



REGULAR PLANNING COMMISSION MEETING

Wednesday, May 21, 2025 @ 7:00pm

Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

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

IV. APPROVAL OF MINUTES

- April 16, 2025 – Regular Meeting

V. PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

VI. CONSENT AGENDA

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

- **2500238** – A Rezoning Application submitted by Stephen C. Williams, Esq./Trustee requesting an amendment to the zoning map to reclassify vacant lots on Elsia Drive identified by Tax Map 20A6, Section 1, Parcels 5C and 6 from C-1, Community Business District to R-3, Residential District. *(Consent to advertise for public hearing at the June 18, 2025 regular Planning Commission meeting.)*

VII. PUBLIC HEARING

- **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, located at 66 W. Strasburg Road, identified by Tax Map 2012, Section 3, Lot 31B. The property is zoned C-1, Community Business District.

VIII. NEW BUSINESS

- **2500050** – An Application for Preliminary Plat Approval for a major subdivision submitted by Chris Hornung, Rappahannock HC, LLC for a subdivision containing ninety-seven (97) dwelling units located at 1321 Happy Creek Road, identified on Tax Map 20A21, Section 2, Lot 4. The property is zoned R-1, Residential District.

IX. COMMISSION MEMBER REPORTS

X. PLANNING DIRECTOR REPORT

- April Monthly Report

XI. ADJOURNMENT

APRIL 16, 2025 REGULAR MEETING MINUTES



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

The Planning Commission meeting of the Town of Front Royal, Virginia was held on April 16, 2025, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Marshner called the April 16, 2025 meeting of the Planning Commission to order at 7:00 pm.

ROLL CALL

Present: Connie Marshner, Chairman
Allen Neel, Vice Chairman
Megan Marrazzo, Commissioner
Andrew Brooks, Commissioner
Teresa Fedoryka, Commissioner

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

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no additions or deletions to the agenda.

APPROVAL OF MINUTES

- March 16, 2025 – Regular Meeting

Vice Chairman Neel moved, seconded by Commissioner Brooks to approve the meeting minutes from March 16, 2025 regular meeting.

VOTE: Yes – Brooks, Marshner, Neel, Fedoryka
No – N/A
Abstain – Marrazzo
Absent – N/A

ROLL CALL



CITIZEN COMMENTS

There were no speakers present.

CONSENT AGENDA

- **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. (*Consent to advertise for public hearing at the May 21, 2025 regular Planning Commission meeting.*)
- **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. (*Consent to advertise for public hearing at the May 21, 2025 regular Planning Commission meeting.*)

Commissioner Brooks moved, seconded by Commission Marrazzo to approve the consent agenda to publicly advertise for a public hearing in May as presented.

Vote: Yes – Marrazzo, Brooks, Marshner, Neel, Fedoryka
No – N/A
Abstain – N/A
Absent – N/A

VOICE VOTE

PUBLIC HEARING

Chairman Marshner reviewed the procedures for speaking at the public hearing.

- **2500051** – An Ordinance Amendment to amend Front Royal Town Code Chapter 175-137 pertaining to Fees, Charges and Expenses and Chapter 148-1100 Fees.

Mr. Ware explained this was an ordinance amendment to 175-137 pertaining to Fees, Charges and Expenses and Chapter 148-1100 Fees. The ordinance amendment has been discussed at several Planning Commission work sessions and the needs and reasons behind the proposed changes.

There were no comments from Planning Commission members.

Chairman Marshner opened the public hearing.



There were no speakers.

Chairman Marshner closed the public hearing.

Commissioner Marrazzo moved, seconded by Commissioner Brooks that for the purposes of good zoning practice, the Planning Commission forward a recommendation of approval to the Front Royal Town council for Ordinance Amendment #2500051 to amend Front Royal Town Code Chapter 175-137 pertaining to Fees, Charges and Expenses and Chapter 148-1100 Fees.

Ms. Kopishke suggested an amendment to the motion that the line item fee of \$650 “Zoning Ordinance Amendment” be stricken from the fee schedule.

Commissioner Marrazzo moved, seconded by Vice Chairman Neel to amend her motion that the Planning Commission forward a recommendation of approval sans the line pertaining to the Zoning Ordinance Amendment fee of \$650 except for that a recommendation of approval otherwise to the Front Royal Town Council for Ordinance Amendment #3500051 to amend Front Royal Town Code Chapter 175-137 pertaining to Fees, Charges and Expenses and Chapter 148-1100 Fees.

Vote: Yes – Marrazzo, Marshner, Fedoryka, Brooks, Neel

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

- **2500062** – A Zoning Text Amendment to Town Code Chapter 175-12.1 to allow lodging houses by Special Use Permit in the R-1 zoning district.

Mr. Ware reviewed the proposed text amendment request to allow lodging houses by Special Use Permit in the R-1 zoning district on property $\frac{3}{4}$ of an acre or larger. Based on the applicant’s statement of justification there is a need in the community for alternative housing types that meets the needs of individuals that are not expressly covered by Town Code. Generally speaking the lodging house would be in this category until further action is defined by different housing types are addressed. The Planning Commission was asked to determine if it was appropriate to have a lodging house in the R-1 zoning district on those parcels of land $\frac{3}{4}$ of an acre or larger.

The applicant was not present to speak.

Chairman Marshner opened the public hearing.

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



For the purpose of good zoning practice and lack of public necessity Vice Chairman Neel moved, seconded by Commissioner Marrazzo that the planning Commission forward a recommendation of disapproval to the Town Council for zoning text amendment #2500062 to not allow lodging houses by Special Use Permit in the R-1 zoning district.

Commissioner Marrazzo said that lodging houses are commonly understood as Airbnb's (not necessarily related to that brand). With her understanding of the Town Code she believes that currently this agrees heavily with the intent of the district. Specifically these "areas which are delineated, to promote and encourage a suitable environment for family life where there are children, to provide areas for suitable expansion of the Town as facilities are provided, etc." When you have a home that is next door or slightly down the street that has people you do not know and are changing out on a regular basis it is not a neighborly situation. It does not necessarily promote a family life where there are children in this type of a setting. Commissioner Marrazzo does think this fits in the R-1 zoning district. In the statement of intent it also states specifically that "mobile homes or rooming houses are prohibited." To now say they are allowed seems contradictory. She does not believe this should move forward with a recommendation of approval.

Chairman Marshner asked Vice Chairman Neel if he would consider removing the statement "lack of public necessity" from his motion because there is a need for transitional housing/short-term housing and the ability for shared housing and she does not like to see the wording "lack of public necessity" be on public record.

Vice Chairman Neel explained the wording was part of the justification for forwarding a recommendation of denial. We do need this type of housing, and the Planning Commission is currently working toward this in other discussions. This application is too general in nature and covers a broad swath of types of houses. He felt they cannot approve "just pieces" of this in such a broad swath.

Commissioner Brooks disagreed with Vice Chairman Neel. He stated there clearly is a need and this would be by Special Use Permit. It would not be by-right where anyone with property in the R-1 zoning district could now make it a boarding house.

Vote: Yes – Fedoryka, Marshner, Neel, Marrazzo
No – Brooks
Abstain – N/A
Absent – N/A

ROLL CALL

- **2500072** – A request for a Special Use Permit submitted by the Warren County Community Health Coalition for a lodging house at 506 N. Royal Avenue, identified by Tax Map 20A5, Section 7, Block 18, Lots 3-4. The property is zoned C-1, Community Business District and is located within the Entrance Corridor.



Mr. Ware reviewed the guidelines for Special Use Permits noting conditions can be placed on a Special Use Permit, but those conditions must be justified.

The request is for a lodging house at 506 N. Royal Avenue. The property is zoned C-1, Community Business District and also within the entrance corridor. Mr. Ware read the definition of Lodging House from Town Code Chapter 175-3 – Definitions. He also read from Chapter 148-870 – Parking and Loading Area. The required off-street parking is one (1) space per room and an additional two (2) parking spaces for employees. Currently there is not sufficient parking on site to accommodate the future use. The applicant does show a proposed gravel parking lot on the survey plat with six (6) proposed parking spaces. Staff does recommend approval with the appropriate conditions placed on this Special Use Permit.

The applicant Christa Shifflett said she was the Executive Director of the Warren Coalition. Ms. Shifflett explained that the Warren Coalition currently has two (2) level 3 recovery residences operating in Front Royal. One located at 501 S. Royal Avenue known as “The Landing” and the other at 200 N. Royal Avenue known as “The Nest”. The women’s house is located at The Nest which has been open since September 2024. There are four (4) females currently staying at this location and the most that have stayed there are seven (7) for a very short time. There are not enough women in the house to cover the rent and therefore would like to move the women’s house to 506 N. Royal Avenue that will house six (6) women. They would then open 200 S. Royal Avenue as a second men’s house which can sleep nine (9). There is a waiting list for men waiting to move into one of the recovery residences. Ms. Shifflett explained the rules of the recovery residences and the staff that is onsite, as well as the process for individuals to move into the residences and continue to stay there until an appropriate time to leave.

Chairman Marshner opened the public hearing.

Jason Tucker, 501 N. Royal Avenue, Front Royal, VA. Mr. Tucker said he had been a part of this community for twelve (12) years and has lived at “The Landing” for about one year. Living at the recovery residence and having support has helped him to remain clean for almost two (2) years. Having this as a safe space has a positive ripple effect on the whole community.

Christopher Ritenour, 501 S. Royal Avenue, Front Royal, VA. Mr. Ritenour shared he had struggled with addiction for twenty-five (25) years. He has now been clean for a year and has a full time job. Mr. Ritenour asked Commission members to consider helping the community and rebuilding families by recommending approval of this application request.

Andrea O’Bryan, 200 N. Royal Avenue, Front Royal, VA. Ms. O’Bryan shared her accomplishments since being at the recovery residence since December 2024.

Tiara Bailey, 200 N. Royal Avenue, Front Royal, VA. Ms. Bailey explained that if this wasn’t available to her she would have gone back to active addiction. She said there are many people who want to be sober, and she wants them to know there is a place for them to come and be safe.



Hearthier Rollins, 200 N. Royal Avenue, Front Royal, VA. Ms. Rollins said she is a Certified Peer Recovery Specialist and shared the positive impact this program has had on her life.

James Funkhouser, 501 S. Royal Avenue, Front Royal, VA. Mr. Funkhouser shared he is a Certified Peer Recovery Specialist and the House Manager at The Landing. He said the people at the recovery residence are his family. The recovery residence's offer men and women a home and a chance to build a family.

There were no additional speakers.

Chairman Marshner said the Planning Commission totally agrees with what an asset the recovery residences are to the community but their job as Planning Commissioners is to make a determination based on land use issues and zoning principles.

Chairman Marshner closed the public hearing.

Commissioner Brooks moved, seconded by Vice Chairman Neel that the Planning Commission forward a recommendation of approval to Town Council for Special Use Permit #2500072 for a lodging house at 506 N. Royal Avenue with the following condition:

- 1. The applicant shall install six permanent parking spaces and associated parking lot built to Town Standards on the property prior to the commencement of the use.***

Commissioner Marrazzo expressed her appreciation and admiration for the work that goes into these residences. When it comes to the affect on the immediate surrounding area and the welfare of that area she understands that many living at the house are on probation and can have police/parole officers visit at any time. She has some concern about there not being any regular follow-up and it is a blanket open situation as long as the condition of parking is met. When it comes to making sure that the neighborhood remains protected and that people are safe she questioned if they could entertain a follow-up clause. Perhaps the Warren Coalition could invite staff to confirm that property regulations are being maintained or perhaps invite the Town police every 6 months or every year to make sure things are running cleanly and smoothly and things that are necessary for the safety of the community.

Chairman Marshner said those things are not related to land use.

Commissioner Marrazzo said it is directly related to the welfare of the community which is part of the consideration for a Special Use Permit. Within that she believes it could be understood that with a proper condition they could advise or encourage the Town Council to consider the conditions.

Chairman Marshner noted that the Warren Coalition has been around for many years. If there had been any problem during earlier years she believed there would be people testifying to that at the public hearing.



Commissioner Marrazzo said there are times when there are going to be dramatic situations where people do not come to the Planning Commission. She is looking at this as a precautionary measure to add this to a community that hasn't had this before and the welfare of that citizenry will be protected.

Chairman Marshner asked if Commissioner Marrazzo was asking for the motion to be amended.

Commissioner Marrazzo said perhaps but that she proposed this as a discussion element.

Chairman Marshner asked the Town Attorney if Commissioner Marrazzo's conditions would be appropriate for a Planning Commission amended motion.

Mr. Sonnett deferred the question to the Planning Director.

Ms. Kopishke explained that the Planning Commission is looking at the use as a lodging house. If the use is not being used as intended there is a process, and staff would begin enforcement procedures where the Special Use Permit could be revoked. There are protections in place.

Commissioner Marrazzo said she believed if there was a complaint staff would not have access to the interior of the property without being invited.

Ms. Kopishke said that scenario would be for a property maintenance complaint. If the use was anything other than a lodging house the Special Use Permit would be revoked.

Commissioner Marrazzo expressed that if overall proper regulations were not followed it would have an impact on the community.

Vice Chairman Neel explained there are a lot of enforcement mechanisms built in to the program. They have court monitoring, regular drug testing, police involvement, lockdown procedures, and merit based promotion based through freedoms. He stated he was less concerned about Commissioner Marrazzo's concerns.

Commissioner Fedoryka believed that if they can operate as a rehab there are certain standards that have to be kept so they do not lose their ability to operate as a rehab.

Ms. Shifflett responded that those that work in the house are licensed with the state. She explained they are not a rehab facility but a recovery house. Organizations can obtain certification with a recovery housing agency, but they are not. However they follow what the agency requires. They did obtain guidance from the Virginia Association of Recovery Residence on what needs to be in place.

In addition, there is someone who lives onsite in all of the houses. They also have eyes on the people who live in the houses every day. If there are any concerns that someone is altered they are



going to test that individual and there are consequences that follow. Staff take that very seriously as well as the prevention side very seriously. First and foremost the Coalition is a prevention agency. Ms. Shifflet stated they will not allow this to be a place where we know active drug use is going on.

Commissioner Marrazzo expressed that her recommendations were in no way a commentary on the moral character of the goals or intentions of the Coalition or the moral character of the people in the homes.

Vice Chairman Neel thanked the Coalition for answering the questionnaire that was previously sent to them that addressed some of the comments expressed at this meeting. He thanked them for the work they are doing.

Vote: Yes – Marshner, Neel, Brooks, Fedoryka
No – Marrazzo
Abstain – N/A
Absent – N/A

ROLL CALL

- **2500100** – A request for a Special Use Permit submitted by Divinum Auxilium Academy for a private school located at 16 N. Royal Avenue, identified by Tax Map 20A5, Section 11, Lot 15. The property is zoned C-2, Downtown Business District and is located within the Entrance Corridor.

Mr. Ware referred back to the items to be considered for Special Use Permits. Applications are to be based on zoning principles and land use applications.

This request is for a private school to be located at 16 N. Royal Avenue. The property is zoned C-2, Downtown Business District and located in the entrance corridor as well as within the historic district. With a change of use Town Code 175-104 requires all new uses or developments in change of use shall comply with the off-street parking requirements of Chapter 148. The change of use to a public or private school requires one (1) parking space per employee plus parking spaces for a school auditorium as noted in the auditorium section. The auditorium section requires one (1) parking space per four (4) fixed seats in the main assembly area or one (1) parking space per one hundred (100) net square feet. There is limited parking in the rear of the building, but it is not currently sufficient to accommodate the future use. A private school is allowed in this zoning district by Special Use Permit.

In Chapter 148-870-A.4 Town Code does allow that “off-street parking areas shall be oriented to the buildings they are designed to serve and shall be within three hundred (300) feet walking distance. Before off-site facilities are approved, a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, and approved as to form by the Town Attorney, and for compliance with the requirements of this Chapter by the Director”.



Diane Schmiedicke, 311 Luray Avenue, Front Royal, VA. Ms. Schmiedicke stated she was the founder of the Divinum Auxilium family of schools. Their first academy is located at 6294 Browntown Road where they serve pre-k through 6th grade. In 2018 they opened St. Edith Stein School for Girls at 124 Luray Avenue that serves girls grades 7th through 12th. They now have St. Joseph the Just School for Boys that serves boys grade 7th through 11th and is being housed in their parish building. They are seeking a permanent home for the St. Joseph the Just School for Boys at 16 N. Royal Avenue. For the past thirteen years they have been committed to children and families in the community. They care very much about where their children spend the majority of their days. The old Town Hall located at 16 N. Royal Avenue built in the 1930s has been vacant for some time. Ms. Schmiedicke stated they would like to restore the building and maintain its integrity as a historic site. In their Statement of Justification that wanted to make very clear that the health, safety, and welfare of the community is of the utmost importance to them. They want to assure the Town that they remain entirely open with aligning their plans to address the questions and concerns of the Town with consideration of this project. They have provided an addendum to the Statement of Justification addressing the traffic flow concerns that were brought up at the previous Planning Commission work session.

Vice Chairman Neel asked how the student pick up and drop off would be handled. He noted that the addendum provided three (3) possible scenarios.

Ms. Schmiedicke reviewed the possible scenarios, and she noted that a map was included with the three (3) scenarios.

Below are the three (3) scenarios provided by Dian Schmiedicke in the Addendum to the Statement of Justification that was provided to staff and the Planning Commission:

Scenario #1 (Preferred): Families would enter one-way onto Maddox Ln. from W. Main St. and enter the leased parking area of St. John the Baptist Church. Students can safely be dropped in the parking lot and walk to the school entry at the back of 16 N. Royal Ave. (facing Union St.) through the municipal parking lot between Maddox Funeral Home and First Baptist Church and crossing Union St. using the designated crosswalk. We will agree to staff the crosswalk during drop-off and pick-up times to ensure students can walk safely into the school when they are dropped off and back to the parking lot for pick-up. Cars will continue through the parking lot in a circular fashion and back out onto W. Main St. using the one-way driveway that exits in that parking lot. Current Drop-off Window: M-Th 8:10-8:20 a.m. Pick-up Time: 3:10 p.m., Pick-up Fri. 1:10 p.m. {Marked #1}

Scenario #2: As the large majority of our families have students across all three schools, boys attending school at 16 N. Royal Ave. could be dropped off and picked up at the neighboring girls' school located at 124 Luray Ave. The boys could then walk to school along Luray Ave. and crossing over W. Main St. to school and back again in the reverse. The current drop-off and pick-up times would need to be adjusted slightly to accommodate the slightly longer walking distance: M-TH 8:05-8:15 a.m. and 3:05 p.m. and 1:05 p.m. on Fri. respectively.



Scenario #3: Families would enter one-way Union St. according to a staggered schedule of no more than 3 cars at a time. Cars would pull into the back parking area of 16 N. Royal Ave. in a U or arced fashion and drop students off to receiving staff. During these brief drop-off and pick-up windows only, the 2 handicapped and 3 regular parking spaces would not be available. Afterward, they would be available again for parking. If at any time families approaching this parking/drop-off/pick-up area discover a backlog that would cause traffic stoppage on Union St. they would be instructed to circle the block until space has been freed to completely pull in off of Union St. In this scenario the staggered schedule would need to begin earlier and continue later in order to accommodate the slower traffic flow of 3 cars per scheduled allotment. We believe 3 cars every 5 minutes would ensure minimal backup and allow for the efficient reception and dismissal of our small student body. {Marked #3}

Chairman Marshner opened the public hearing.

Andrew Hill, 1237 Kendrick Ford Road, Front Royal, VA. Mr. Hill stated he is also a business owner in Town at 25 S. Royal Avenue, Front Royal, VA. He explained that seven (7) of his children attend these schools and he is strongly in favor of approving the application request. In addition, seeing the old Town Hall building being put to good use once again would do the Town a lot of good.

There were no additional speakers. Chairman Marshner closed the public hearing.

Vice Chairman Neel moved, seconded by Commissioner Marrazzo that the Planning Commission forward a recommendation of approval to the Town Council for Special Use Permit #2500100 for a private school located at 16 N. Royal Avenue conditioned on the following:

- 1. The provision of off-street parking areas, which shall be oriented to the building they are serving and within three hundred (300) feet walking distance, with a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by the Town Attorney prior to the commencement of the use and a valid written off-site parking agreement shall remain in effect for the duration of the Special Use Permit.***
- 2. A staggered pick up and drop off time be used for students.***

Commissioner Marrazzo referred to Vice Chairman Neel's motion stating "...the parking area shall be oriented to the building they are serving" and asked if he could expand on what he means by that.

Vice Chairman Neel explained it has to do with the relevant position of the parking to the agreement so we're staying within the number of feet required.

Commissioner Marrazzo asked for Vice Chairman Neel's reasoning for the staggered drop off vs. the other two scenarios.



Vice Chairman Neel answered it was for the sake of safety.

Commissioner Marrazzo commented that with the staggered scenario vs. the applicant's preferred scenario with all of twenty-five (25) students she thought that would have a pretty light effect on anything. She did not know if the second condition was needed given the circumstances this application presents.

Commissioner Brooks asked what the concern was if there was no staggered drop off. Was there a concern for the potential obstruction of traffic on the street.

Vice Chairman Neel expressed it was the obstruction of traffic and safety of the children. He amended his previous motion.

Vice Chairman Neel moved, seconded by Commissioner Fedoryka to amend his motion to forward a recommendation of approval to the Town Council for Special Use Permit #2500100 for a private school located at 16 N. Royal Avenue conditioned upon the following:

- 1. The provision of off-street parking areas, which shall be oriented to the buildings they are serving and within three hundred (300) feet walking distance, with a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by the Town Attorney prior to the commencement of the use and a valid written off-site parking agreement shall remain in effect for the duration of the Special Use Permit.***

Vote: Yes – Marrazzo, Marshner, Fedoryka, Neel, Brooks

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

COMMISSION MEMBER REPORTS

Commissioner Marrazzo said she had completed the Planning Commission Program in Richmond and is now certified.

Vice Chairman Neel reminded Commission members of the upcoming meetings with the Warren County Bridge of Hope and the Harvest Missions Outreach Center.

Commissioner Fedoryka shared that her sister-in-law Catie Fedoryka would be speaking at the next work session. Ms. Fedoryka has worked extensively with special need adults and children. She has worked in special housing environments and may have an interesting perspective from a recipient's point of view.



PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the March monthly report.

Staff and the Planning Commission are working on the special housing needs. Review of the administrative portions of the draft Zoning Ordinance have been completed. Staff will continue to review those changes and compile them into the document. The next portion of the Zoning Ordinance will be discussing the uses and the zones. Ms. Kopishke said she would like to have community input on uses and the appropriateness of the existing zones.

ADJOURNMENT

Chairman Marshner moved, seconded by Vice Chairman Neel to adjourn the meeting.

VOTE: Yes – Neel, Marshner, Marrazzo, Fedoryka, Brooks
No – N/A
Abstain – N/A
Absent – N/A

VOICE VOTE

The meeting was adjourned at 8:19 p.m.

Approved by Planning Commission
Date: _____

CONSENT AGENDA

2500238 – A REZONING APPLICATION SUBMITTED BY STEPHEN C. WILLIAMS, ESQ./TRUSTEE REQUESTING AN AMENDMENT TO THE ZONING MAP TO RECLASSIFY VACANT LOTS ON ELSIA DRIVE IDENTIFIED BY TAX MAP 20A6, SECTION 1, PARCELS 5C AND 6 FROM C-1, COMMUNITY BUSINESS DISTRICT TO R-3, RESIDENTIAL DISTRICT. ***(CONSENT TO ADVERTISE FOR PUBLIC HEARING AT THE JUNE 18, 2025 REGULAR PLANNING COMMISSION MEETING.)***



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

RECEIVED
APR 30 2025

FRREZON #2500238

REZONING APPLICATION
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

RECEIVED
MAY - 8 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

APPLICANT

Name Stephen C. Williams, Esq. / Trustee Phone (804) 241-8852
Address 11617 Chickahominy Branch Dr. Glen Allen, VA 23059
E-mail SWILLIAMS1001@gmail.com

PROPERTY OWNER OF RECORD

Name James E. Williams Family Trust Phone (804) 241-8852
Address 11617 Chickahominy Branch Dr. Glen Allen, VA 23059

PROPERTY DESCRIPTION

Location/Street Address Between 154 and 160 Elsie Dr., Front Royal

Number of lots: 3 2 Total Acreage 4.36 2.861

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

<u>MAP 20 A6-1-6</u>	<u>0.661 acres</u>	<u>ZONED C1</u>
<u>MAP 20 A6-1-5C</u>	<u>2.20 acres</u>	<u>ZONED C1</u>
<u>MAP 20 A6-1-5D</u>	<u>1.50 acres</u>	<u>ZONED R3</u>

Subdivision Name (if applicable) Carriage House Properties LLC

This parcel is not in scope for the rezoning request. It is only being listed here for reference purposes to show we own an adjacent parcel already zoned R3.

REQUEST

Existing Zoning C1 and R3 Proposed Zoning R3

Existing Use undeveloped Proposed Use Commercial or residential

ATTACHMENTS

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

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

CERTIFICATION

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



Stephen Williams Trustee
Signature of Property Owner

Signature of Applicant (if different)

City/County of Stafford, Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 22 day of April, 2025 by
Stephen Williams
(Name of person seeking acknowledgement)

Sheri Bedwell

Notary Public

Notary registration number: 7907832 My commission expires: 1/2028

NOTICES

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

OFFICE USE ONLY

Receipt # 1896 Date Paid 5/8/2025
Planning Commission Hearing Date: _____ Recommendation: _____
Town Council Hearing Date: _____ Date Sent to Clerk: _____

January 2019

Statement of Justification

Our family owns three adjacent parcels. Two of the parcels are zoned C1 and the third parcel is already zoned R3. Our request is to rezone the other two parcels to R3 to create consistency across all three parcels which will enable the lots to be used for the highest and best use and a broader range of uses, including, but not limited to potentially adding more units for the adjacent continuous care retirement facility, additional townhouses or apartment buildings.

Regards,

A handwritten signature in black ink, appearing to read 'Stephen C. Williams', with a long horizontal flourish extending to the right.

Stephen C. Williams, Esq., Co-Trustee

Planning Commission,

This letter is to inform the Front Royal Planning Commission that my brother, Stephen C. Williams, Esq., and I, are co-trustees of the James E. Williams Family Trust (the "Trust"), which owns the lots which are the subject of the rezoning application. Under the terms of the Trust, the pertinent excerpts of which are shown below in Section 5, and Article 21, both co-trustees are authorized to act alone or in concert with another Trustee.

5. Powers of Trustee. The powers of the Trustee are as set forth in Article Twenty-One, Section F, of the Trust Agreement (a copy of said Article Twenty-One, Section F, is attached to this Certificate of Trust). Any Trustee, acting alone or in concert with another Trustee, shall have all of the powers and authority enumerated in Section 64.2-778 and Section 64.2-105 of the Code of Virginia, 1950, as amended, as in effect from time to time, which the Settlor has expressly incorporated in said Trust Agreement and expressly incorporates these statutory powers by reference as if fully written out herein. The Settlor specifically authorizes the Trustee(s) to sell, give or transfer in any manner any property held in the Trust, whether real or personal, upon such terms and conditions as the Trustees shall deem appropriate.

6. Irrevocable Trust. The Trust is irrevocable.

ARTICLE TWENTY-ONE

Trustees

A. Trustee Appointments. A Trustee who is a party to this Agreement or who is appointed in this Article shall serve as Trustee of each trust under this Agreement except where this Article or some other provision of this Agreement specifically provides otherwise.

1. Revocable Trust, Family Trust and OTIP Marital Trust. Upon my death or disability, I appoint as the Trustee(s) of the Trust in effect during my lifetime and after my death, as well as the Family Trust and the Marital Trust, those persons named below in the following order of priority:

- 1. First Successor Trustee. JAMES E. WILLIAMS.*
- 2. Second Successor Trustees. JAMES M. ("MICHAEL") WILLIAMS and STEPHEN C. WILLIAMS.*

We submit this letter that we, either in concert or alone, represent the Trust with the authority and responsibility to conduct real estate transactions. Furthermore, I hereby expressly consent to the rezoning of the two lots as set forth in the Rezoning Application.

Thank you,



James M. Williams, Trustee

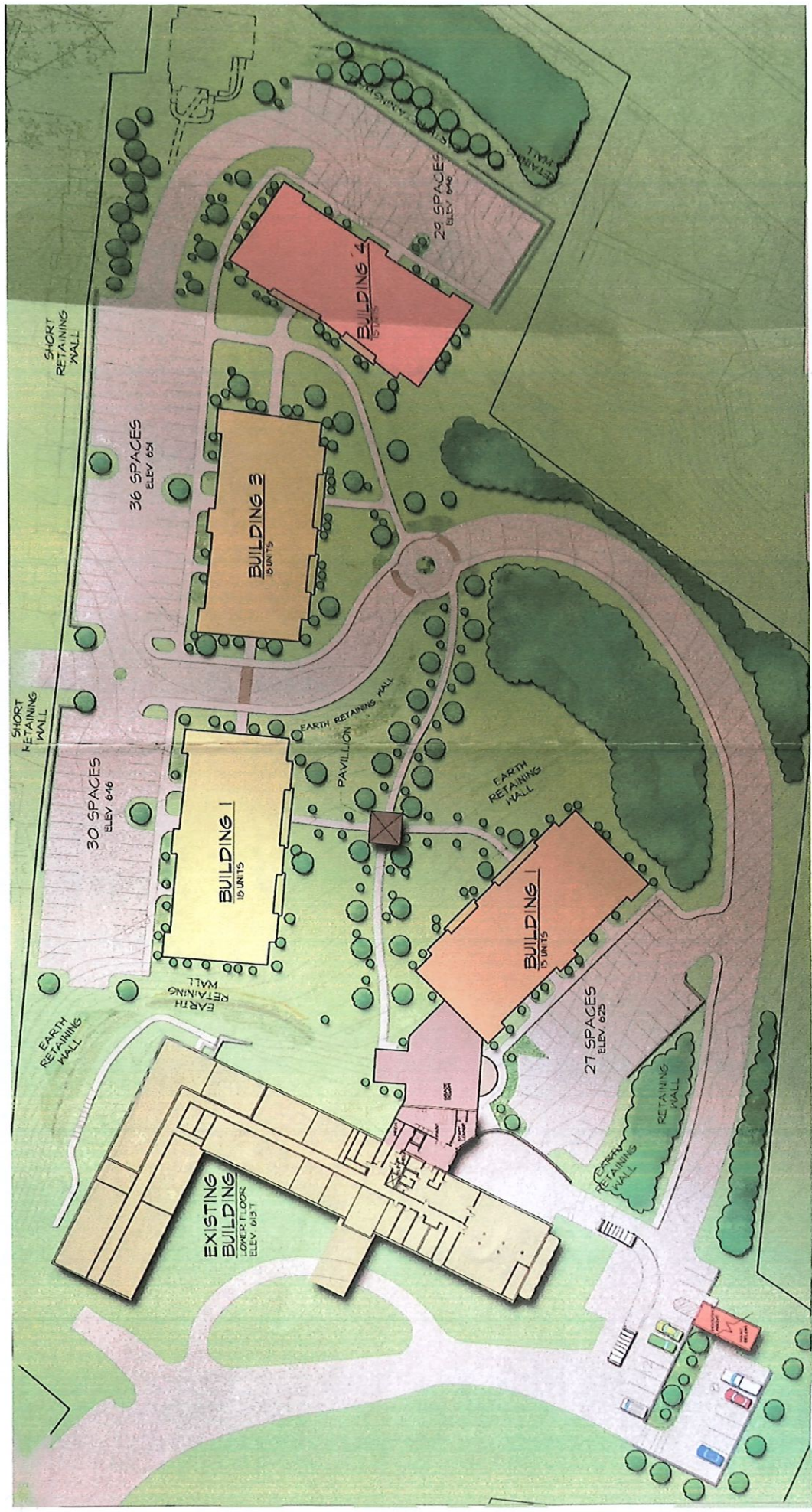
The forgoing was acknowledged before me in the Commonwealth of Virginia, County of Henrico, this 17th day of April 2025, by James M. (Michael) Williams signing as Co-Trustee.

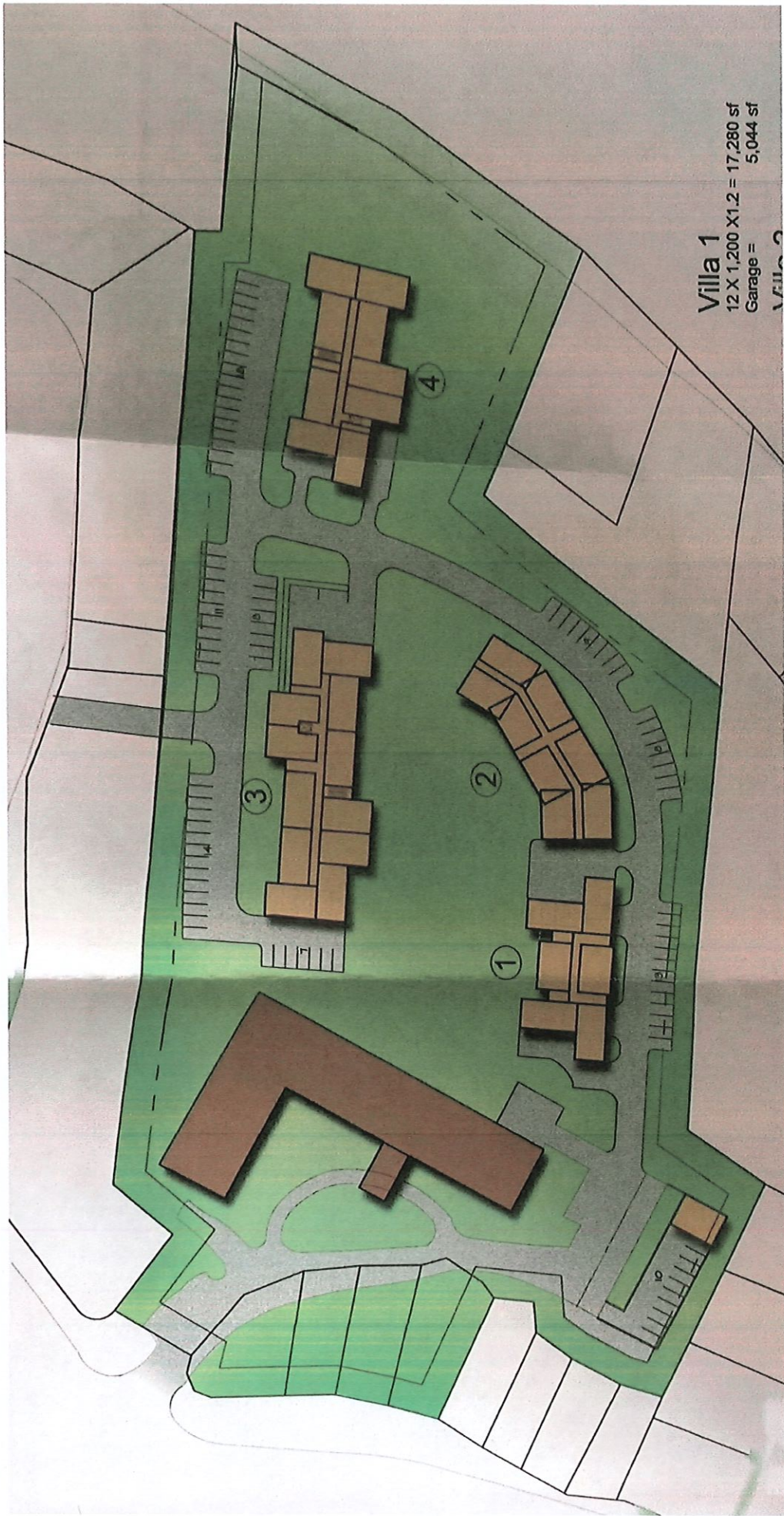
My Commission expires: 06/30/2025

Tamara Elaine Mackey

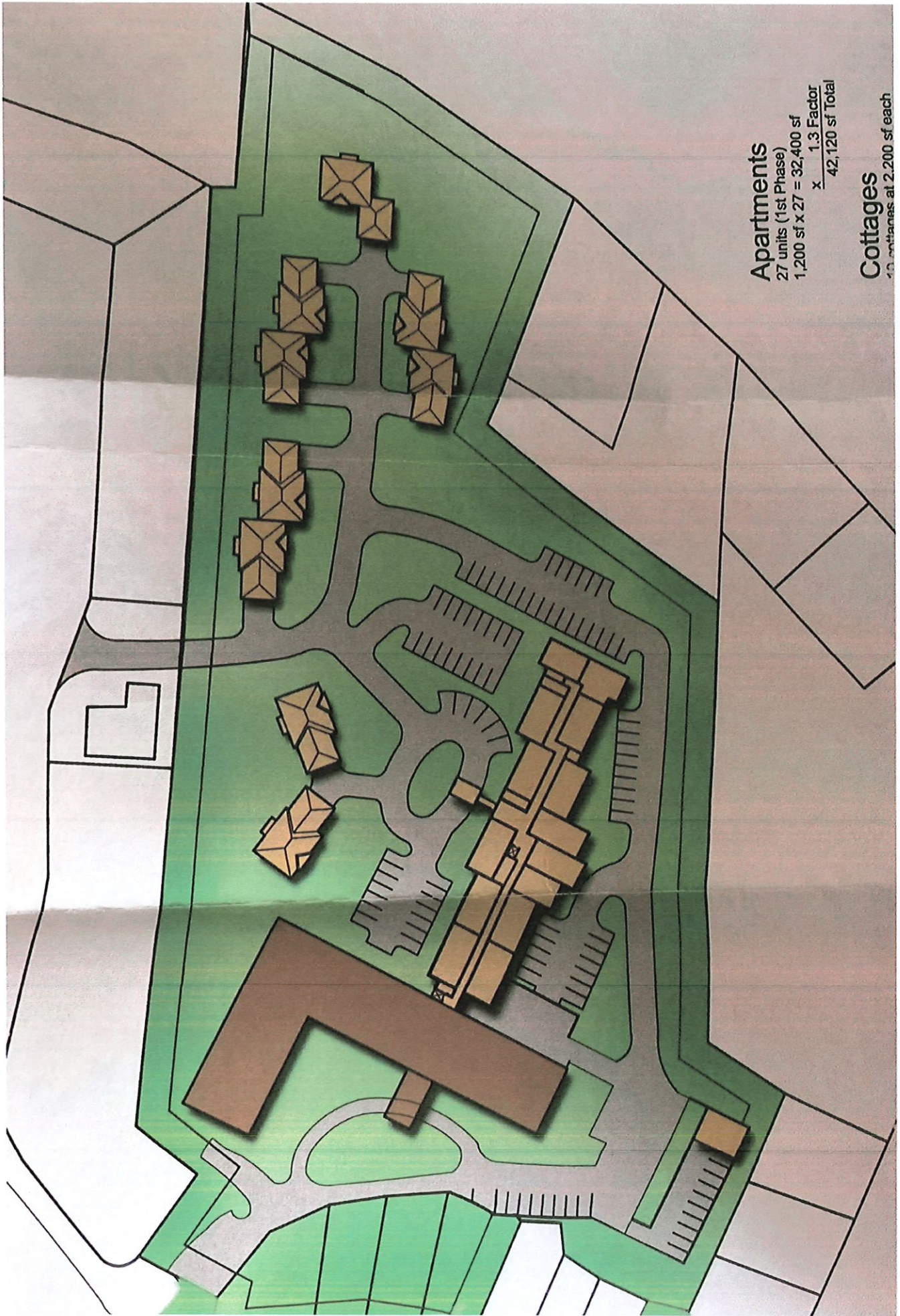
Notary Public







Villa 1
12 X 1,200 X 1.2 = 17,280 sf
Garage = 5,044 sf
VILLA 2



Apartments

27 units (1st Phase)
1,200 sf x 27 = 32,400 sf
x 1.3 Factor
42,120 sf Total

Cottages

10 cottages at 2,200 sf each

This survey was produced before me on the
20 day of Mar, 2013,
 at 3:54 am/pm, and with certificate of
 acknowledgement thereto attached was
 admitted to record with instrument no.
120001491

Copy Teste: Cal

Clerk/Deputy Clerk
 Warren County Circuit Court

N/F CARRIAGE HOUSE PROPERTIES, LLC

T.M. 20A6-1-4

N 78°21'24"W 430.39'

1.182
ACRES

③
ZONED C-1

N/F CARRIAGE HOUSE PROPERTIES, LLC

T.M. 20A6-1-5C

N 78°21'24"W 207.71'

0.661
ACRES

②
ZONED C-1

①
ZONED
C-1

10' ACCESS
EASEMENT

N 12°03'29"E 118.34'

N/F CARRIAGE HOUSE PROPERTIES, LLC
 T.M. 20A6-1-5D

SOUTH ROYAL AVENUE
 ROUTE 340
 (VARIABLE WIDTH R.O.W.)
 ARC 121.39' Rad 1869.86'

EX. PIN
 S.E. 0.18'
 S.W. 0.17'

S 77°42'19"E 151.69'

BEATTY SUB.

EX. PIN
 N.W. 0.03'
 S.W. 0.03'

18' ALLEY

S 77°54'42"E 328.00'

AY-VIEW ESTATES
 BLOCK 6

PIN SET
 S.W. 0.71'

L6

L5

L4

L3

L2

L1

S 77°16'20"E 108.60'

AY-VIEW ESTATES
 BLOCK 2

- DENOTES IRON PIN SET
- DENOTES EXISTING PIN OR PIPE

Course	Bearing	Distance
L1	N 10°55'18" E	100.04'
L2	Rad: 75.00' Tan: 20.84' Chd: S 62°23'03" E	Arc: 40.65' CA: 31°03'17" 40.15'
L3	S 77°54'43" E	11.54'
L4	S 10°55'18" W	89.85'
L5	S 77°16'20" E	15.00'
L6	S 77°54'42" E	34.14'

- ①- TM 20A6-1-6 (ORIGINAL AREA 0.141 ACRES)
- ②- 0.520 ACRES OF TM 20A6-1-7 (ORIGINAL AREA 1.702 ACRES)
TO BE ADDED TO AND MADE AN INTEGRAL PART OF
TM 20A6-1-6 AND IS NOT TO BE CONSIDERED A
SEPARATE BUILDING SITE
- ③- RESIDUE OF TM 20A6-1-7 (ORIGINAL AREA 1.702 ACRES)
- ④- 2 1/2 STORY STUCCO & FRAME APARTMENT BUILDING #539

60 0 60 120 180

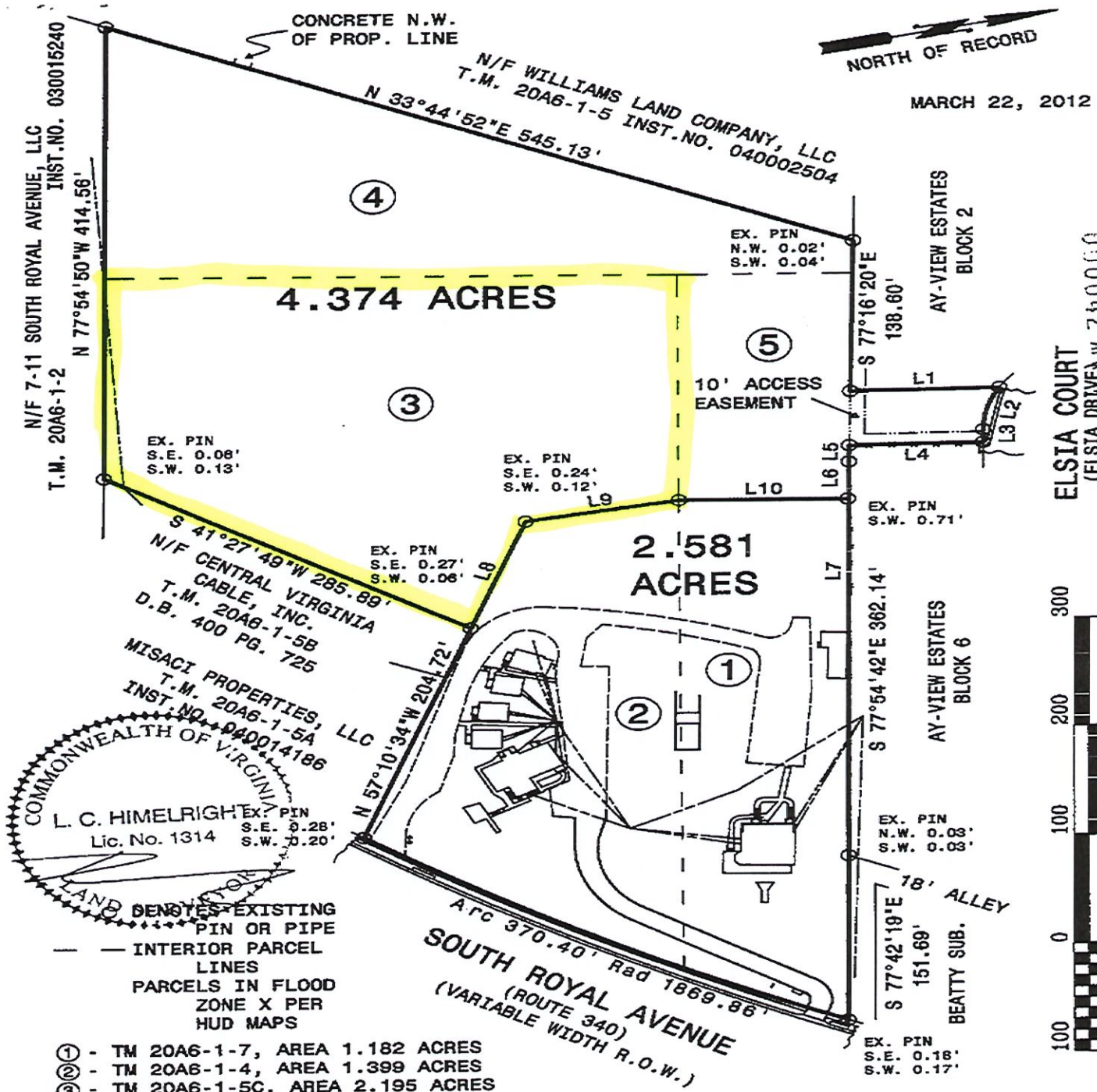


GRAPHIC SCALE - FEET

ELSIA COURT
 ELSIA DRIVE
 (50' R.O.W.)

NORTH OF RECORD
 INST. NO. 050011323
 D.B. 557-736
 D.B. 348-793
 D.B. 347-571
 D.B. 259-196

SHEET 2 OF 2



WARREN COUNTY, VIRGINIA
LAND RECORDS
ELSLA COURT
(ELSLA DRIVE) 240000
(50' R.O.W.)



- ① - TM 20A6-1-7, AREA 1.182 ACRES
- ② - TM 20A6-1-4, AREA 1.399 ACRES
- ③ - TM 20A6-1-5C, AREA 2.195 ACRES
- ④ - TM 20A6-1-5D, AREA 1.518 ACRES
- ⑤ - TM 20A6-1-6, AREA 0.661 ACRES

Course	Bearing	Distance
L1	N 10°55'18" E	100.04'
L2	Rad: 75.00' Tan: 20.84' Chd: S 62°23'03" E	Arc: 40.85' CA: 31°03'17" 40.15'
L3	S 77°54'43" E	11.54'
L4	S 10°55'18" W	89.85'
L5	S 77°16'20" E	15.00'
L6	S 77°54'42" E	34.14'
L7	S 77°54'42" E	328.00'
L8	N 57°10'34" W	104.50'
L9	N 02°09'36" E	105.00'
L10	N 12°05'18" E	114.79'

SURVEY OF CARRIAGE HOUSE PROPERTIES, LLC
RECORDED IN INSTRUMENT NUMBER 040008006,
INSTRUMENT NUMBER 050011323 AND
INSTRUMENT NUMBER 120001491.

FORK MAGISTERIAL DISTRICT
WARREN COUNTY
TOWN OF FRONT ROYAL,
VIRGINIA

PUBLIC HEARING

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.

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: #2500104 - Special Use Permit

MEETING DATE: May 21, 2025

SUMMARY: A Special Use Permit application has been submitted for a farmers' market in conjunction with raised garden beds/community garden located at 515-B N. Commerce Avenue.

The Applicant is proposing to install 4 to 6 raised garden beds in an existing parking lot for the purposes of growing and selling produce. The applicant anticipates expanding the number of garden beds and creating an orchard area in the next year.

STAFF RECOMMENDATION: Staff recommends approval with conditions.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2500104 for a farmers' market at 515-B N. Commerce Avenue with the following conditions:"

1. **The Applicant shall mark directional arrows in the parking lot to guide traffic flow prior to the commencement of use.**
2. **The Applicant shall restripe parking spaces to Town Standards prior to the commencement of use.**

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Marshner _____ Marrazzo _____ Neel _____ Fedoryka _____ Brooks _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



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

**Planning Commission Regular Meeting
May 21, 2025**

APPLICATION #:

Special Use Permit Application #2500104

APPLICANT:

Julie Vaught – Happy Creek Antiques

APPLICATION SUMMARY:

A Special Use Permit application has been submitted for a farmers market located at 515-B N. Commerce Avenue.

