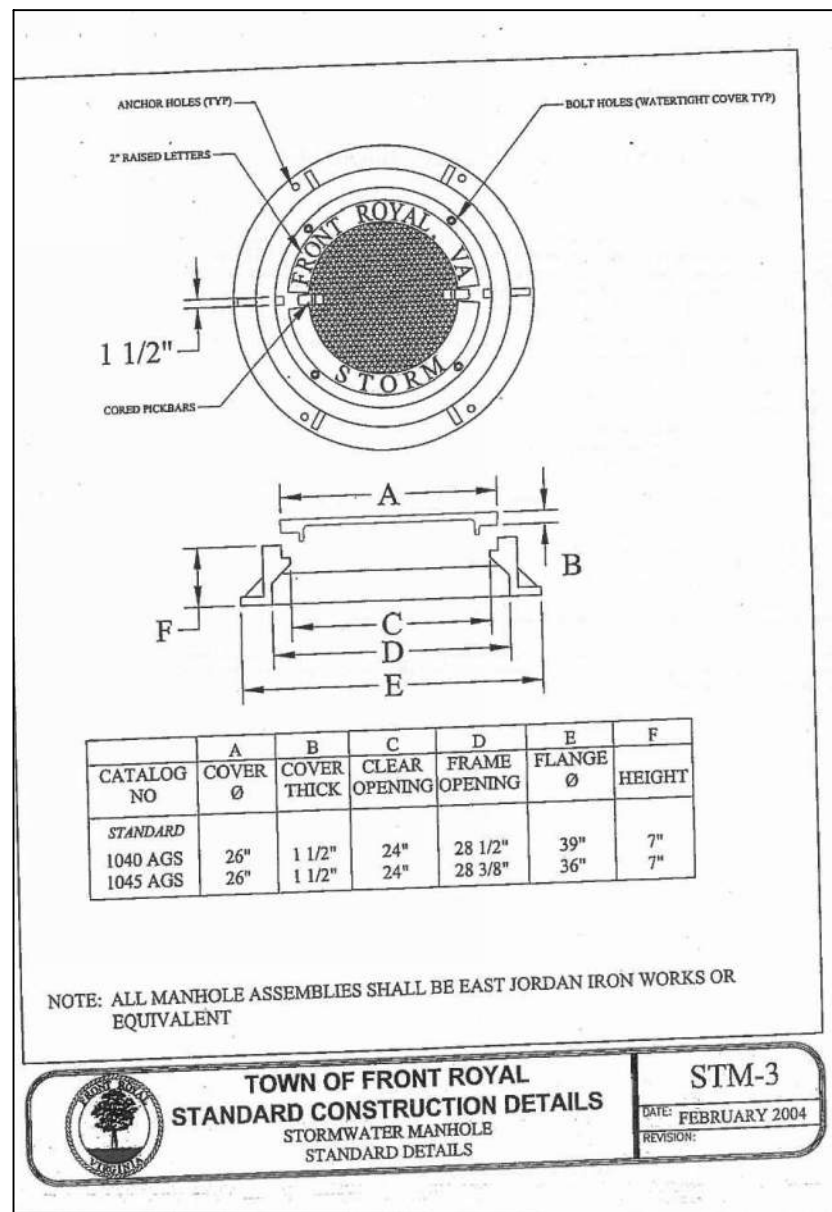
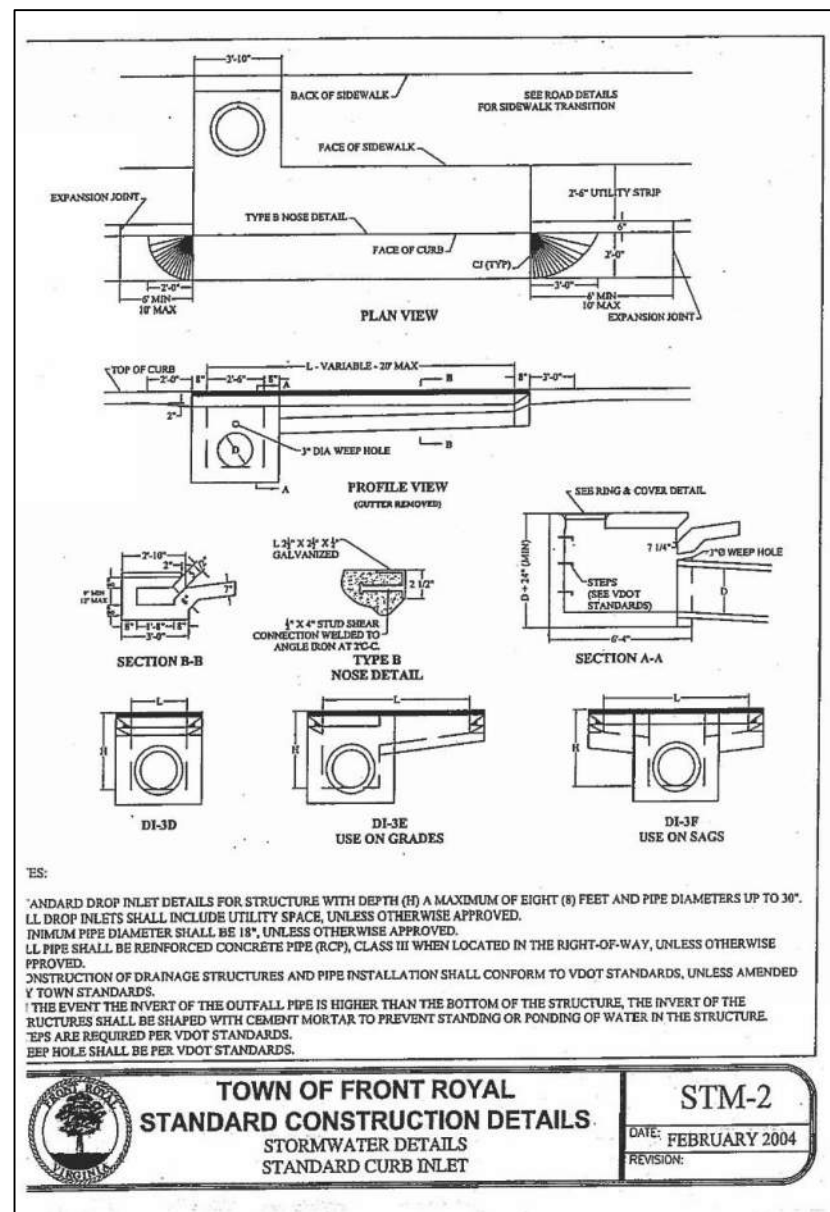