GENERAL INFORMATION:

<i>Site Addresses</i>	515-B N. Commerce Avenue
<i>Owner(s)</i>	Vaught Associates
<i>Zoning District</i>	C-1, Community Business District
<i>Historic District</i>	No
<i>Tax Identification</i>	20A4-10-8
<i>Request</i>	The Applicant is requesting a farmer's market in conjunction with raised garden beds/community garden.

515-B N. Commerce Avenue



515-B N. Commerce Avenue – Parking Lot View from N. Commerce Avenue



515-B N. Commerce Avenue – Parking Lot



515-B N. Commerce Avenue – View from Parking Lot Looking towards N. Commerce Avenue



Aerial Map (Warren County GIS)



Summary	Town Code defines a farmers market as: FARMERS' MARKET - A collection of two (2) or more vendors, selling farm or domestic products, garden produce, or nursery products, ornamental or otherwise, which have been grown or produced by the vendor offering the same for sale, in an open-air setting or with temporary or partially enclosed structures. The applicant is proposing to install 4 to 6 raised garden beds in an existing parking lot for the purposes of growing and selling produce. The applicant anticipates expanding the number of garden beds and creating an orchard area in the next year.
Relevant Code Sections	Chapter 175-39.A - USE REGULATIONS (C-1) MISCELLANEOUS: Accessory uses, structures and buildings. Chapter 175-39.B - USE REGULATIONS (C-1) The following uses are permitted within the C-1 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the C-1 District: RESIDENTIAL: Apartments or dwelling units, with four (4) or more units or where located on the ground floor, subject to the provisions of Section 175-113. COMMERCIAL: Automobile garages, excluding where repairs work is only an accessory use, subject to the requirements of Section 175-110.3 where motor vehicle painting or body work services are provided. Automobile Parking Lots, commercial. Bed and Breakfasts, as set forth in Section 107.3. Day Care Facilities and schools, subject to the provisions of Section 175-107.1.F, and any necessary improvements or changes to address the considerations of that section. Farmers' markets, and flea markets, in accordance with Section 175-44.F. 175-44 PERFORMANCE STANDARDS (C-1) F. <i>Farmer's Markets and Flea Markets</i>: Where farmer's markets are permitted under the provisions of this Chapter, the following standards shall be required: 1. Adequate water and sanitary facilities shall be provided if found necessary based on the size, frequency and duration of the market. 2. A minimum twenty-five-foot setback shall be maintained from all property lines, excluding structures and uses in existence prior to July 1, 2001. 3. No adverse effect on adjoining properties, including, but not limited to, excessive or untimely noise or lighting, overflow parking, or visual problems potentially affecting property values or marketability, is found.

	4. All tables, facilities and structures shall be maintained in a well-kept and attractive manner. 5. No manufactured buildings shall be permitted. 6. Unless otherwise approved as part of a special use permit, all temporary structures or facilities shall be removed during the days that the market is not in operation. 7. Operation of a Flea Market shall be confined to Friday, Saturday, Sunday, and Holidays, unless other dates are specifically approved by the Town Council in conjunction with the Special Permit. The hours of operation shall be posted on the property. 8. If a Flea Market or Farmers' Market elects to close during part of the year, or is required to close during part of the year by a condition of a special use permit, all tables and other temporary fixtures shall be removed within two (2) weeks of such closure. Such fixtures may be stored on the site, provided they are located within a completely enclosed building or otherwise screened from public view, in accordance with Section 175-44.A. 9. All Flea Markets and Farmers' Markets shall be swept clean, hosed down and/or picked clean daily. No food products or debris shall be permitted to remain upon the site overnight. All food products sold at the market must be displayed under sanitary conditions and sold in compliance with all requirements of the Virginia Department of Health or Virginia Department of Agriculture and Consumer Services. 10. Any expansion, including, but not limited to, new construction, an increase in the days of operation, or other significant changes to the use of the property, shall only be authorized with a special use permit. 11. Landscaping shall be provided where feasible and desirable for purposes of improvement aesthetics, screening, shade and the natural environment. 12. Fencing may be required for purposes of improvement aesthetics, screening or public safety. 13. The sale of live animals is prohibited. 14. The sale of new merchandise or serving of food, other than farm and domestic products, shall only be authorized if the vendor obtains an itinerant merchant or peddler license, in accordance with the Town Code regulations for such uses. 15. Farmers' Markets and Flea Markets on public property shall be classified as a public event. (Ord. of 1-28-13; Ord. of 6-22-15; Ord. of 10-10-17)
Recommendation	Staff recommends approval with the following conditions: 1. The Applicant shall mark directional arrows in the parking lot to guide traffic flow prior to the commencement of use. 2. The Applicant shall Restripe parking spaces to Town Standards prior to the commencement of use.

ATTACHMENTS: Application and supporting documents.



TOWN OF FRONT ROYAL

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

#2500104
RECEIVED
Main: 540.635.4236
Fax: 540.631.2727
www.frontroyalva.com
MAR 11 2025

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

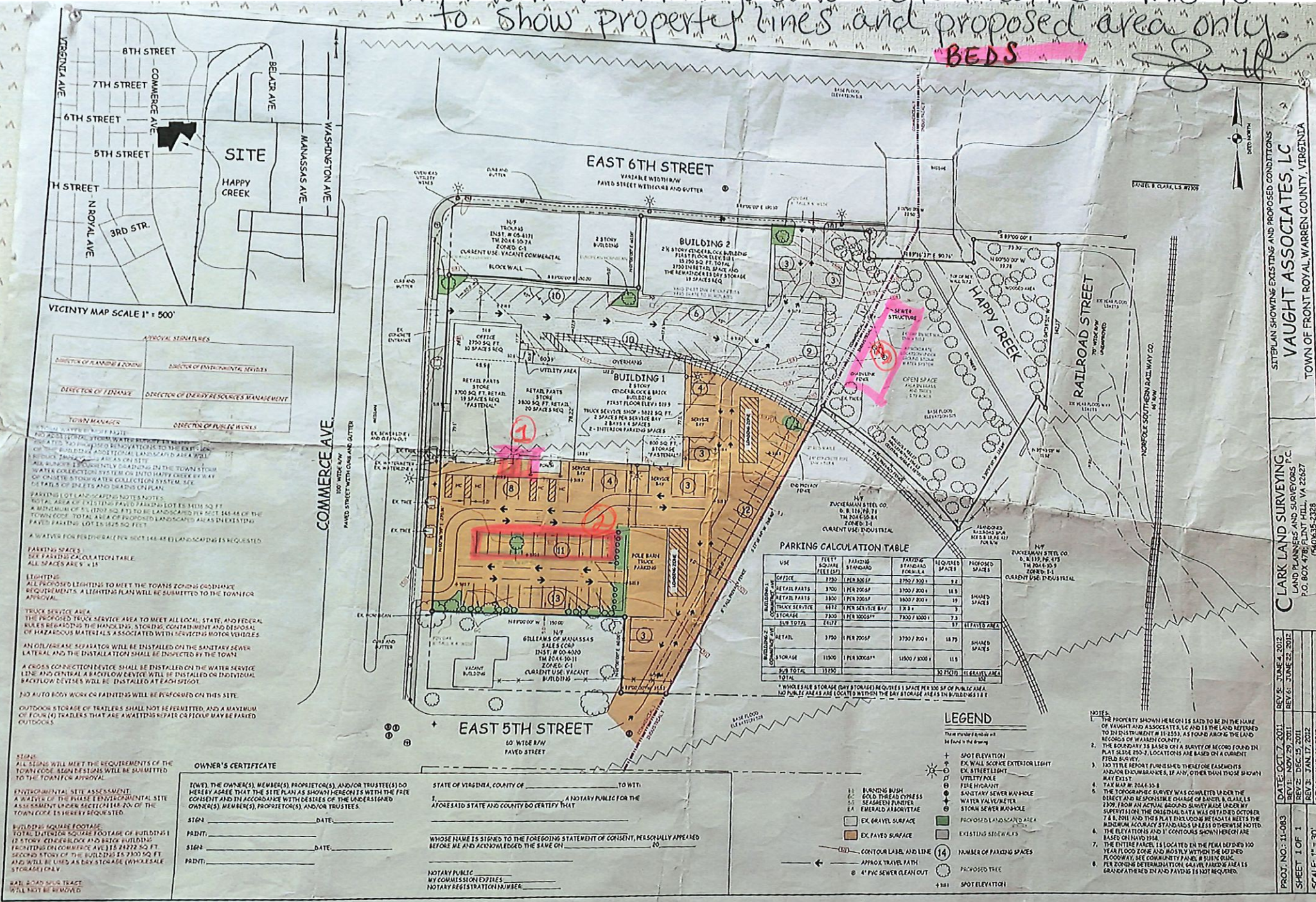
102 E Main St | PO Box 1560

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.

CLARK LAND SURVEYING, LAND PLANNERS AND SURVEYORS P.C.
P.O. BOX 478, PLANT HILL, VA 22667
(540) 335-2328

DATE: OCT 7, 2011
REV 1: NOV 17, 2011
REV 2: JAN 17, 2012
REV 4: MAR 11, 2012

PROJECT NO: 11-083
SHEET 1 OF 1
SCALE: 1" = 30'

SITEPLAN SHOWING EXISTING AND PROPOSED CONDITIONS
VAUGHT ASSOCIATES, LC
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

PUBLIC HEARING

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

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-Term Rental #2500108

MEETING DATE: May 21, 2025

SUMMARY: A Special Use Permit application has been submitted for a Short-Term Rental located at 66 W. Strasburg Road. The applicant intends to rent the house as a whole with one (1) bedroom and no more than two (2) occupants at a time.

STAFF RECOMMENDATION: Staff completed an inspection on May 13, 2025 and found the interior in compliance with the code however, there is not sufficient parking onsite. Two parking spaces are required per Town Code. There are no off street parking spaces available. There is a utility pole and fire hydrant which are significantly limiting parking options. The applicant could apply for a Special Exception to be exempted from parking requirements.

Staff recommends denial of the Special Use Permit application due to insufficient off-street parking facilities.

DRAFT MOTION: “I move that the Planning Commission forward a recommendation of denial to the Front Royal Town Council for Special Use Permit #2500108 for a Short-Term Rental located at 66 W. Strasburg Road due to insufficient off-street parking.”

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Marshner _____ Marrazzo _____ Neel _____ Fedoryka _____ Brooks _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



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

**Planning Commission Regular Meeting
May 21, 2025**

APPLICATION #:

Special Use Permit Application #2500108

APPLICANT:

Home Base Holdings LLC

APPLICATION SUMMARY:

A Special Use Permit application has been submitted for a Short-Term Rental located at 66 W. Strasburg Road. The applicant intends to rent the house as a whole with one (1) bedroom and no more than two (2) occupants at a time.

GENERAL INFORMATION:

<i>Site Addresses</i>	66 W. Strasburg Road
<i>Owner(s)</i>	Stephen and Vanessa Talbott
<i>Zoning District</i>	C-1, Community Business District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A12-3-31B
<i>Request</i>	The Applicant is requesting to rent one (1) bedroom and no more than two (2) occupants at a time.

View of Front Elevation – 66 W. Strasburg Road (Google Maps July 2024)



Aerial Map (Warren County GIS)



April 7, 2025

1:2,257
0 80 160 320 ft
0 25 50 100 m
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar

STAFF RECOMMENDATION:

Staff completed an inspection on May 13, 2025 and found the interior in compliance with the code however, there is not sufficient parking onsite. Two parking spaces are required per Town Code. There are no off street parking spaces available. There is a utility pole and fire hydrant which are significantly limiting parking options. The applicant could apply for a Special Exception to be exempted from parking requirements.

Staff recommends denial of the Special Use Permit application due to insufficient off-street parking facilities.

ATTACHMENTS: Application and supporting documents.

#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.

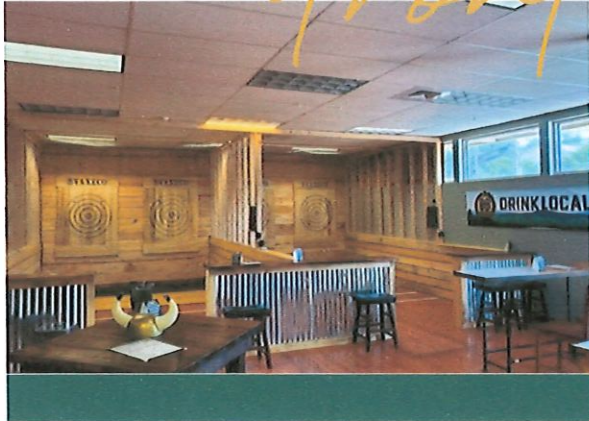
5

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.

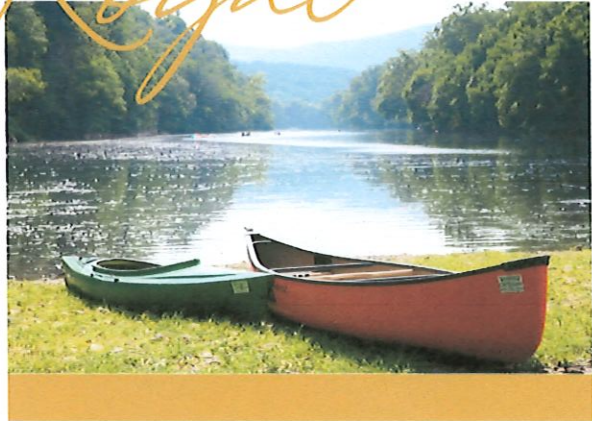
Thank you for respecting our home and neighborhood.

THINGS TO DO IN *Front Royal*



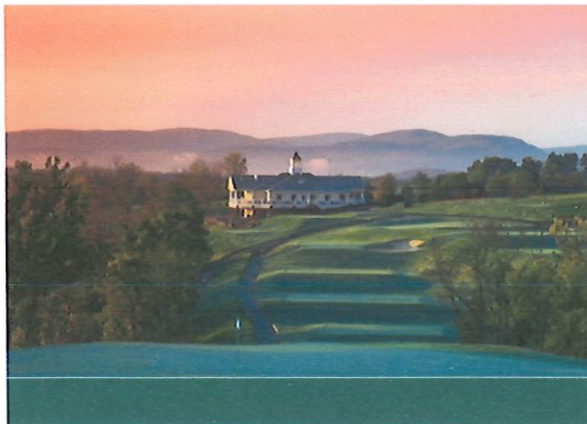
SHENANDOAH AXE THROWING

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



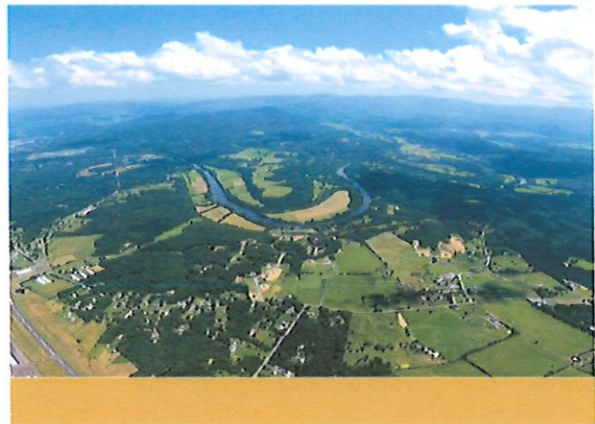
DOWNRIVER CANOE COMPANY

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

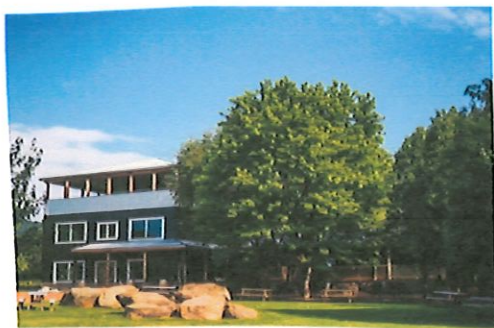
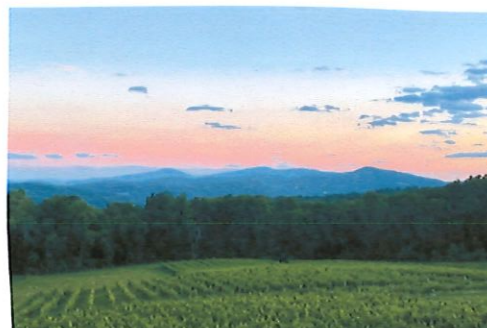
BOX OFFICE BREWERIE

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

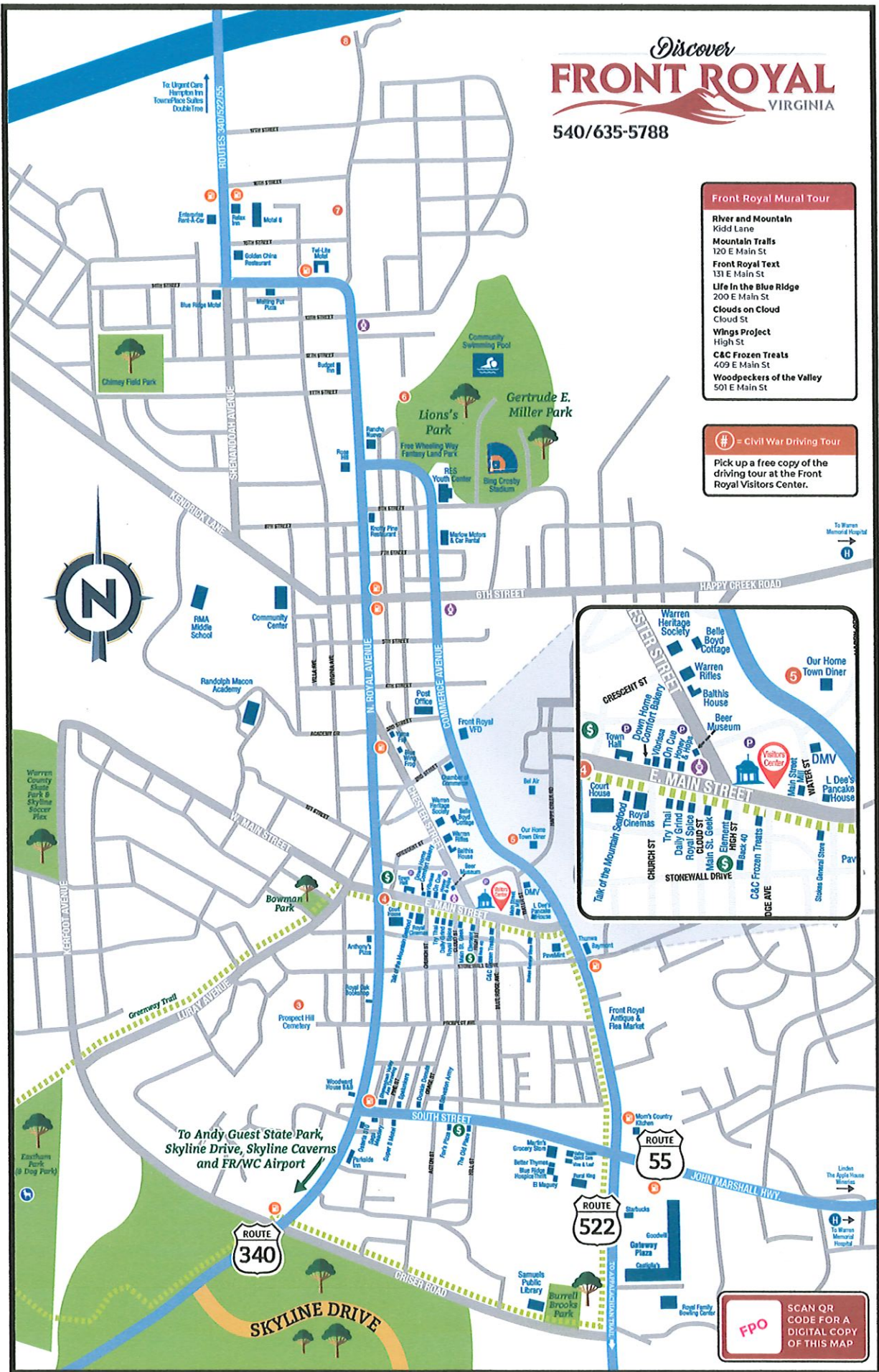
Wings Project
High St

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,

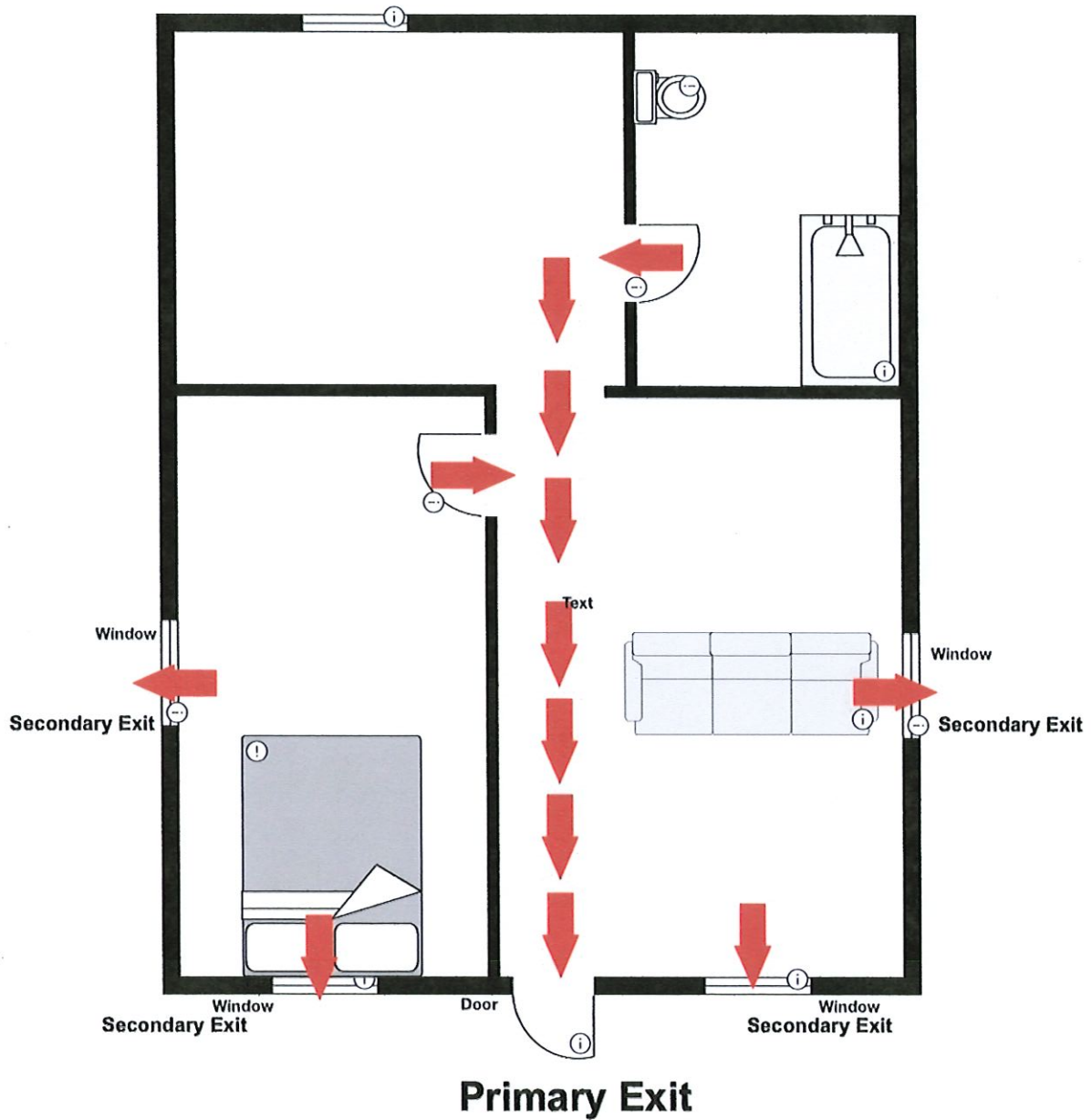


Stephen Talbott



Vanessa Talbott

Evacuation Plan For 66 West Strasburg Rd





ROY L. COURTNEY
INST.#07-89471

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".

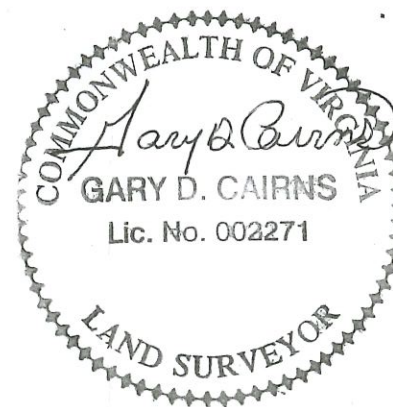
THIS SURVEY HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT AND DOES NOT
NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTY.

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

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

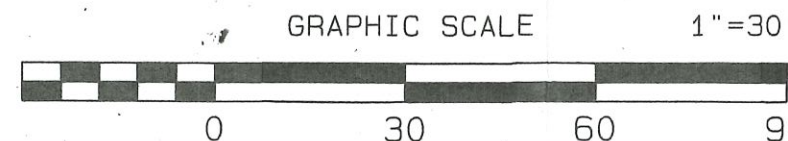
I GARY D. CAIRNS DO HEREBY CERTIFY THAT
THE LAND SHOWN HEREON IS NOW IN THE NAME OF
RYVARE INVESTMENTS, LLC. AS RECORDED
IN DEED INST.#230004935 AMONG THE LAND
RECORDS OF WARREN COUNTY, VIRGINIA.

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

NEW BUSINESS

2500050 – AN APPLICATION FOR PRELIMINARY PLAT APPROVAL FOR A MAJOR SUBDIVISION SUBMITTED BY CHRIS HORNUNG, RAPPAHANNOCK HC, LLC FOR A SUBDIVISION CONTAINING NINETY-SEVEN (97) DWELLING UNITS 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, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☒ Administrative Action ☐ Public Hearing ☐ Discussion

Agenda Item: #2500050 – Preliminary Plan Approval Major Subdivision

MEETING DATE: May 21, 2025

SUMMARY: This is 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.

The property was approved for a Rezoning in 2024, and a Special Exception for a reduction in street width in April 2025. This is a major subdivision (more than 8 lots) therefore a preliminary plan is required under 148-310.b. It needs to comply with the checklist provided in 148-315 and approved by PC. This approval is not for subdivision, nor is it for construction. It is the next step in the process. The application meets all requirements of the checklist. With this approval, the Applicant has 36 months to get the plat and development plan approved, which will permit construction.

Highlights of the plan:

- Applicant is utilizing terracing with open space to mitigate steep slopes
- 97 lots instead of 104 lots

STAFF RECOMMENDATION: Staff recommends approval.

DRAFT MOTION: “I move that the Planning Commission approve Application #2500050, Preliminary Plan Approval Major Subdivision submitted by Rappahannock HC, LLC located at 1321 Happy Creek Road with no conditions.”

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Neel _____ Fedoryka _____ Marshner _____ Marrazzo _____ Brooks _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



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

**Planning Commission Regular Meeting
May 21, 2025**

APPLICATION #:

Preliminary Plan Approval Major
Subdivision #2500050

APPLICANT:

Chris Hornung, Rappahannock HC LLC

SUMMARY OF REQUEST:

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.

GENERAL INFORMATION:

<i>Site Addresses</i>	1321 Happy Creek Road
<i>Property Owner(s)</i>	Rappahannock HC LLC
<i>Zoning District</i>	R-1, Residential District
<i>Tax Identification</i>	20A21-2-4
<i>Location</i>	The subject property is located west of the intersection of Leach Run Parkway and Happy Creek Road.
<i>Existing Use</i>	One (1) Single Family Dwelling
<i>Proposed Use</i>	Ninety-seven (97) single-family dwellings.

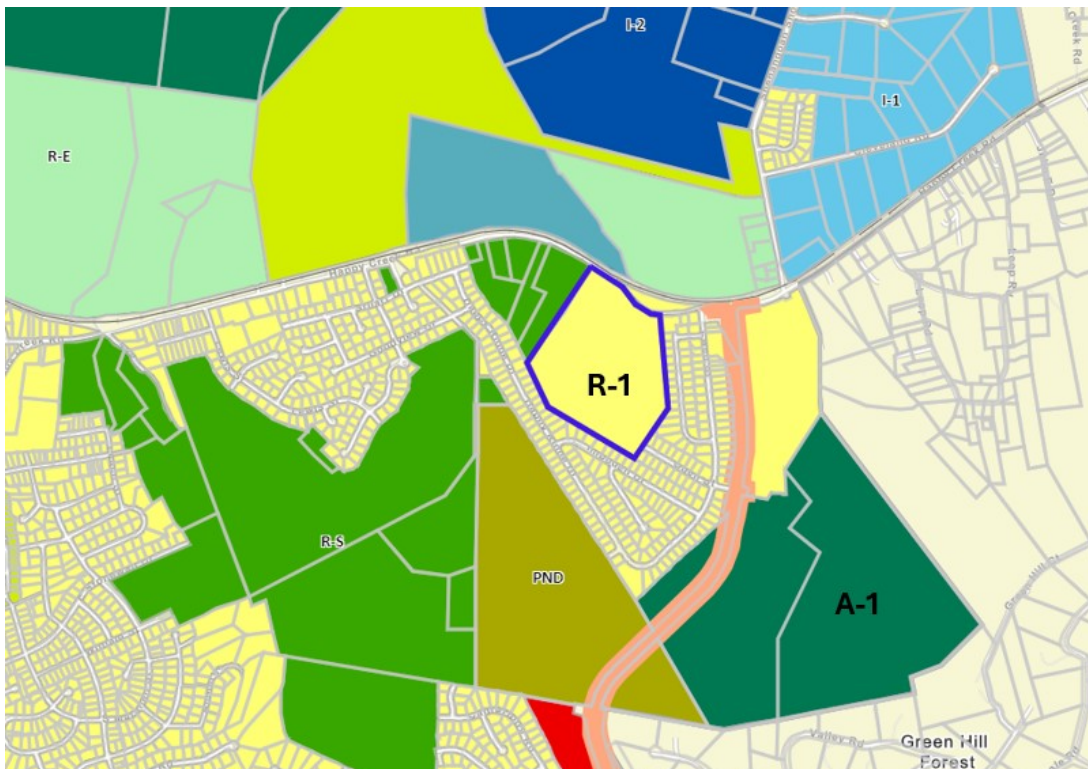
AERIAL MAP – 1321 Happy Creek Road – Warren County GIS



AERIAL MAP – 1321 Happy Creek Road – Warren County GIS



AERIAL MAP – 1321 Happy Creek Road – Warren County GIS

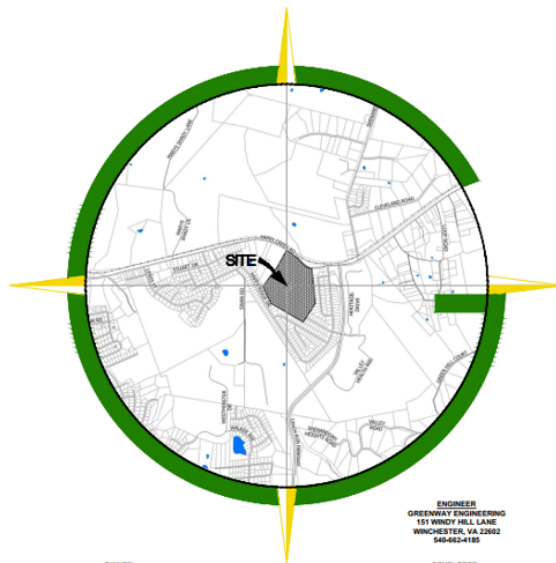


MARSHALL'S GLEN

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

SP#

1



VICINITY MAP

SCALE: 1" = 1000'

ENGINEER
ENWAY ENGINEERING
61 WINDY HILL LANE
WINCHESTER, VA 22602
540-662-4185

DEVELOPER
NOCK DEVELOPMENT GROUP
1016 CHARLES ST.
SPRINGFIELD, VA 22151
540-636-2340

Sheet List Table				
Sheet Number	Sheet Title	Revised By	Revised Date	
1	Cover Sheet	MM	03-01-2015	
2	General Notes and Legend	MM	03-01-2015	
3	Project Introduction and Introduction	MM	03-01-2015	
4	Sheet Index	MM	03-01-2015	
5	Sanitary Sewer Existing Plans	MM	03-01-2015	
6	Storm Drain Existing Plans	MM	03-01-2015	
7	Sanitary Sewer Storm Drain Existing Plans	MM	03-01-2015	
8	Sanitary Sewer Storm Drain Existing Plans	MM	03-01-2015	
9	Sanitary Sewer	MM	03-01-2015	
10	Sanitary Sewer	MM	03-01-2015	
11	Sanitary Sewer	MM	03-01-2015	
12	Sanitary Sewer	MM	03-01-2015	
13	Sanitary Sewer	MM	03-01-2015	
14	Sanitary Sewer	MM	03-01-2015	
15	Sanitary Sewer	MM	03-01-2015	
16	Sanitary Sewer	MM	03-01-2015	
17	Sanitary Sewer	MM	03-01-2015	
18	Sanitary Sewer	MM	03-01-2015	
19	Sanitary Sewer	MM	03-01-2015	
20	Sanitary Sewer	MM	03-01-2015	
21	Sanitary Sewer	MM	03-01-2015	
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23	Sanitary Sewer	MM	03-01-2015	
24	Sanitary Sewer	MM	03-01-2015	
25	Sanitary Sewer	MM	03-01-2015	
26	Sanitary Sewer	MM	03-01-2015	
27	Sanitary Sewer	MM	03-01-2015	
28	Traffic Calming Plan	MM	03-01-2015	
29	Sanitary Sewer Profiles	MM	03-01-2015	
30	Sanitary Sewer Profiles	MM	03-01-2015	
31	Sanitary Sewer Profiles	MM	03-01-2015	
32	Sanitary Sewer Profiles	MM	03-01-2015	
33	Sanitary Sewer Profiles	MM	03-01-2015	
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38	Sanitary Sewer Profiles	MM	03-01-2015	
39	Sanitary Sewer Profiles	MM	03-01-2015	
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44	Sanitary Sewer Profiles	MM	03-01-2015	
45	Sanitary Sewer Profiles	MM	03-01-2015	
46	Sanitary Sewer Profiles	MM	03-01-2015	
47	Sanitary Sewer Profiles	MM	03-01-2015	
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75	Sanitary Sewer Profiles	MM	03-01-2015	

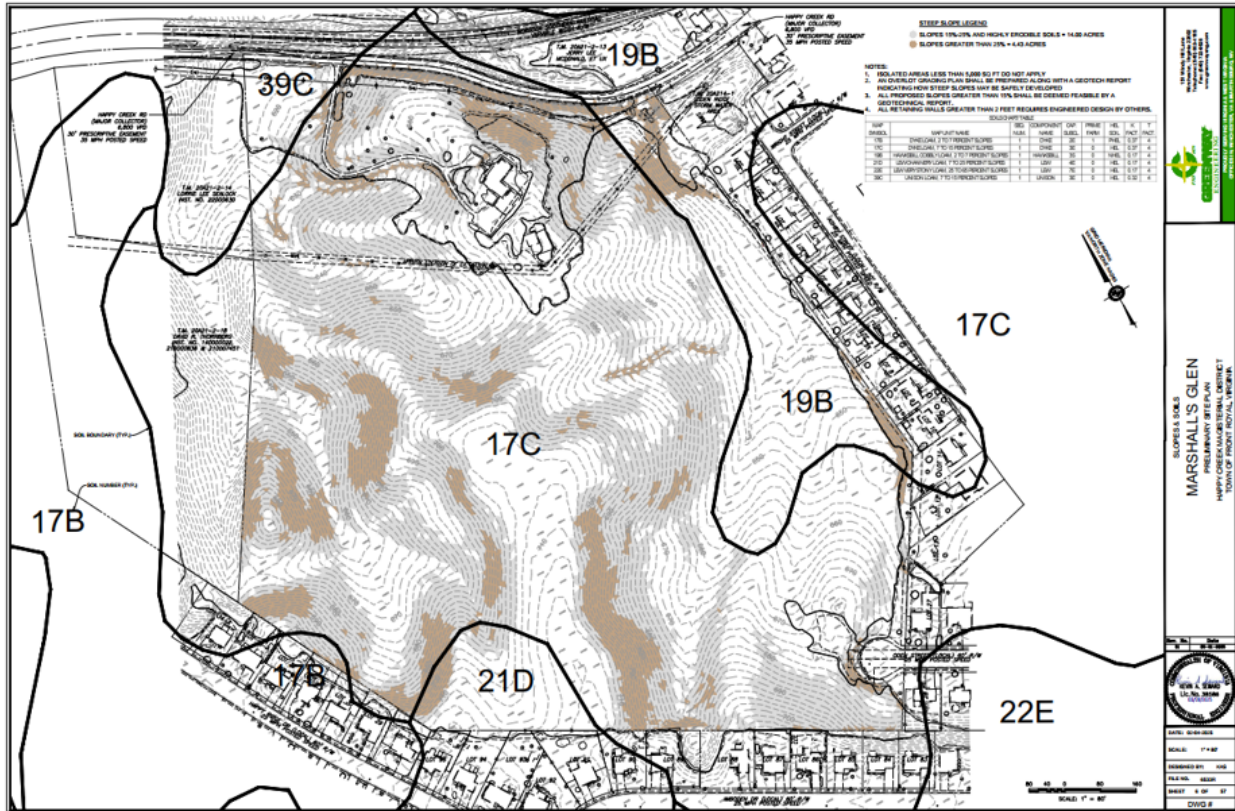
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LIST OF SERVICES: CIVIL ENGINEERING | GIS | PLANNING | LAND SURVEYING | ENVIRONMENTAL | QUALITY CONTROL TESTING & INSPECTIONS

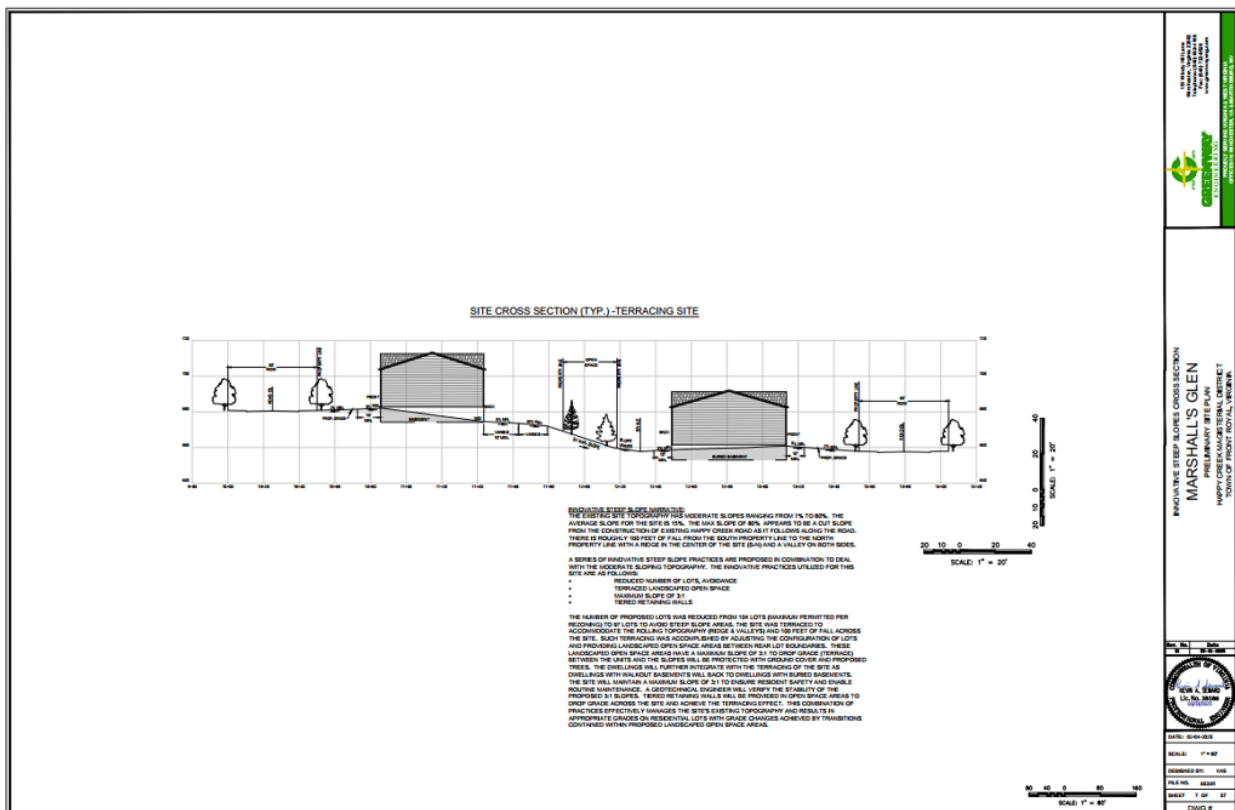
LOT LIST

LOT NO.	AREA (SQ FT)	AREA (SQ FT) (ACRES)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
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75	10,000	0.23
76	10,000	0.23
77	10,000	0.23
78	10,000	0.23
79	10,000	0.23
80	10,000	0.23
81	10,000	0.23
82	10,000	0.23
83	10,000	0.23
84	10,000	0.23
85	10,000	0.23
86	10,000	0.23
87	10,000	0.23
88	10,000	0.23
89	10,000	0.23
90	10,000	0.23
91	10,000	0.23
92	10,000	0.23
93	10,000	0.23
94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

SLOPES AND SCALES



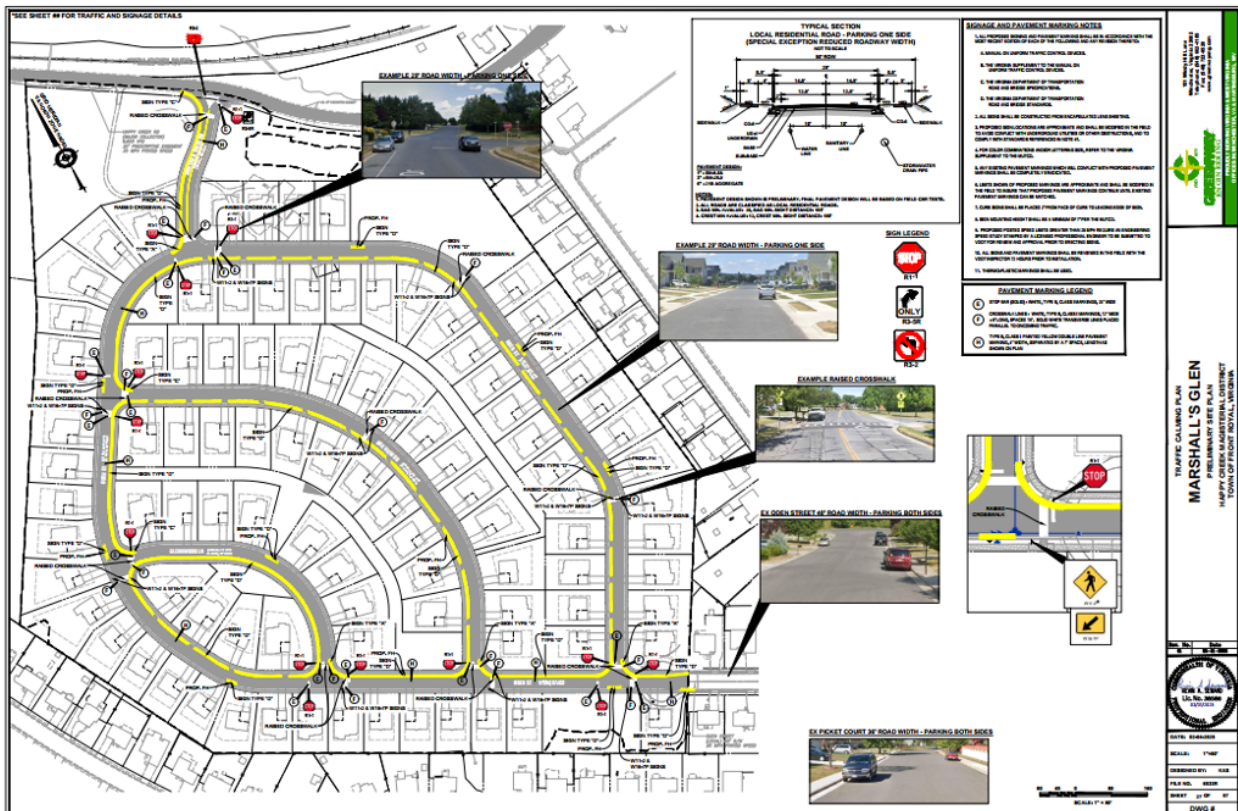
INNOVATIVE STEEP SLOPES CROSS SECTION



INNOVATIVE STEEP SLOPE ILLUSTRATIVE PLAN



TRAFFIC CALMING PLAN



INFORMATION ON THE APPLICATION:

<i>SUMMARY</i>	The property was approved for a Rezoning in 2024, and a Special Exception for a reduction in street width in April 2025. This is a major subdivision (more than 8 lots) therefore a preliminary plan is required under 148-310.b. It needs to comply with the checklist provided in 148-315 and approved by PC. This approval is not for subdivision, nor is it for construction. It is the next step in the process. The application meets all requirements of the checklist. With this approval, the Applicant has 36 months to get the plat and development plan approved, which will permit construction. Highlights of the plan: • Applicant is utilizing terracing with open space to mitigate steep slopes. • 97 lots instead of 104 lots.
<i>RELEVANT CODE SECTIONS</i>	PRELIMINARY SUBDIVISION PLAN Town Code, Chapter 148, Section 310, specifies that “(a) Preliminary Plan is required for all proposed major subdivisions. The Preliminary Plan review process includes review and approval of the subdivision design before submission of a Subdivision Plan and Final Plats. The Planning Commission has approval authority for Preliminary Plans. FINAL SUBDIVISION PLAN Town Code 148-315 of the Town Code requires major subdivisions to obtain approval of a subdivision plan and final plats within thirty-six (36) months of approval of the preliminary plan. This will be the current step in the process for approval of this subdivision prior to recordation of the lots and development. Unlike Preliminary Plans, Subdivision Plans and Final Plats require approval by Town Council. In addition, bonding is required.
<i>CONCLUSION</i>	Town staff recommends approval.

ATTACHMENTS: 1) Application and supporting documentation.



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

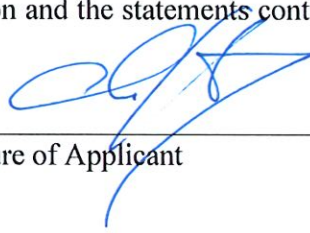
9. Deed restrictions that apply or are contemplated. (If no restrictions, state "none", if "Yes" attach copy) none

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:

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 have no 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 or 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 (VSWMP) 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, dust drive, 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 all grading 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 herein. 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 WTM-1 as applicable. Density shall be certified by a registered professional engineer and 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.

VDOT GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Contractor shall ensure adequate drainage is achieved and maintained on the site during and at the end of construction.
11. 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.
12. 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.
13. 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 GBR'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.
14. 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.
15. VDOT Standard CD and UD underdrains shall be installed where indicated on these plans and/or as specified by VDOT.
16. 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.
17. 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.
18. Prior to VDOT acceptance of any streets, all uniform street signage and/or pavement markings shall be installed by the developer in accordance with the Manual On Uniform Traffic Control Devices.
19. 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.
20. 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 304.4 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.
21. 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.
22. 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.
23. VDOT Standard Guardrail shall be installed where warranted and/or as proposed on these plans in accordance with VDOT's installation criteria. Final approval of the guardrail layout to be given by VDOT after grading is mostly complete.
24. Approval of these plans shall expire five (5) years from the date of the approval letter.
25. VDOT Standard CG-12 Curb Ramps shall be installed where indicated on these plans and/or as specified by VDOT.

TOWN OF FRONT ROYAL GENERAL NOTES

1. 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) 635-7619 or fax (540) 635-8973.
2. Locations of utilities shown are approximate. Contractor shall be responsible for field verifying the exact location, vertically and horizontally, the utilities prior to any excavation or construction. The contractor shall contact "Miss Utility" and all applicable utility companies for clearance prior to excavation. The contractor shall be responsible for adhering to the Commonwealth of Virginia Underground Utility Damage Prevention Act, Chapter 10, Title 56 of the Code of Virginia.
3. Contractor shall be responsible for implementing and maintaining all erosion and sediment control measures necessary during construction in accordance with current state and local regulations. Disturbed area shall not remain denuded for more than seven (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.
4. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets. It is the contractor's responsibility to clean streets, alley dust, and to take whatever measures necessary to ensure that the streets are maintained in a clean, mud and dust free condition.
5. Any street or utilities damaged by contractor or sub-contractor shall be sole responsibility of the primary contractor and properly and immediately repaired by the contractor. Such repairs shall be to the original condition and shall be to the satisfaction of the Town Inspector.
6. All plastic sanitary sewer main pipe shall be 8" diameter, SDR 35, unless otherwise noted. Pipe bedding shall be determined by field conditions and Town of Front Royal specifications.
7. All proposed water mains, hydrant branches and fire suppression lines shall be class 52 ductile iron pipe with a minimum of 42" cover unless otherwise noted.
8. All 2" and smaller water services shall be type "K" copper pipe. Soldered joints on buried lines are not acceptable.
9. All precast concrete structures shall be minimum 4000 psi and 28 days with a bituminous coating.
10. The contractor shall be responsible for acquiring all necessary permits before any construction begins.
11. The contractor is responsible for adjustment of all utility boxes, vaults or other appurtenances to new finished grade elevations.
12. Contractor to relocate all signs and utilities required for this work.
13. Any planned disruptions of or tie-ins to existing utilities shall be coordinated with the appropriate utility owner. With the exception of emergencies, there shall be a minimum of 24 hours notice given by the contractor to all residential, commercial and industrial utility users affected by utility interruptions.
14. The unauthorized use of water without due compensation is illegal. No person shall connect to or do any work on the portion of the system owned by the Town unless written authorization is received prior to commencing work.
15. Construction limits shall be property lines or as indicated by plan requirements.
16. Construction shall conform to the American With Disabilities Act (ADA) requirements. Curb ramps shall be placed where all sidewalks meet curbs.