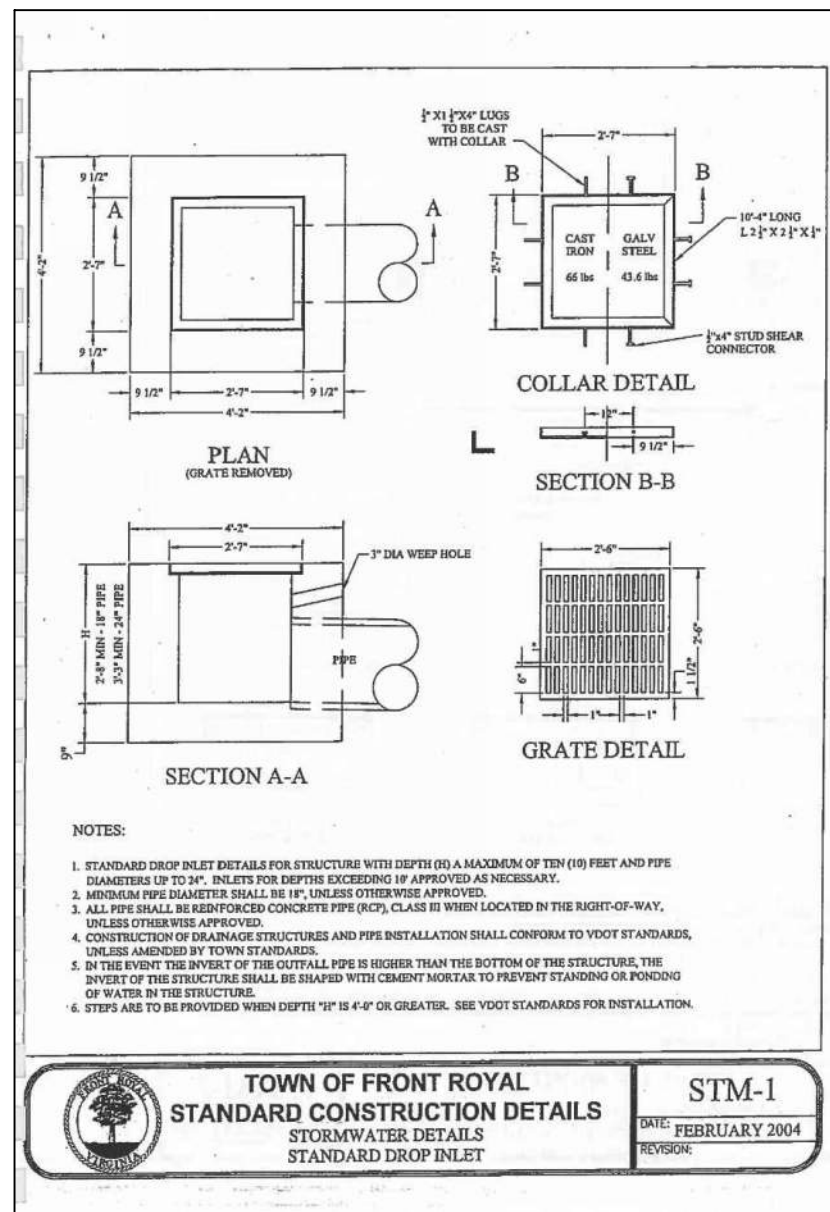
FRONT ROYAL DETAILS

MARSHALL'S GLEN

PRELIMINARY SITE PLAN

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL, VIRGINIA





March 13, 2025

Mr. Chris Hornung, P.E.
Rappahannock Development Group
1016 Charles Street
Fredericksburg, VA 22401

ECS Project No. 01:32857

Reference: Geotechnical Report Addendum Letter
1321 Happy Creek Road Parcel/Marshall's Glen Development
Front Royal, Warren County, Virginia

Dear Mr. Hornung:

As you are aware, ECS Mid-Atlantic, LLC (ECS) previously issued recommendations for the subject property in our *Preliminary Geotechnical Engineering Report – 1321 Happy Creek Road Parcel* ECS Report No. 01:327857 (dated November 10, 2023). Our services were performed in general accordance with our Proposal No. 01:68530-GPR, dated August 17, 2023, and authorized by you on September 19, 2023. Per your request, we have further evaluated the appropriateness of 3H:1V slopes at the Marshall's Glen Development project located at 1321 Happy Creek Road in Front Royal, Warren County, Virginia. This Addendum provides supplemental engineering recommendations and should only be read in conjunction with our previous geotechnical engineering report. Where specifically noted, the recommendations contained herein supersede those of the geotechnical report.

It is our understanding that Warren County is requesting that the proposed slopes that are planned to be constructed at a slope ratio of three horizontal feet to one vertical foot (3H:1V) be evaluated for stability concerns. Based on review of the boring logs, the soils encountered onsite consisted of Lean and Fat Clay (CL and CH), Silt (ML), Silty SAND (SM), and Poorly Graded Gravel (GP). In consideration of this and our own experience in the geologic setting of the site, it is our professional opinion that these slopes should be stable if constructed with properly placed engineered fill as discussed in the preliminary geotechnical engineering report or cut into the existing natural soils and surface-stabilized with compaction. Once final grading information is available, slopes taller than 20 feet in overall height or steeper than a 3:1V ratio should be evaluated with a global stability analysis study. The slopes should also be monitored during construction by a representative of the Geotechnical Engineer of Record to ensure that the conditions encountered and recommendations implemented are consistent with the geotechnical engineering report.

If you have any questions, or if we can be of further services to you, please do not hesitate to contact us at (540) 667-3750.