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.

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

TOWN OF FRONT ROYAL PUBLIC WORKS NOTES

1. 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.
2. All sewer line that are not used must be capped.
3. 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

1. Construction may not begin until plans are approved and a pre-construction meeting has been held.
2. 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.
3. Signage must conform with the standards of the Town of Front Royal Zoning Ordinance, Section 18-8.
4. 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

- | | |
|--|-----------------------------|
| 1. Boundary survey was performed by:
<u>GREENWAY ENGINEERING INC.</u> | Dated: 10/23/2023
(Year) |
| 2. Aerial, horizontal and vertical control surveys were performed by: <u>GREENWAY ENGINEERING INC.</u> | Dated: 10/02/2023
(Year) |
| 3. Aerial topographic mapping performed by:
<u>T3 GLOBAL STRATEGIES</u> | 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.	20-A-212-4
STREET ADDRESS:	1321 HAPPY CREEK ROAD
PROJECT SITE AREA:	42.99 ACRES
DISTURBED AREA:	42.99 ACRES
CURRENT ZONING:	R-S
PROPOSED ZONING:	R-1
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
MIN. LOT AREA:	10,000 SF
MIN. LOT WIDTH INTERIOR:	75 FT
MIN. LOT WIDTH CORNER:	100 FT

REQUIRED SETBACKS:
FRONT: 35'
REAR: 30'
SIDE: 10' MIN. W/MIN. TOTAL OF BOTH SIDES BEING NO LESS THAN 25'

PROVIDED SETBACKS:
FRONT: 35'
REAR: 30'
SIDE: 10' MIN. W/MIN. TOTAL OF BOTH SIDES BEING NO LESS THAN 25'

MAXIMUM BUILDING HEIGHT: 35' MAX
PROPOSED BUILDING HEIGHT: 35'

PARKING REQUIRED:	N/A
PARKING PROVIDED:	2 OFF-STREET SPACES PER LOT
REQUIRED OPEN SPACE:	N/A
PROVIDED OPEN SPACE:	8.10 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		CALCULATION OF DEMAND AND DISCHARGE	
WATER DEMAND 0,000 GPD		WATER DEMAND	SEWER DISCHARGE
SANITARY SEWER DISCHARGE 0,000 GPD		*Residential: 235 gpd per connection	Sewer discharge equals water demand
		*Commercial: 75 gpd per 1,000 sf	
		*Industrial: 25 gpd @ 10 persons per acre	

**151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
Fax: (540) 722-9528
www.greenwayeng.com**



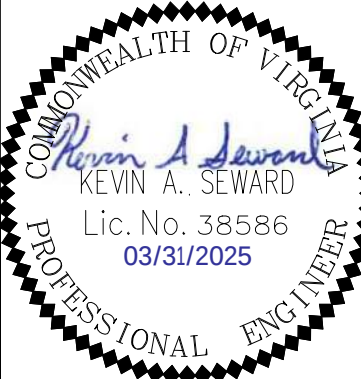
PROUDLY SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN: WINCHESTER VA & MARTINSBURG WV

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

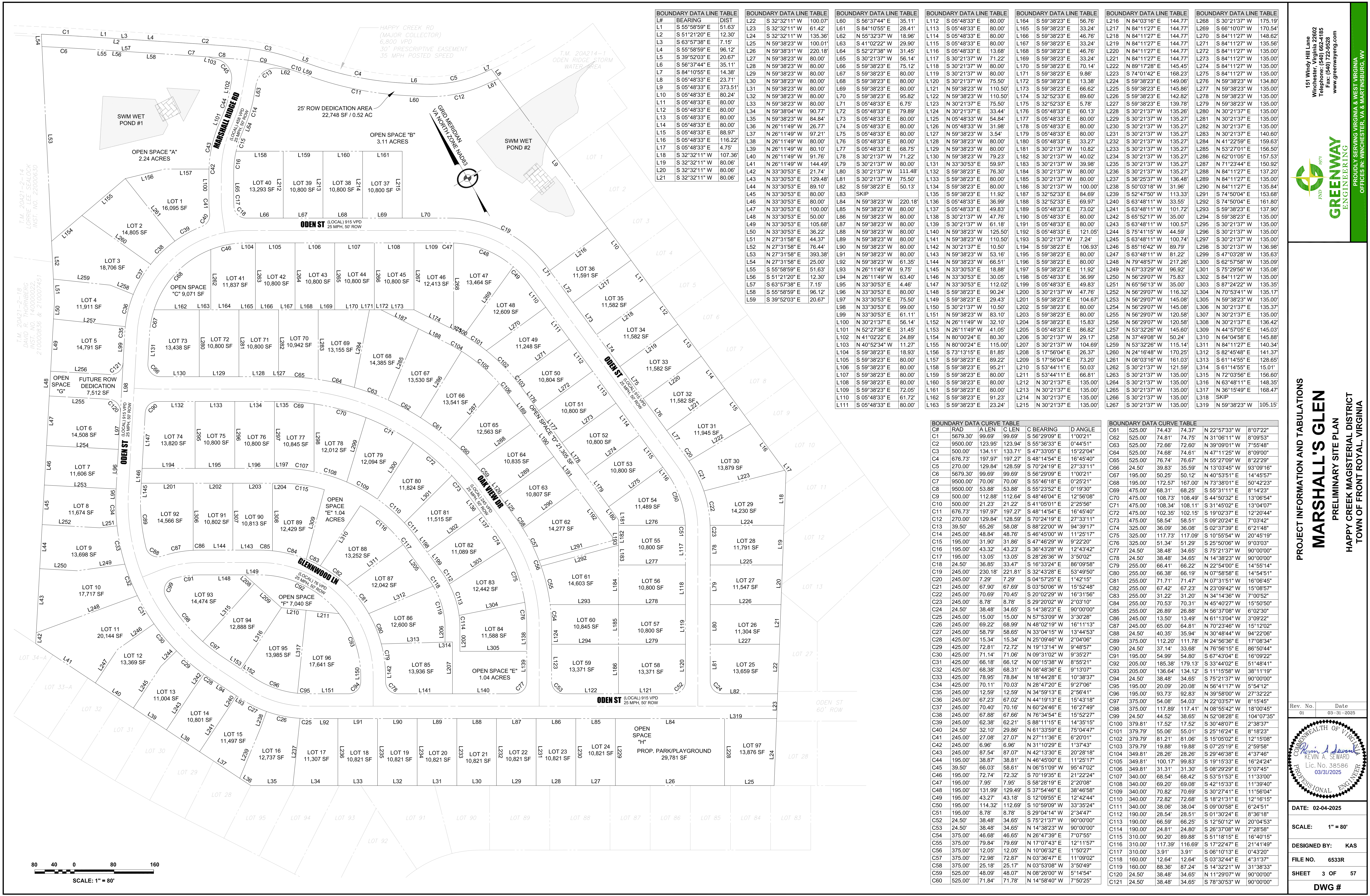
FILE NO. 6533R

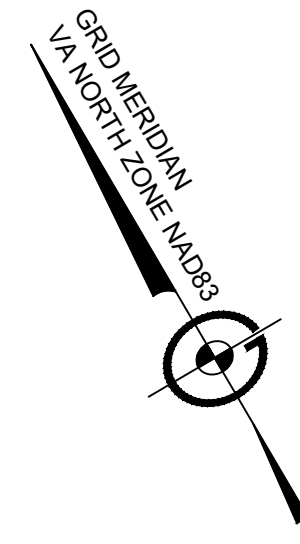
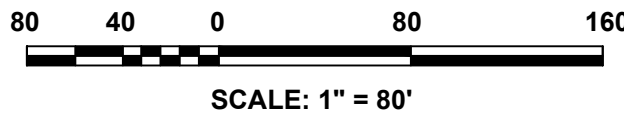
SHEET 2 OF 57

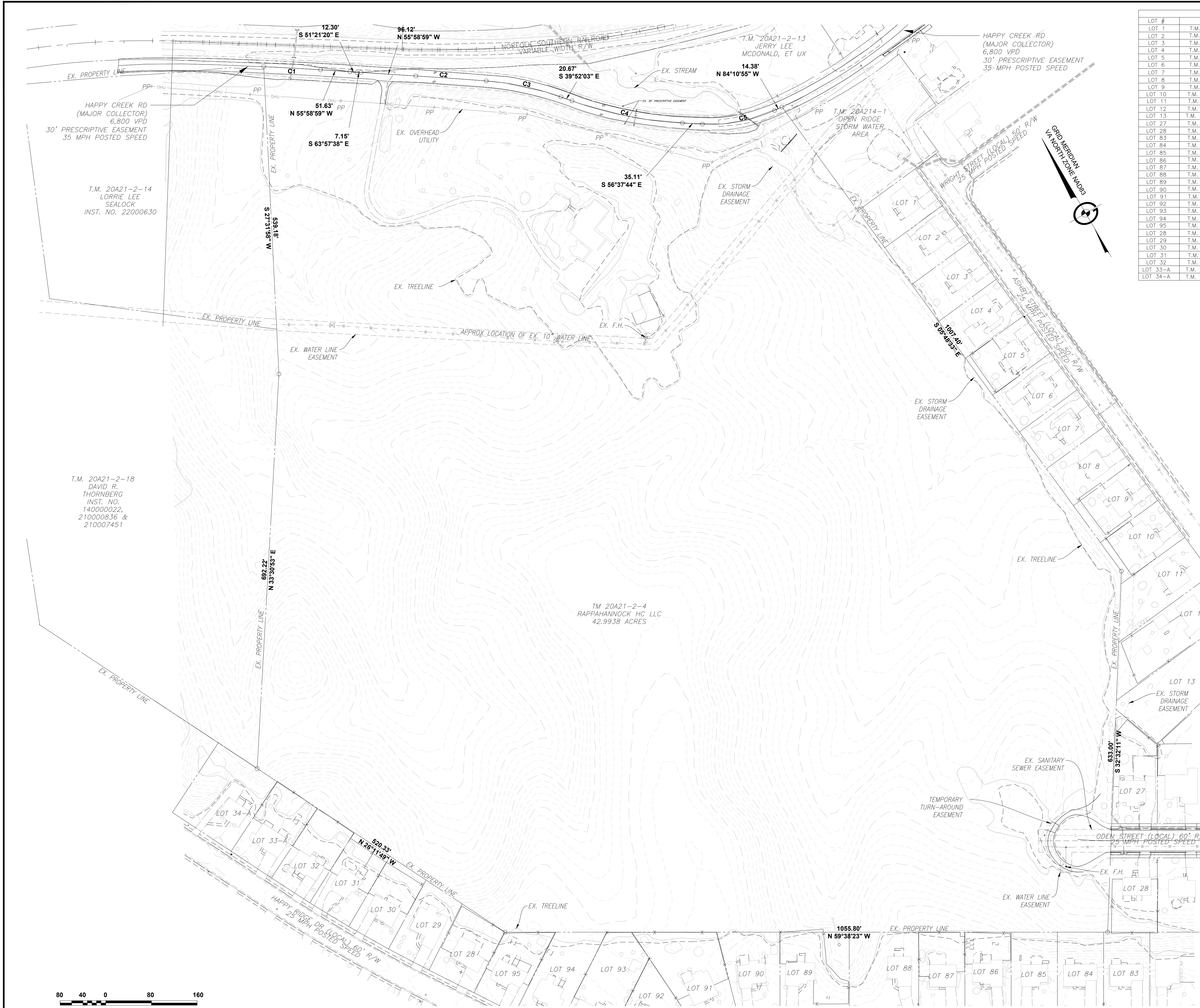
TRIP GENERATION DATA

CLASS	USE	DWELLING UNITS	* TRIP RATE	VPD
<u>210</u>	<u>SINGLE FAMILY DETACHED</u>	<u>97</u>	<u>9.43</u>	<u>915</u>

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







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 OTCONCHMEG	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

151 Windy Hill Lane
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Fax: (540) 722-9528
www.greenwayeng.com

1971

ENV

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ENGINEERING

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OFFICES IN: WINCHESTER, VA & MARTINSBURG, WV

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

Rev. No. 01
Date 09-31-2025

COMMONWEALTH OF VIRGINIA

Kevin A. Seward

KEVIN A. SEWARD

Lic. No. 38586

03/31/2025

PROFESSIONAL ENGINEER

DATE: 02-04-2025

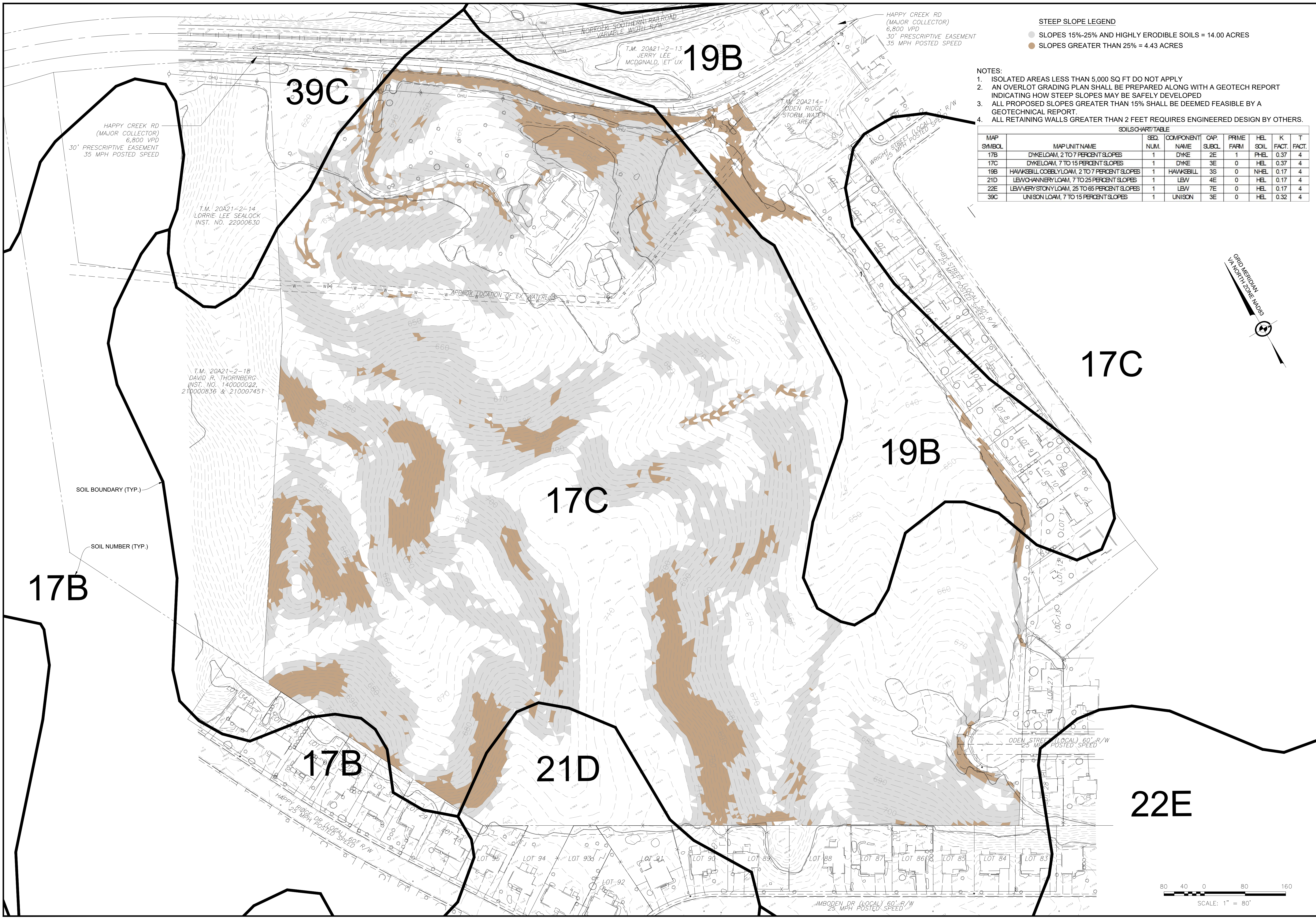
SCALE: 1" = 80'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 5 OF 57

DWG #



STEEP SLOPE LEGEND

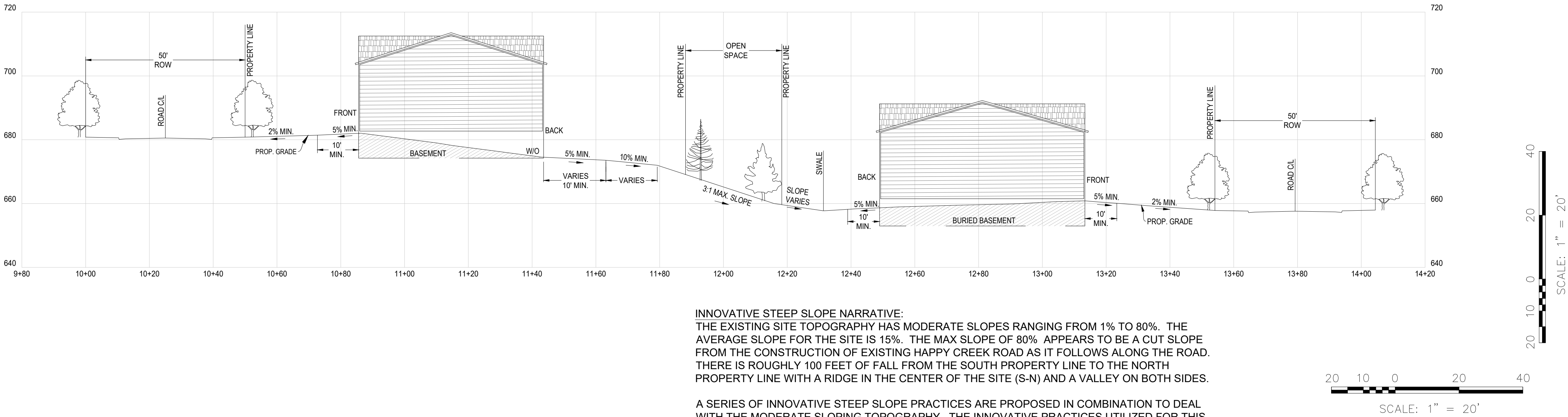
- SLOPES 15%-25% AND HIGHLY ERODIBLE SOILS = 14.00 ACRES
- SLOPES GREATER THAN 25% = 4.43 ACRES

NOTES:

1. ISOLATED AREAS LESS THAN 5,000 SQ FT DO NOT APPLY
2. AN OVERLOT GRADING PLAN SHALL BE PREPARED ALONG WITH A GEOTECH REPORT INDICATING HOW STEEP SLOPES MAY BE SAFELY DEVELOPED
3. ALL PROPOSED SLOPES GREATER THAN 15% SHALL BE DEEMED FEASIBLE BY A GEOTECHNICAL REPORT.
4. 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	DYKELOAM, 2 TO 7 PERCENT SLOPES	1	DYKE	2E	1	PH-EL	0.37	4
17C	DYKELOAM, 7 TO 15 PERCENT SLOPES	1	DYKE	3E	0	HEL	0.37	4
19B	HAWKSBILL COBBLYLOAM, 2 TO 7 PERCENT SLOPES	1	HAWKSBILL	3S	0	NHEL	0.17	4
21D	LEWCHANNERYLOAM, 7 TO 25 PERCENT SLOPES	1	LEW	4E	0	HEL	0.17	4
22E	LEWVERYSTONYLOAM, 25 TO 65 PERCENT SLOPES	1	LEW	7E	0	HEL	0.17	4
39C	UNISON LOAM, 7 TO 15 PERCENT SLOPES	1	UNISON	3E	0	HEL	0.32	4

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.

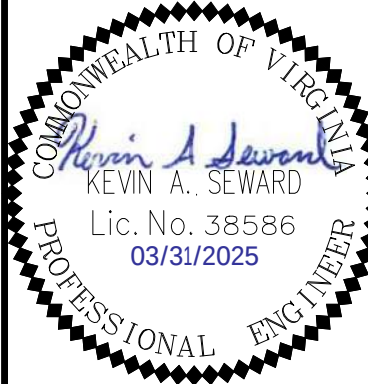
A SERIES OF INNOVATIVE STEEP SLOPE PRACTICES ARE PROPOSED IN COMBINATION TO DEAL WITH THE MODERATE SLOPING TOPOGRAPHY. THE INNOVATIVE PRACTICES UTILIZED FOR THIS SITE ARE AS FOLLOWS:

- 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

SCALE: 1" = 80'

DESIGNED BY: KAS

FILE NO. 6533R

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

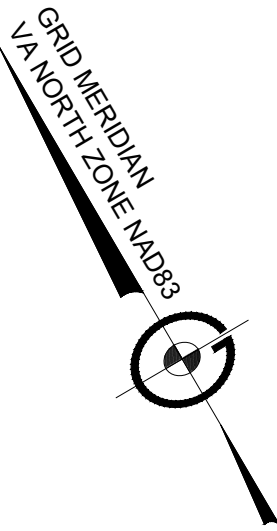
Rev. No.	Date
01	03-31-2025



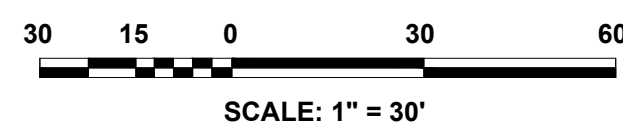
DATE: 02-04-2025
SCALE: 1" = 80'
DESIGNED BY: KAS
FILE NO. 6533R
SHEET 8 OF 57
DWG #



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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'

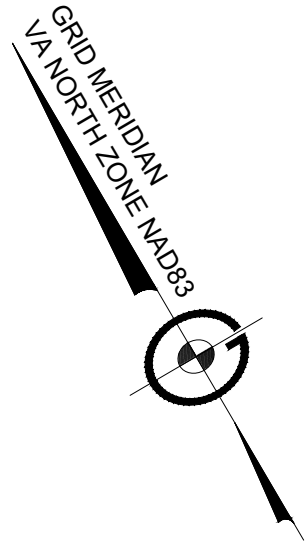
DESIGNED BY: KAS

FILE NO. 6533R

SHEET 9 OF 57

DWG #

MATCH LINE SHEET 9

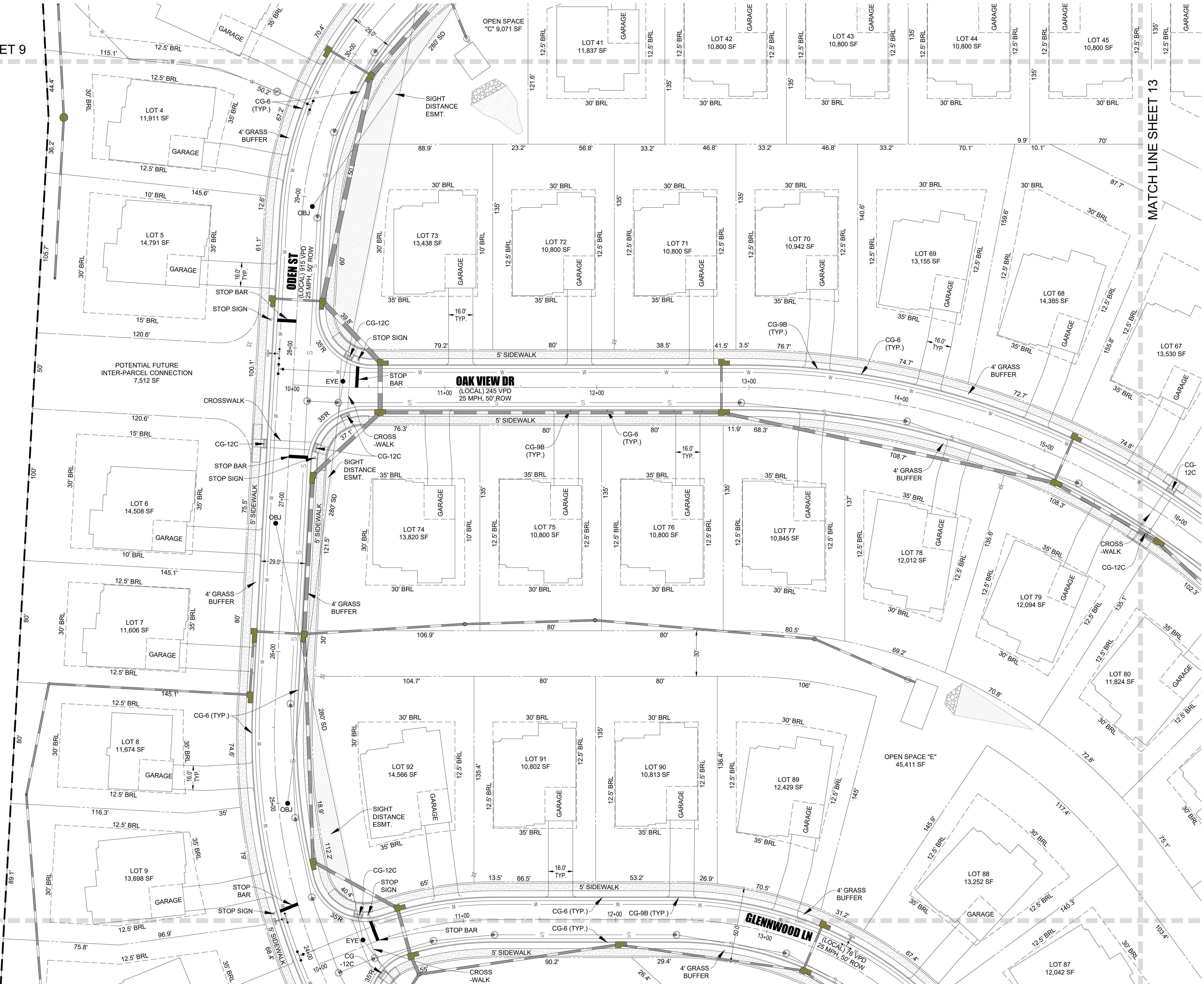


T.M. 20A21-2-18
DAVID R. THORNBURG
INST. NO. 140000022, 210000836 & 210007451

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

Rev. No. 01 Date 03-31-2025



DATE: 02-04-2025

SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 10 OF 57

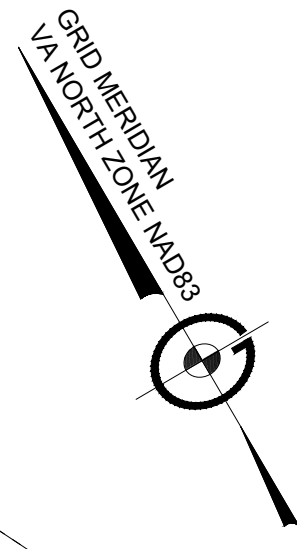
DWG #



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MATCH LINE SHEET 10

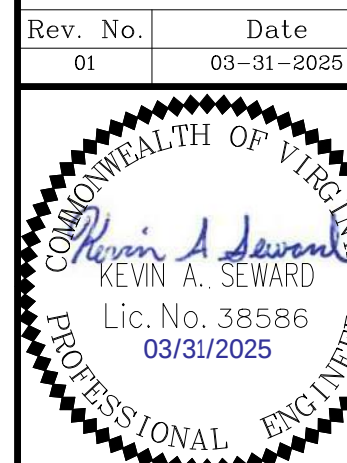


PROPOSED
BOARD-ON-BOARD FENCE.
FENCE LINE TO FOLLOW
PROPERTY LINE.

- 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'

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

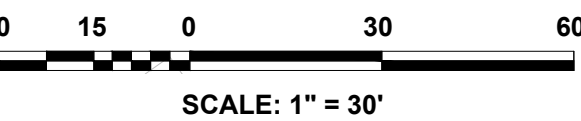
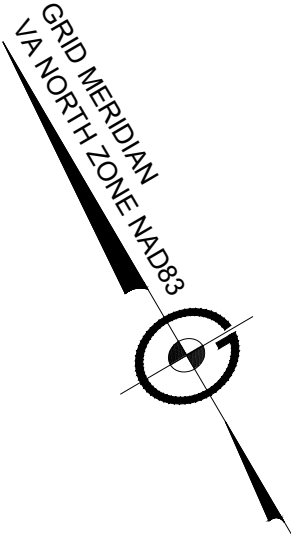


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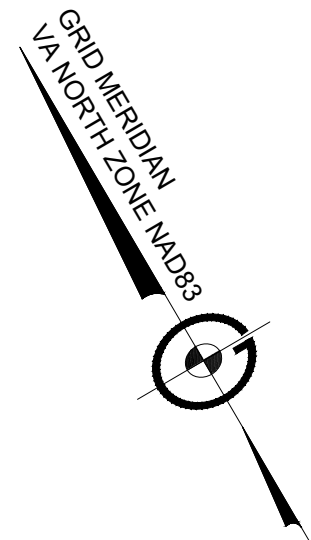
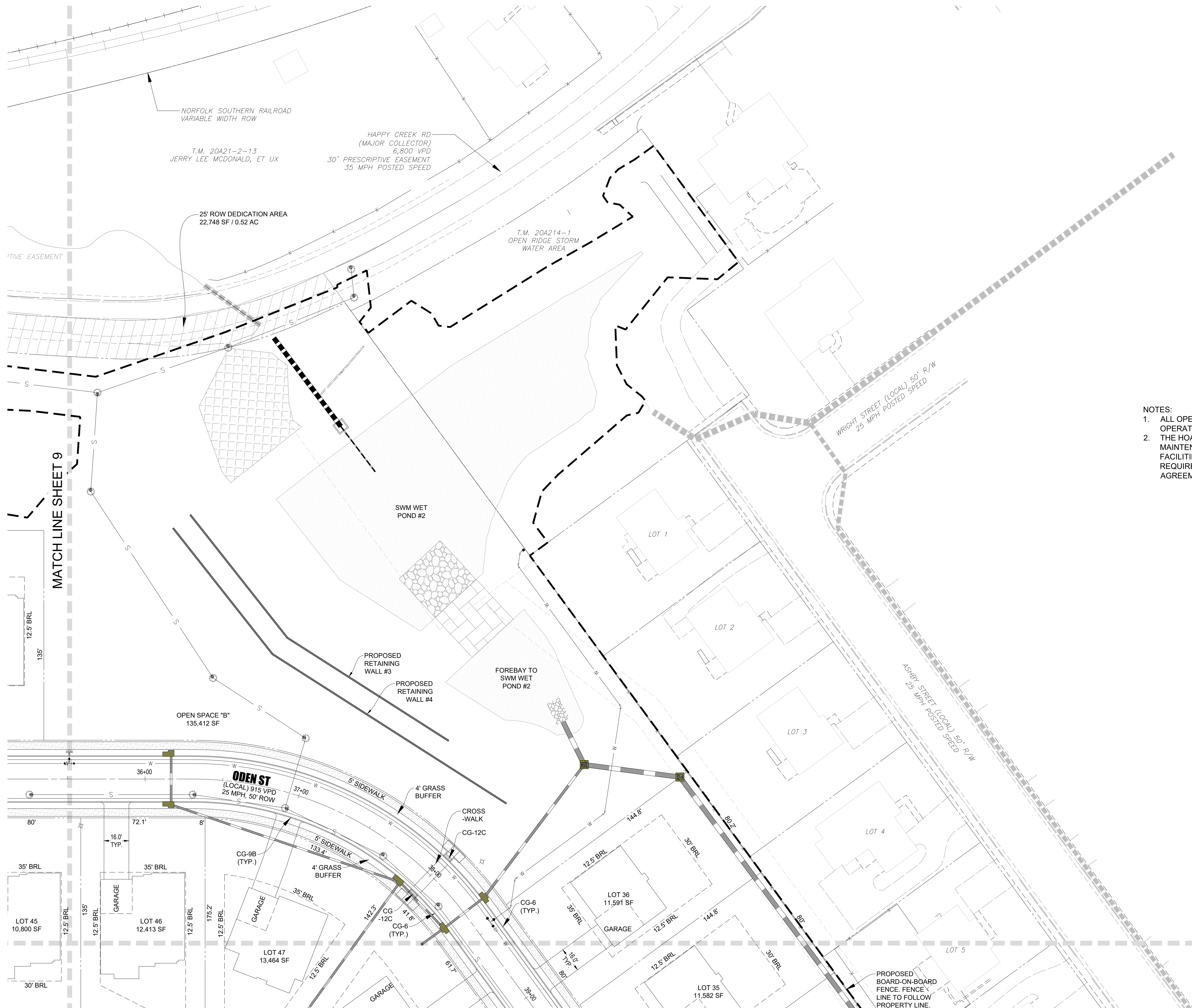
MATCH LINE SHEET 14

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



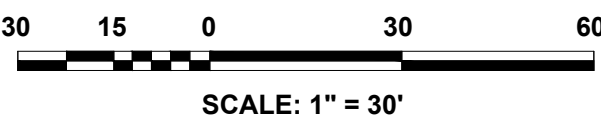
GEOMETRY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025
DATE: 02-04-2025	
SCALE: 1" = 30'	
DESIGNED BY: KAS	
FILE NO. 6533R	
SHEET 13 OF 57	
DWG #	



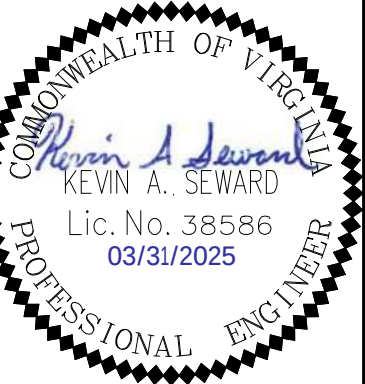
- NOTES:
1. ALL OPEN SPACE AREAS (LOTS) WILL BE OWNED, OPERATED AND MAINTAINED BY THE HOA.
 2. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES LOCATED IN OPEN SPACE AREAS, AS REQUIRED BY DEQ SWM MAINTENANCE AGREEMENTS.

MATCH LINE SHEET 13



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

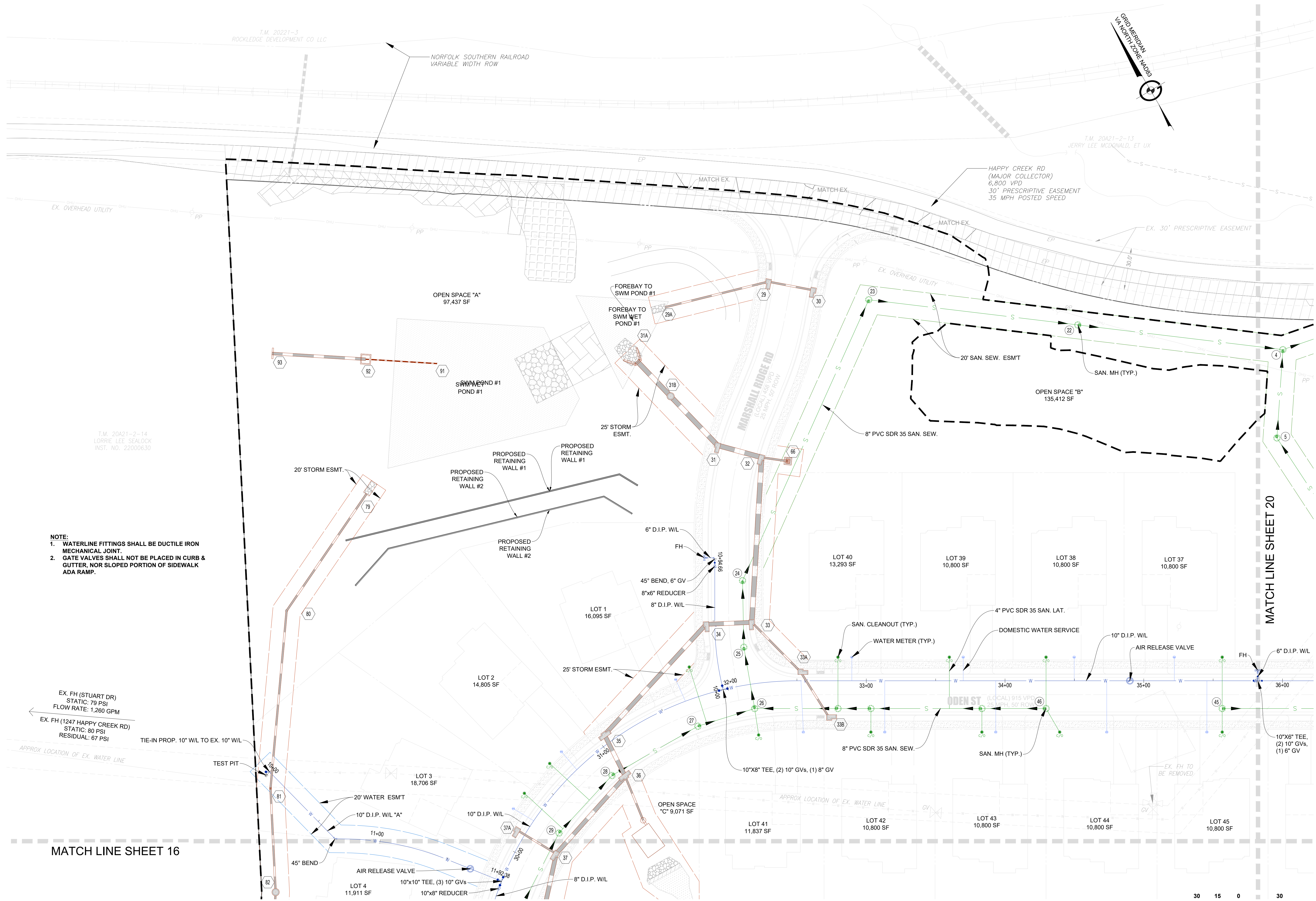
SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 14 OF 57

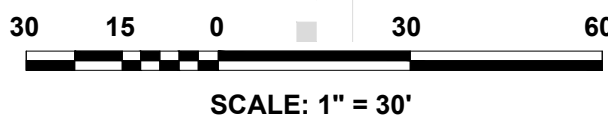
DWG #



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.

MATCH LINE SHEET 16

MATCH LINE SHEET 20



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 #



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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'

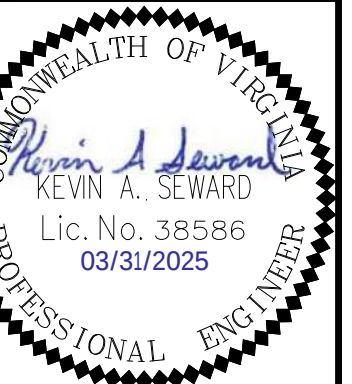
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UTILITY PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. 01 Date 03-31-2025



DATE: 02-04-2025

SCALE: 1" = 30'

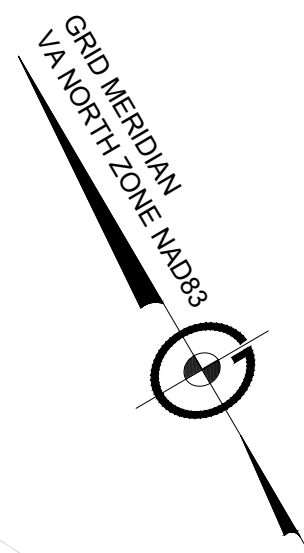
DESIGNED BY: KAS

FILE NO. 6533R

SHEET 16 OF 57

DWG #

MATCH LINE SHEET 16

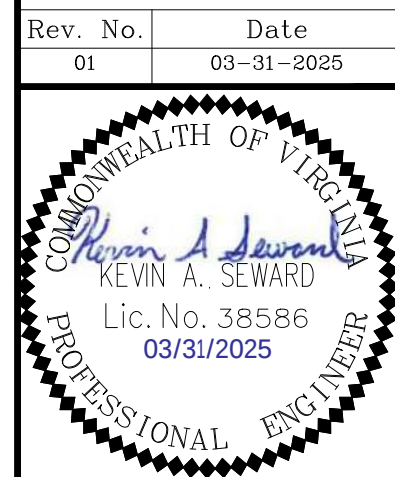


- NOTE:
1. WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT.
 2. GATE VALVES SHALL NOT BE PLACED IN CURB & GUTTER, NOR SLOPED PORTION OF SIDEWALK ADA RAMP.

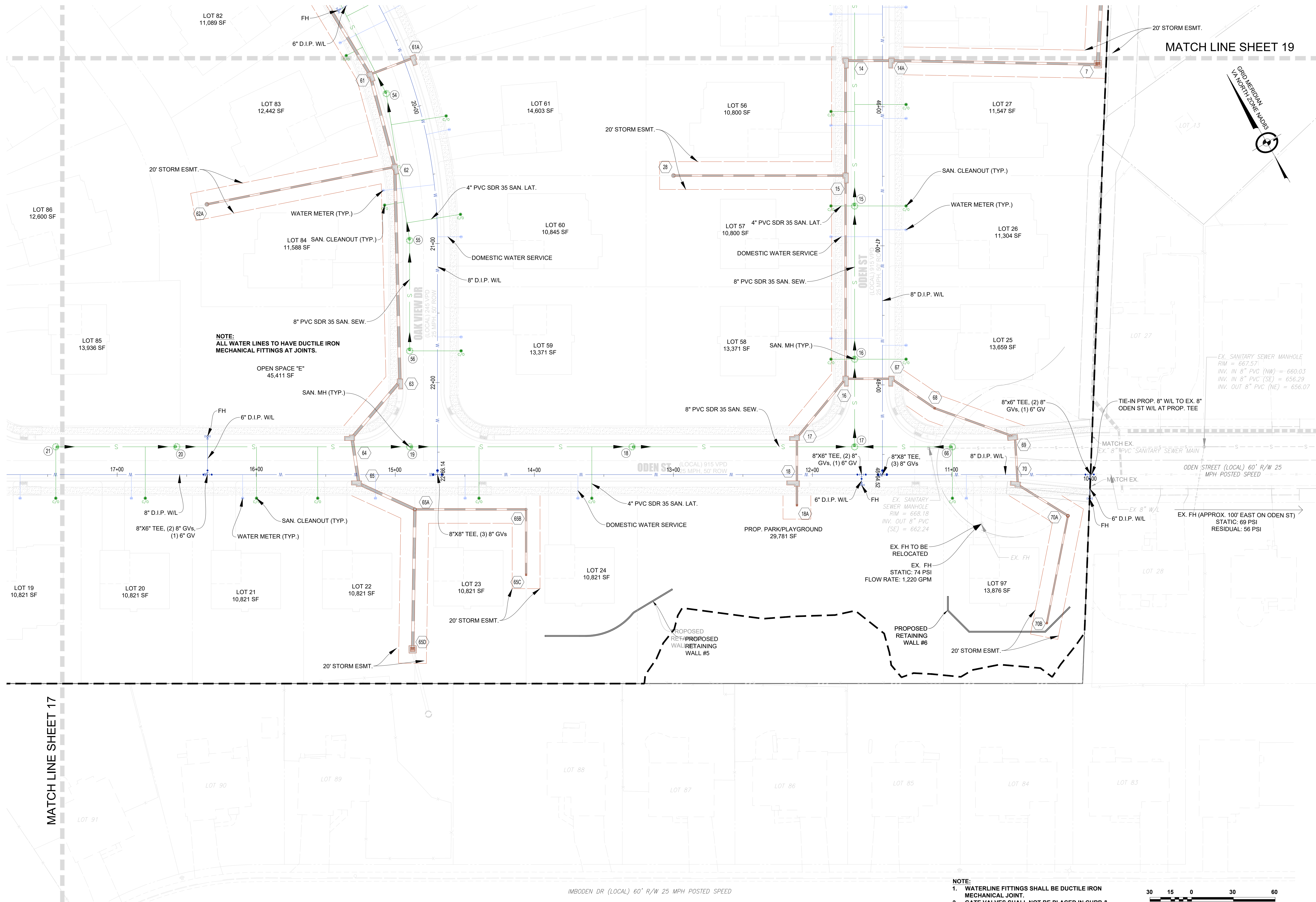
30 15 0 30 60
SCALE: 1" = 30'

MATCH LINE SHEET 18

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

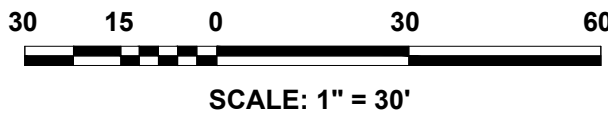


DATE:	02-04-2025
SCALE:	1" = 30'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	17 OF 57
DWG #	



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
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TOWN OF FRONT ROYAL, VIRGINIA

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01	03-31-2025



DATE: 02-04-2025

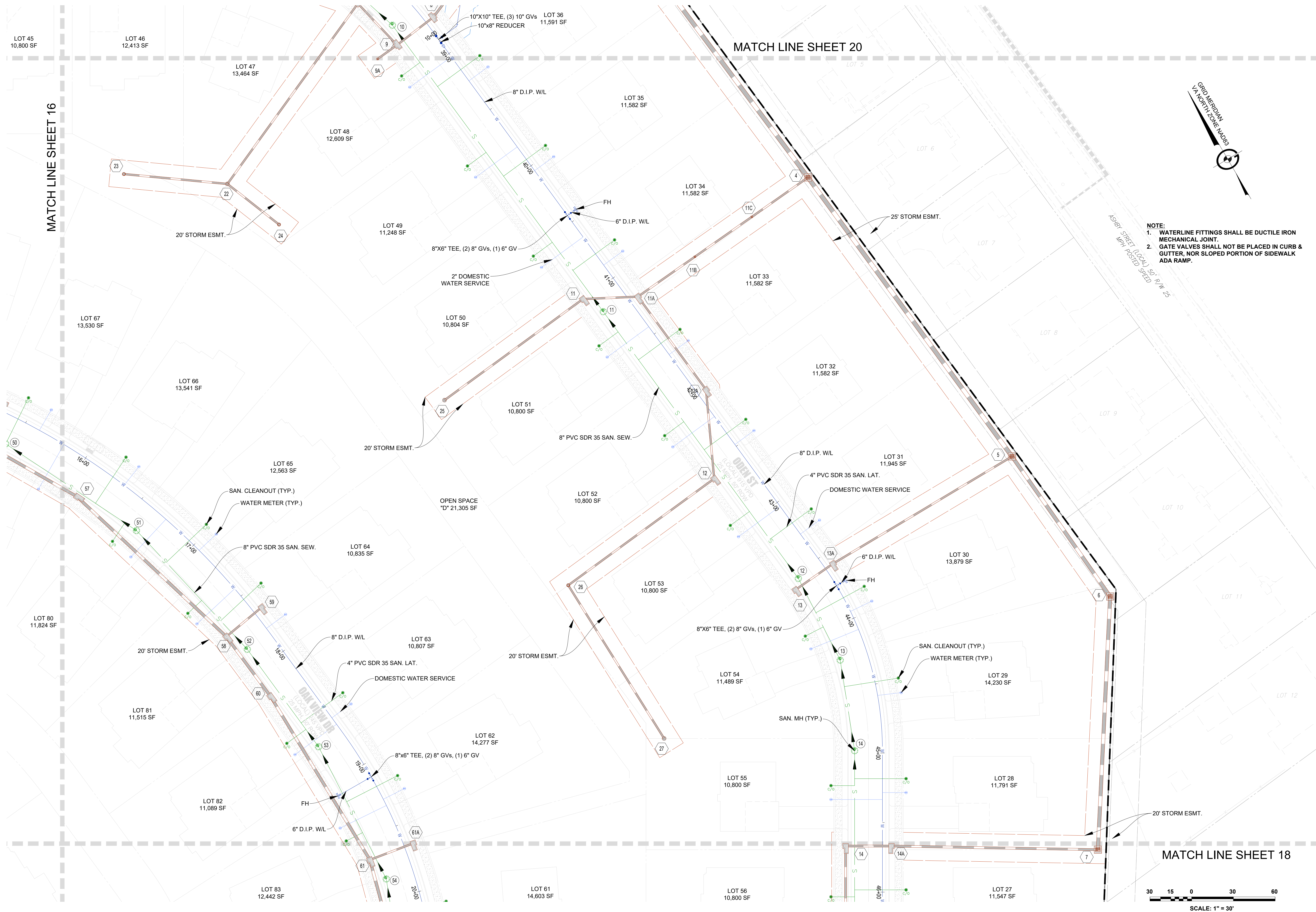
SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 18 OF 57

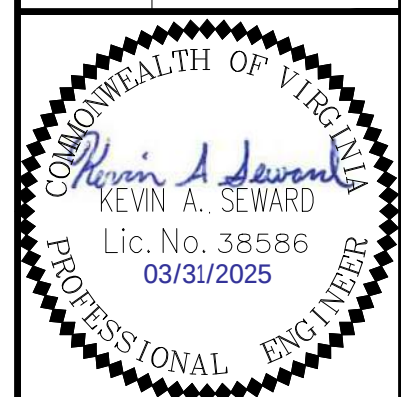
DWG #



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

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

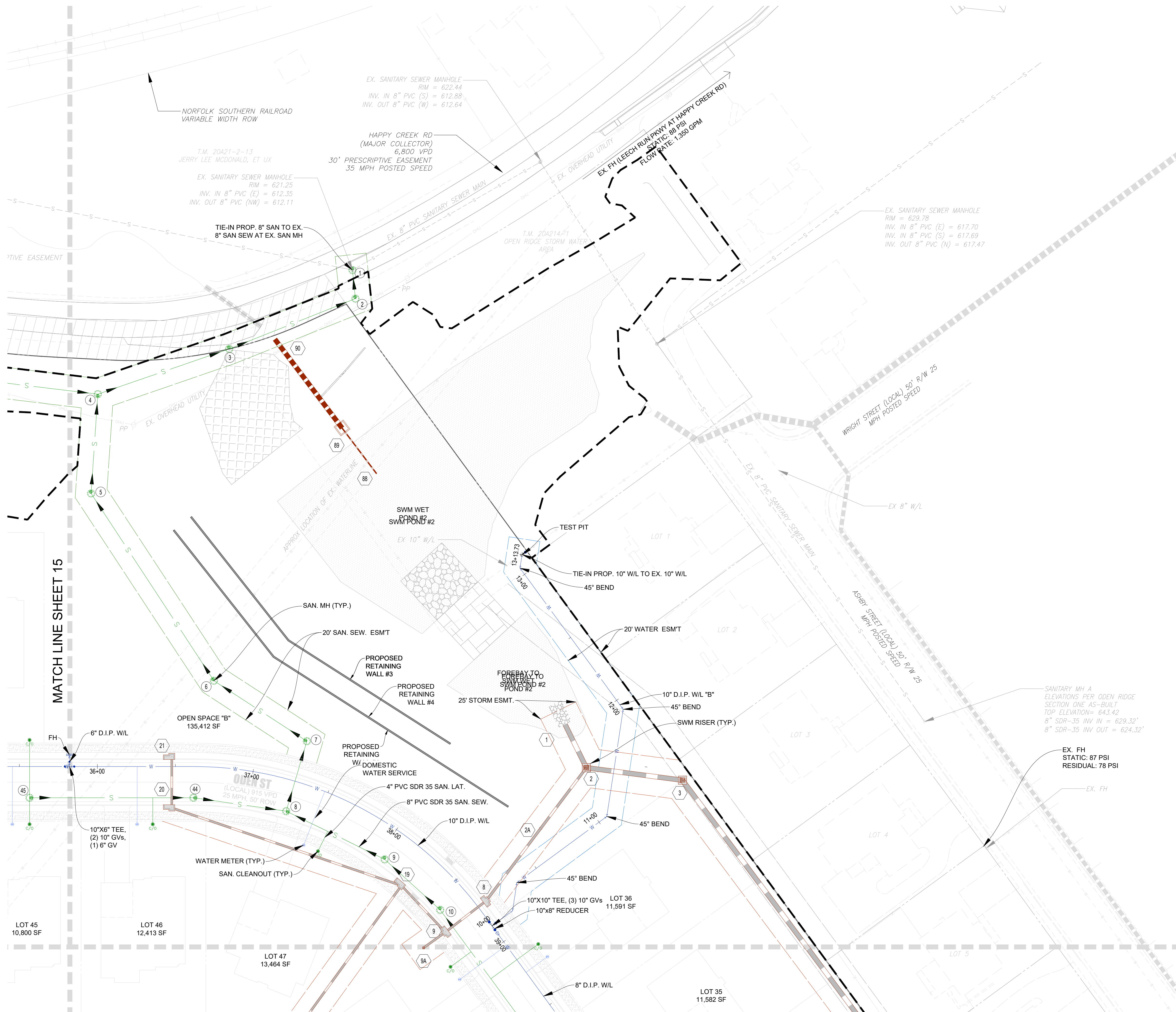
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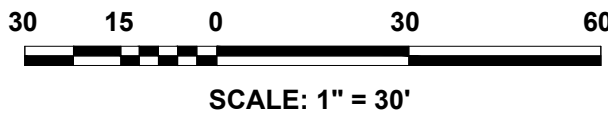
SHEET 19 OF 57

DWG #



- 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.