Sincerely,

ECS MID-ATLANTIC, LLC



Kenneth W. Tewalt, C.P.G.
Project Geologist



J. Michael Sawyers, P.E., ENV SP
Principal Engineer

Marshall's Glen - Right-In & Right-out
Entrance at Happy Creek Road

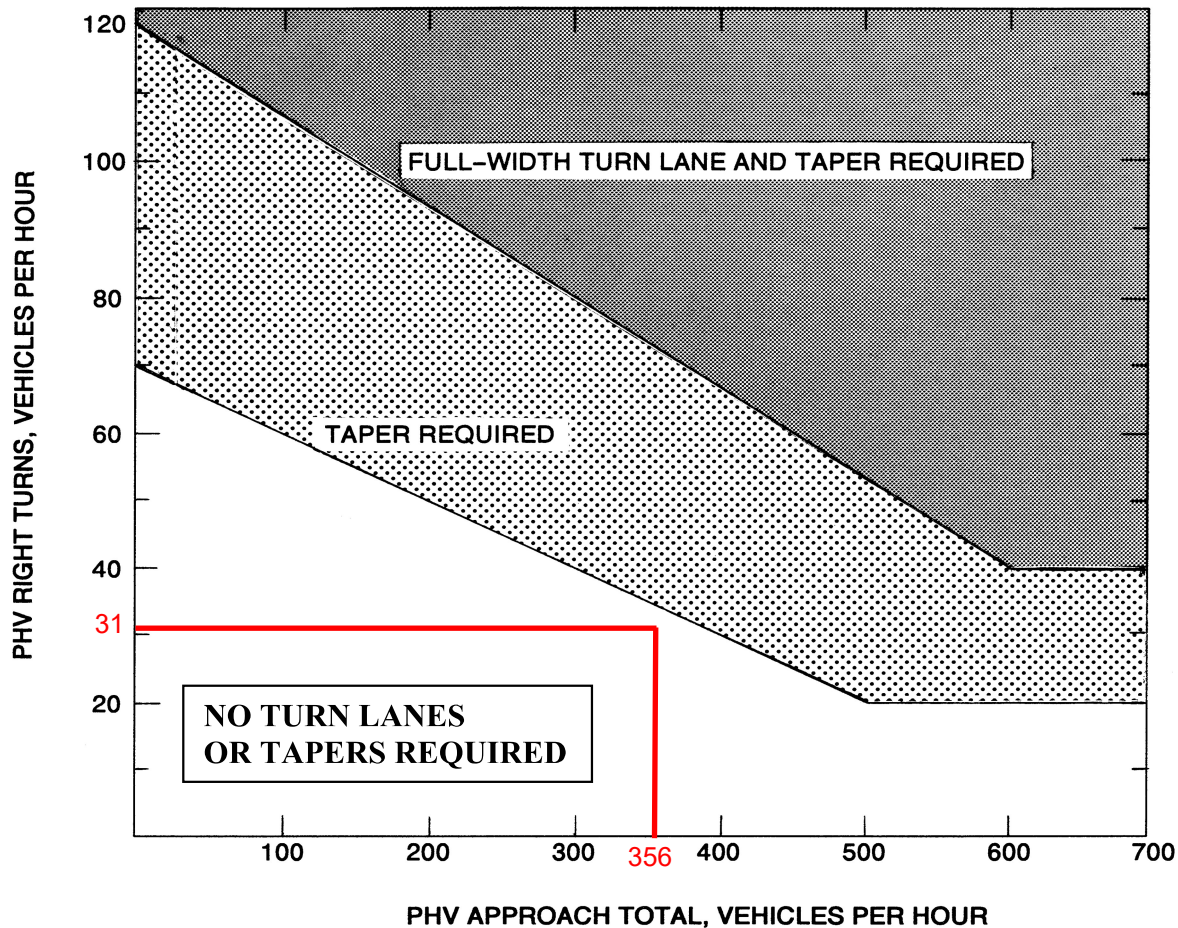


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and
PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see [Figure 3-1](#) for design criteria.*

* Rev. 1/15
Happy Creek Road VDOT Warren County 2023 AADT = 6800, K = 0.0963, D = 0.05435 PHV=356 VPD
Right-In & Right Out Entrance ITE 11th Edition PM Peak Hour, 64% Entering, Average Rate 0.99
(97Units x 0.99 x 0.64 = 61.46) PHV= 61.46 x 0.50 = 31 VPD The Marshall's Glen site has 2 proposed
entrances and to be conservative we assumed 50% will use the Happy Creek Road right-in & right-out
entrance, although we believe this will be the secondary entrance and the Oden Street entrance will
experience the majority of the trips with Oden Street leading to Leach Run Parkway.

WORK SESSION

**2500218 – BOARD OF ARCHITECTURAL REVIEW
TEXT AMENDMENT.**

Connie Potter

From: Louis A. R. Neel
Sent: Tuesday, April 15, 2025 8:03 PM
To: Ellen Aders; Katie Urban; Collin Waters; Dede Nash; Connie Marshner; C. Marshner; Megan Marrazzo; Andrew Brooks; Teresa Fedoryka; Lauren Kopishke; John Ware
Cc: Connie Potter; George Sonnett
Subject: Changes to Zoning Text for Protecting Single Family Residences
Attachments: Historic Distric code.pptx; Historic Distric code.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Folks,

The attached charts are a crack at the changes needed to the zoning ordinances to accomplish the protections of single family residences and vacant residential lots in the historic district. Please review and give me your feedback as soon as you get a chance. If we can get all the feedback in the next 7 days we should be able to get this on the agenda for May. If you have no changes or inputs at this time please let me know that as well. I want to make sure all voices are heard.

Due to the rules we live by, please respond only to me and the town staff if you so desire. That way we do not have an impromptu meeting via email. I will communicate directly with you on the changes and make modifications as required. All inputs will be captured and reviewed by all at a future public meeting.

There are two files attached, one is power point and one is PDF for those of you who do not have power point.

Most Humbly,
Allen Neel
540-660-2000

Purpose of Proposed Zoning Change

- Change code in Historic District to prevent Single Family homes from being redeveloped/replaced or subdivided into Multi-family dwelling except as allow in town code
 - Current Code allows 2 families in a single-family dwelling
- Prevent vacant lots in Historic District from being developed into anything other than a Single-Family dwelling
 - Current Code allows 2 families in a single-family dwelling
- Changes seem to impact 3 areas in the zoning text
 - BAR Responsibilities/Authority 175-84
 - R-3 Allowed uses
 - Definitions

From/To Code Changes

- Section 3.2.4-4-B BOARD OF ARCHITECTURAL REVIEW

- From:

- The Board of Architectural Review shall have the power and authority for issuing or denying certificates of appropriateness for construction, reconstruction, substantial exterior alteration, razing or relocation within the historic district overlay area. In addition, the Board shall have the following duties:

- To:

- The Board of Architectural Review shall have the power and authority for issuing or denying certificates of appropriateness for construction, reconstruction, substantial exterior alteration, **protecting single family structures, limiting development of undeveloped lots to single family use**, razing or relocation within the historic district overlay area. In addition, the Board shall have the following duties:

From/To Code Changes

- Section Section 3.2.4-B – Duties, Powers and Responsibilities
- From:
 - 9. To sponsor public information activities, when deemed appropriate, publicizing historic preservation efforts, which activities may include, but not be limited to, speaking engagements, handouts, press releases and films.
 - 10. To hold public meetings as often as necessary to fulfill the responsibilities assigned by this Article.
- To:
 - 9. To preserve existing single-family home within Front Royal's Historic Districts.
 - 10. To prevent the conversion of any existing single-family dwelling into a multi-family dwelling, commercial property, or any other non-residential use.
 - 11. To ensure all new construction within the boundaries of Front Royal's Residential Historic Districts is limited to single-family structures.
 - 12. To prevent the development of Multi-family or commercial developments in the residential portion of this district.
 - 13. To ensure non developed residential lots within the historic district be developed only as single-family residence.
 - 14. To sponsor public information activities, when deemed appropriate, publicizing historic preservation efforts, which activities may include, but not be limited to, speaking engagements, handouts, press releases and films.
 - 15. To hold public meetings as often as necessary to fulfill the responsibilities assigned by this Article.

From/To Code Changes

- From:

- Section 6.7.2 - USES PERMITTED BY RIGHT (R-3) (175-29)

A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-3 District, the following uses of land and buildings are permitted by-right in the R-3 District:

- RESIDENTIAL:

- Duplexes
- Single-family dwellings, detached
- Townhouses developed on sites of twenty thousand (20,000) square feet up to one (1) acre as set forth in Division 9.6.
- Two-family dwellings.

- To:

- Section 6.7.2 - USES PERMITTED BY RIGHT (R-3) (175-29)

A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-3 District, the following uses of land and buildings are permitted by-right in the R-3 District:

- RESIDENTIAL:

- Duplexes
- Single-family dwellings, detached
- Townhouses developed on sites of twenty thousand (20,000) square feet up to one (1) acre as set forth in Division 9.6.
- Two-family dwellings
- Restricted Historical District Single Family Housing

Addition to Definitions

- Add to 175-3 Definitions:
 - Restricted Historical District Single Family Housing
 - Undeveloped residential lots and single-family residences that are restricted from any use other than as single-family residential

Responses

- W/G Members

- Ellen Aders
- Katie Snyder (Urban)
- Collin Waters
- Dede Nash
- Connie Marshner
- Megan Marrazzo
- Andrew Brooks
- Teresa Fedoryka

Responded

Yes, no change suggested

Yes, no change suggested

Yes, no change suggested

Yes, no change suggested

Responses

Louis,

I think this looks great. I have no changes to suggest. This will be a vast improvement to the BAR's current standing.

Thanks for putting this together.

Best,

Katie Snyder

This looks good to me. No comments
Thank you Megan Marrazzo

Hi Allen!

I have finally been able to review and it all looks good to me.

Thanks - and sorry for the delay.

Teresa

My response is a little late but I think the proposed changes look good and are ready for discussion. Thanks

Andrew Brooks