MATCH LINE SHEET 19



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

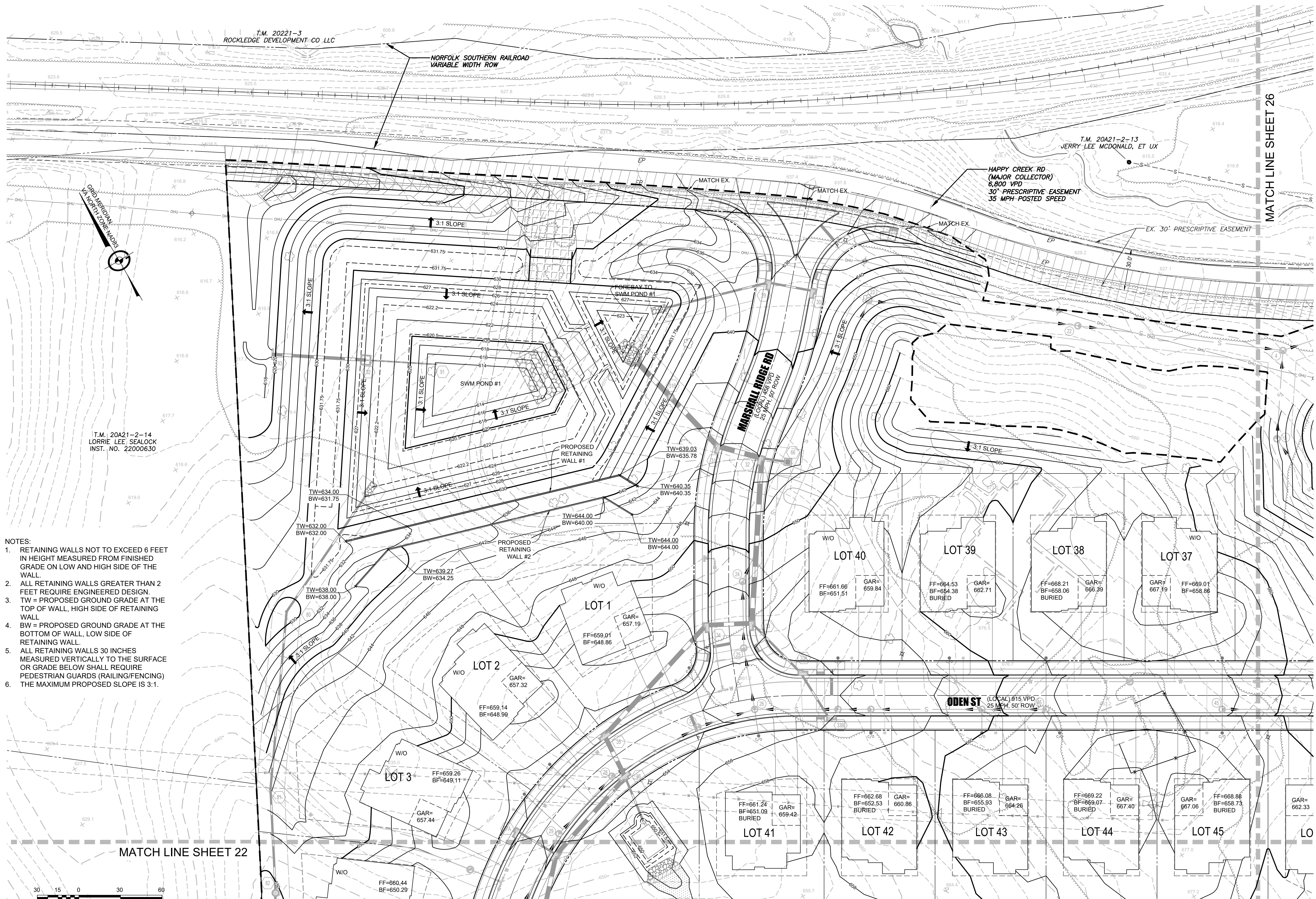
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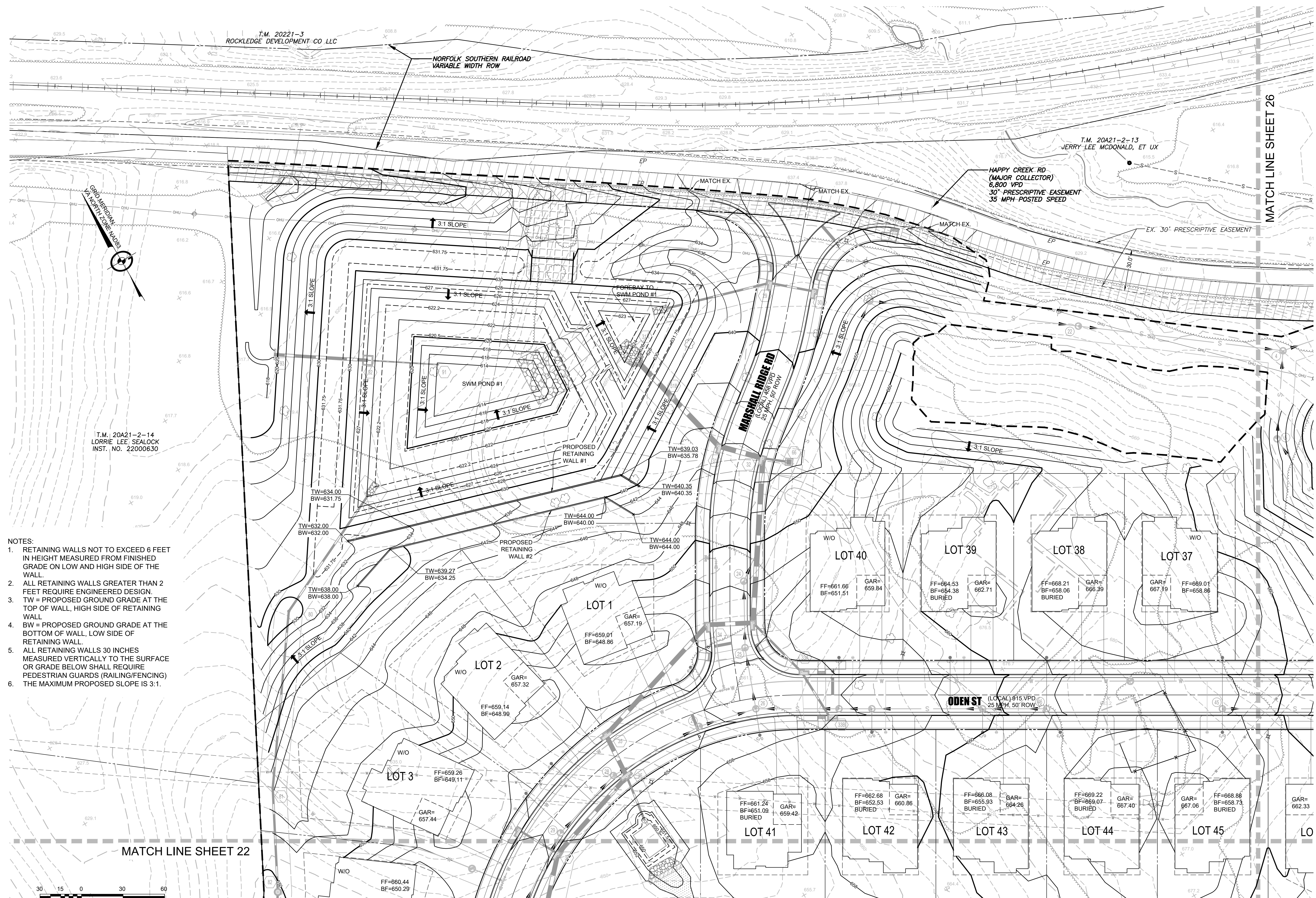
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SHEET 20 OF 57

DWG #





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MARSHALL'S GLEN

GRADING PLAN

HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



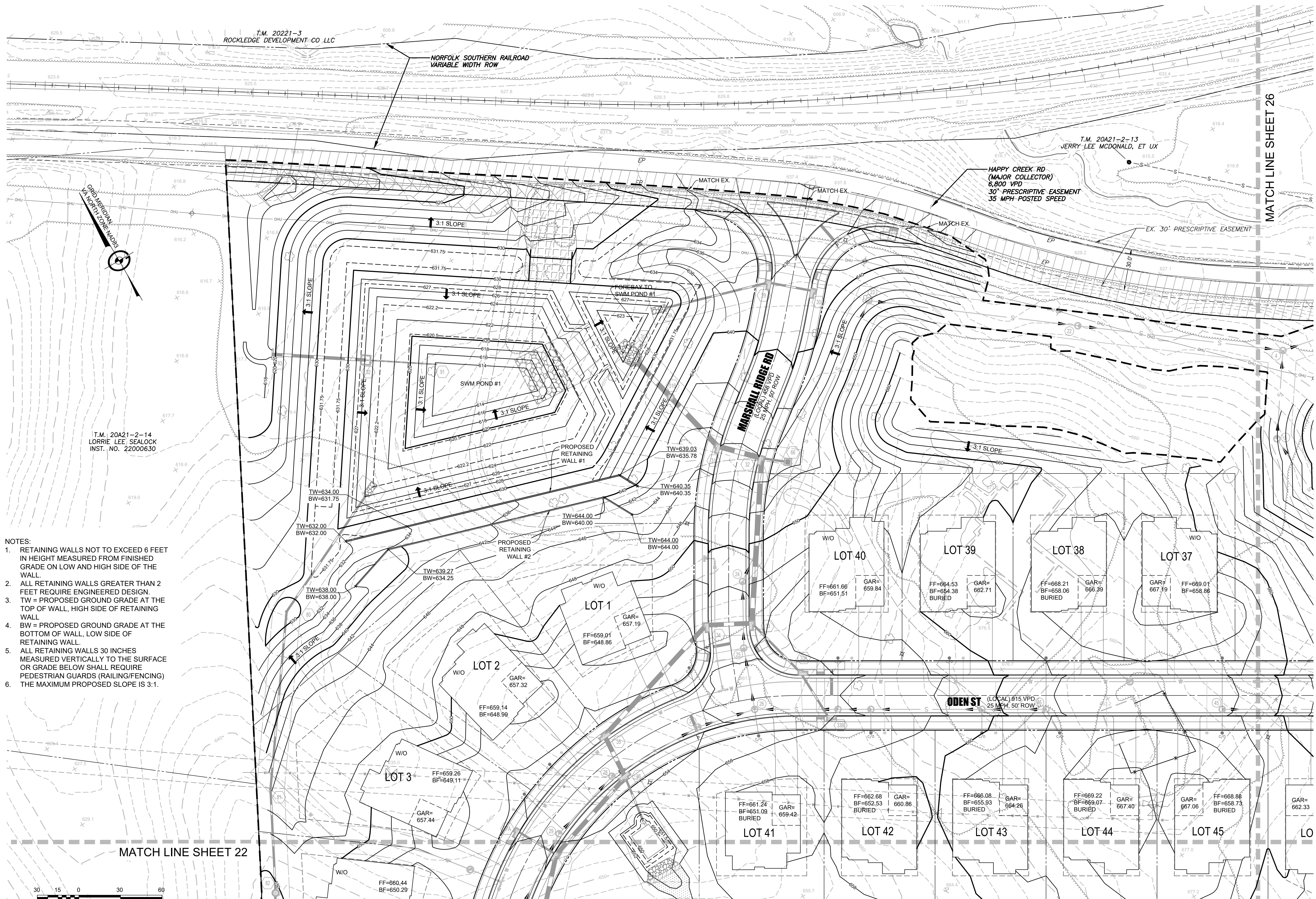
DATE: 02-04-2025

SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO. 6533R

SHEET 21 OF 57



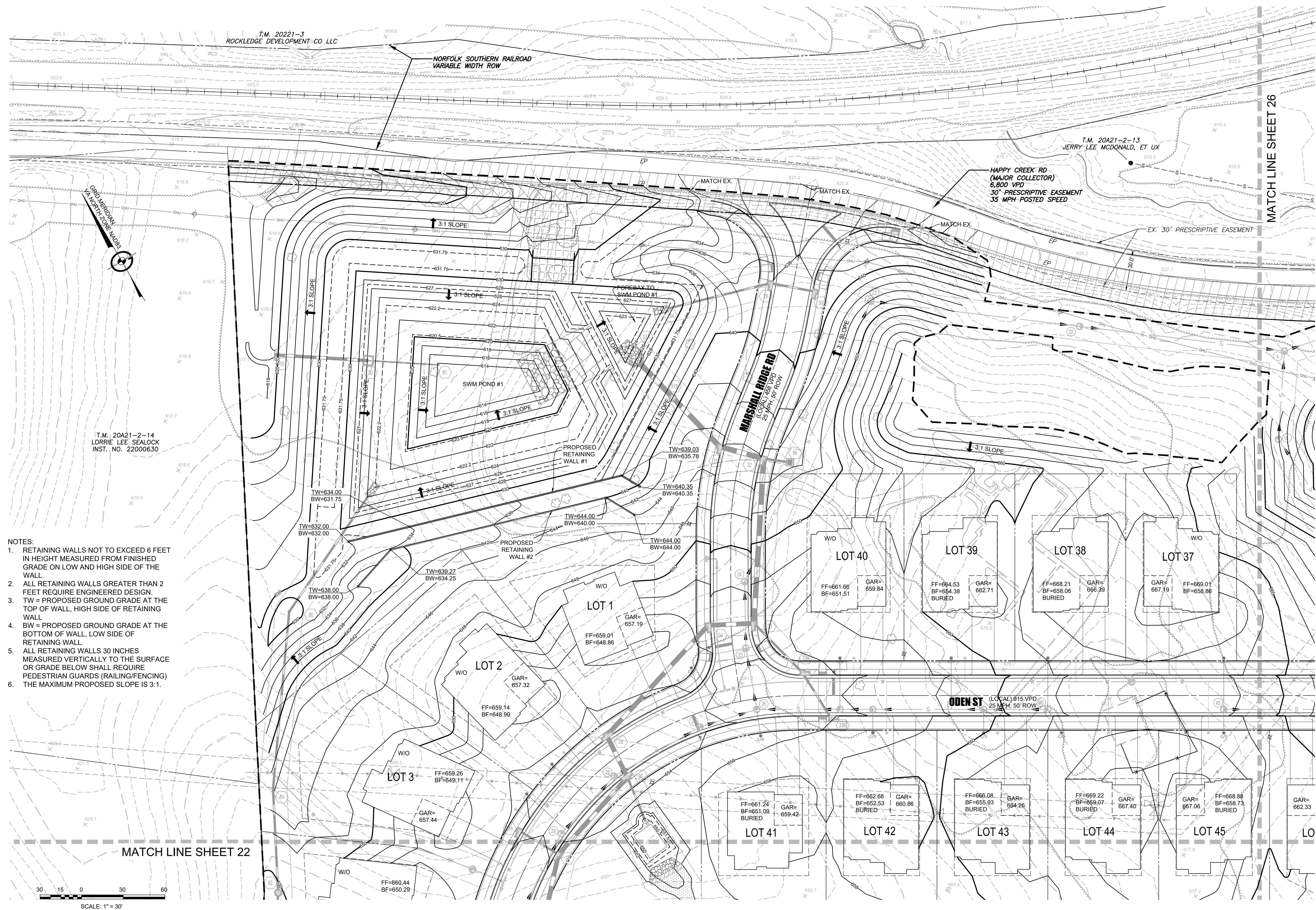
- NOTES:
1. RETAINING WALLS NOT TO EXCEED 6 FEET IN HEIGHT MEASURED FROM FINISHED GRADE ON LOW AND HIGH SIDE OF THE WALL.
 2. ALL RETAINING WALLS GREATER THAN 2 FEET REQUIRE ENGINEERED DESIGN.
 3. TW = PROPOSED GROUND GRADE AT THE TOP OF WALL, HIGH SIDE OF RETAINING WALL.
 4. BW = PROPOSED GROUND GRADE 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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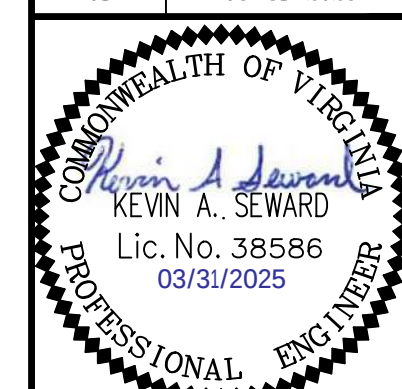
GRADING PLAN

MARSHALL'S GLEN

PRELIMINARY SITE PLAN

HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



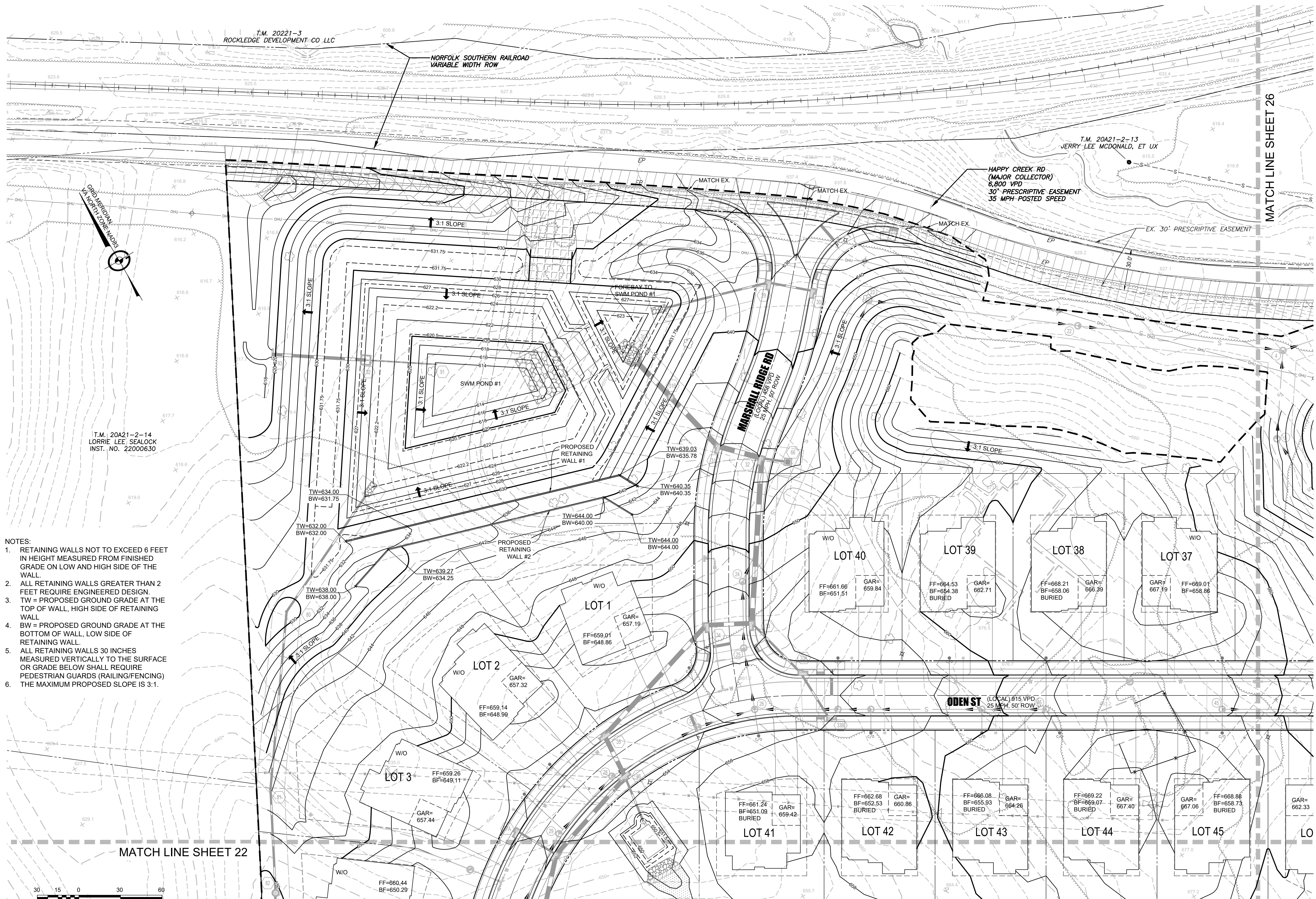
DATE: 02-04-2025

SCALE: 1" = 30'

DESIGNED BY: KAS

FILE NO.	6533R
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SHEET 21 OF 57



- NOTES:
1. RETAINING WALLS NOT TO EXCEED 6 FEET IN HEIGHT MEASURED FROM FINISHED GRADE ON LOW AND HIGH SIDE OF THE WALL.
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GRADING PLAN
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HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

DATE: 02-04-2025

SCALE: 1" = 30'

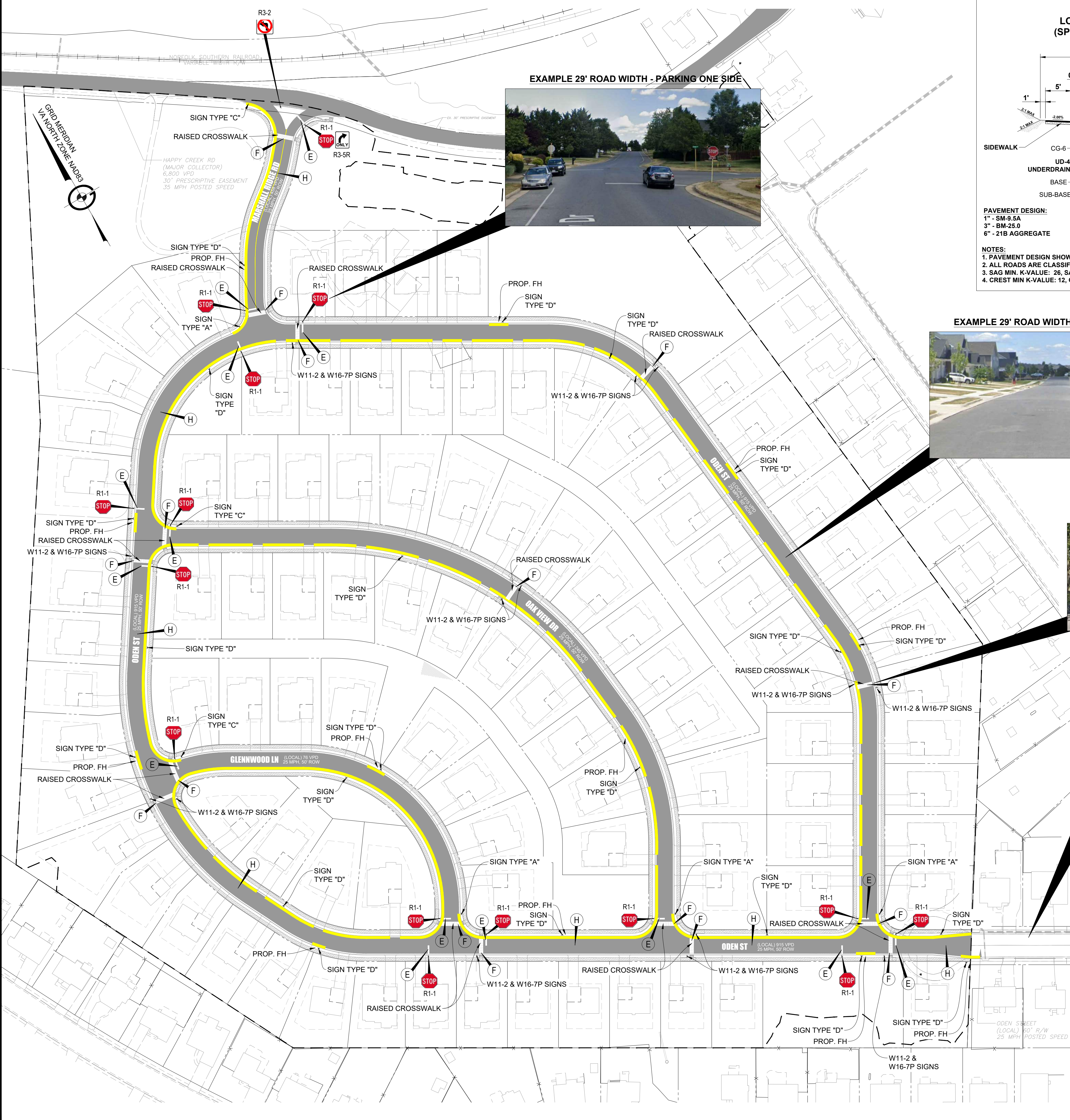
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FILE NO. 6533R

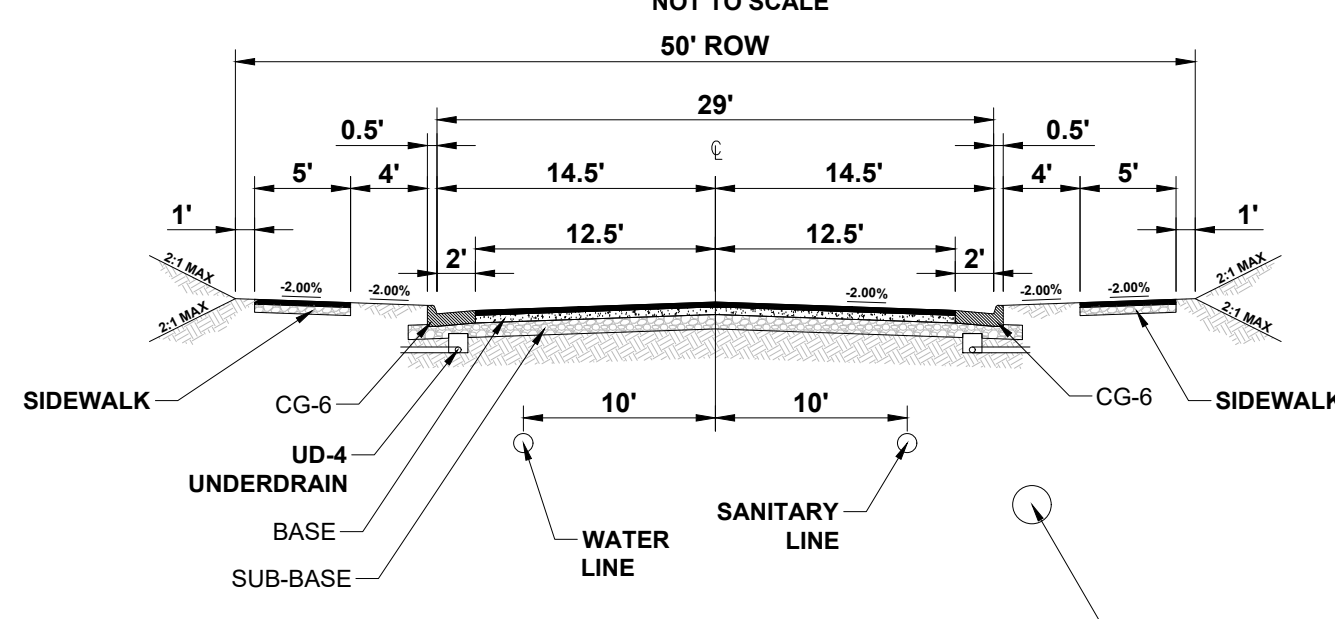
SHEET 21 OF 57

DWG #

*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'

EXAMPLE 29' ROAD WIDTH - PARKING ONE SIDE



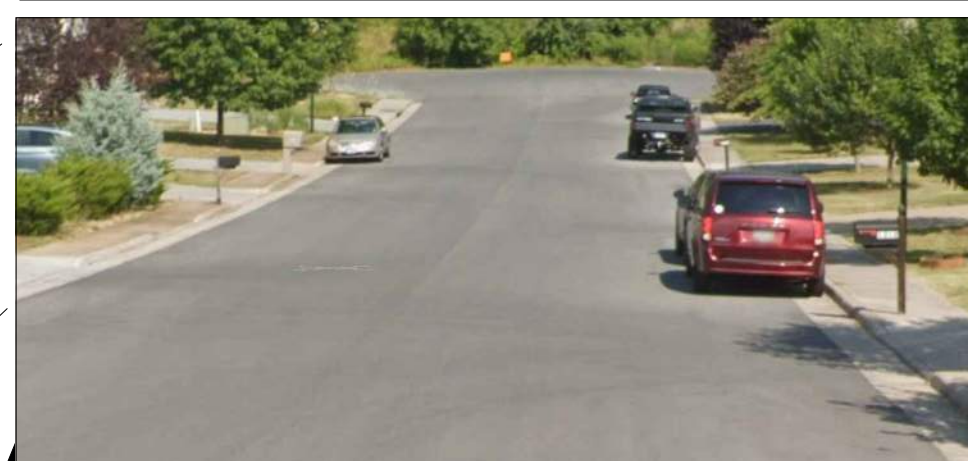
SIGN LEGEND



EXAMPLE RAISED CROSSWALK



EX ODEN STREET 40' ROAD WIDTH - PARKING BOTH SIDES



EX PICKET COURT 36' ROAD WIDTH - PARKING BOTH SIDES

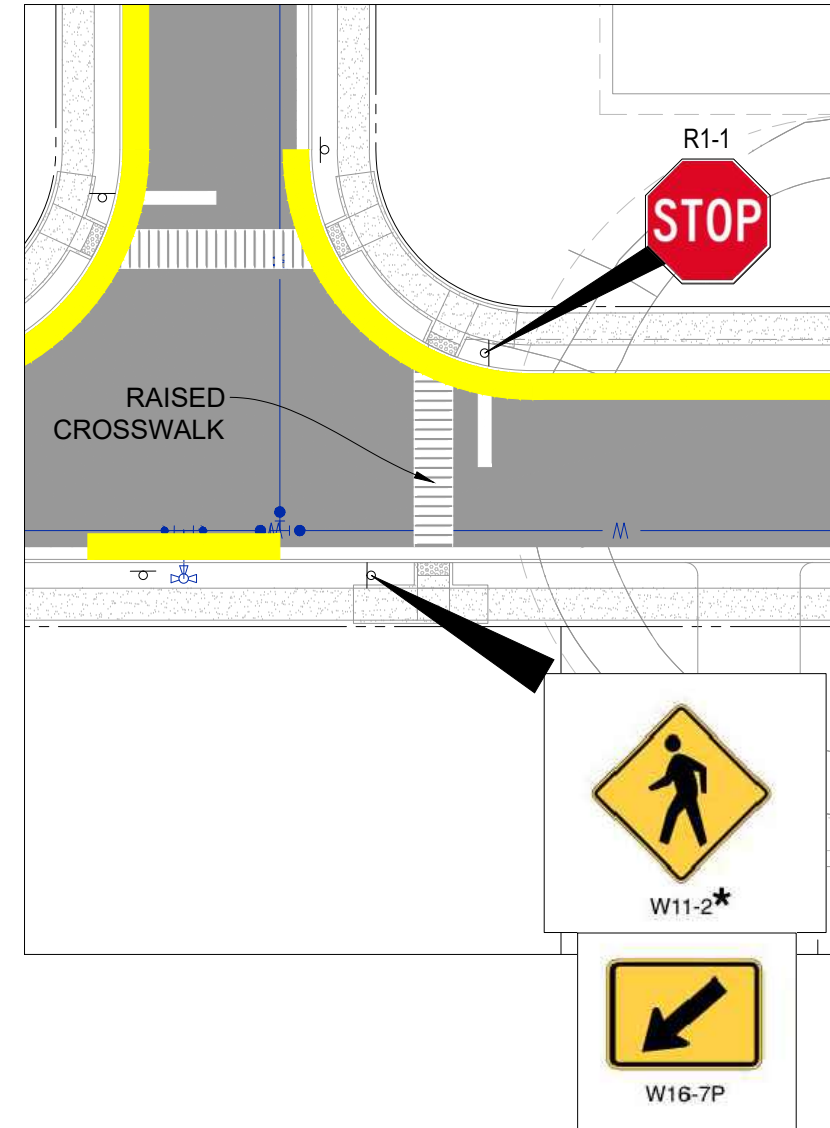


SIGNAGE AND PAVEMENT MARKING NOTES

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

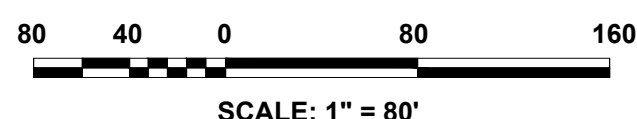


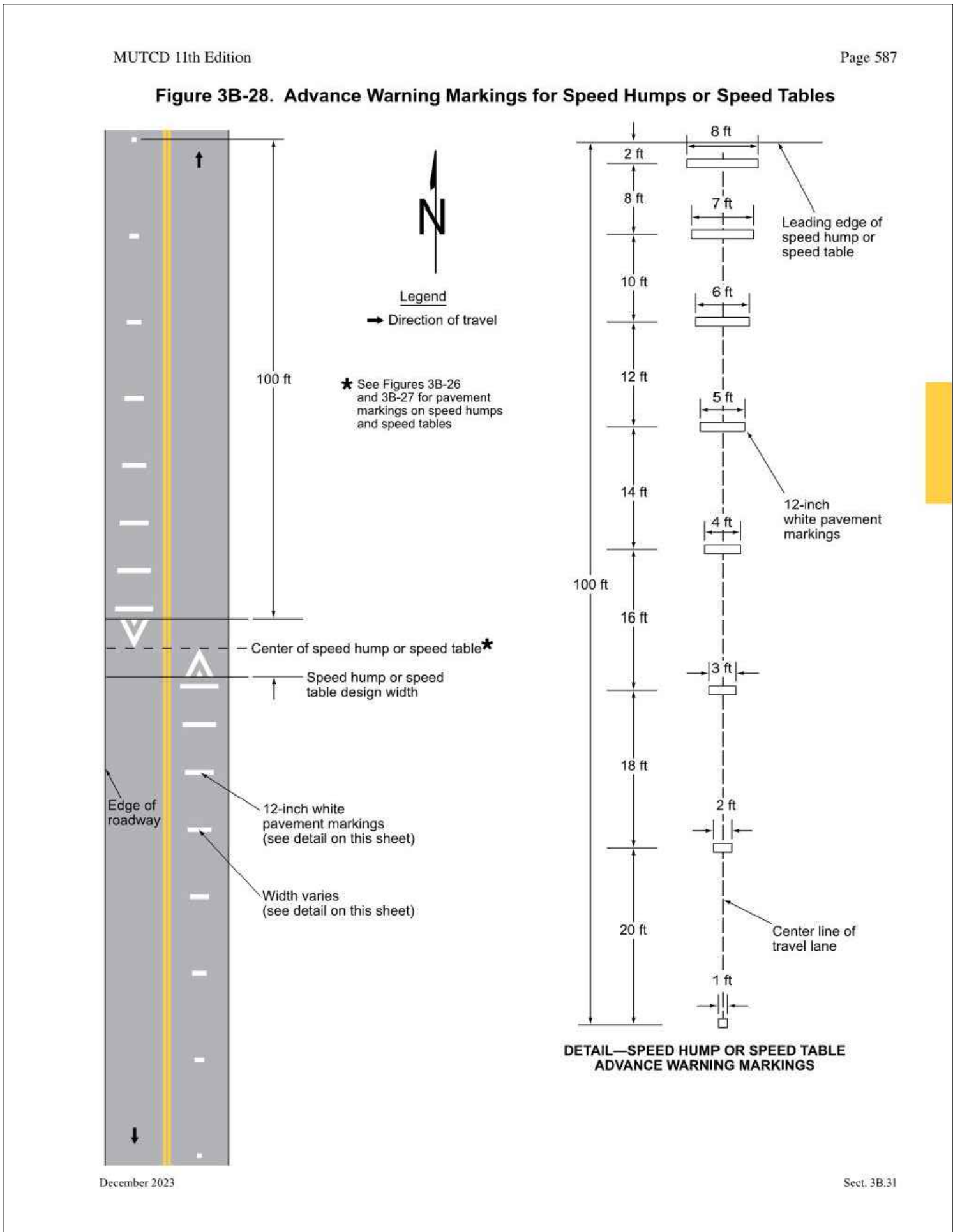
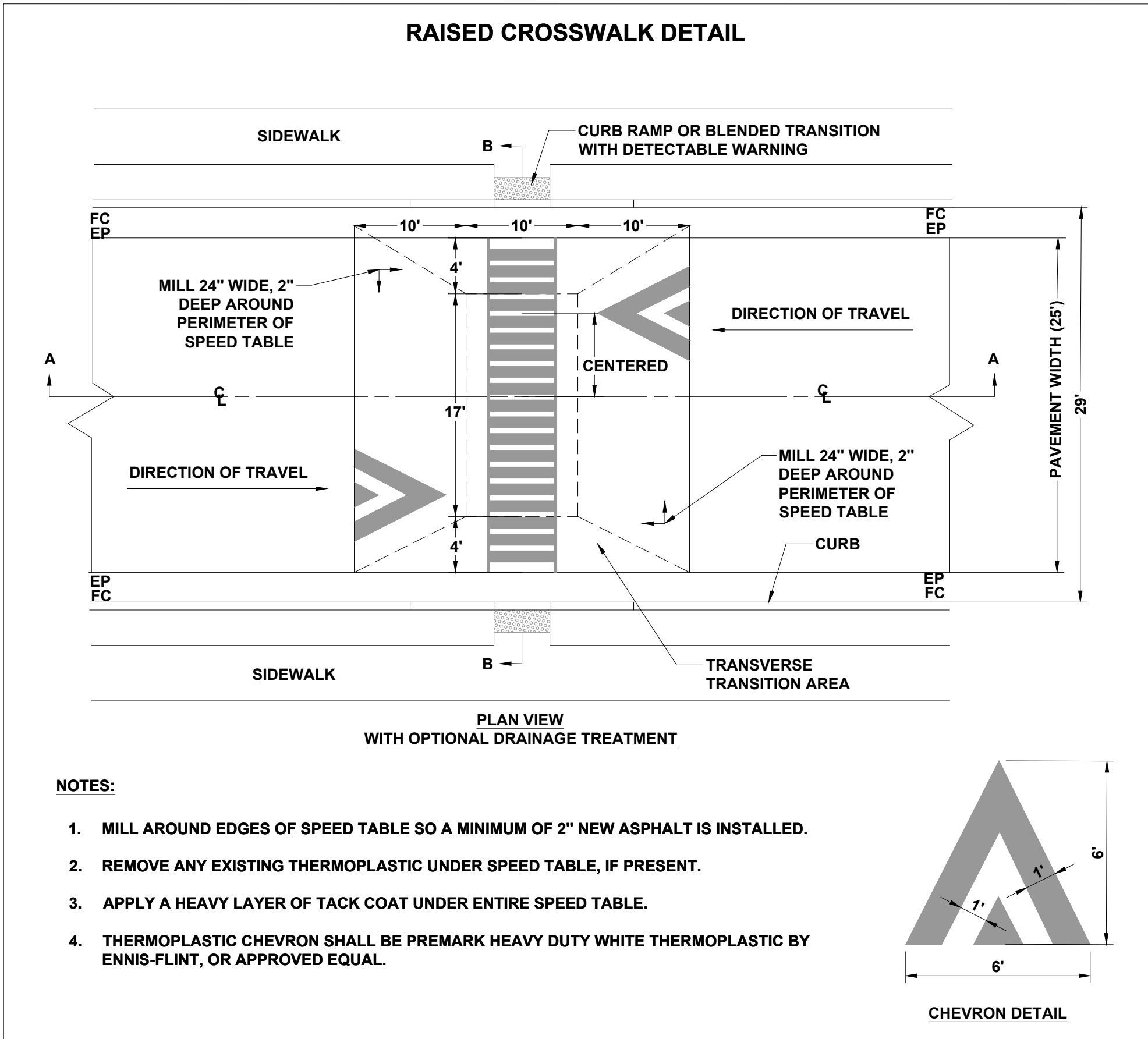
**TRAFFIC CALMING PLAN
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA**

Rev. No.	Date
01	03-31-2025



DATE:	02-04-2025
SCALE:	1"=80'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	27 OF 57
DWG #	





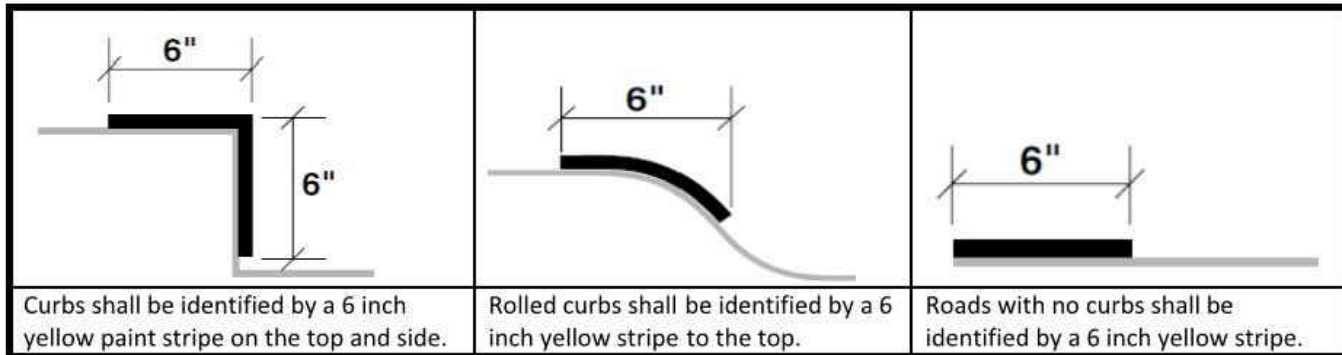
Fire Lane Marking Guidelines

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent signs complying with the following specifications:

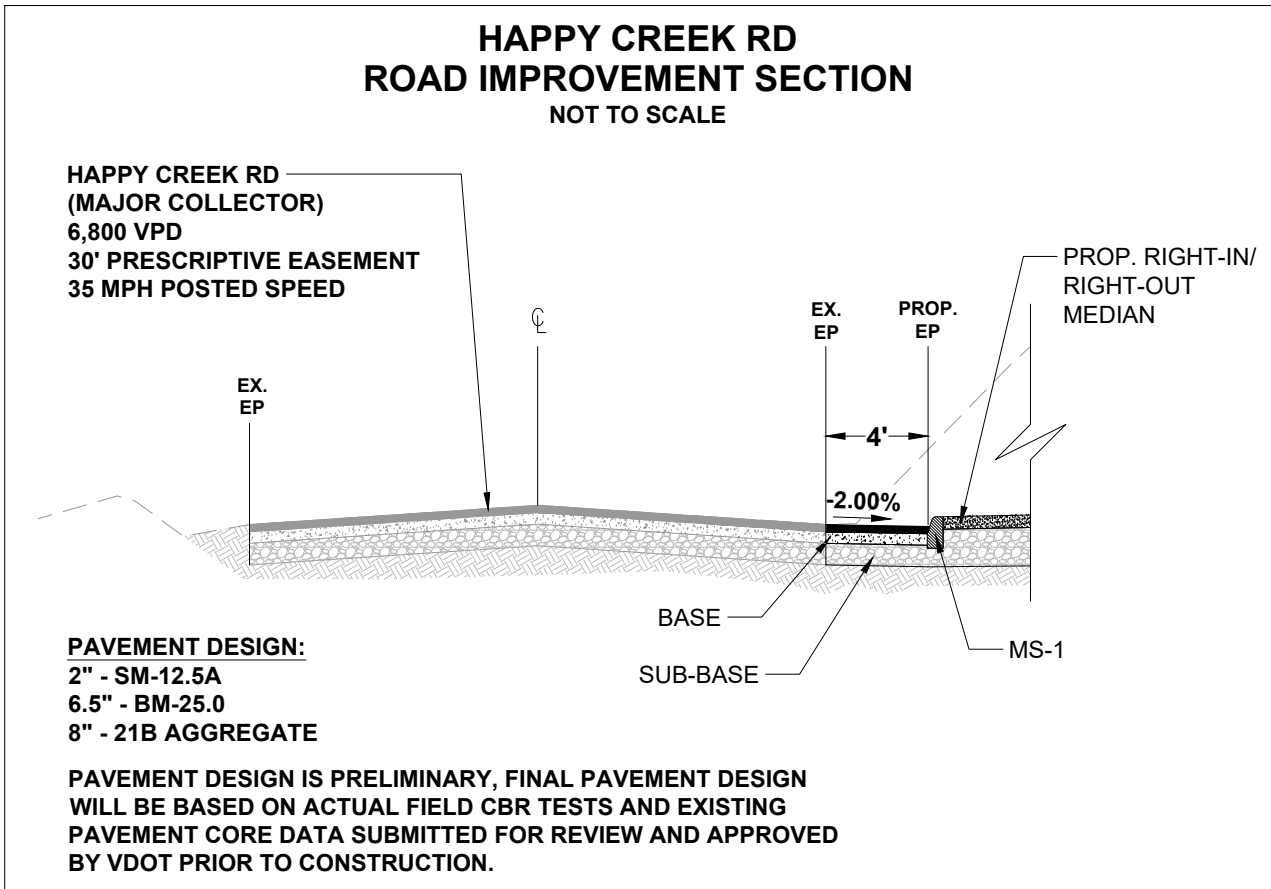
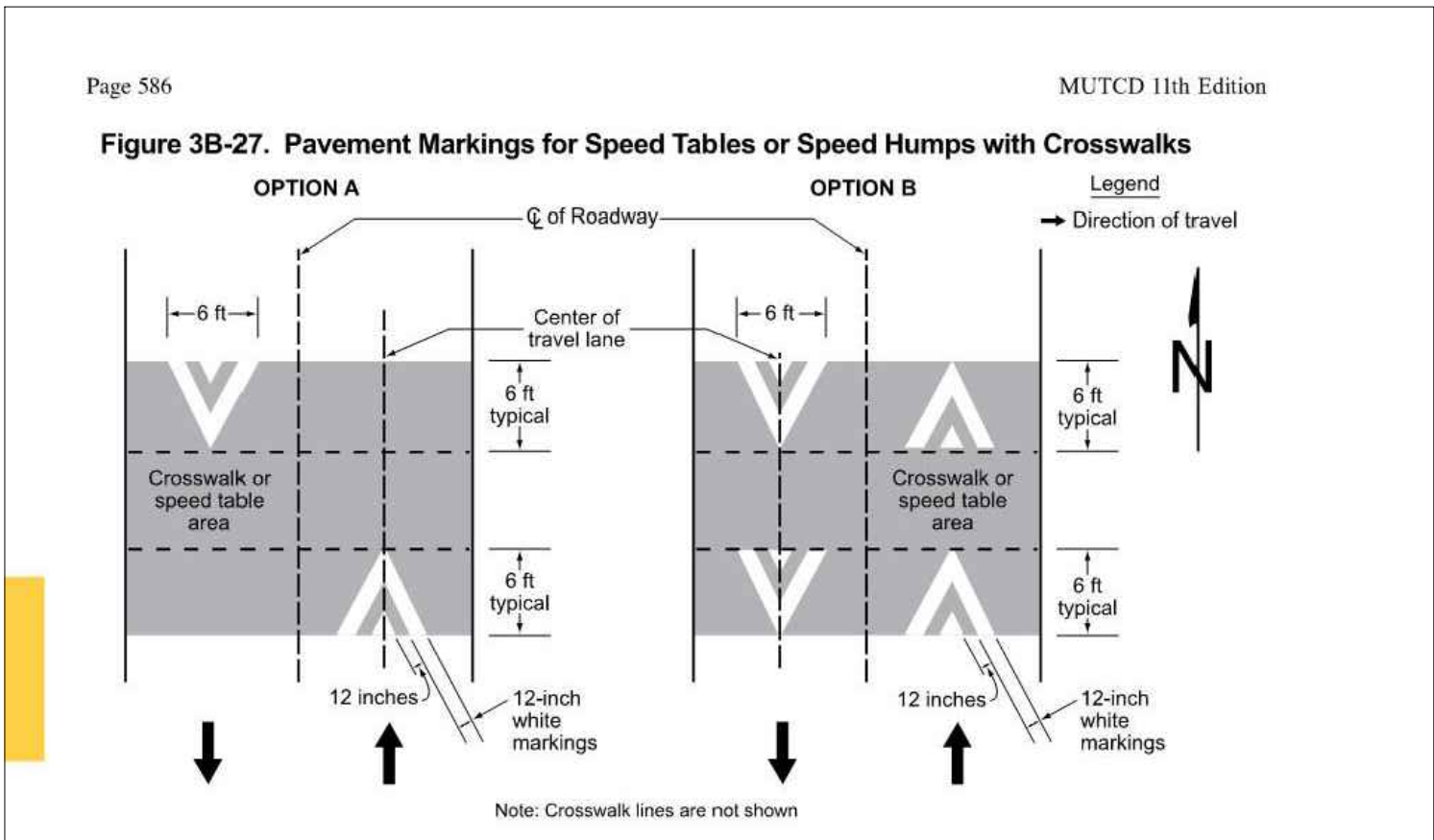
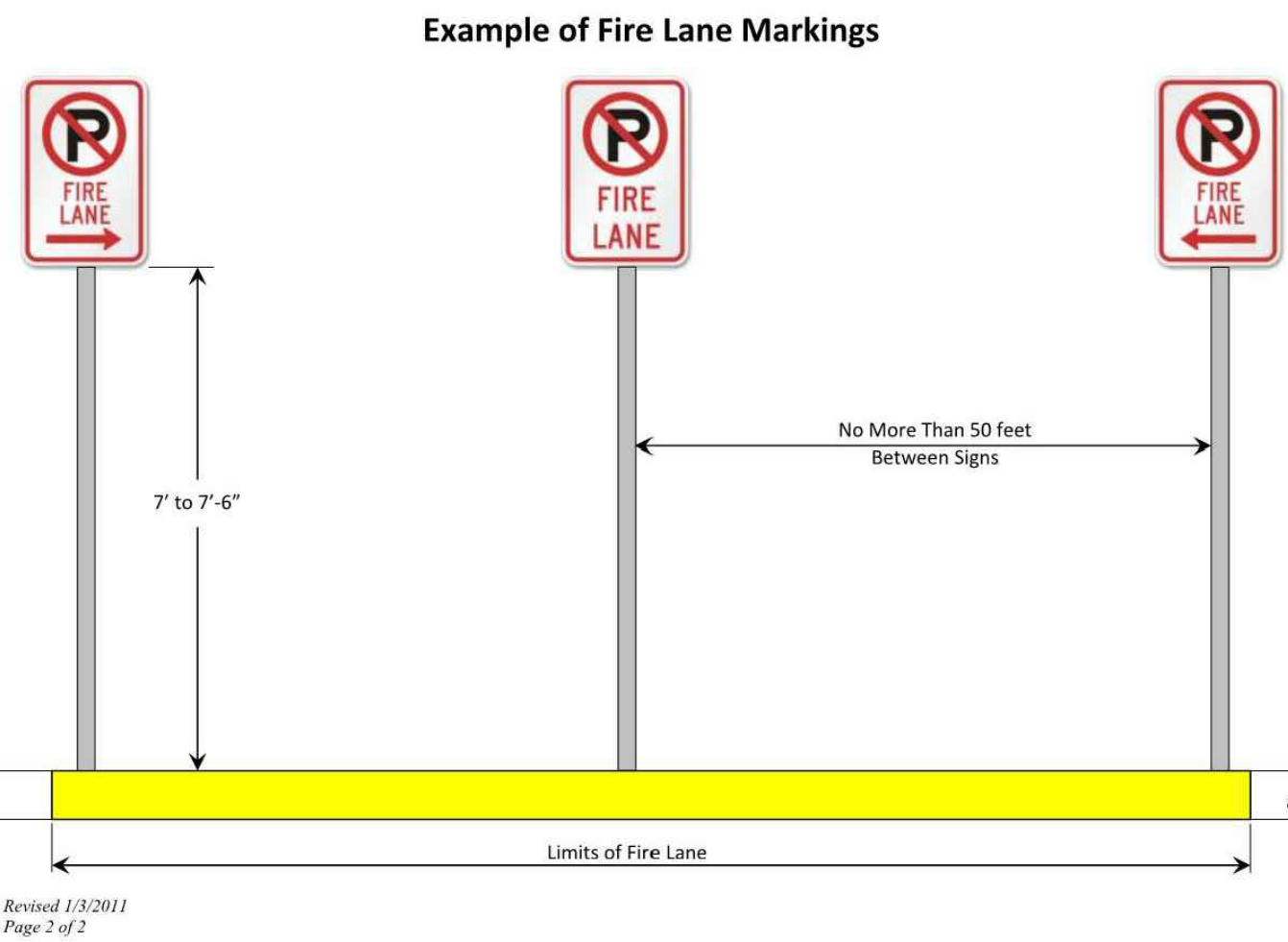
- Metal construction 12 inches by 18 inches.
- Red letters on engineer grade prismatic reflective white background with 3/8 inch red trim stripe around entire outer edge of sign.
- Sign construction to be: the letter "P" in black inside a red circle with a red slash through the "P", below that to read "FIRE LANE" on separate lines. Signs delineating the beginning or ending of a fire lane shall have a solid filled arrow to point in the direction of the fire lane.
- Signs are to be mounted with the bottom no less than 7' from the ground and no more than 7'6" to the ground, unless otherwise directed by the fire code official.
- Posts for signs, when required, shall be metal and securely mounted, unless written permission for alternatives is obtained prior to installation from the Office of the Fire Marshal. Signs should be spaced as shown on approved plans. In long stretches, the maximum distance between signs is 50 feet.
- Other special signs may be approved by the Office of the Fire Marshal.

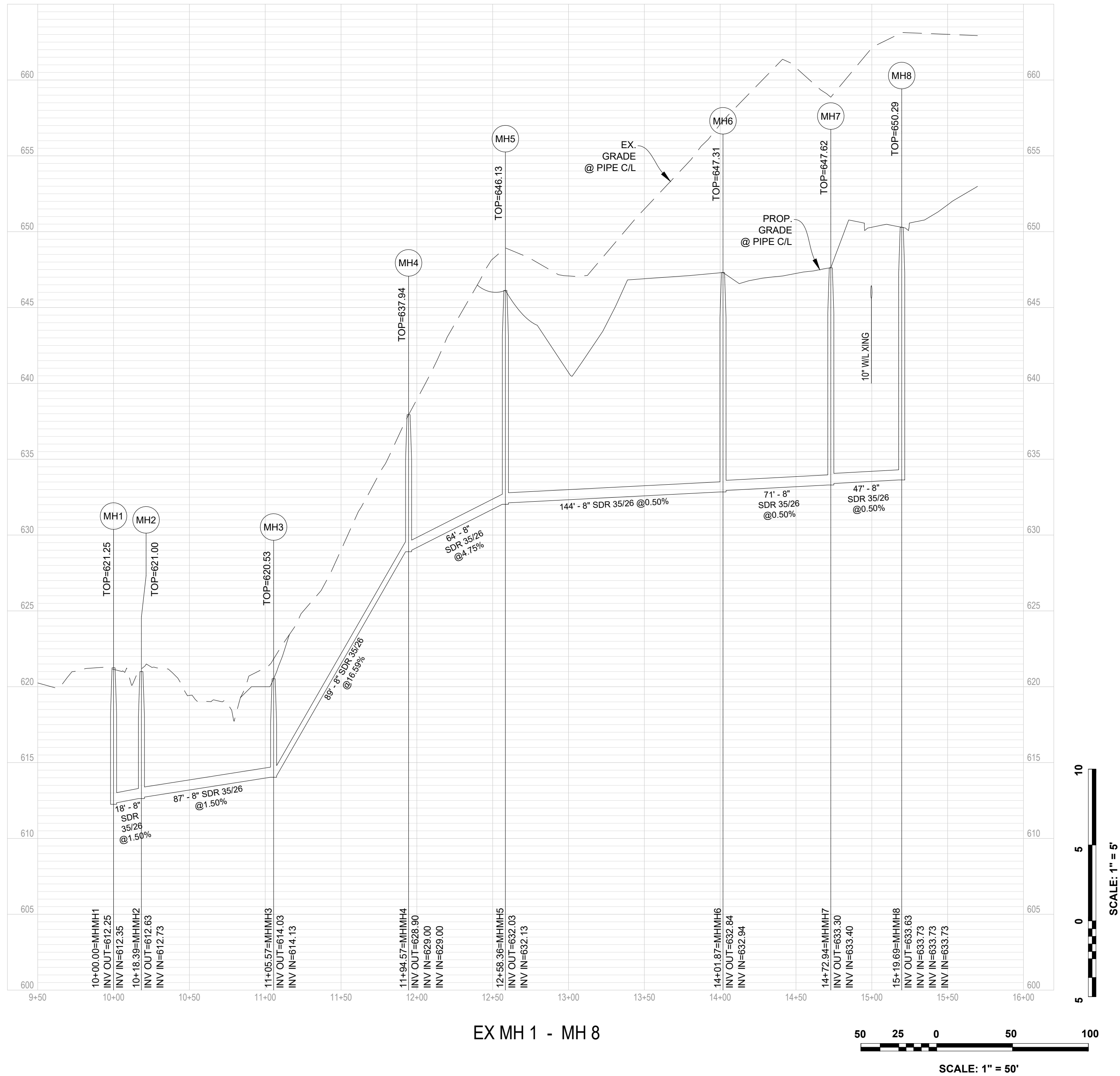
SIGN TYPE "A"	SIGN TYPE "C"	SIGN TYPE "D"
Standard wording with an arrow on the bottom pointing to the right. One sign mounted parallel to the line of curbing or pavement edge at the end of the painted area.	Standard wording with an arrow on the bottom pointing to the left. One sign mounted parallel to the line of curbing or pavement edge at the end of the painted area.	Standard wording with no arrow. One sign mounted parallel to the line of curbing or pavement edge.

D103.7 Curb Designation. Where curbing is provided adjacent to the fire lane, it must be painted yellow within the limits of the fire lane. In areas without curbing a 6 inch yellow line shall be applied to the edge of the pavement. Paint shall be highway traffic grade.



Revised 1/3/2011
Page 1 of 2





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

Rev. No.	Date
01	03-31-2025

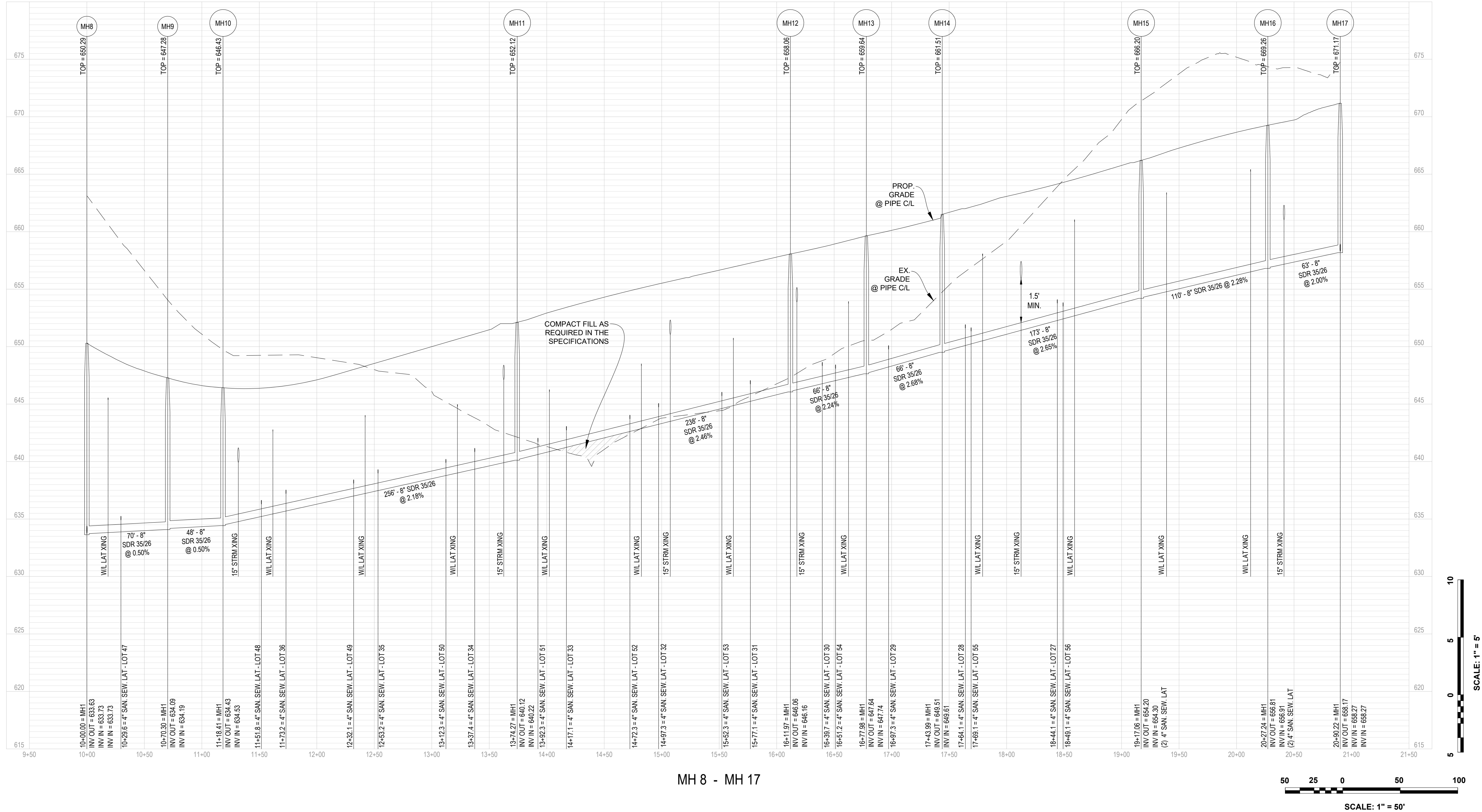


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SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	29 OF 57
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MH 8 - MH 17

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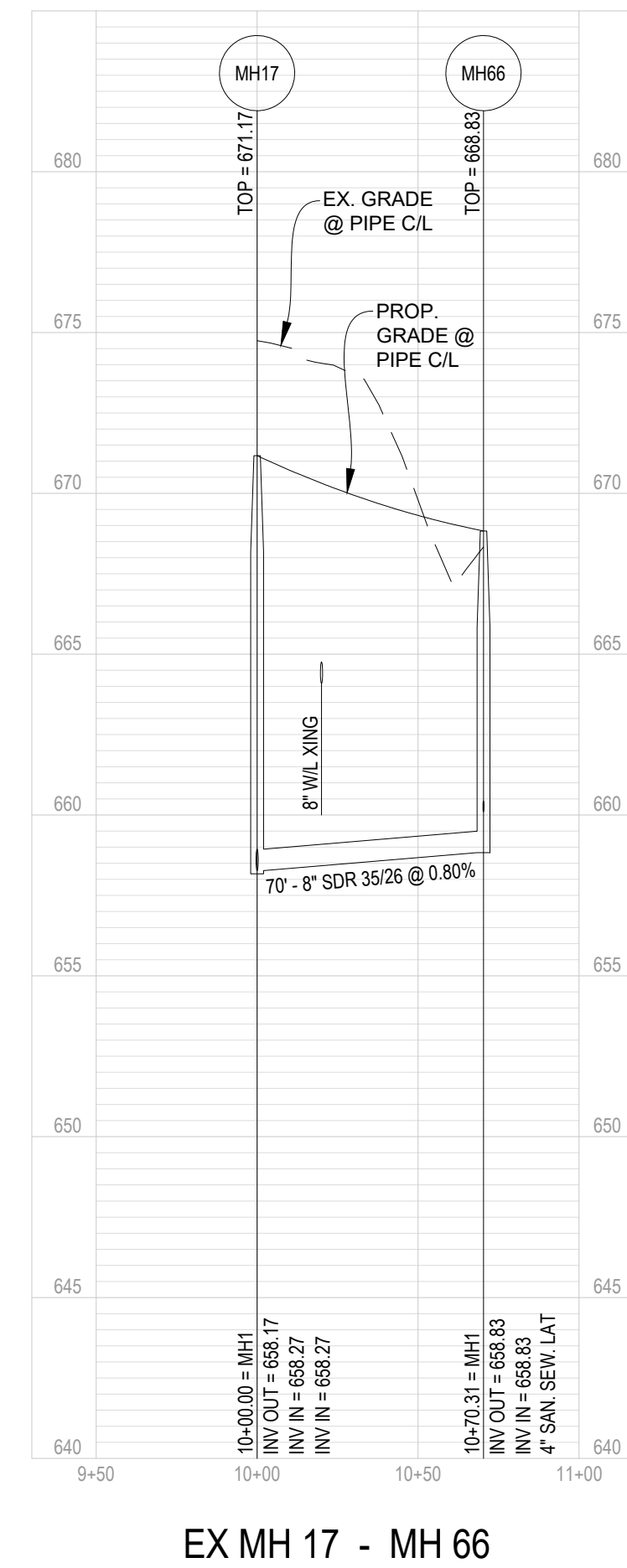
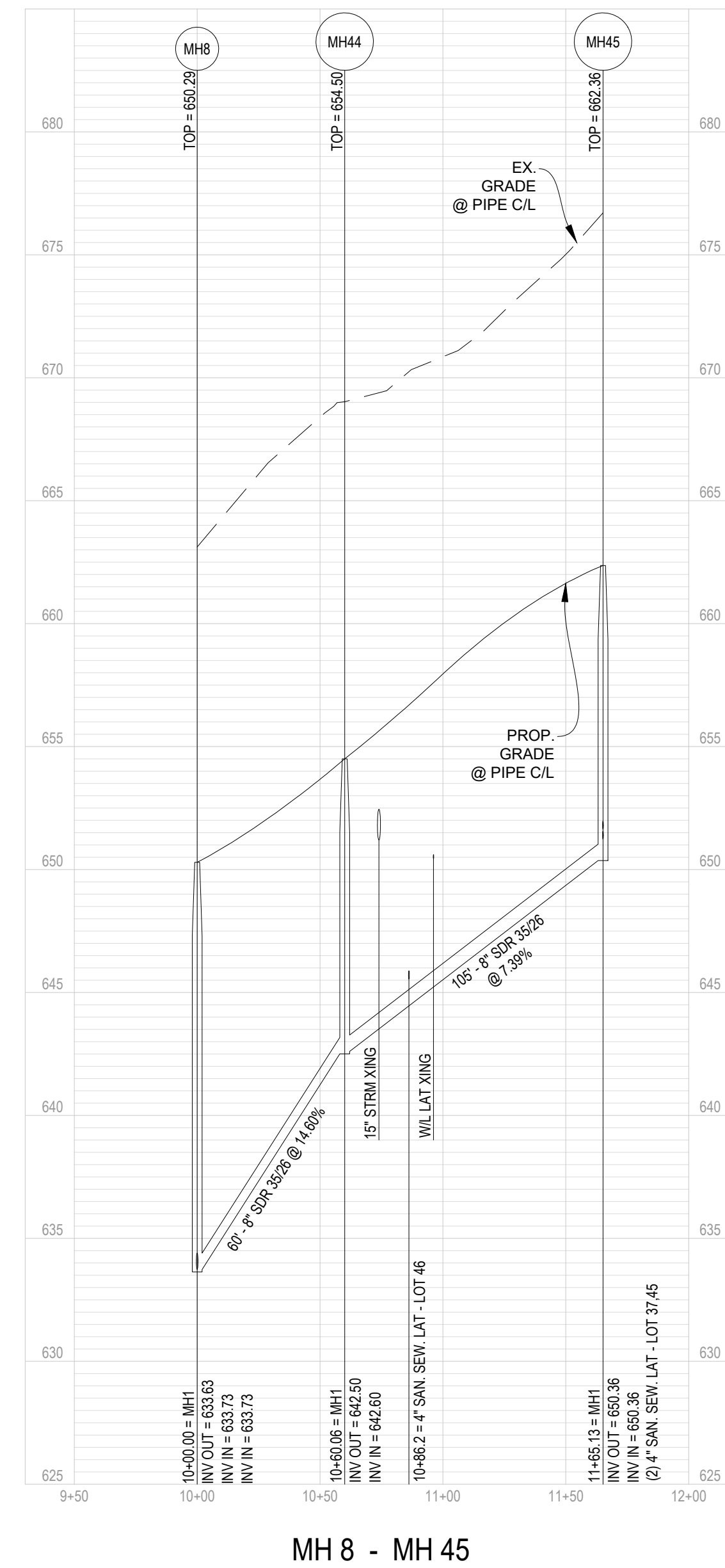
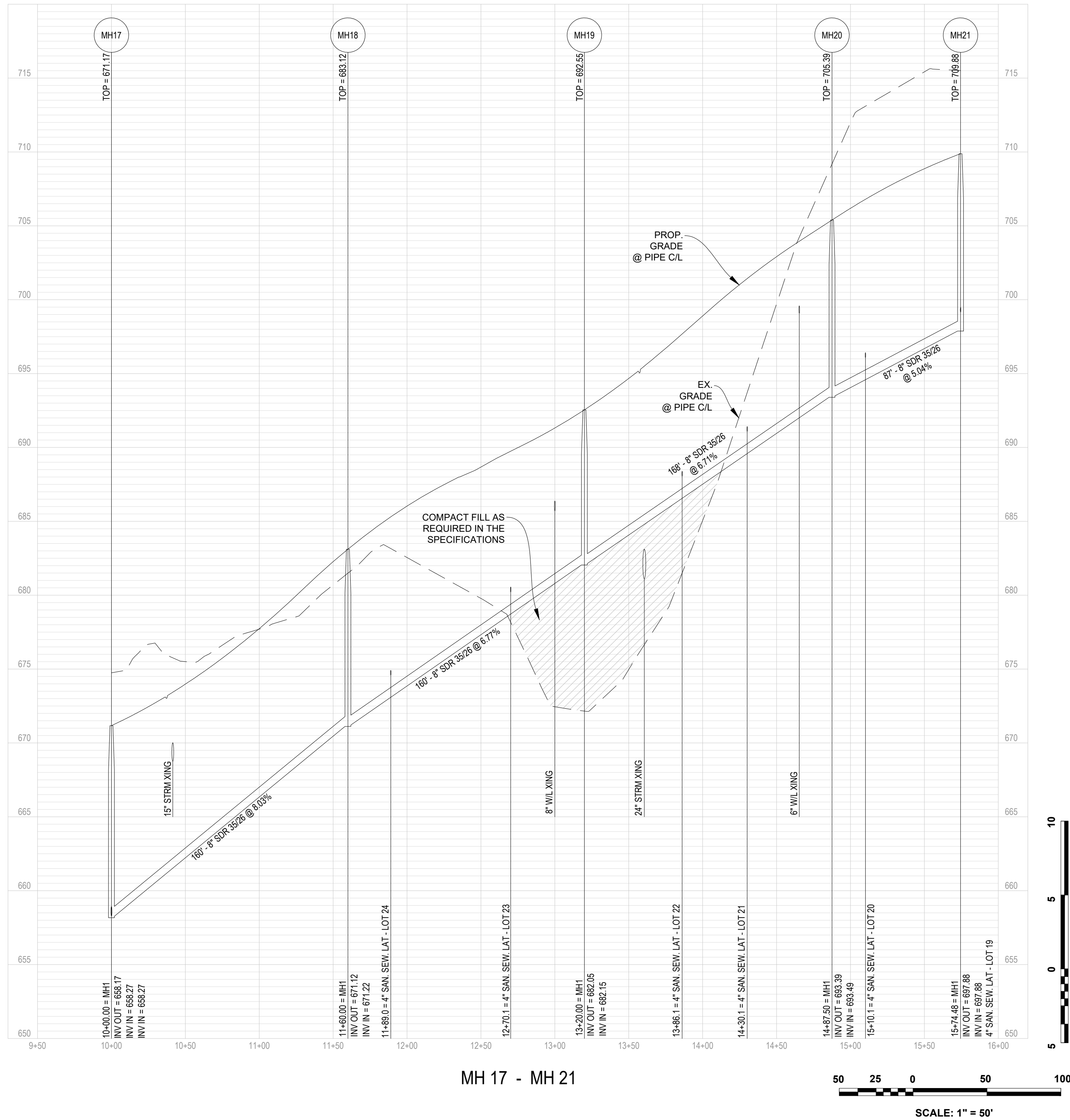
FILE NO. 6533R

SHEET 30 OF 57

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TOWN OF FRONT ROYAL, VIRGINIA

Rev. No. 01 Date 03-31-2025

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

DATE: 02-04-2025

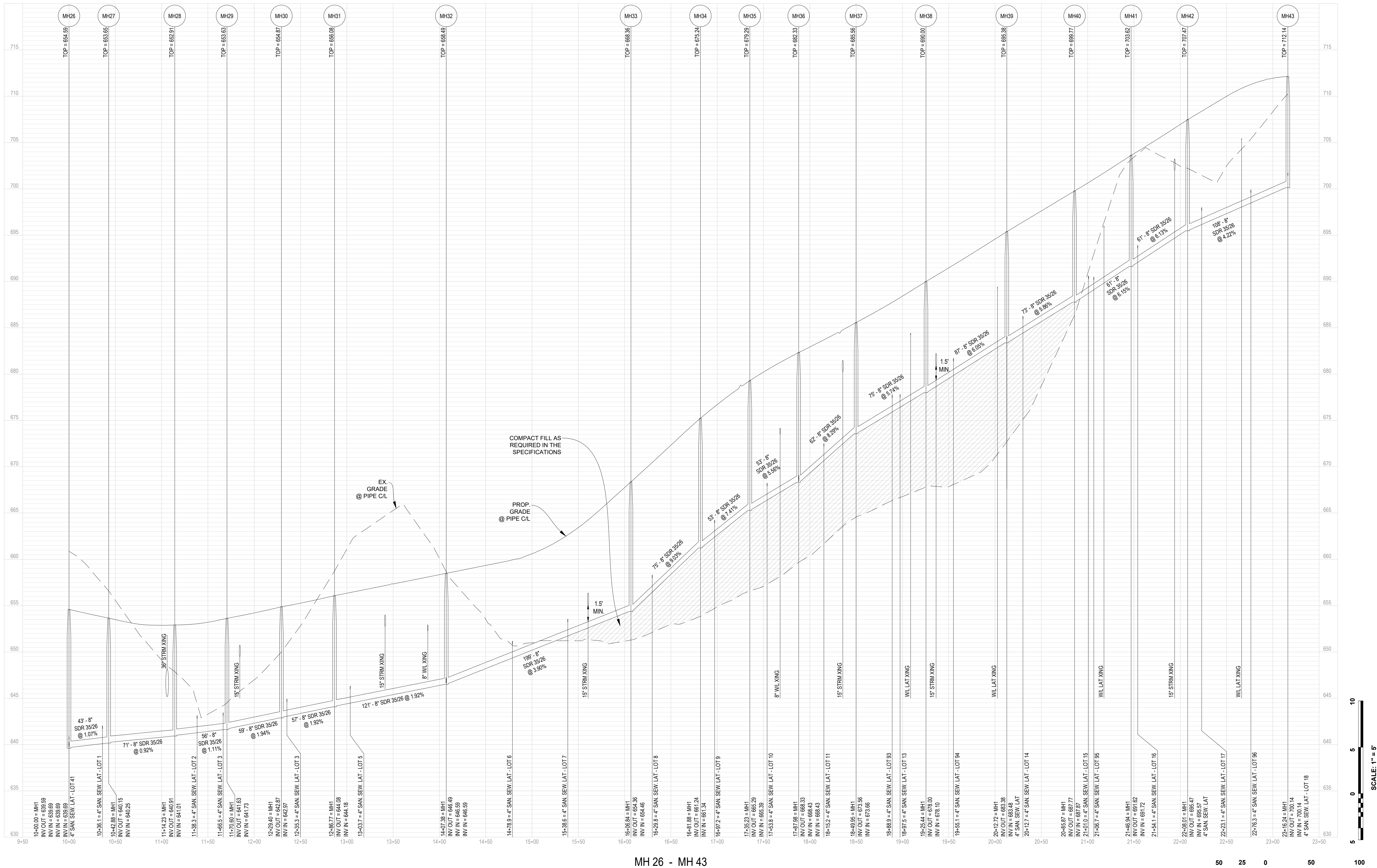
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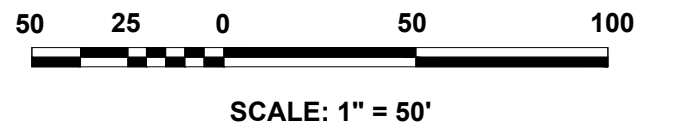
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SHEET 31 OF 57

DWG #



MH 26 - MH 43



SANITARY SEWER PROFILES
MARSHALL'S GLEN
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01	03-31-2025



DATE: 02-04-2025

SCALE: H: 1" = 50'
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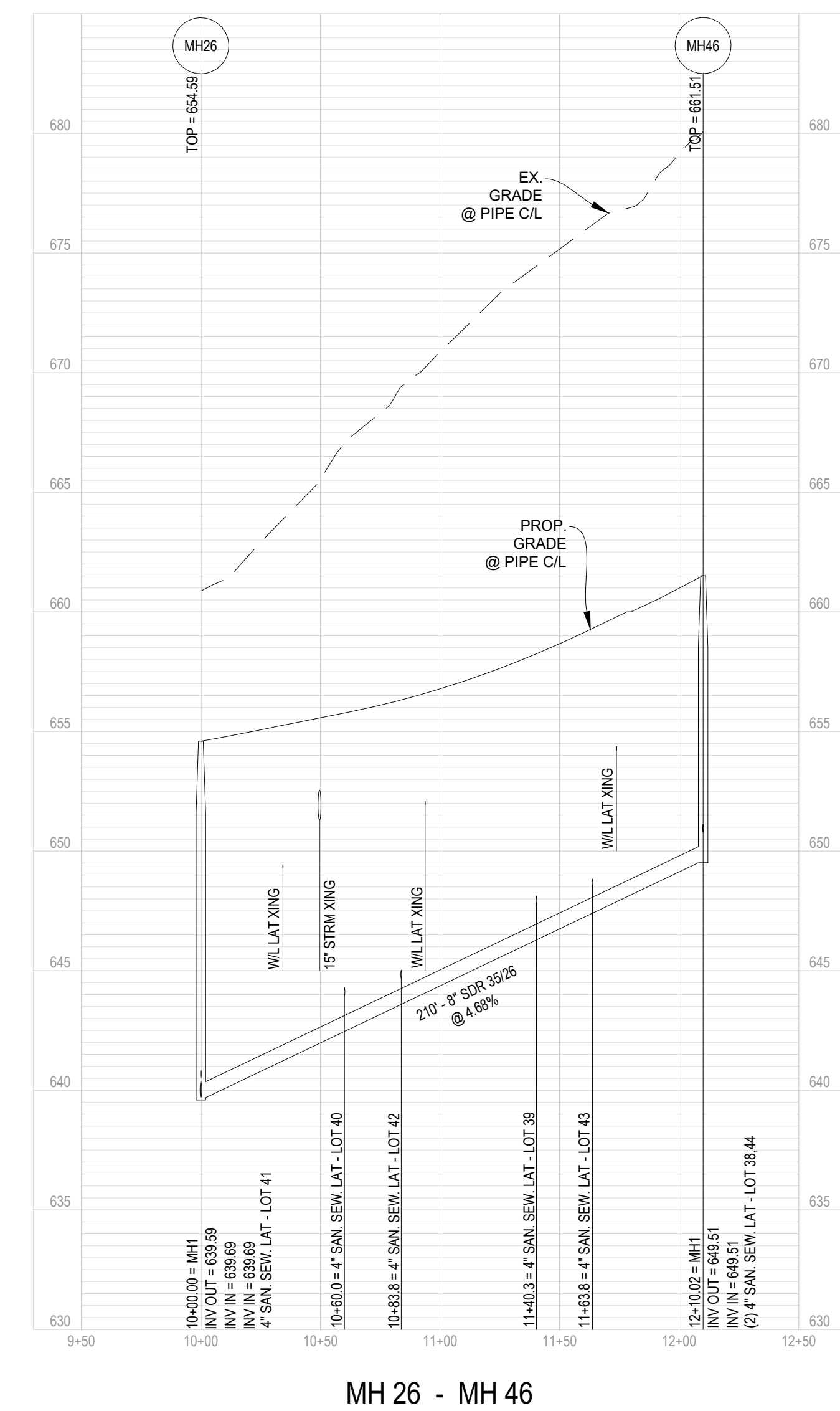
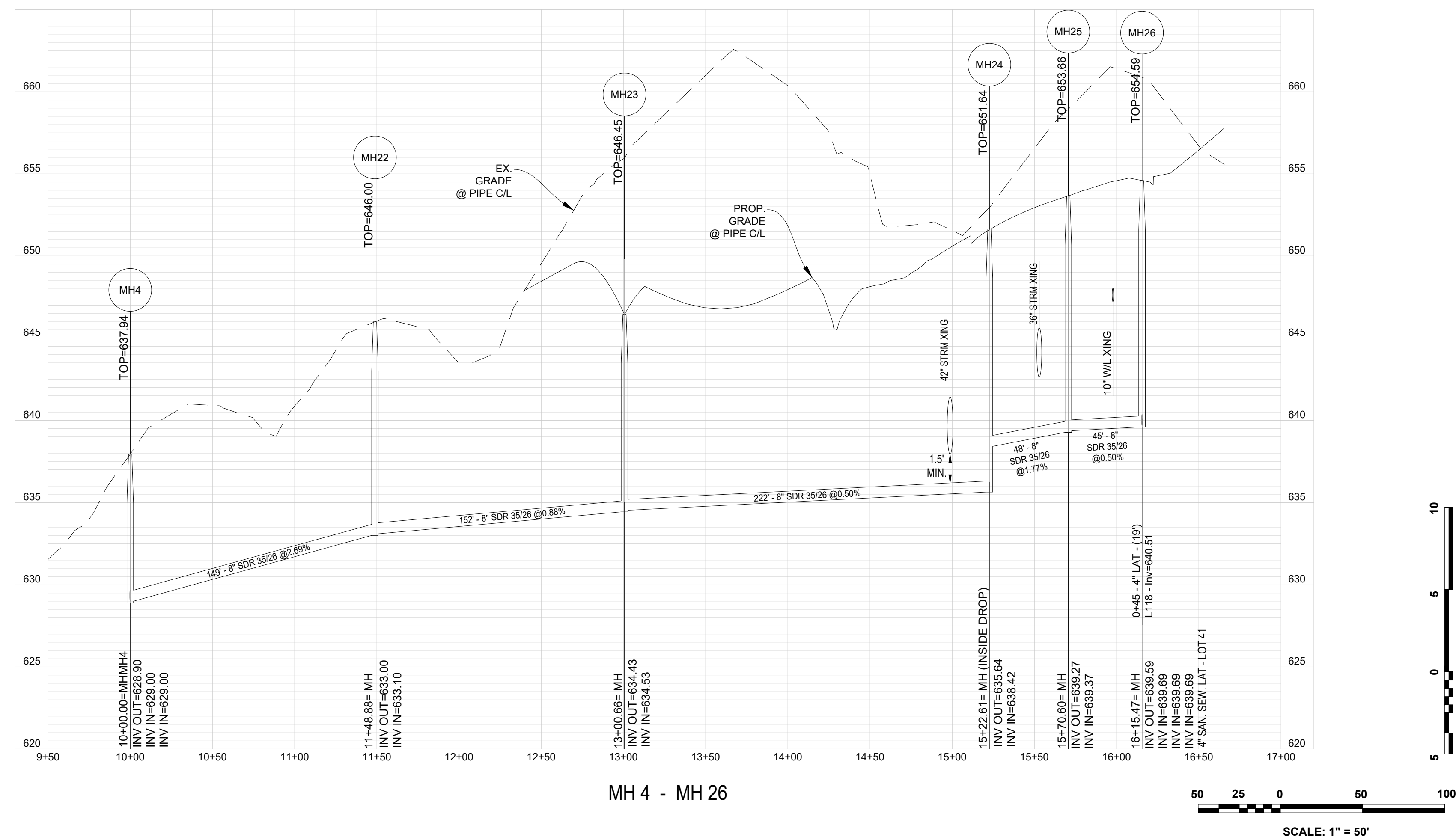
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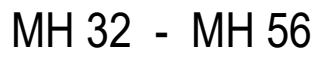
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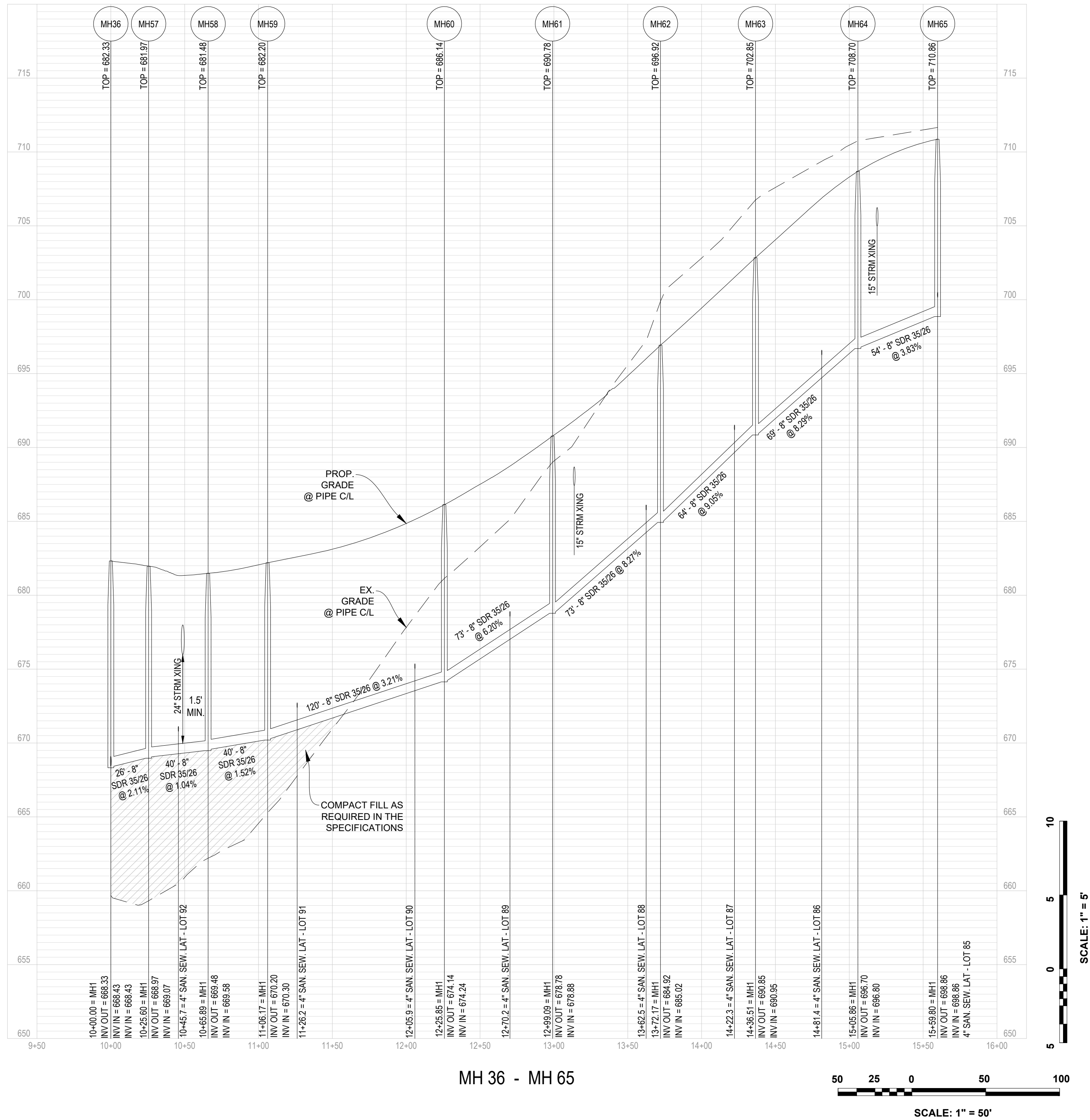


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SHEET	34 OF	57
DWG #		



SANITARY SEWER PROFILES
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PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025

DATE: 02-04-2025

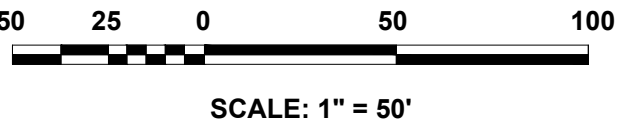
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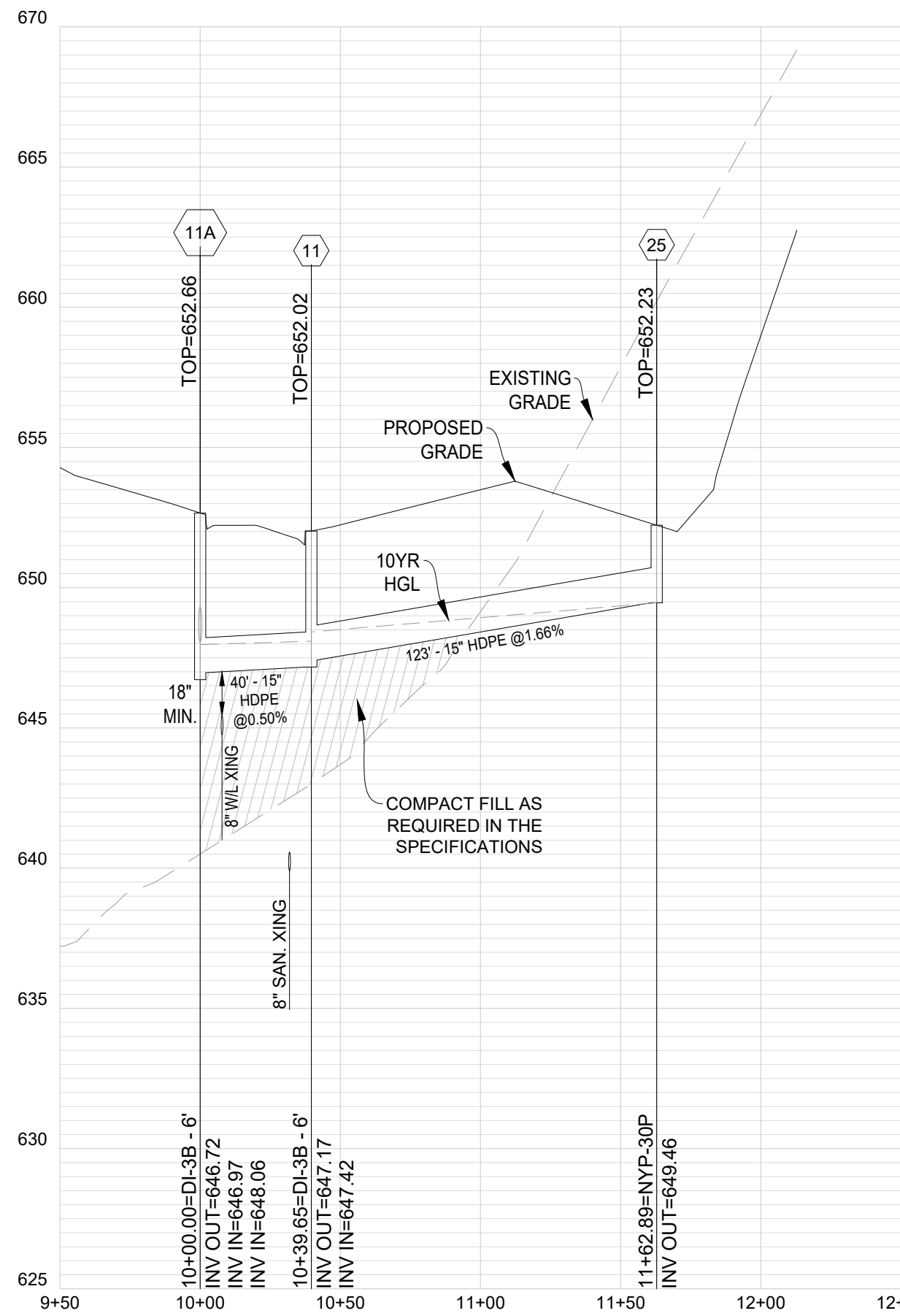
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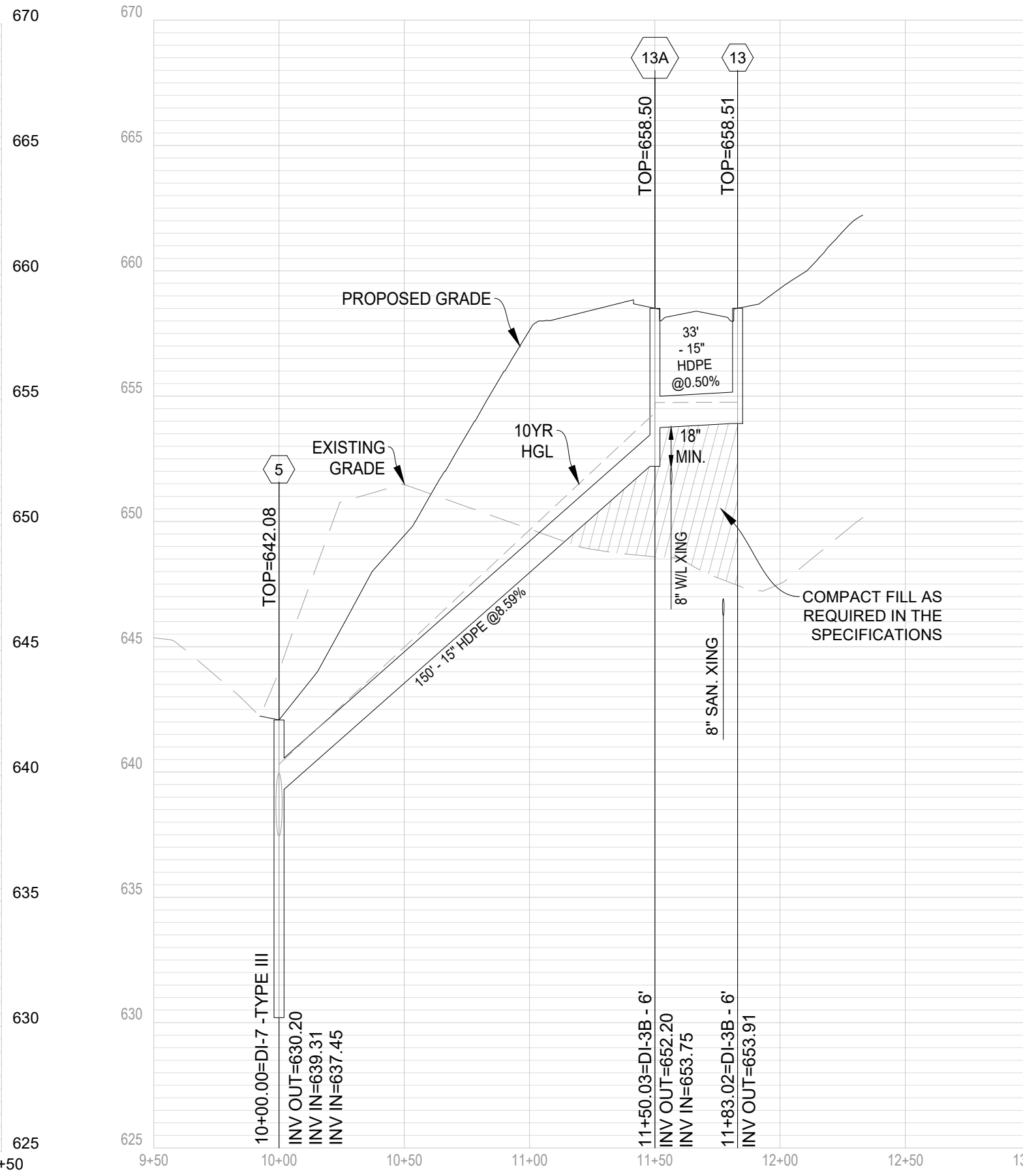


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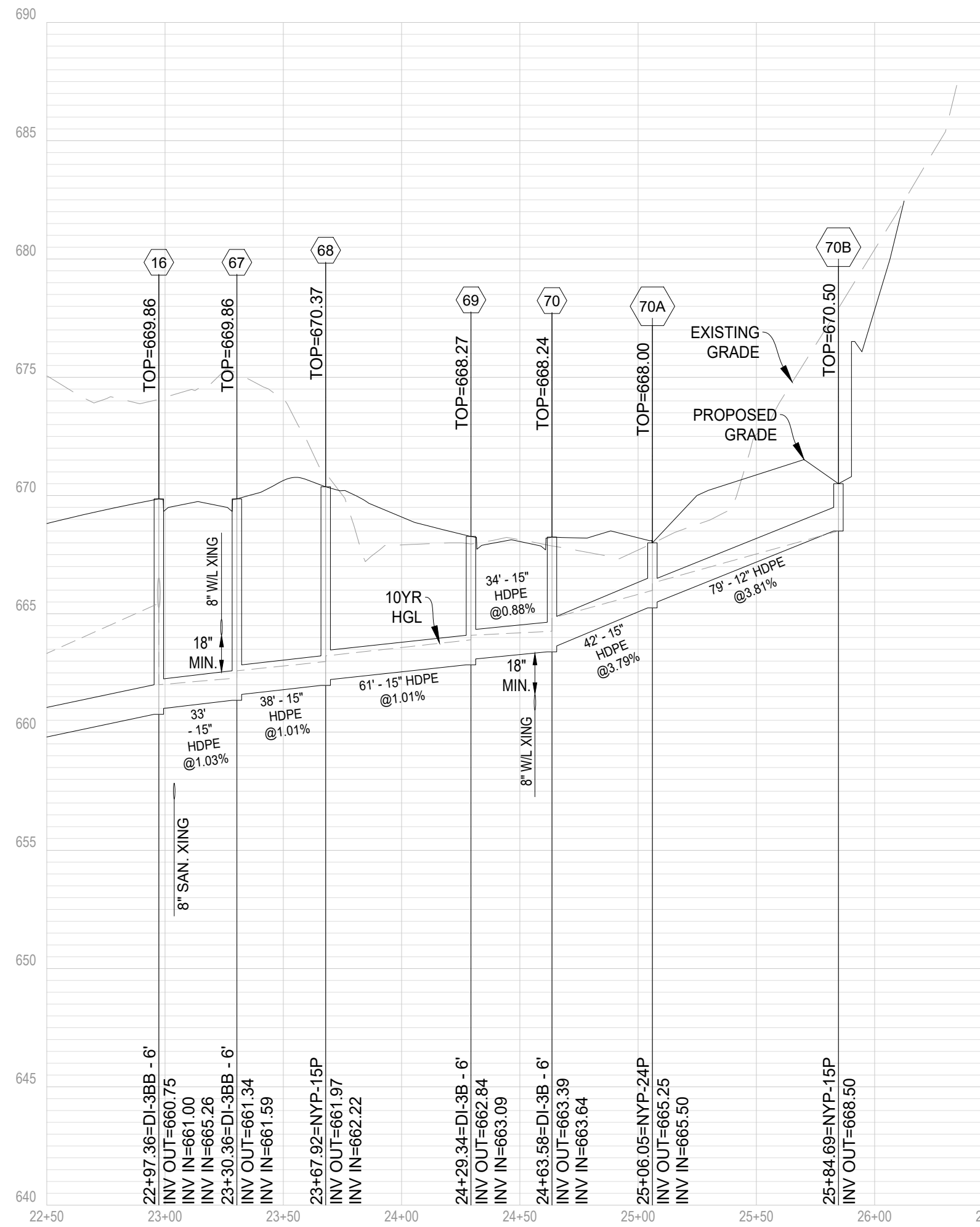
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01	03-31-2025	
		
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SHEET	36 OF	57
DWG #		



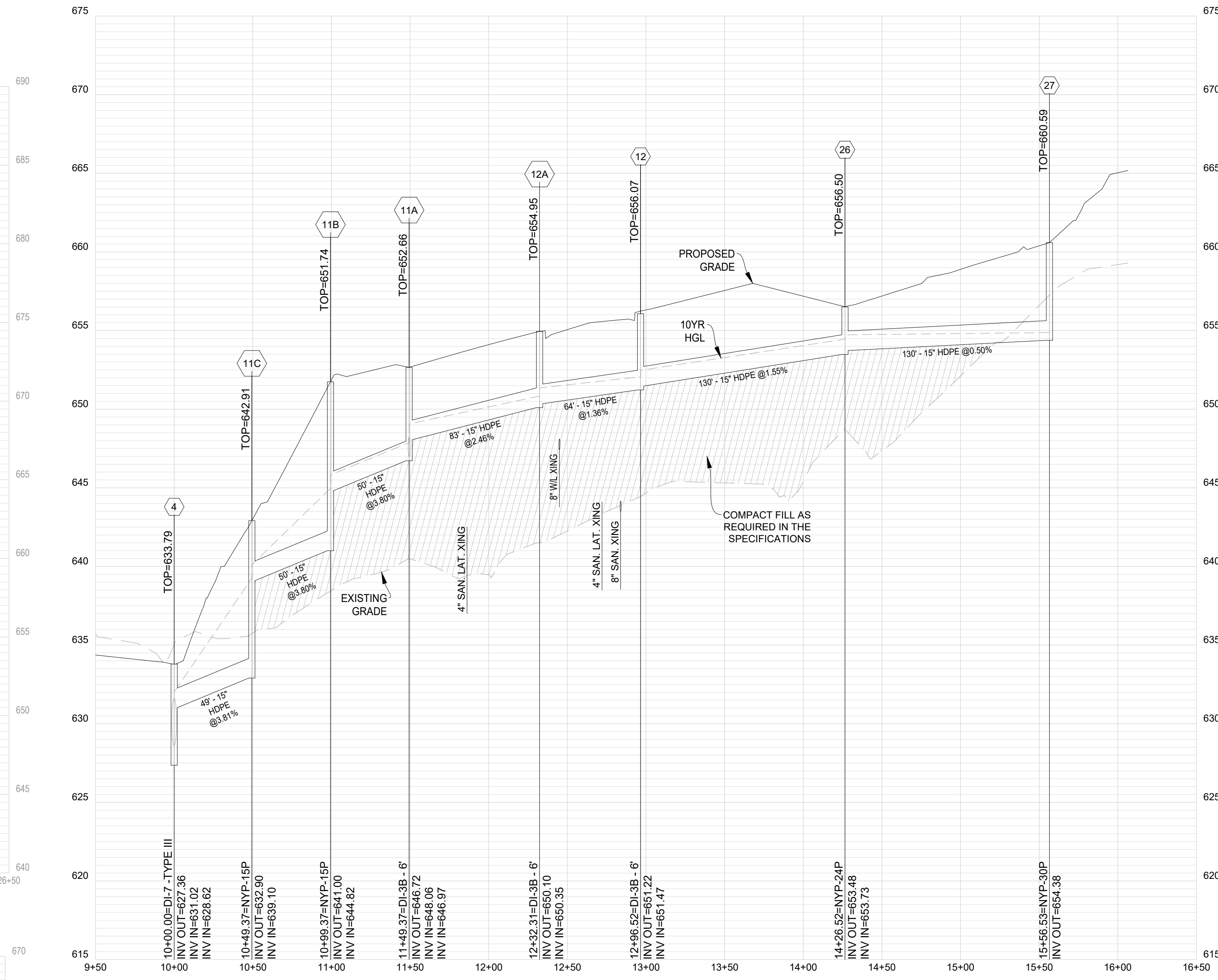
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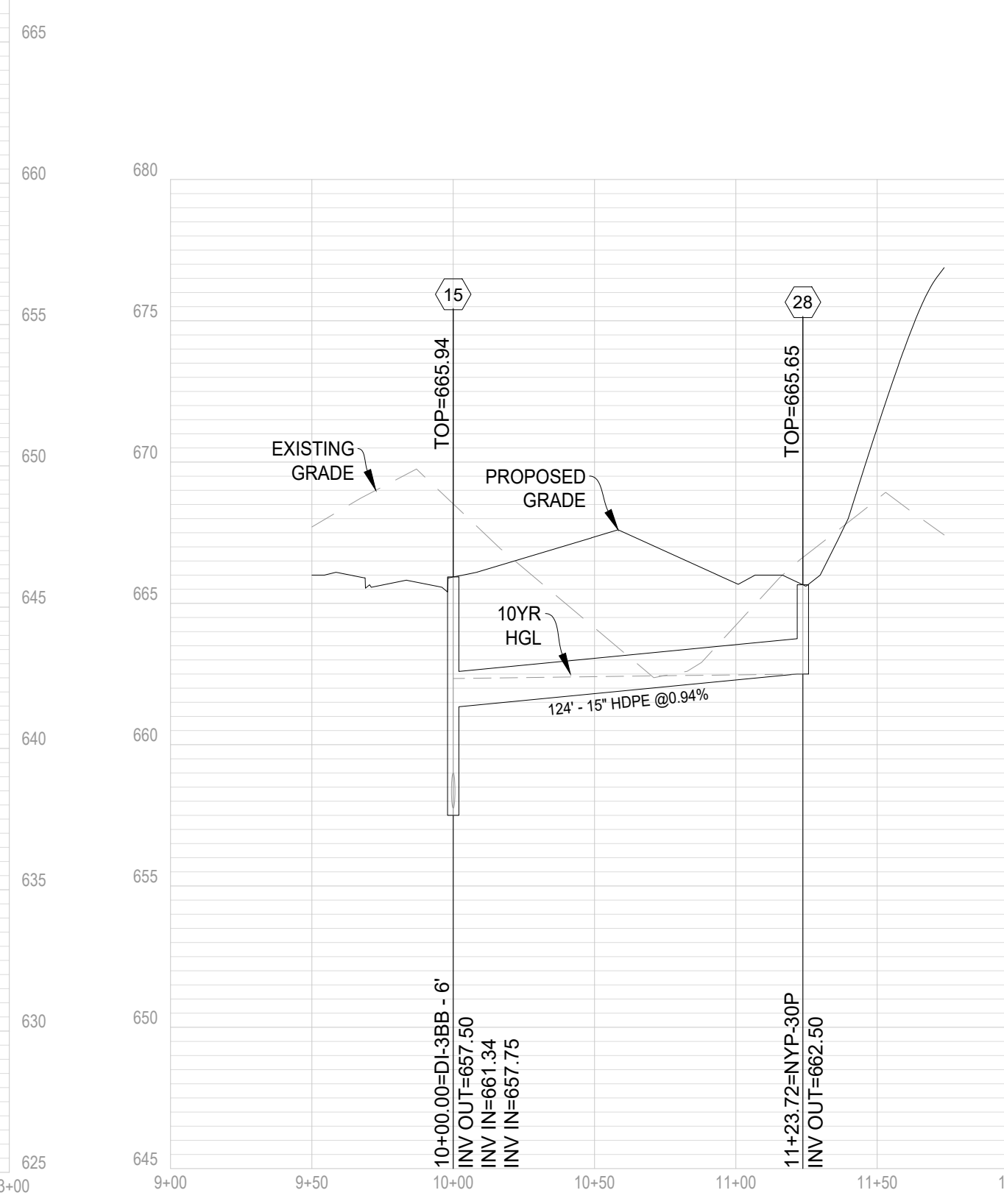
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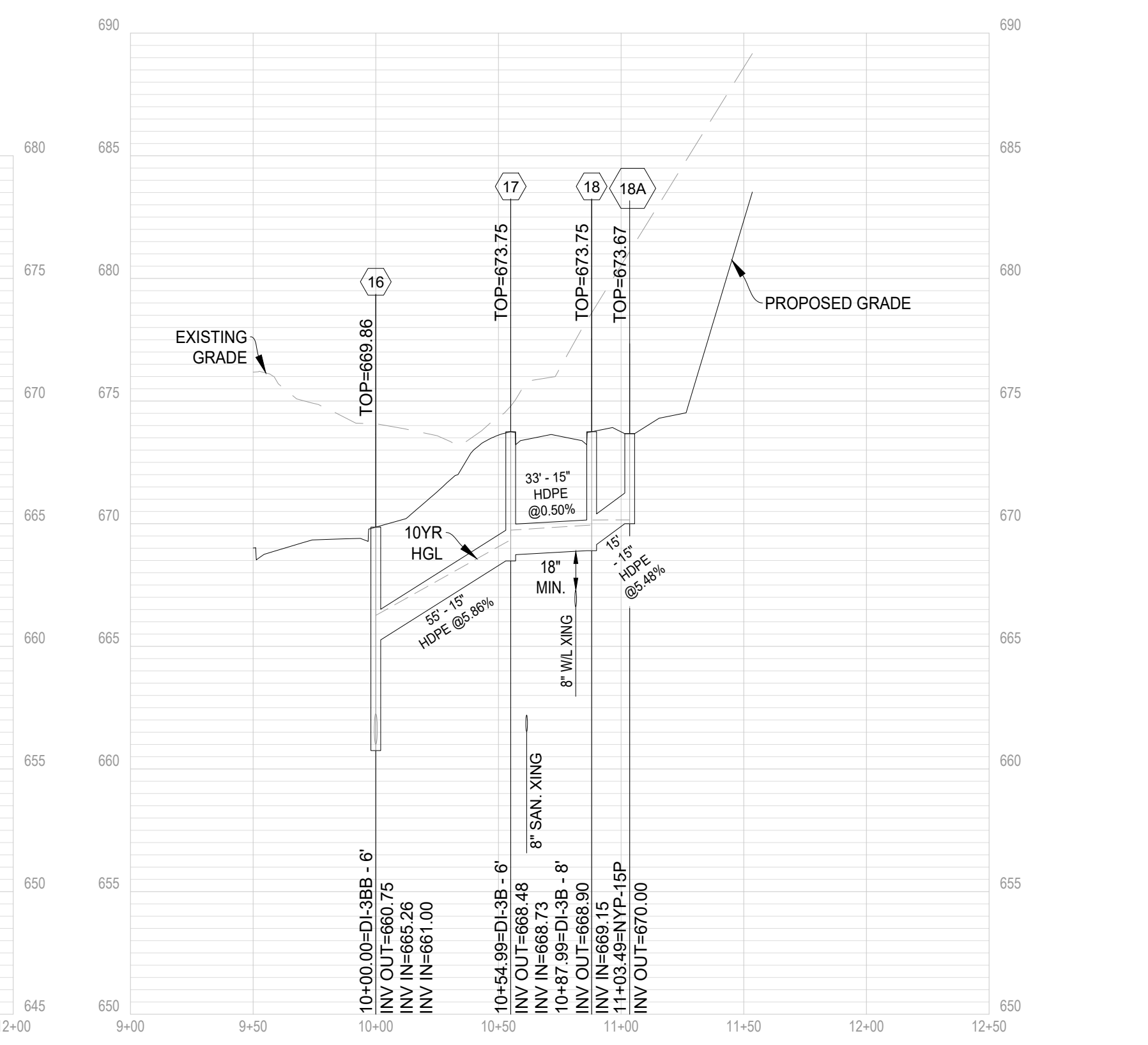
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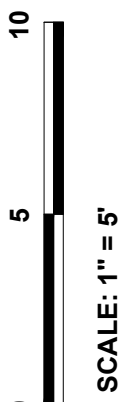
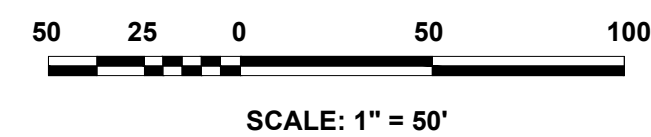
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STR15 - STR28



STR16 - STR18A



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SCALE: H: 1" = 50'

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SHEET 37 OF 57

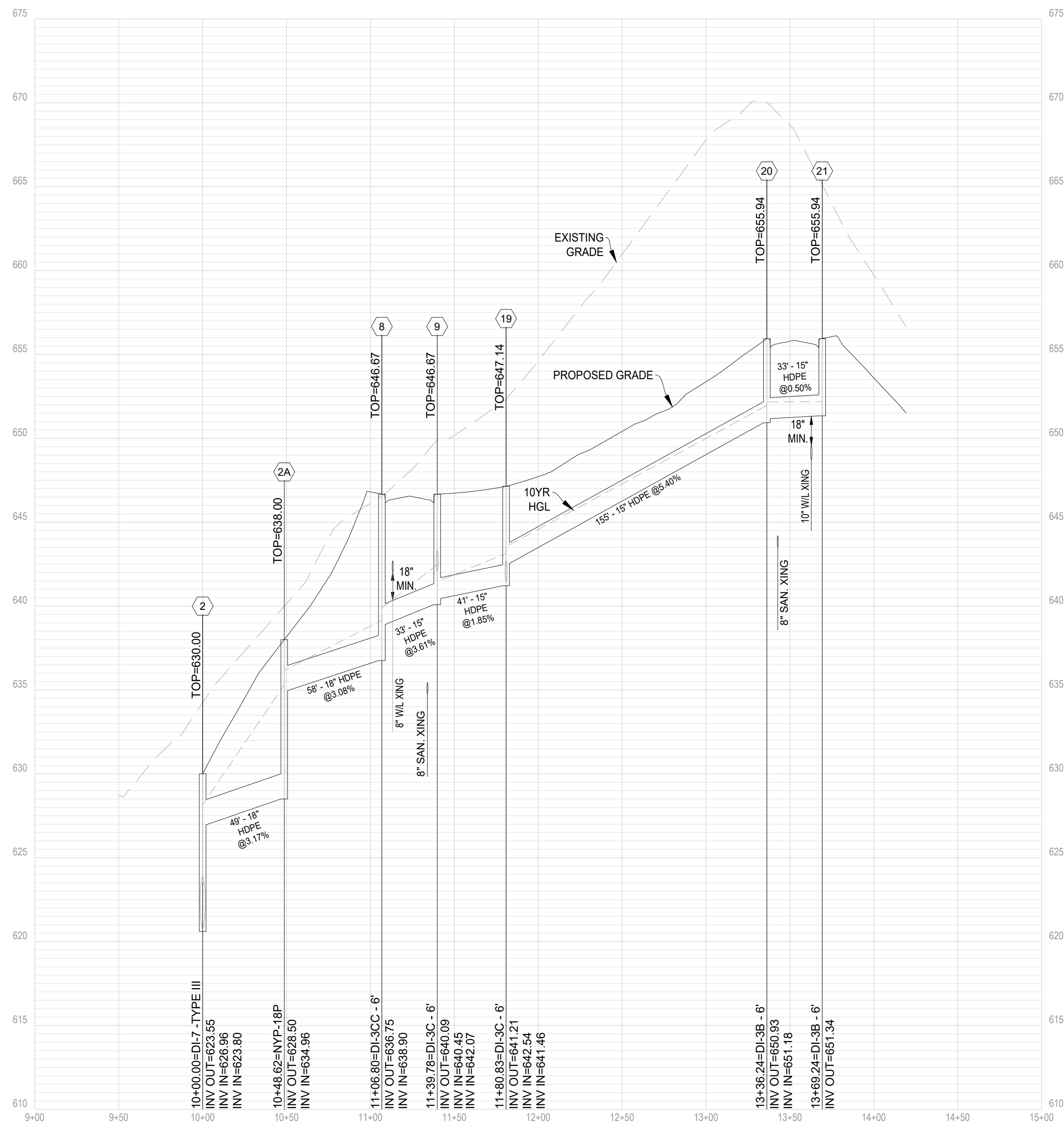
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STORM SEWER PROFILES
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HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

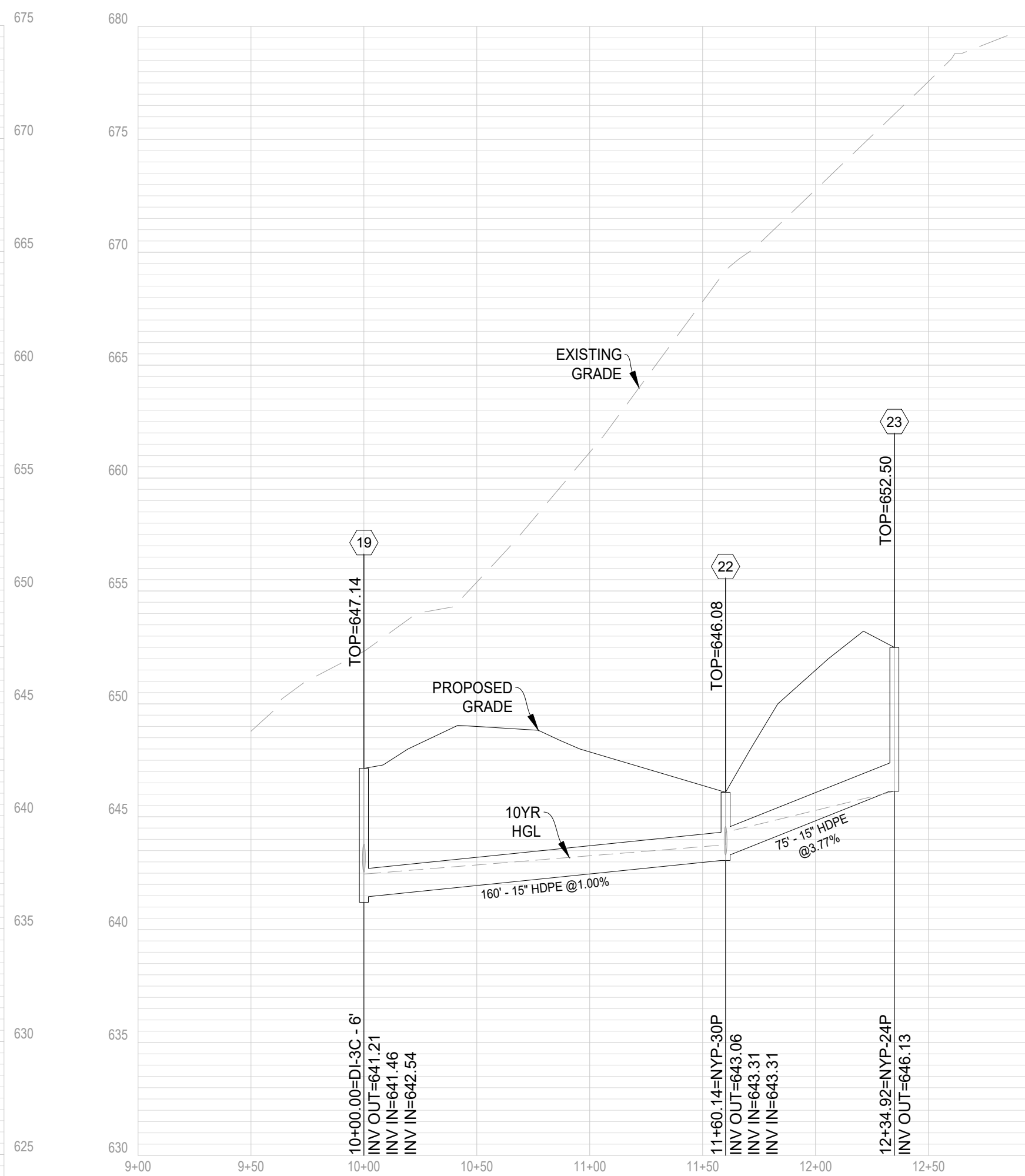


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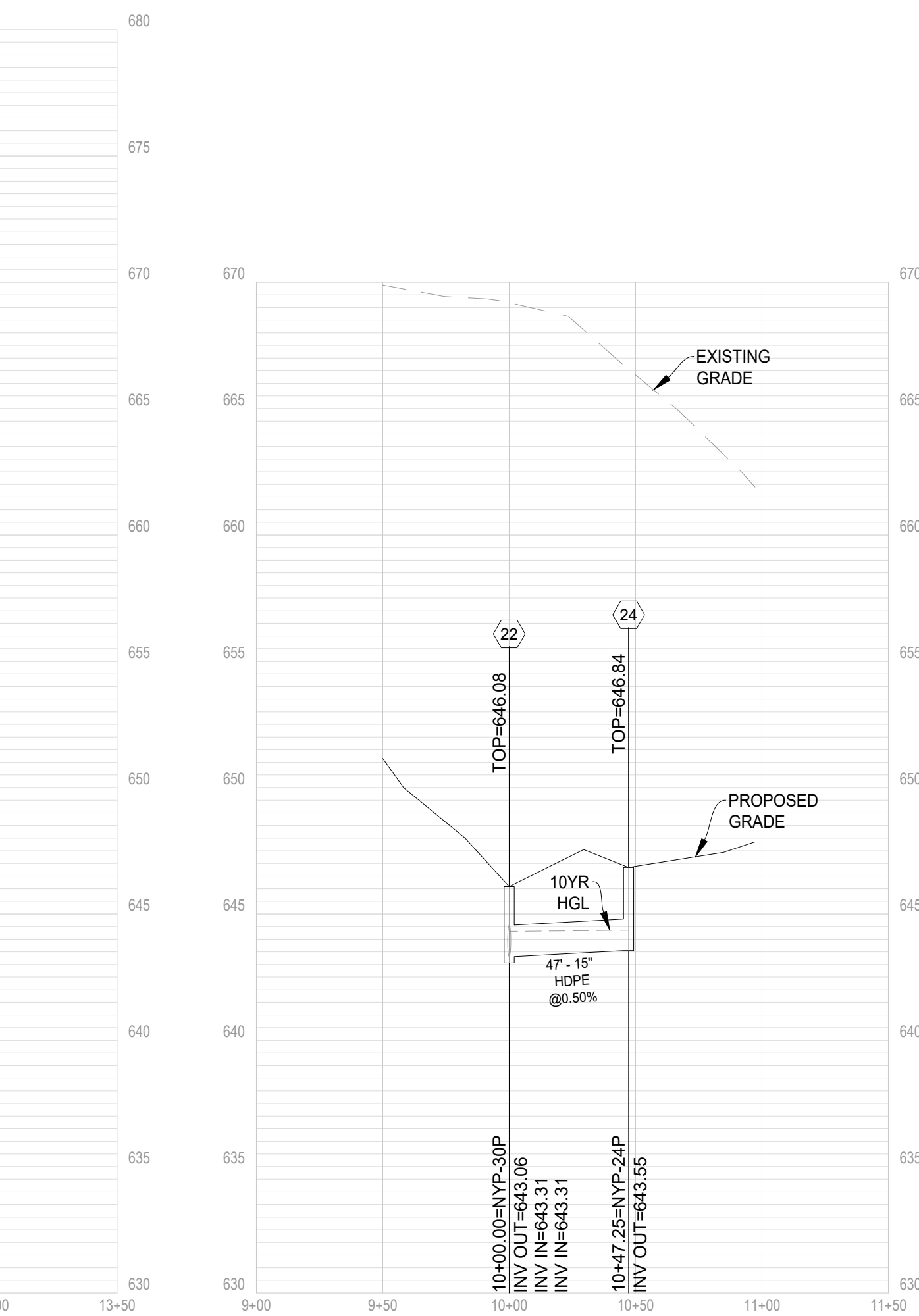
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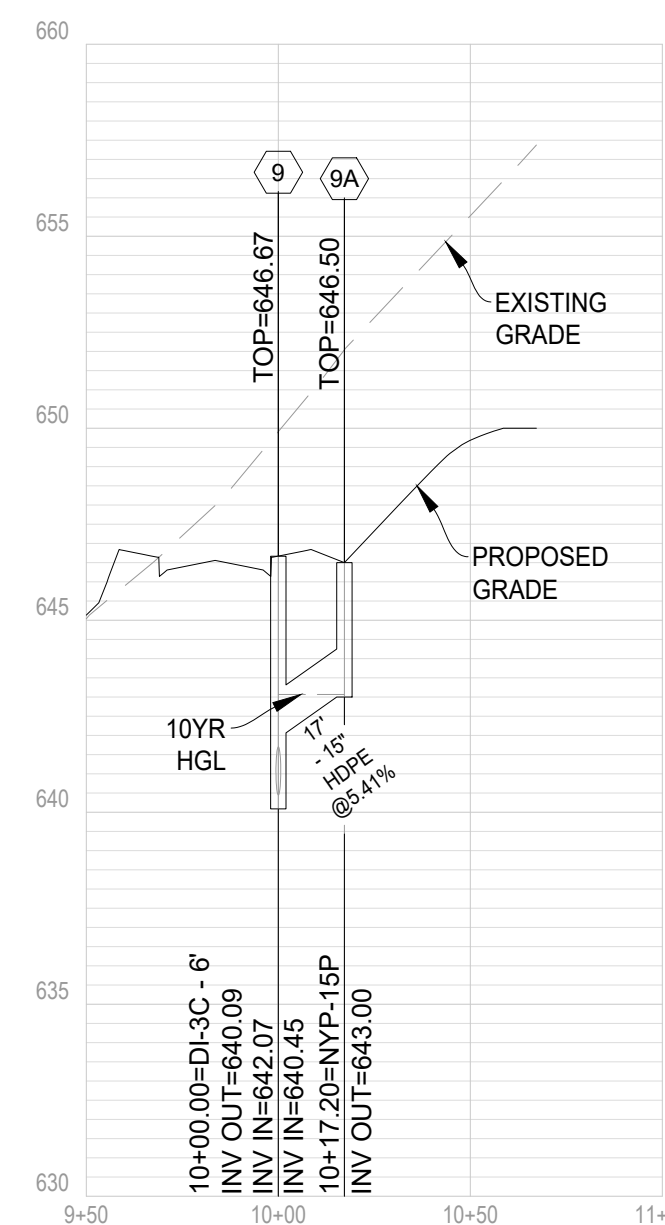
STR2 - STR21



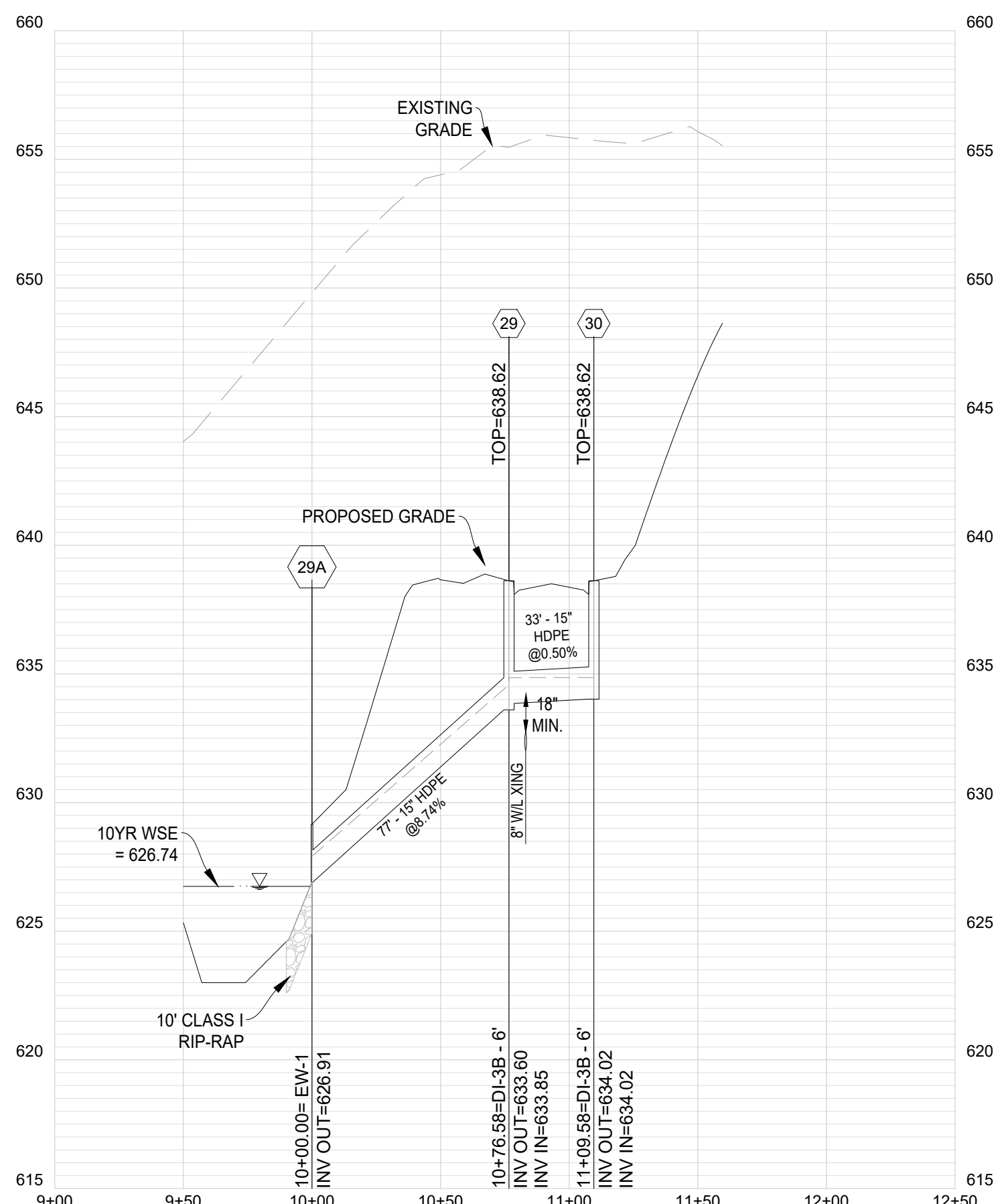
STR19 - STR23



STR22 - STR24



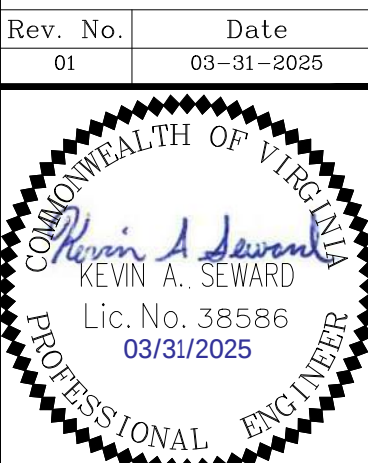
STR9 - STR9A



STR29A - STR30



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

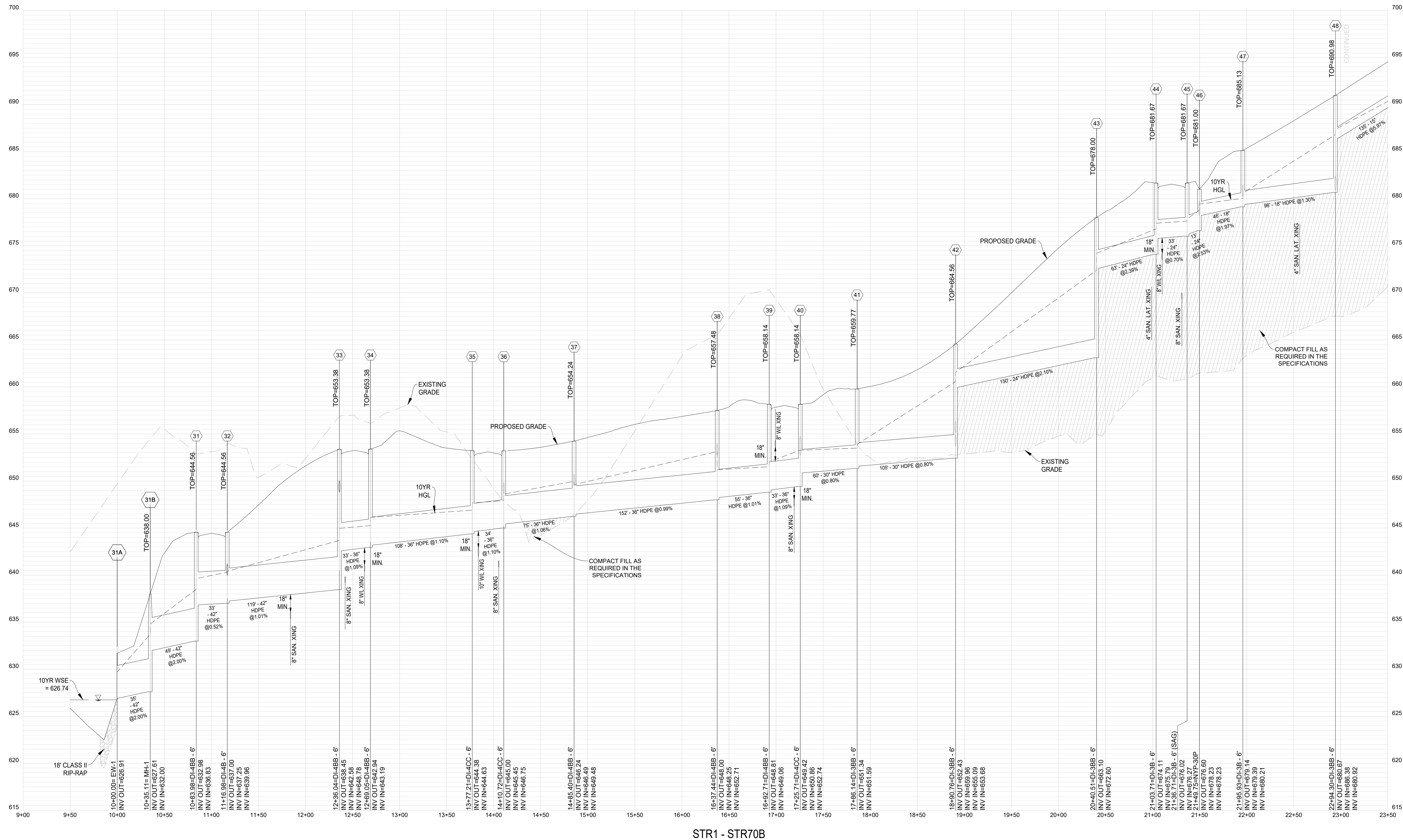


Rev. No.	Date
01	03-31-2025
DATE: 02-04-2025	
SCALE: H: 1" = 50' V: 1" = 5'	
DESIGNED BY: KAS	
FILE NO. 6533R	
SHEET 38 OF 57	
DWG #	

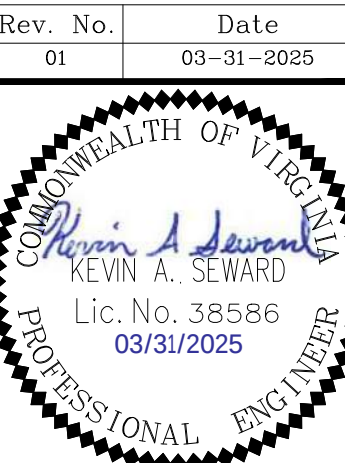
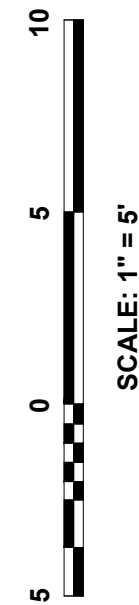


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STR1 - STR70B



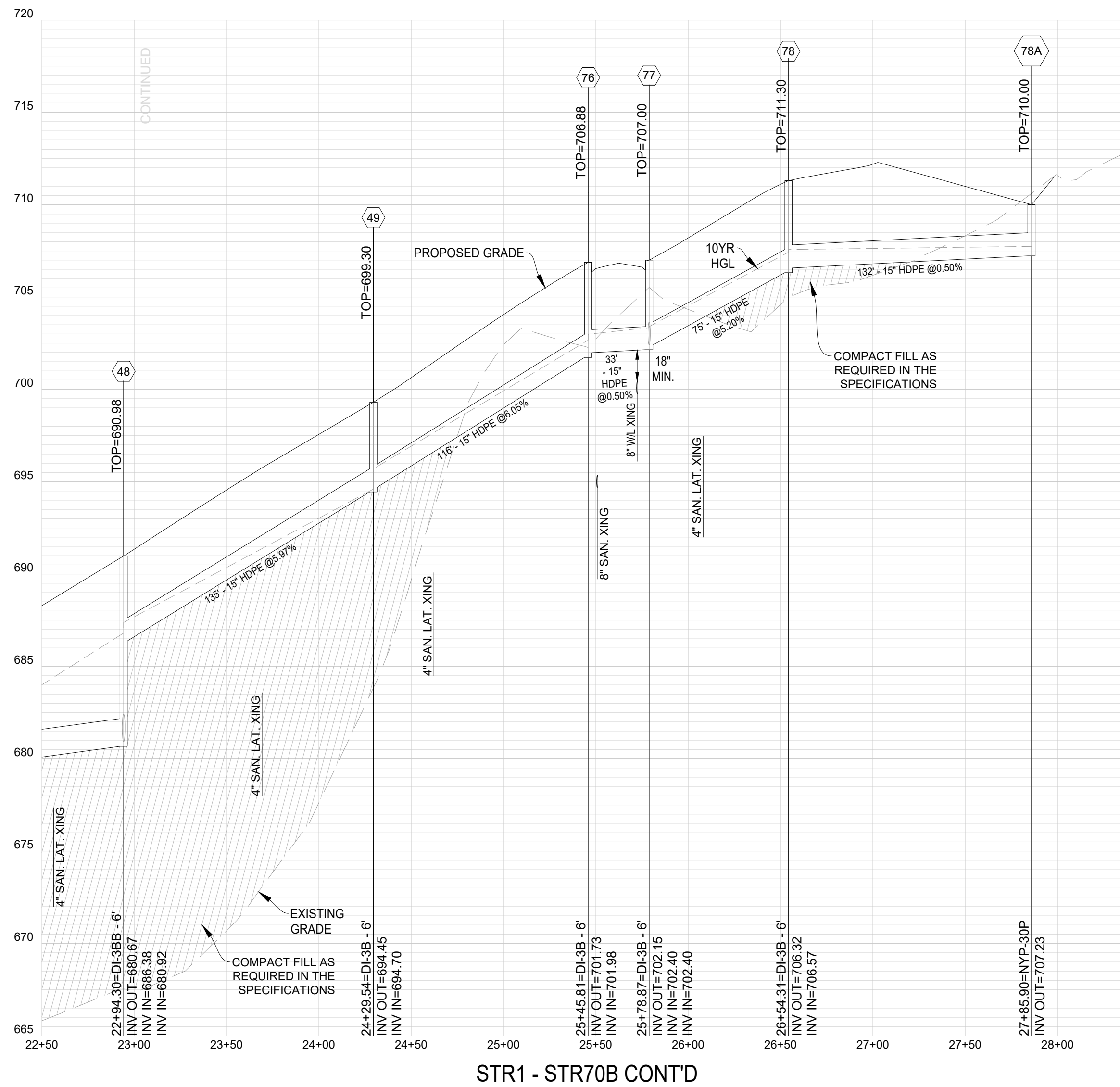
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DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	39 OF 57
DWG #	

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

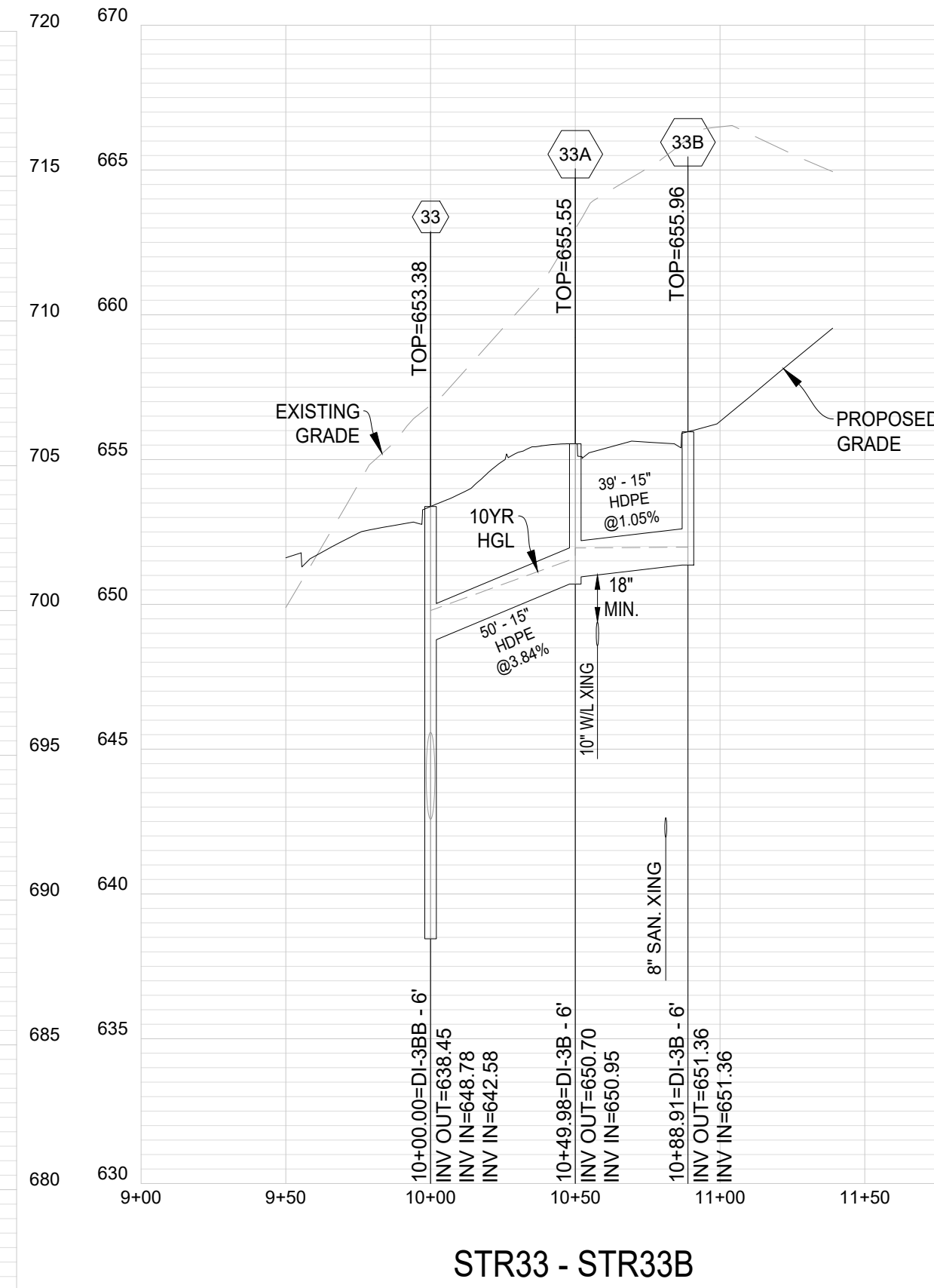


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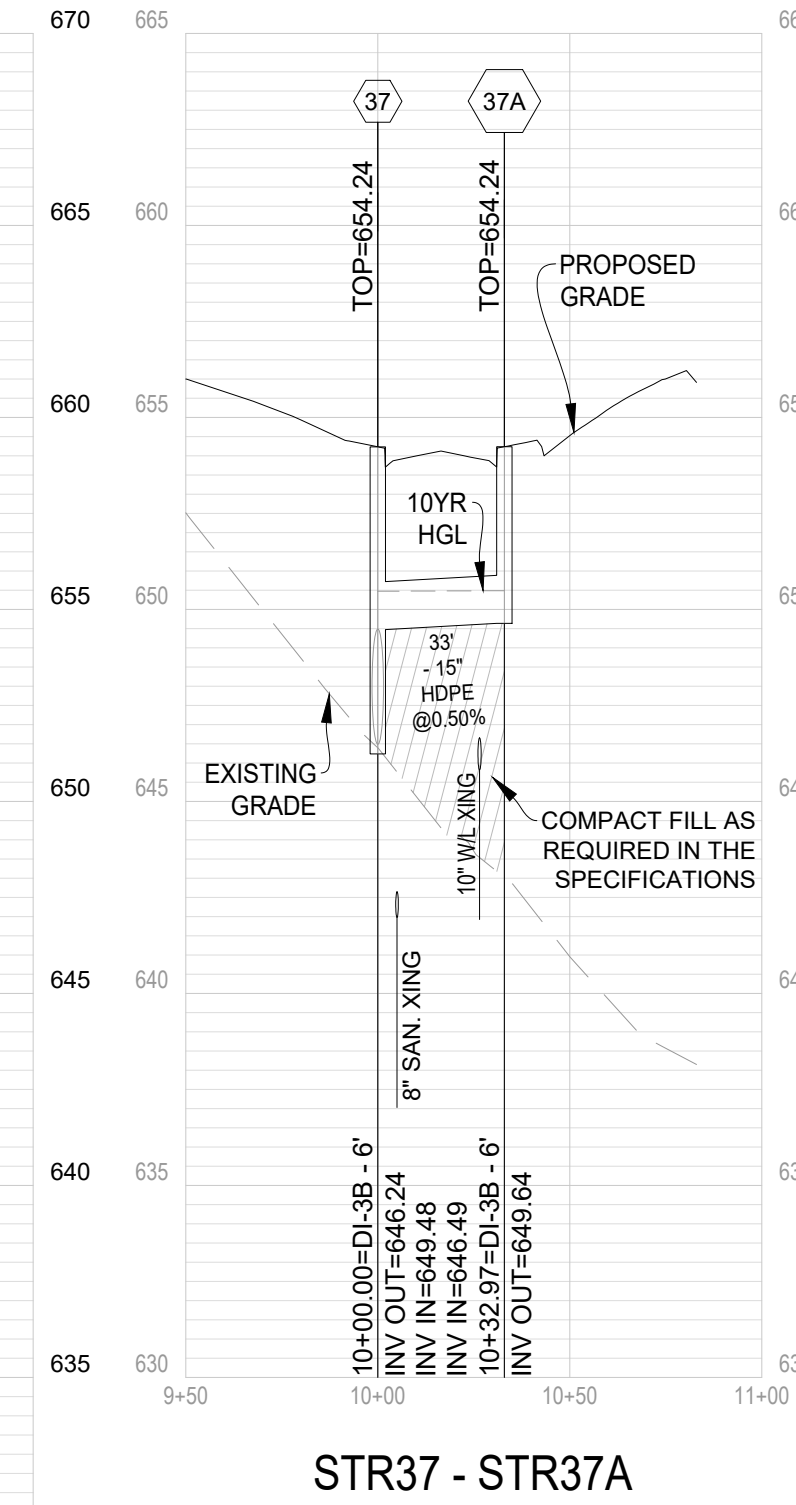
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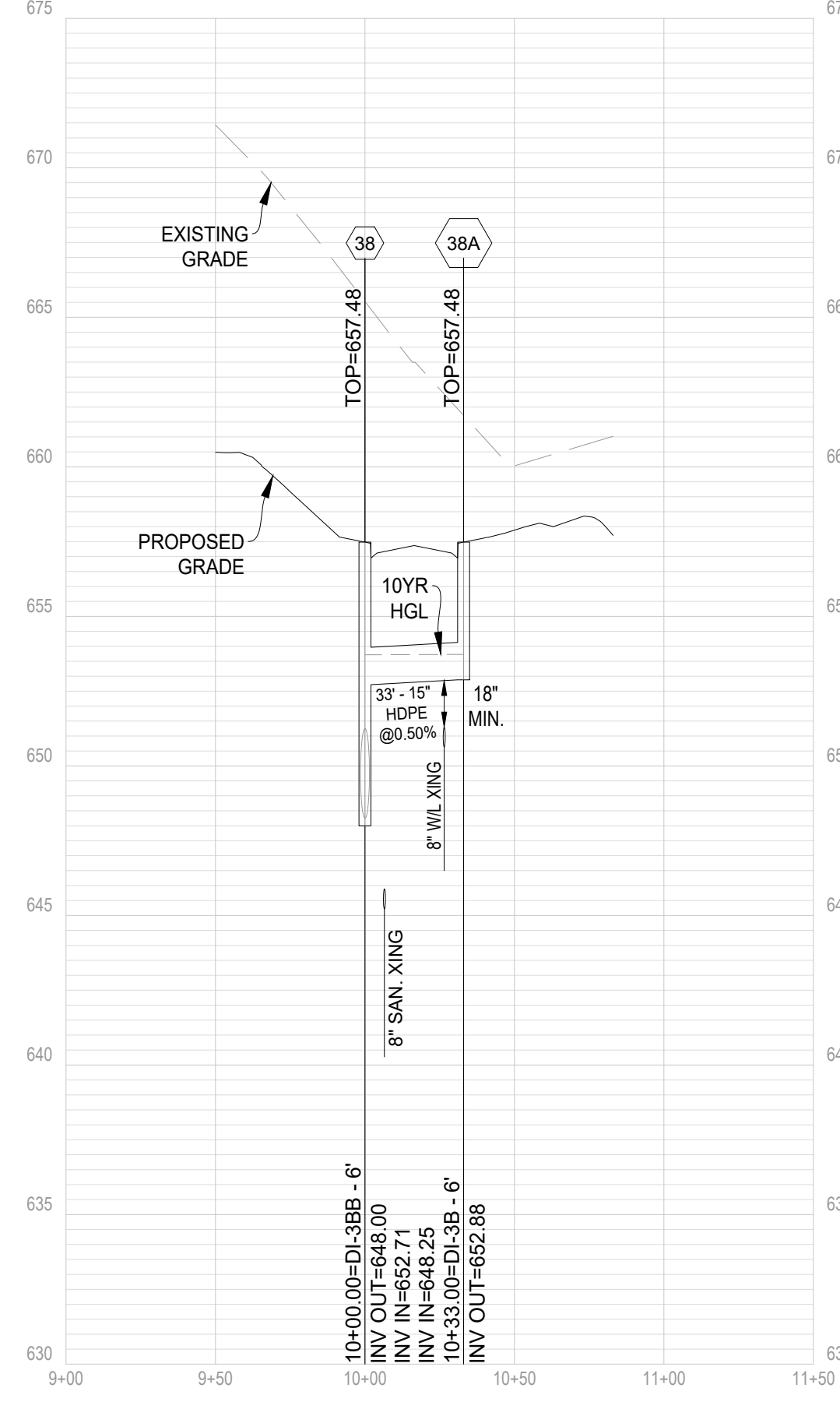
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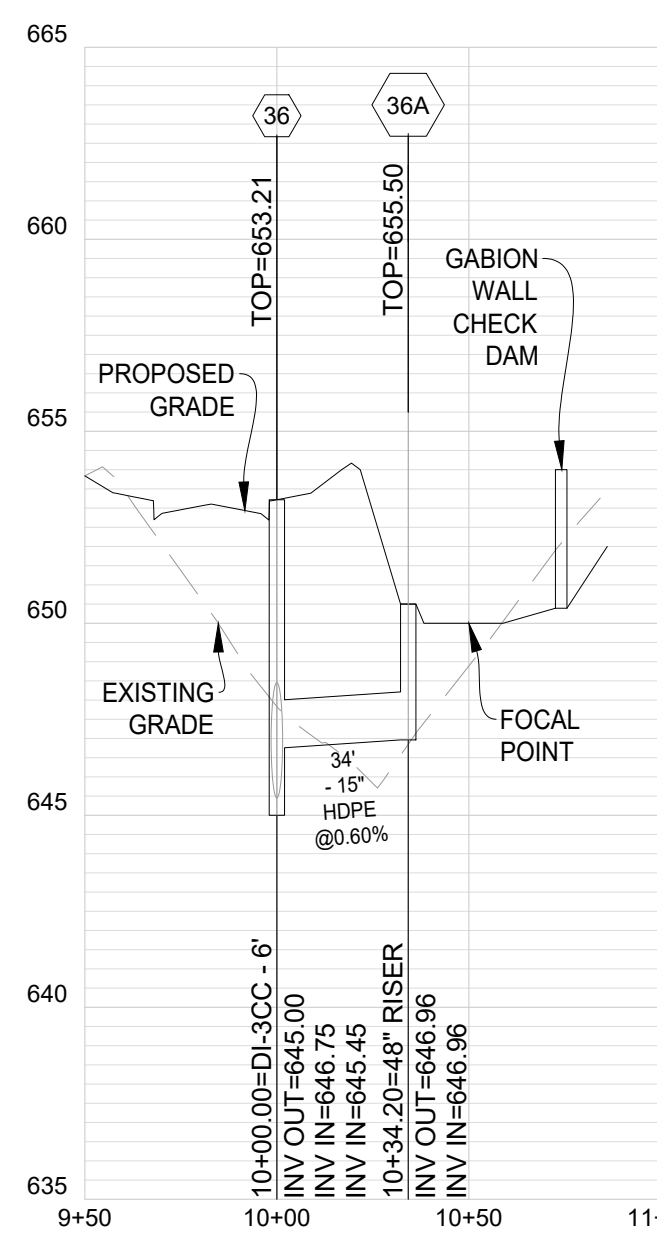
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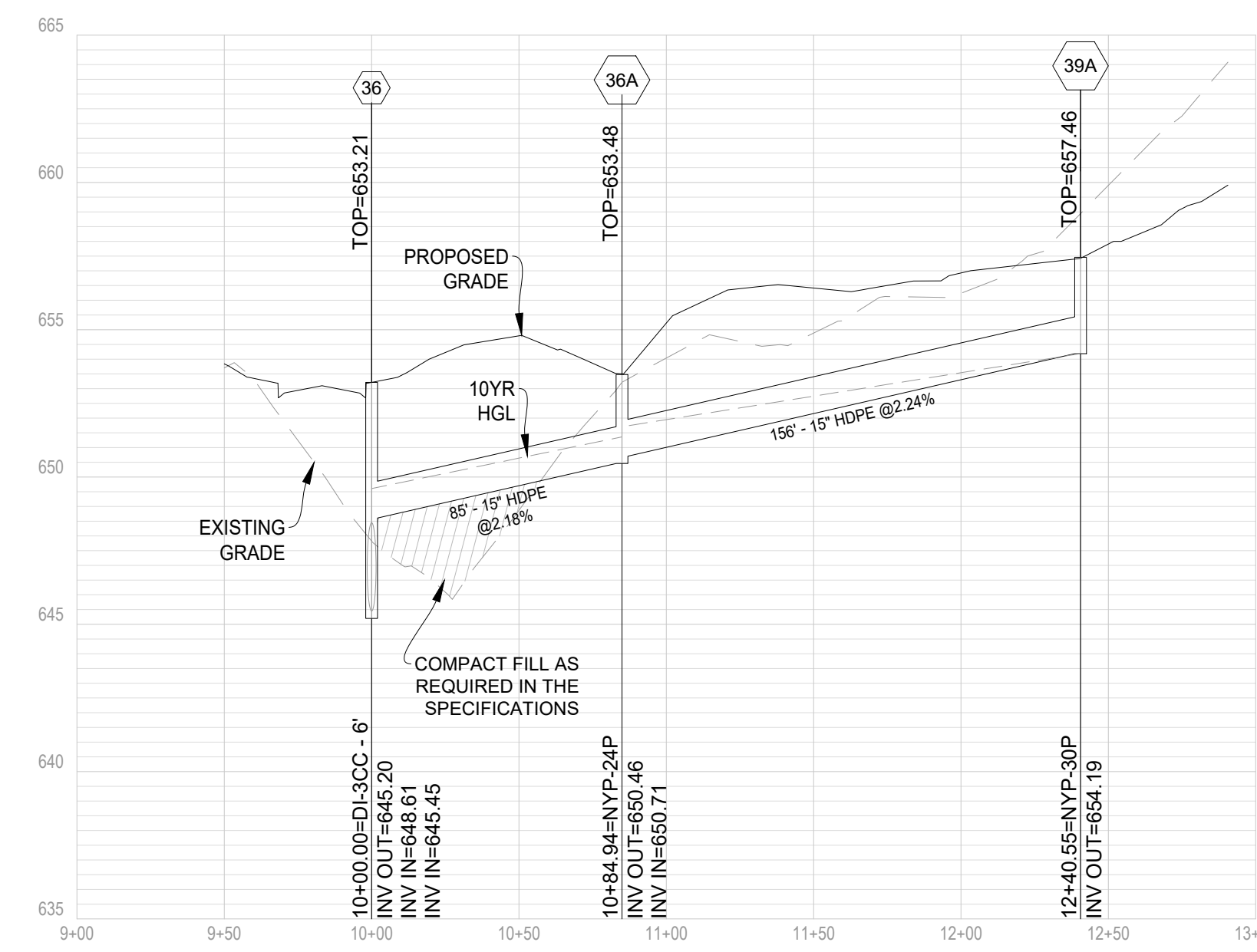
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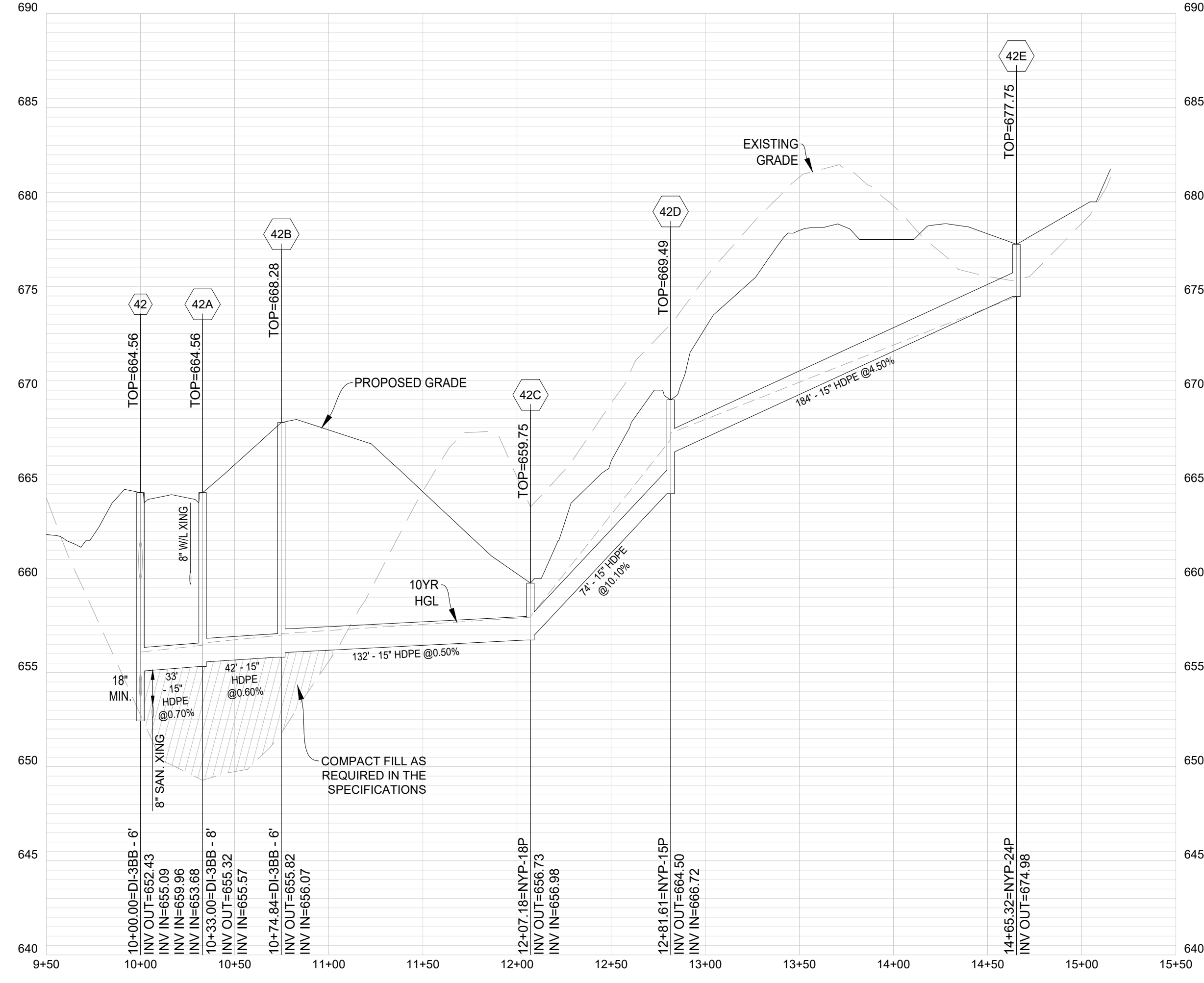
STR38 - STR38A



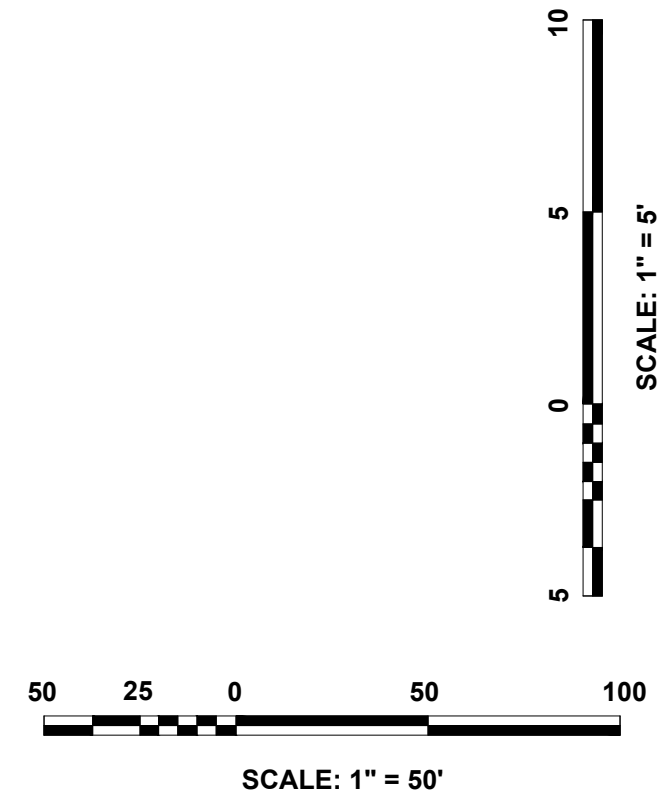
STR36 - STR36A



STR36 - STR39A



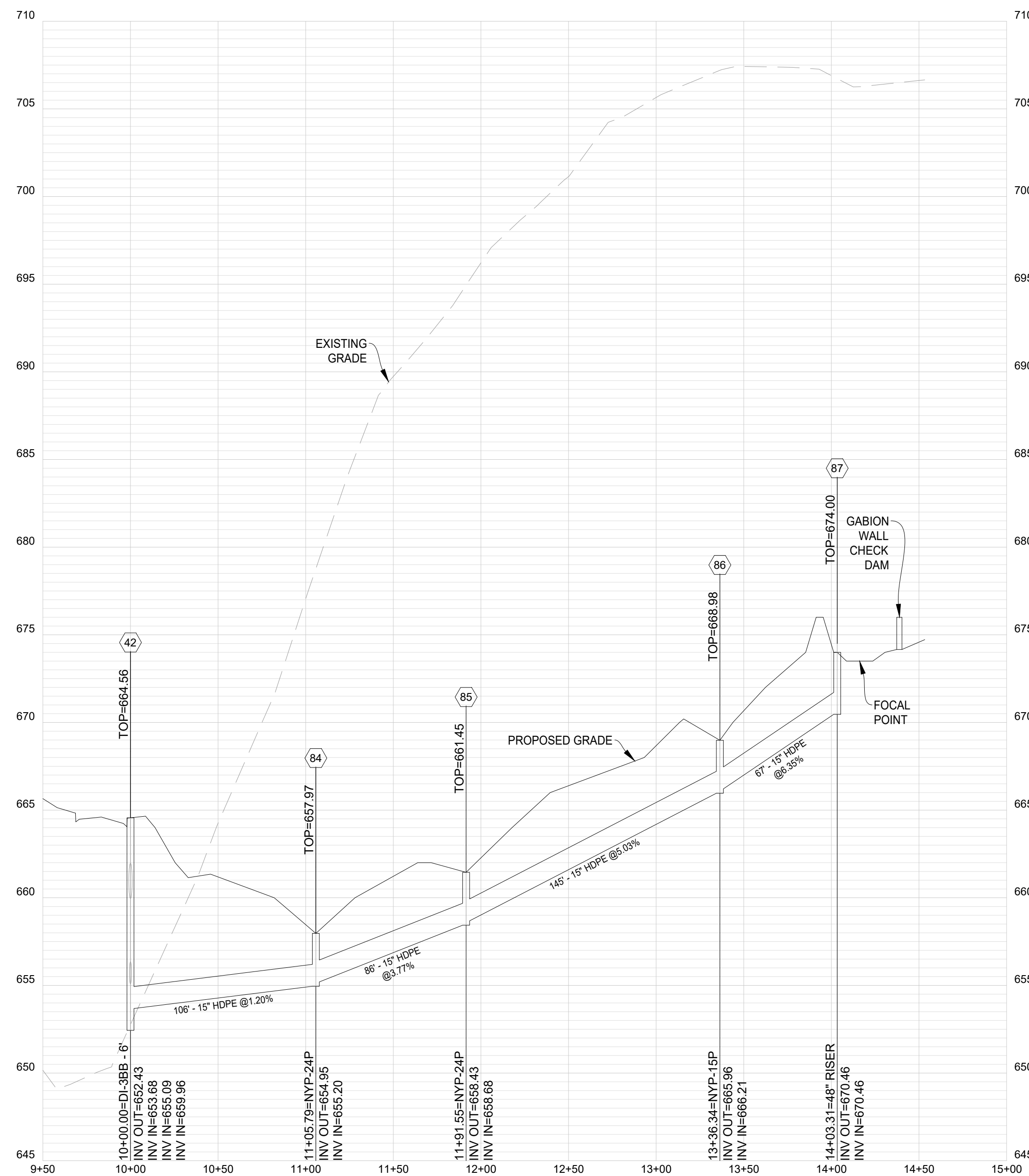
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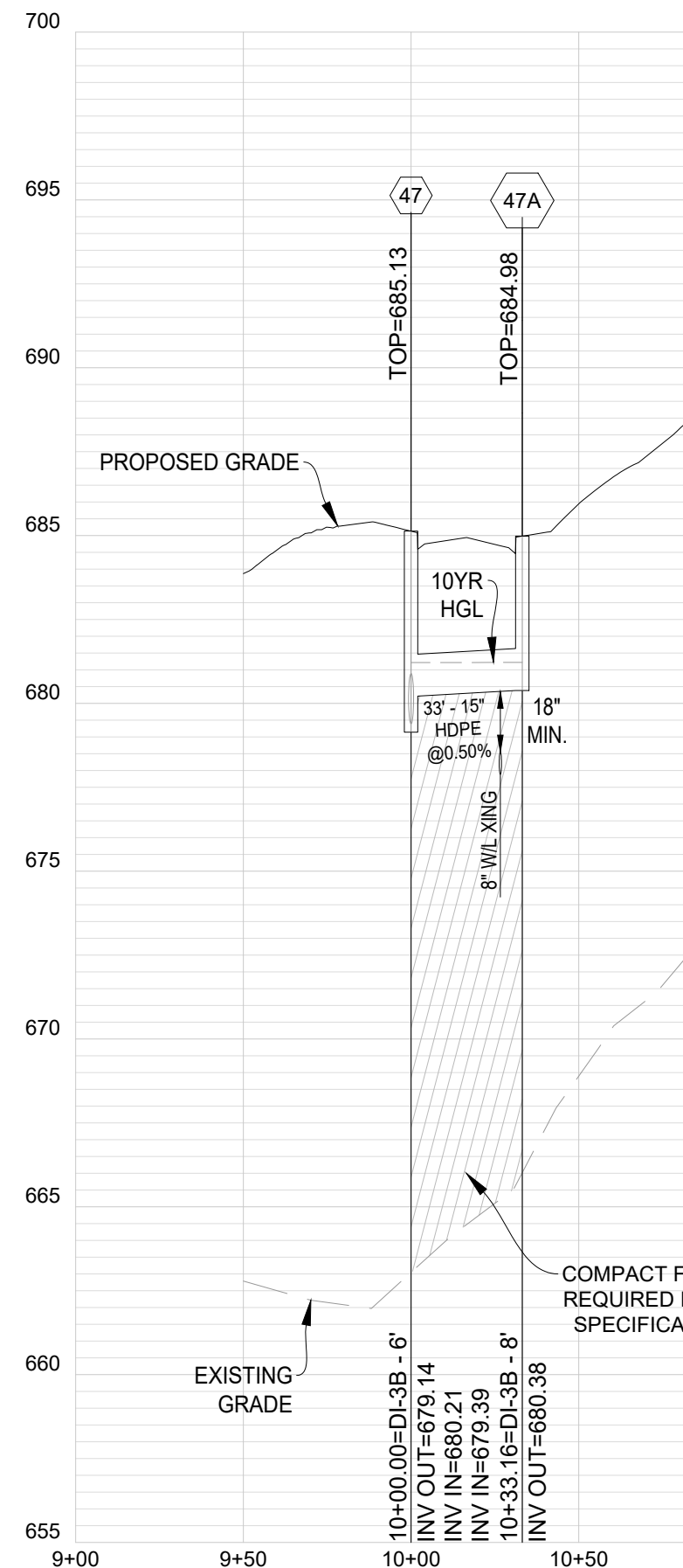
STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



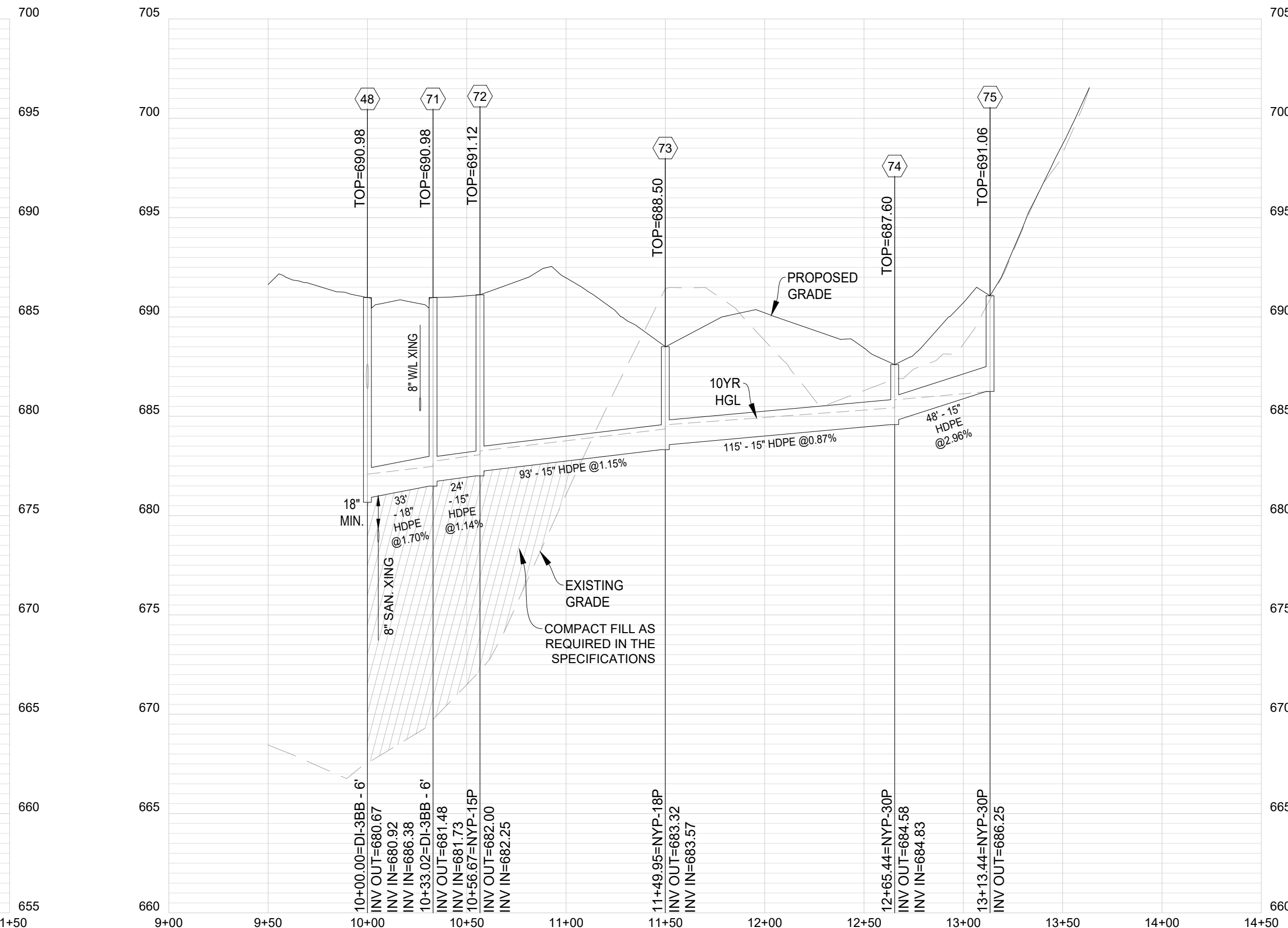
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SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
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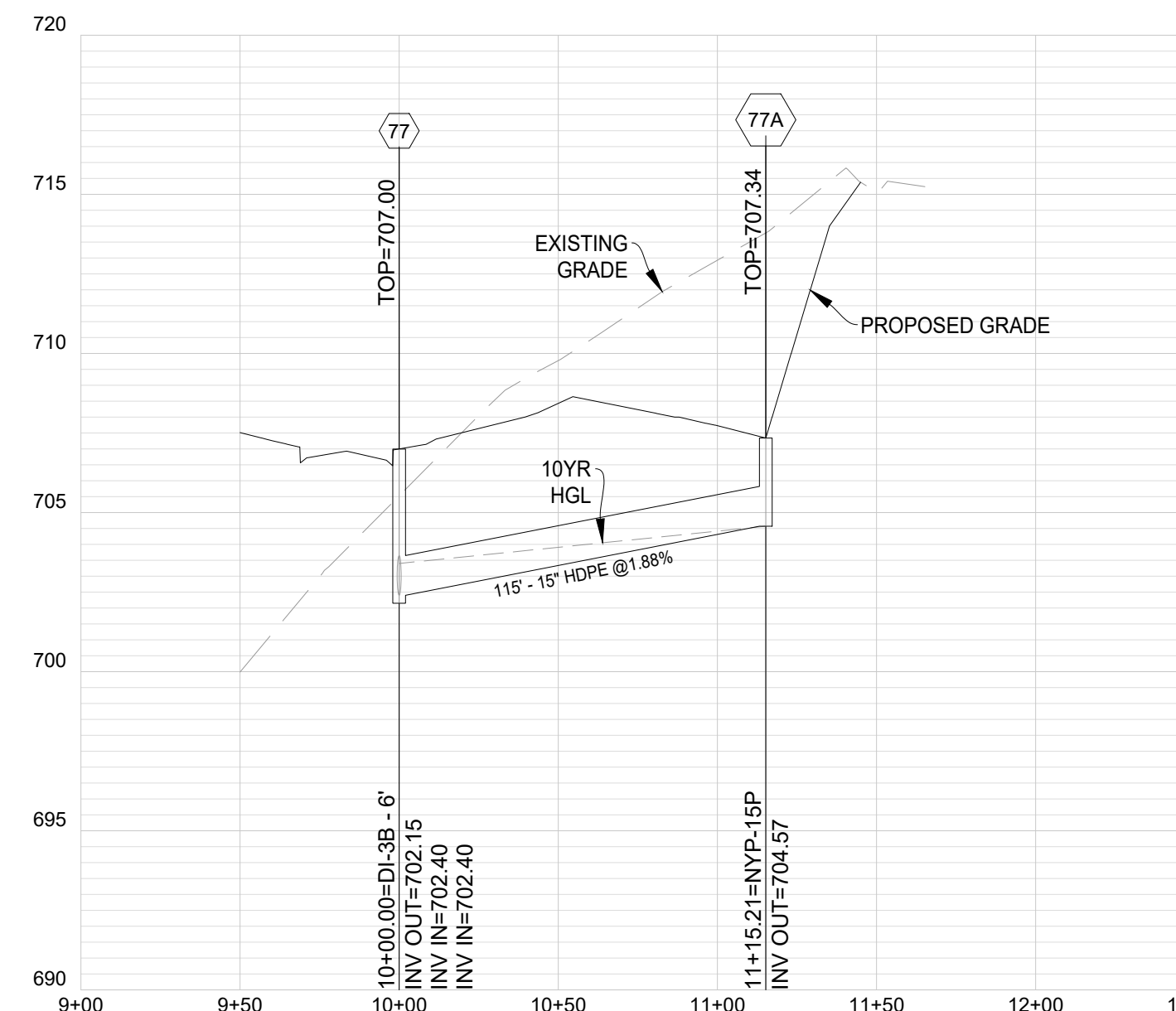
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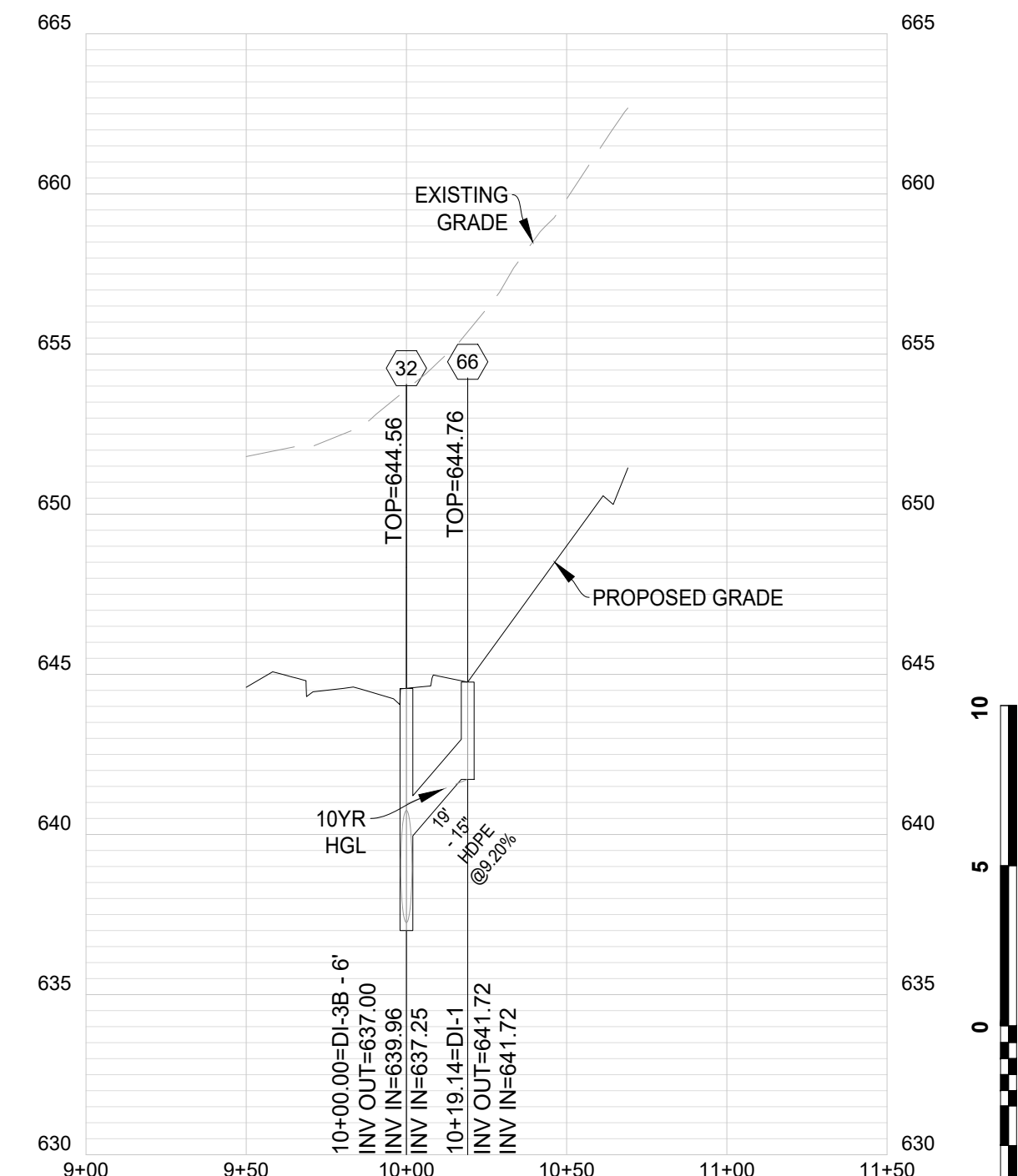
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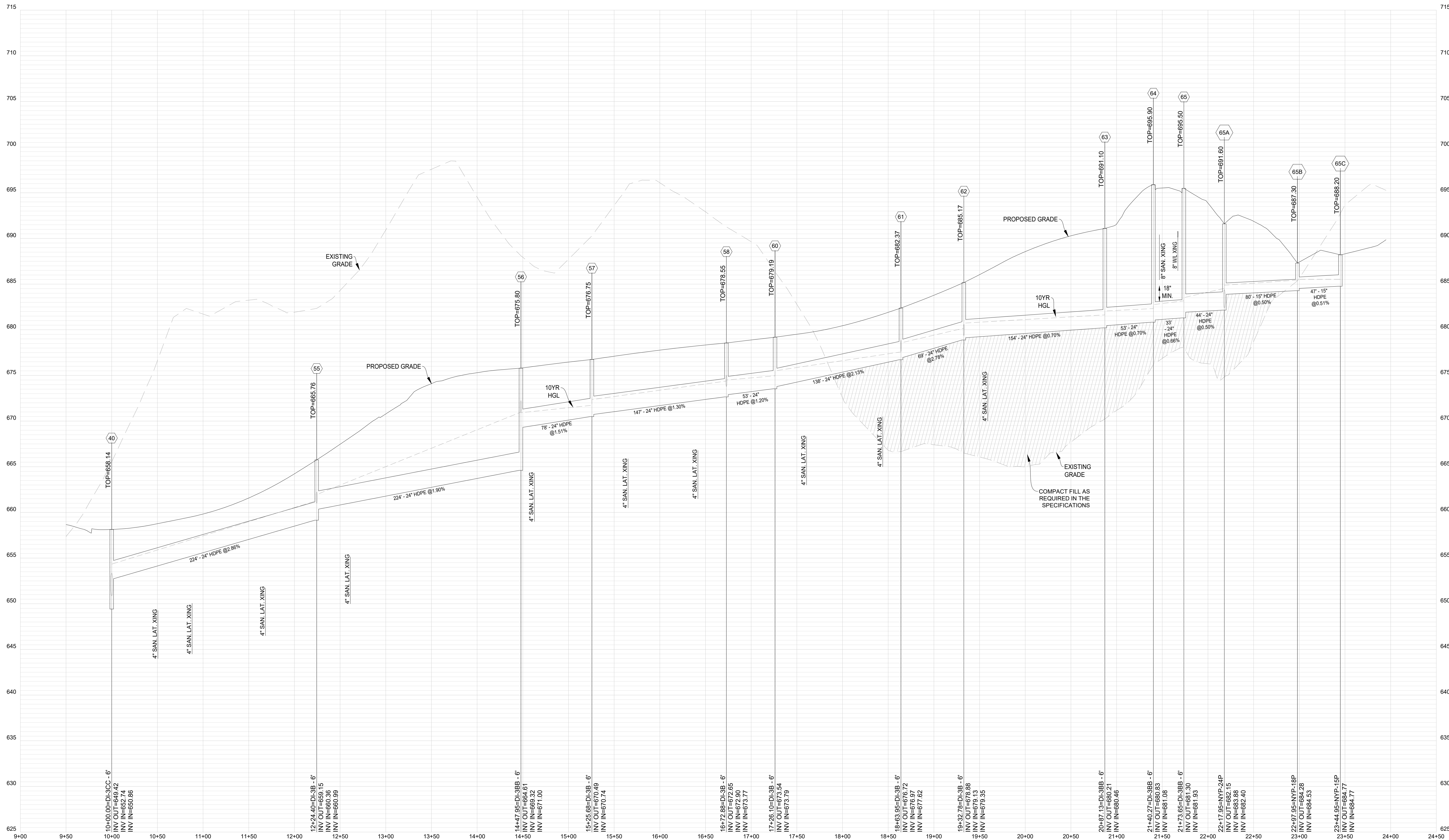
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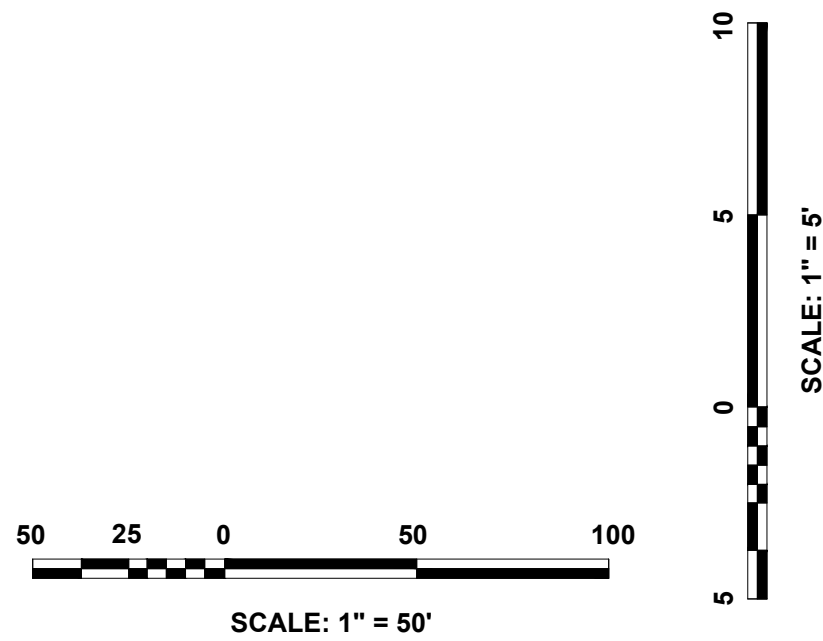
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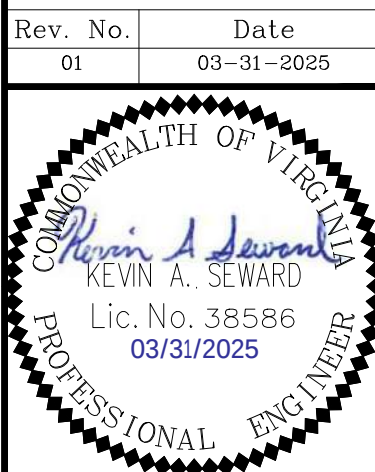
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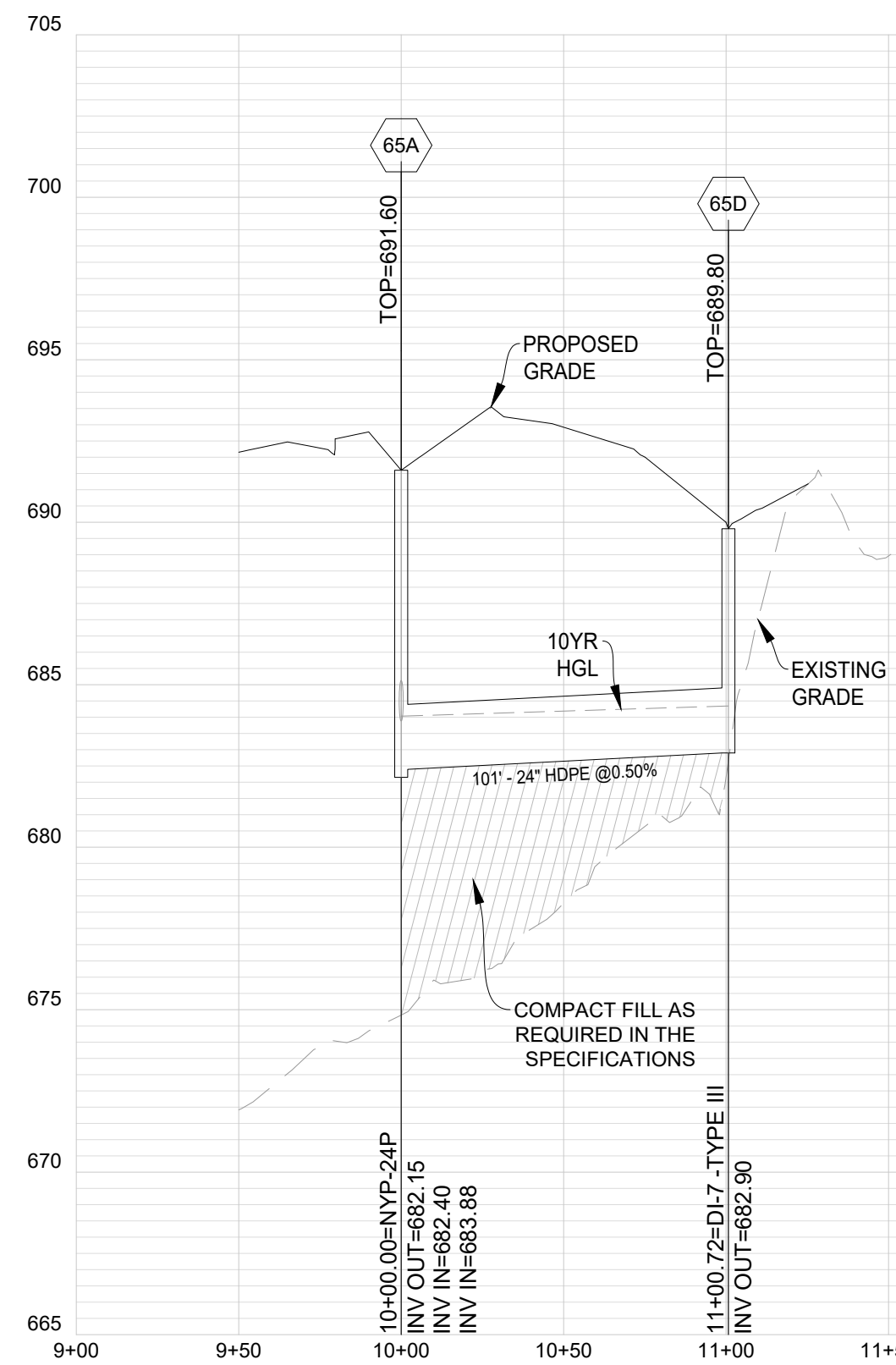
STR40 - STR65C



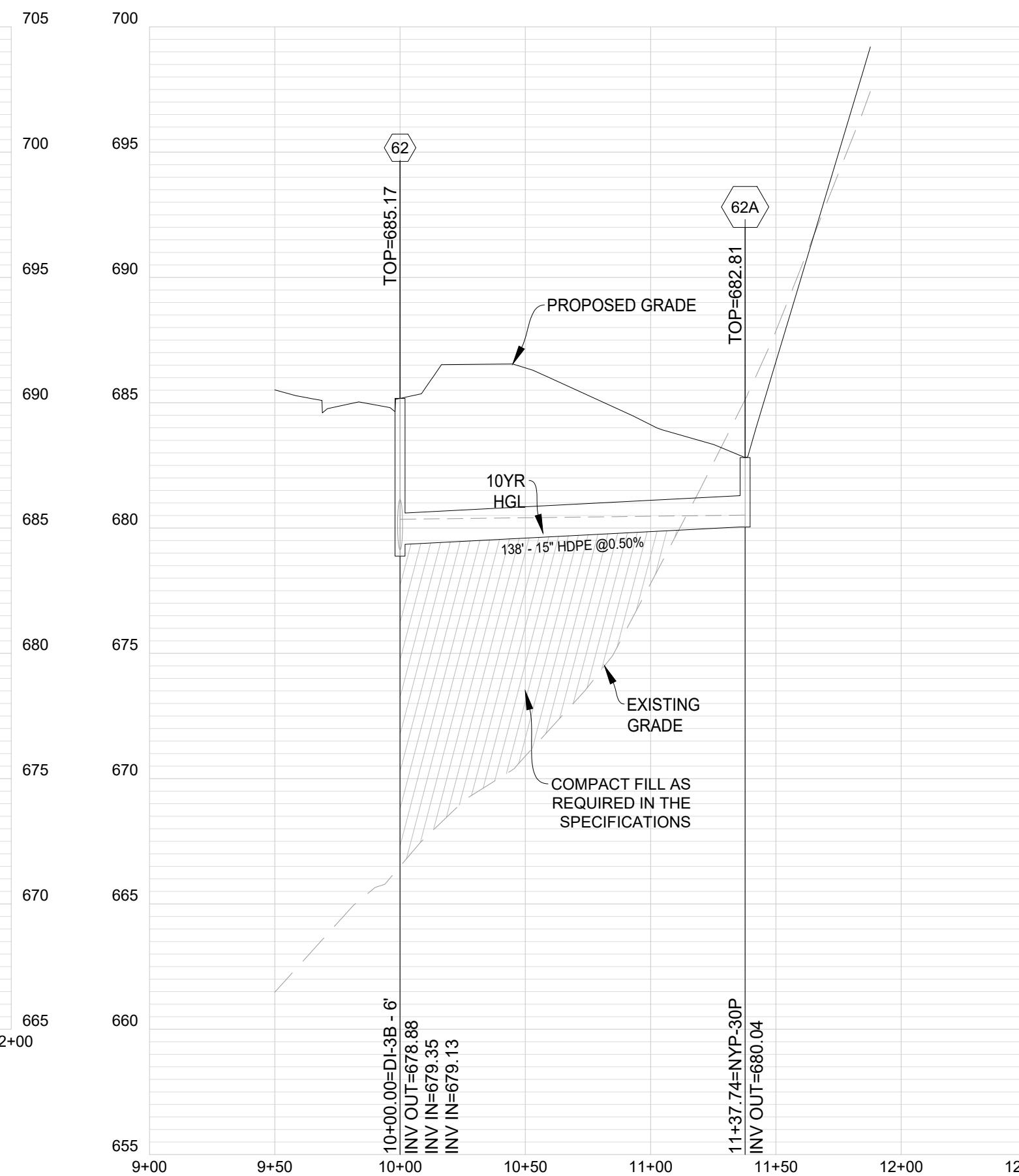
STORM SEWER PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA



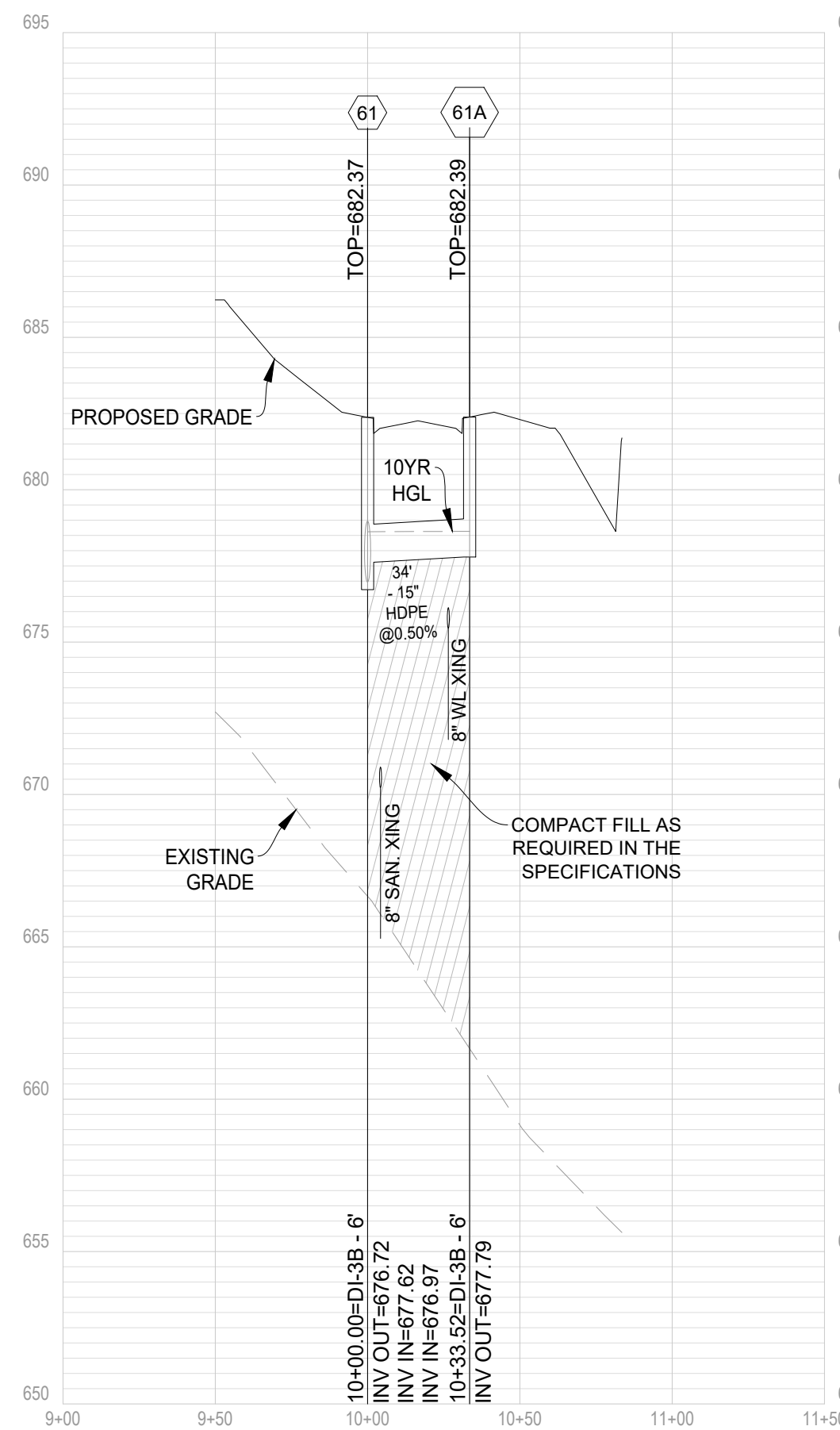
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SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	42 OF 57
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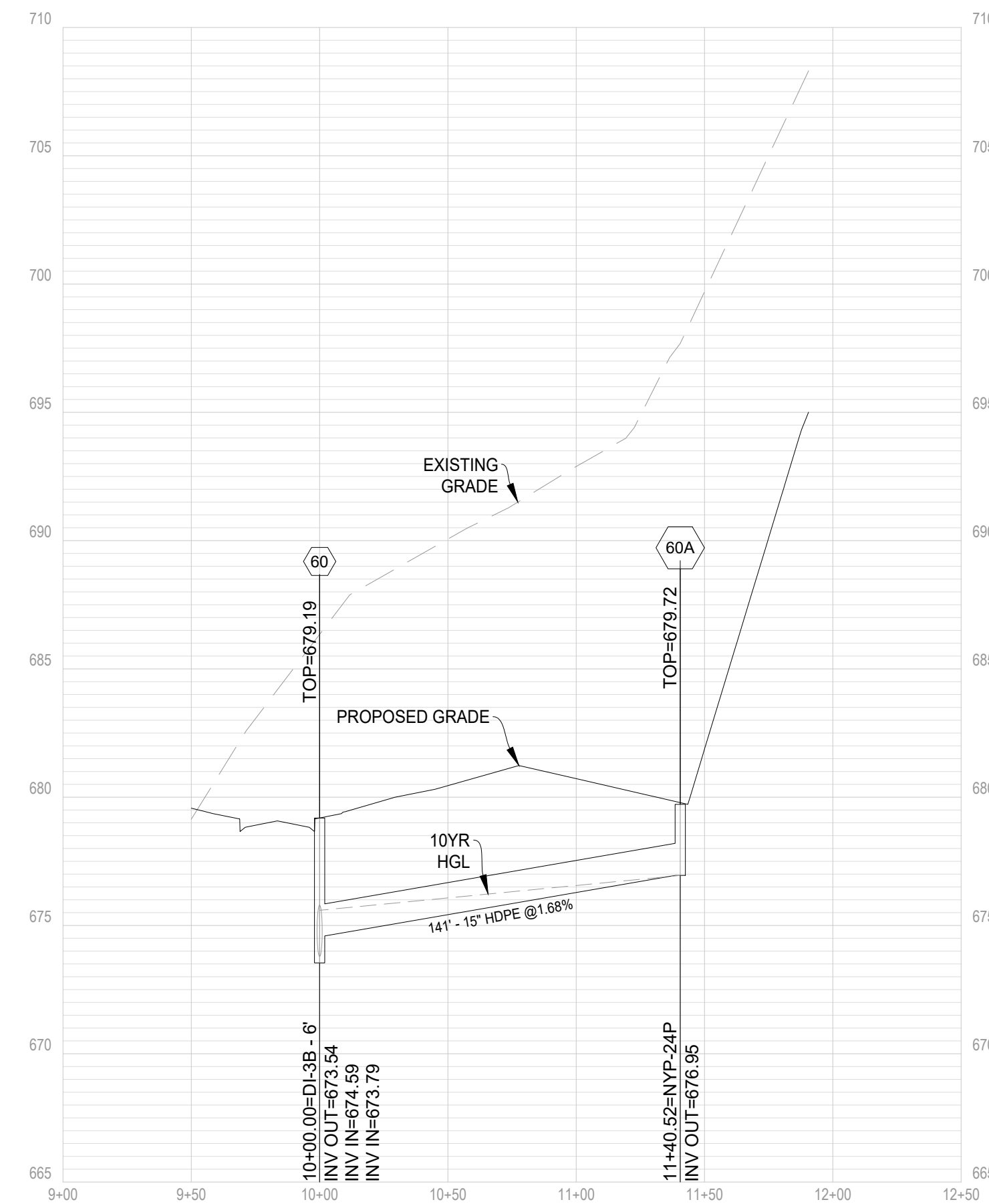
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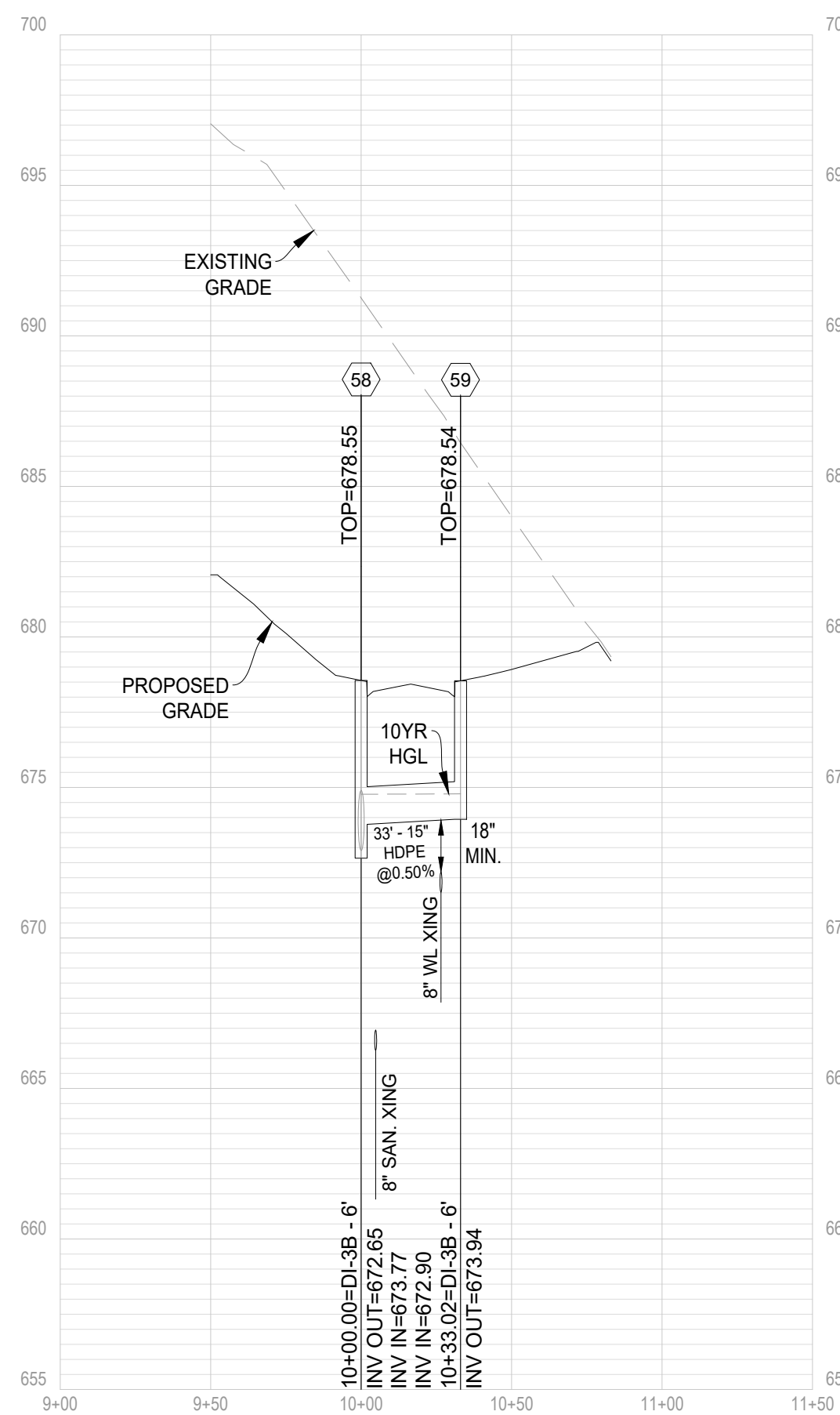
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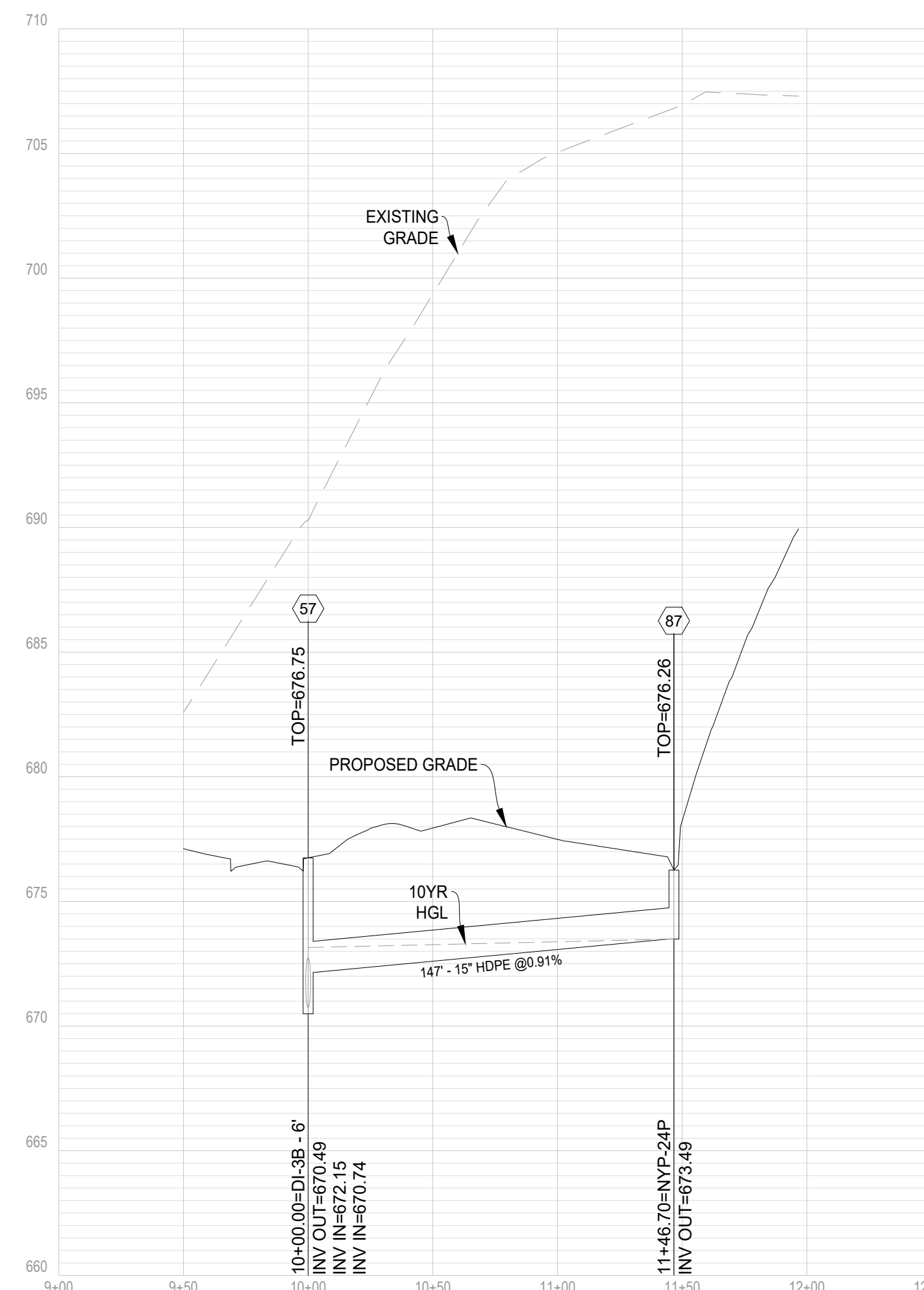
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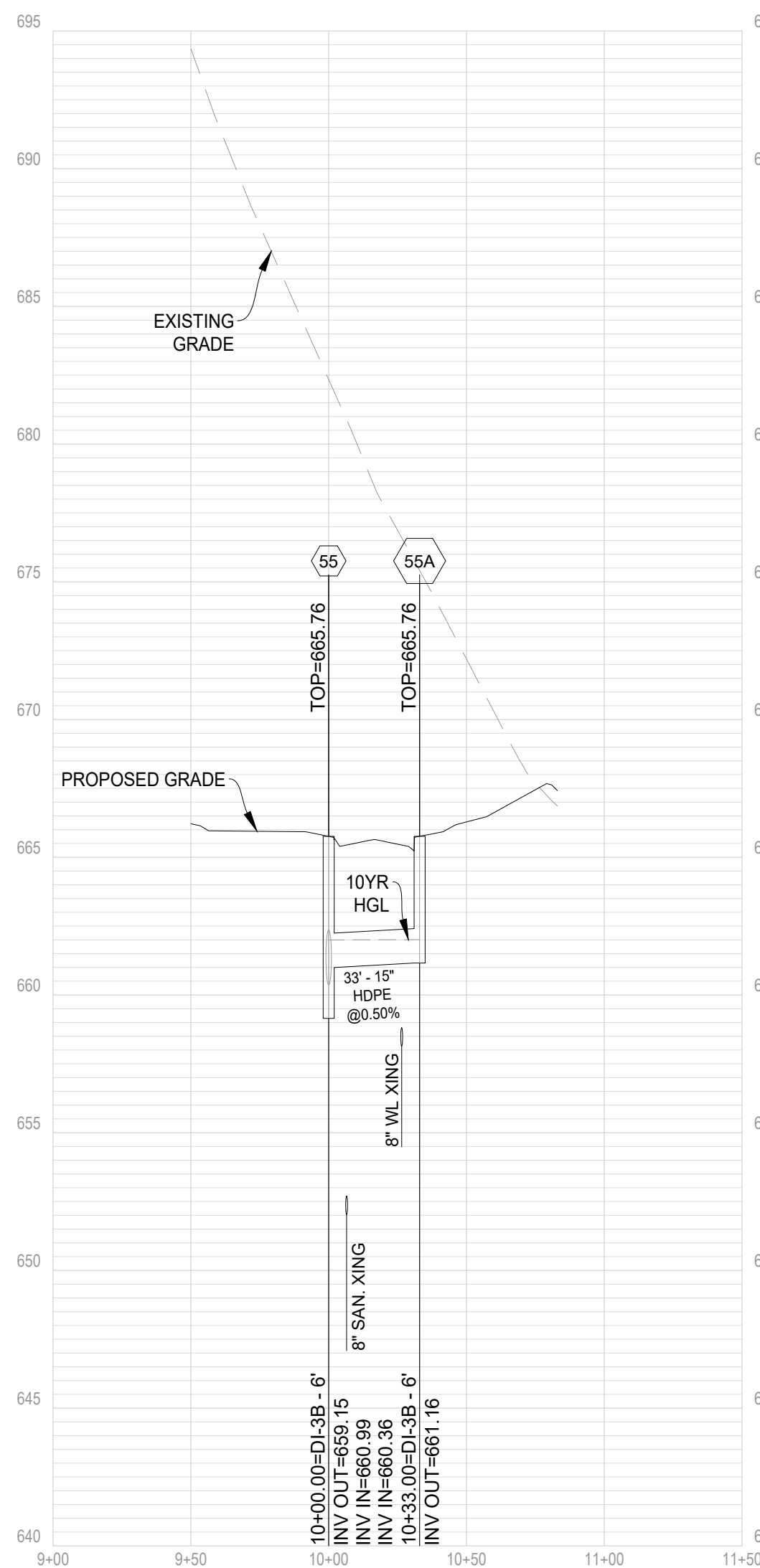
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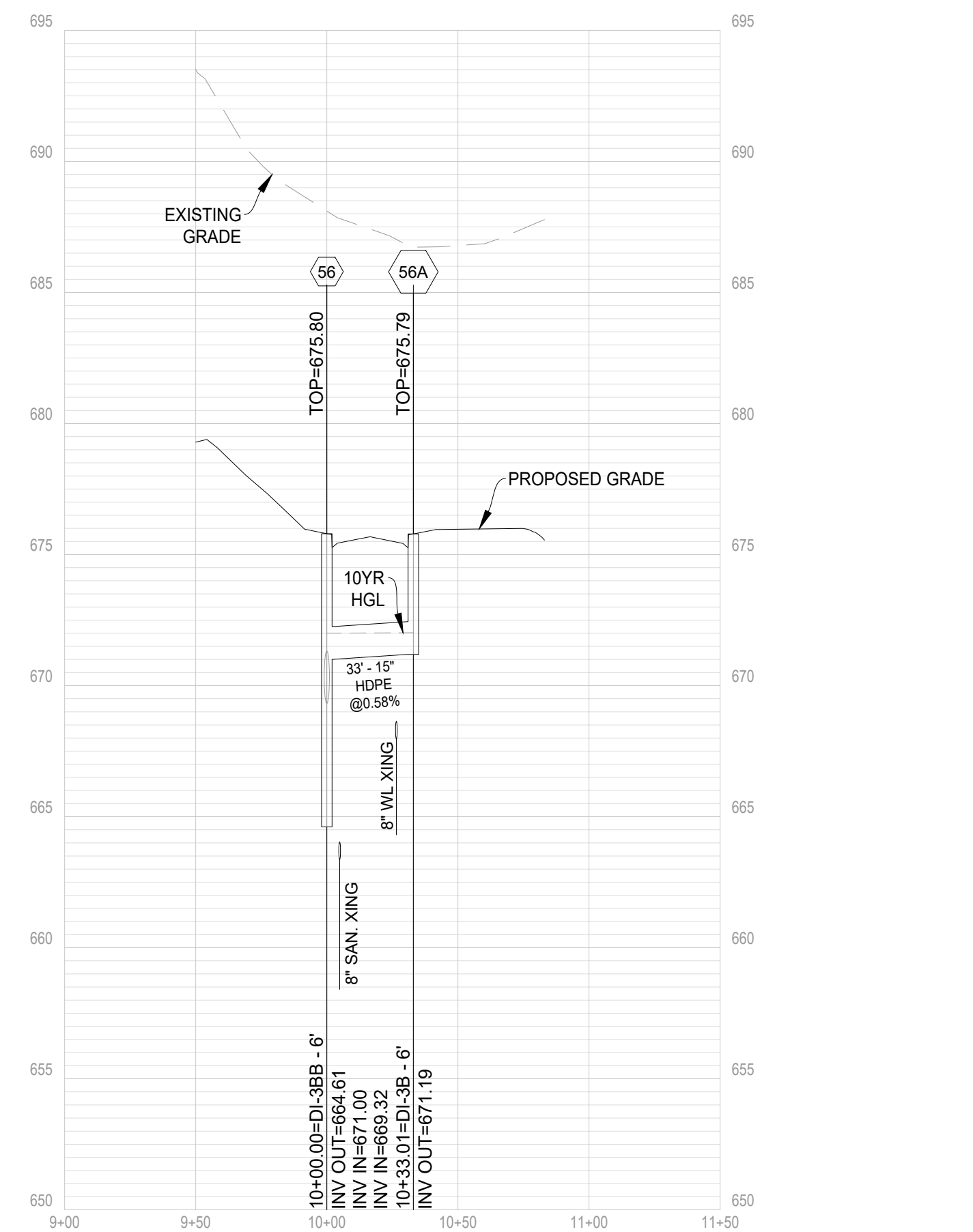
STR58 - STR59



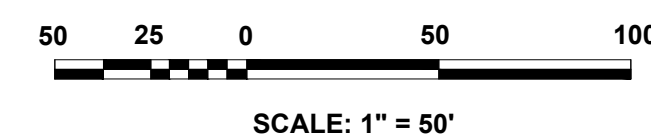
STR57 - STR87



STR55 - STR55A

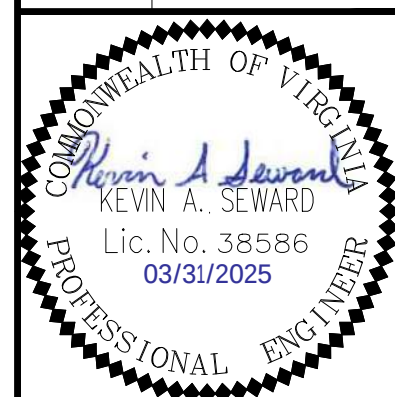


STR56 - STR56A



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'

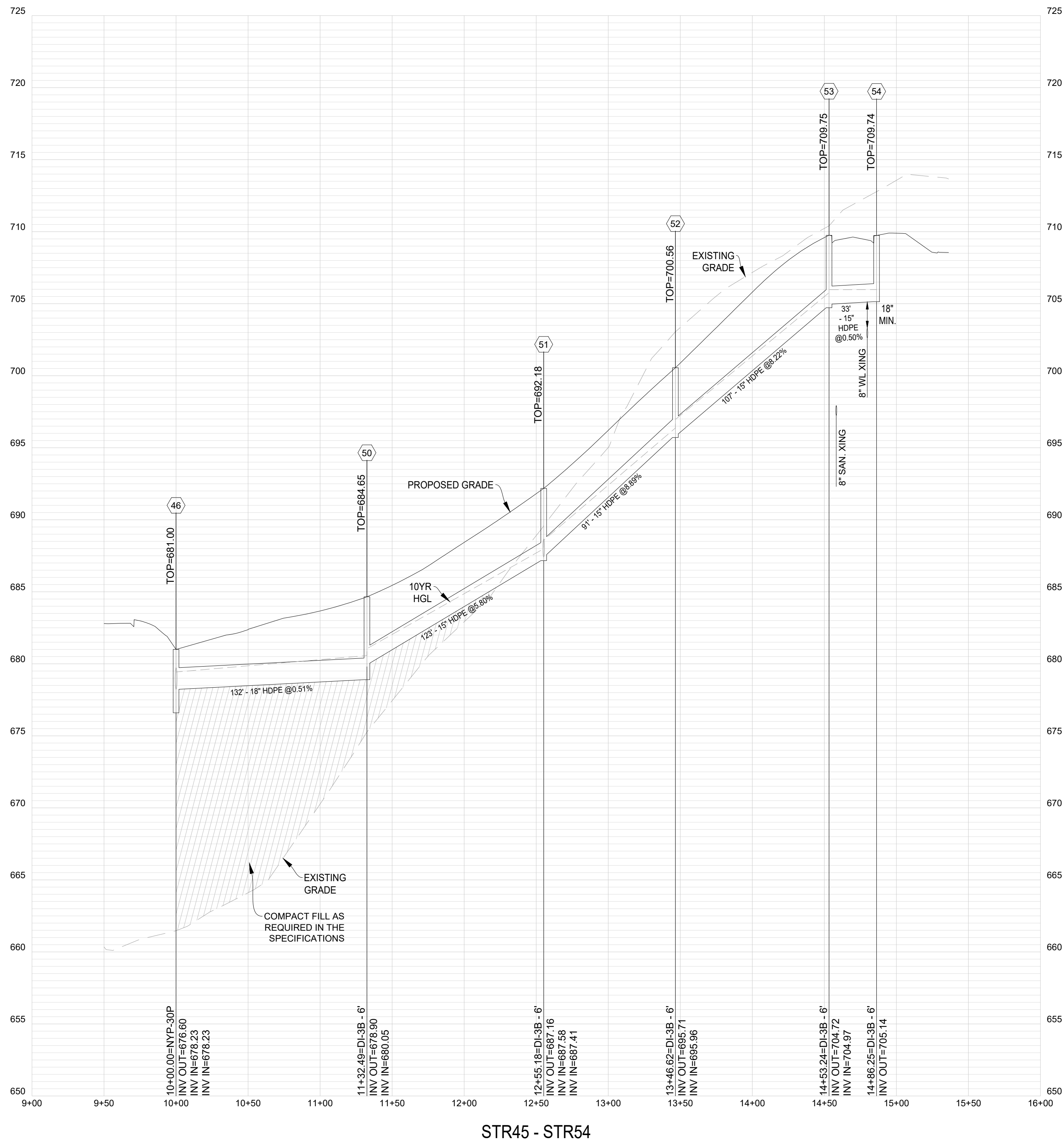
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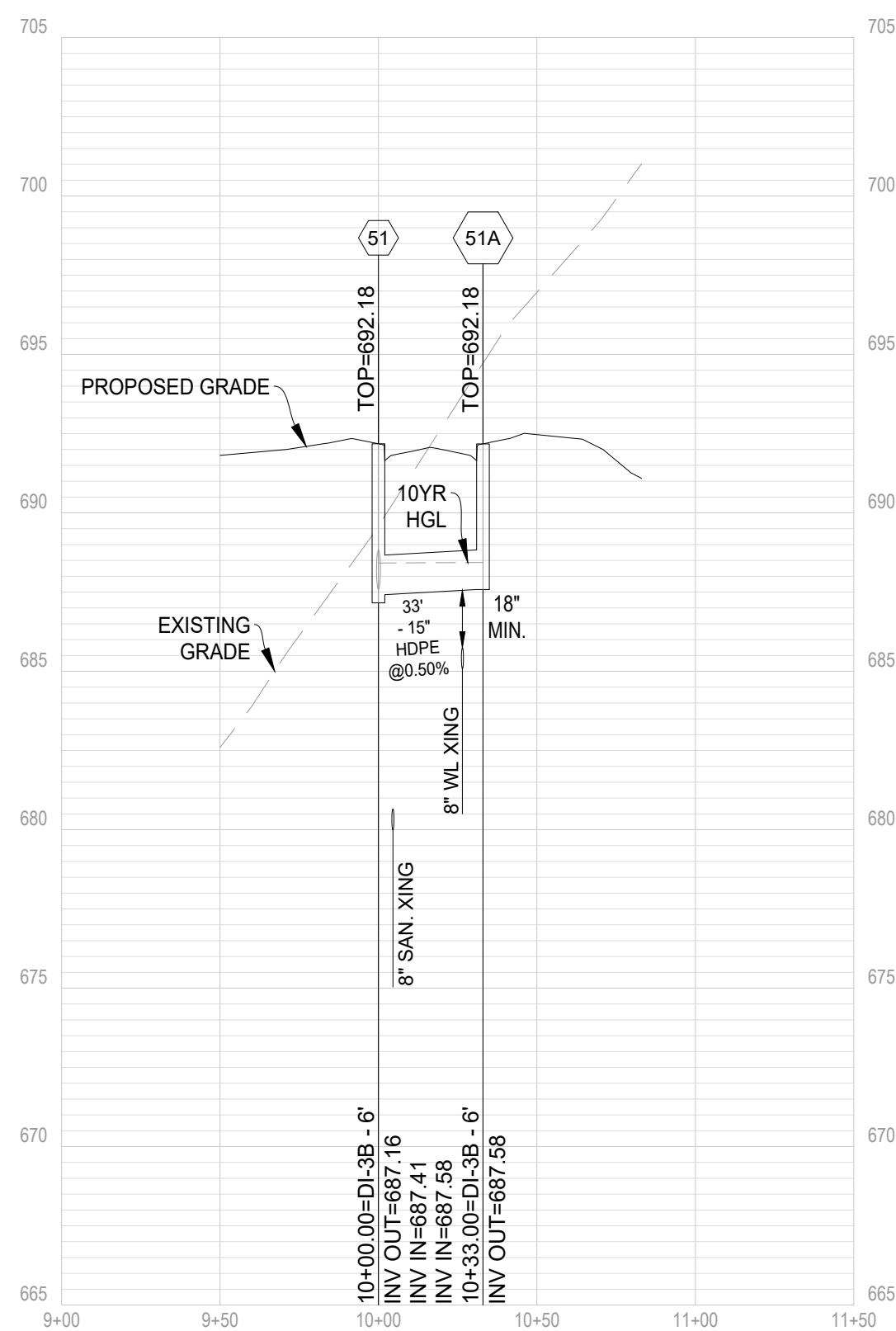
SHEET 43 OF 57

DWG #

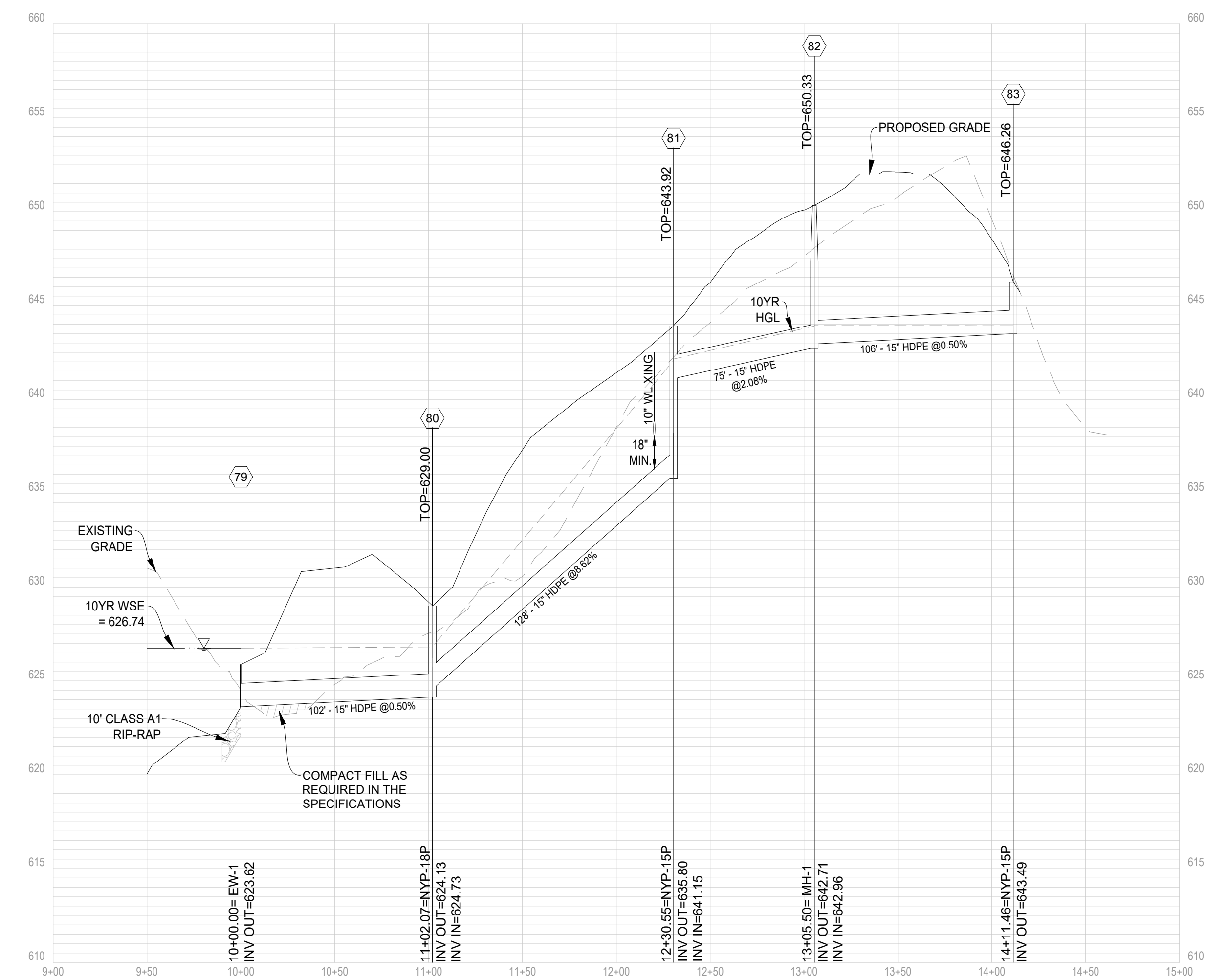




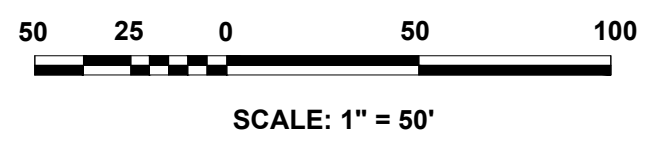
STR45 - STR54



STR51 - STR51A



STR79 - STR83



Rev. No.	Date
01	03-31-2025

DATE: 02-04-2025

SCALE: H: 1" = 50'
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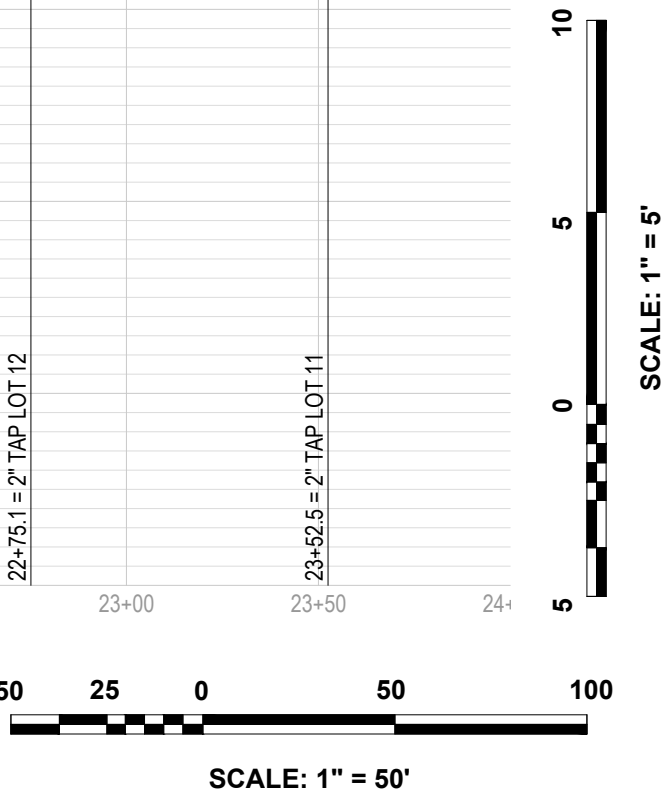
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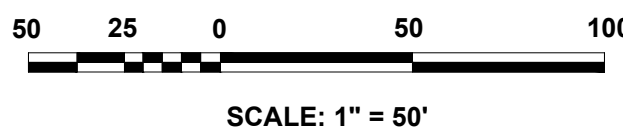
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SHEET 44 OF 57

DWG #

STORM SEWER PROFILES
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: AS SHOWN	
DESIGNED BY: KAS	
FILE NO. 6533R	
SHEET	46 OF 57
DWG #	



SCALE: 1" = 50'

v. No.	Date
01	03-31-2025



DATE: 02-04-2025

SCALE: AS SHOWN

DESIGNED BY: KAS

FILE NO. 6533F

SHEET 47 OF 57

DWG #

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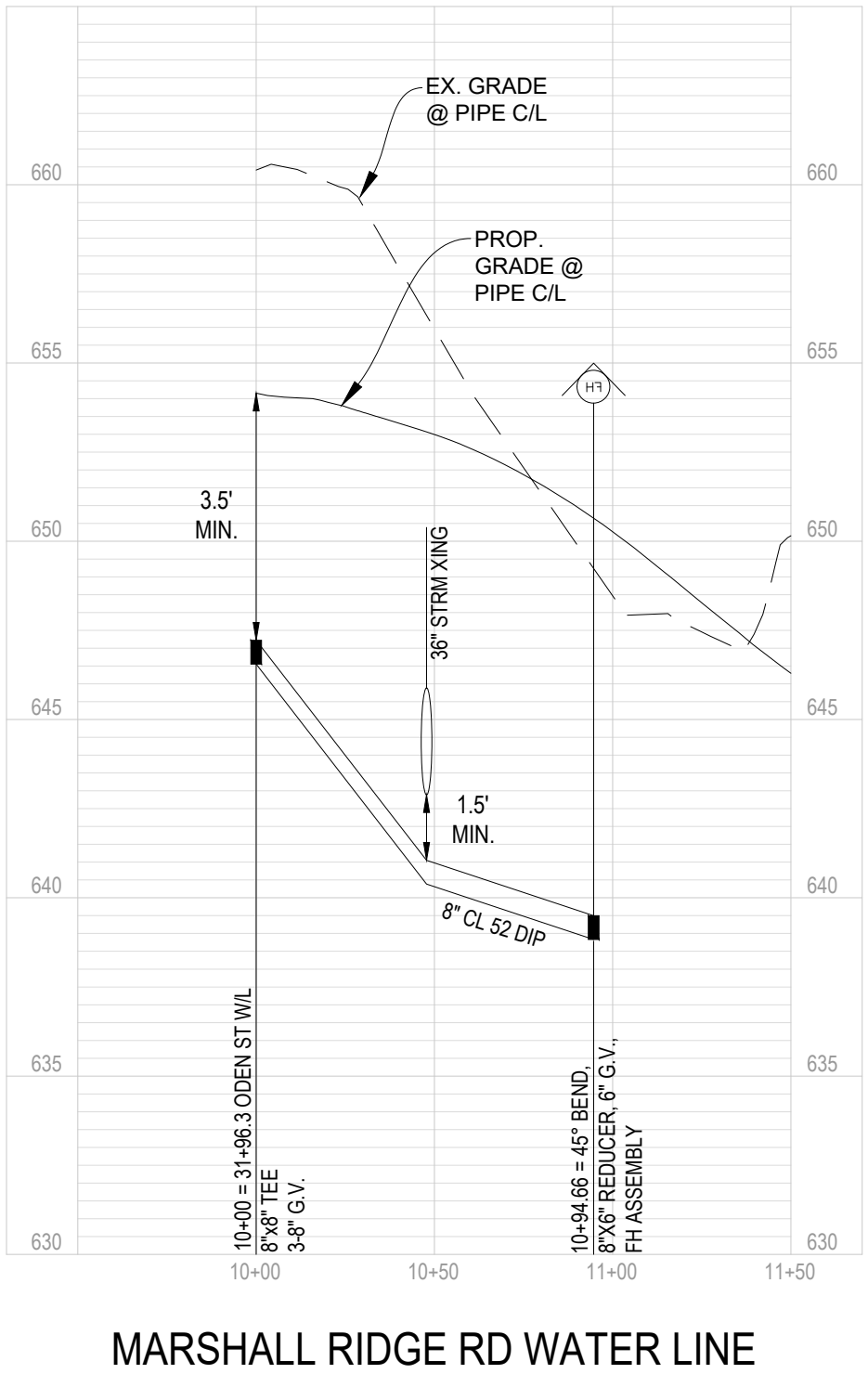
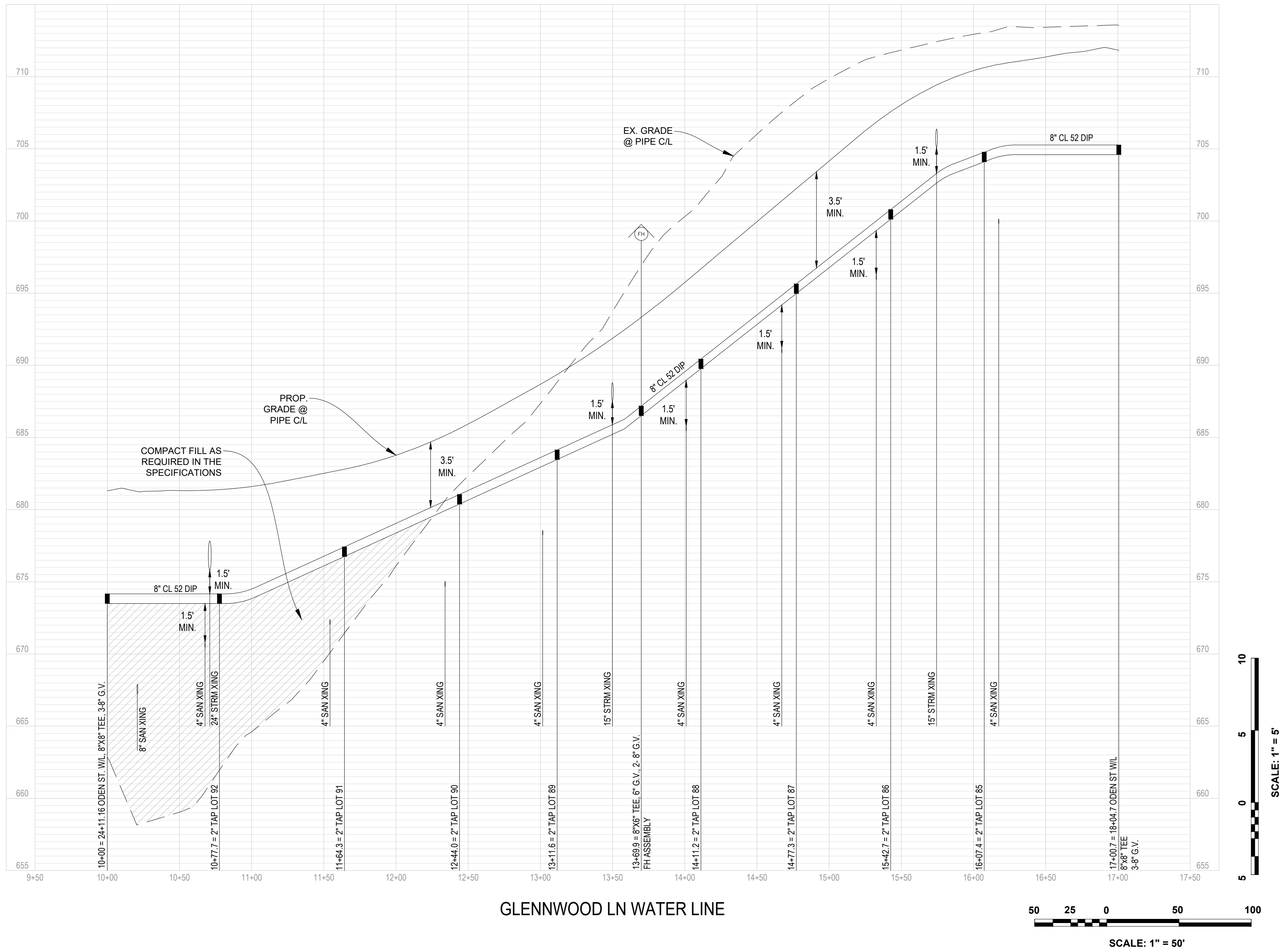
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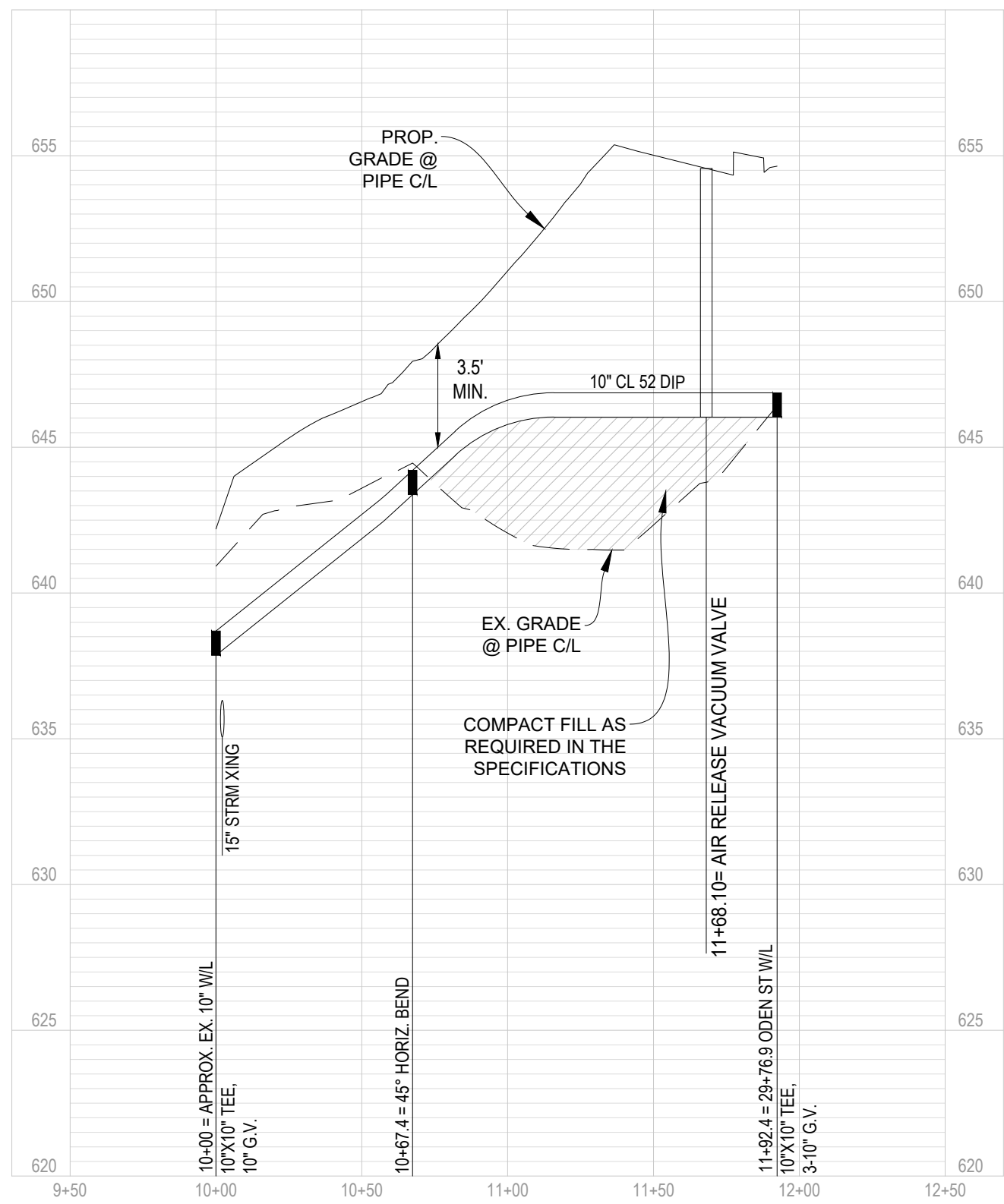


WATER LINE PROFILES
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

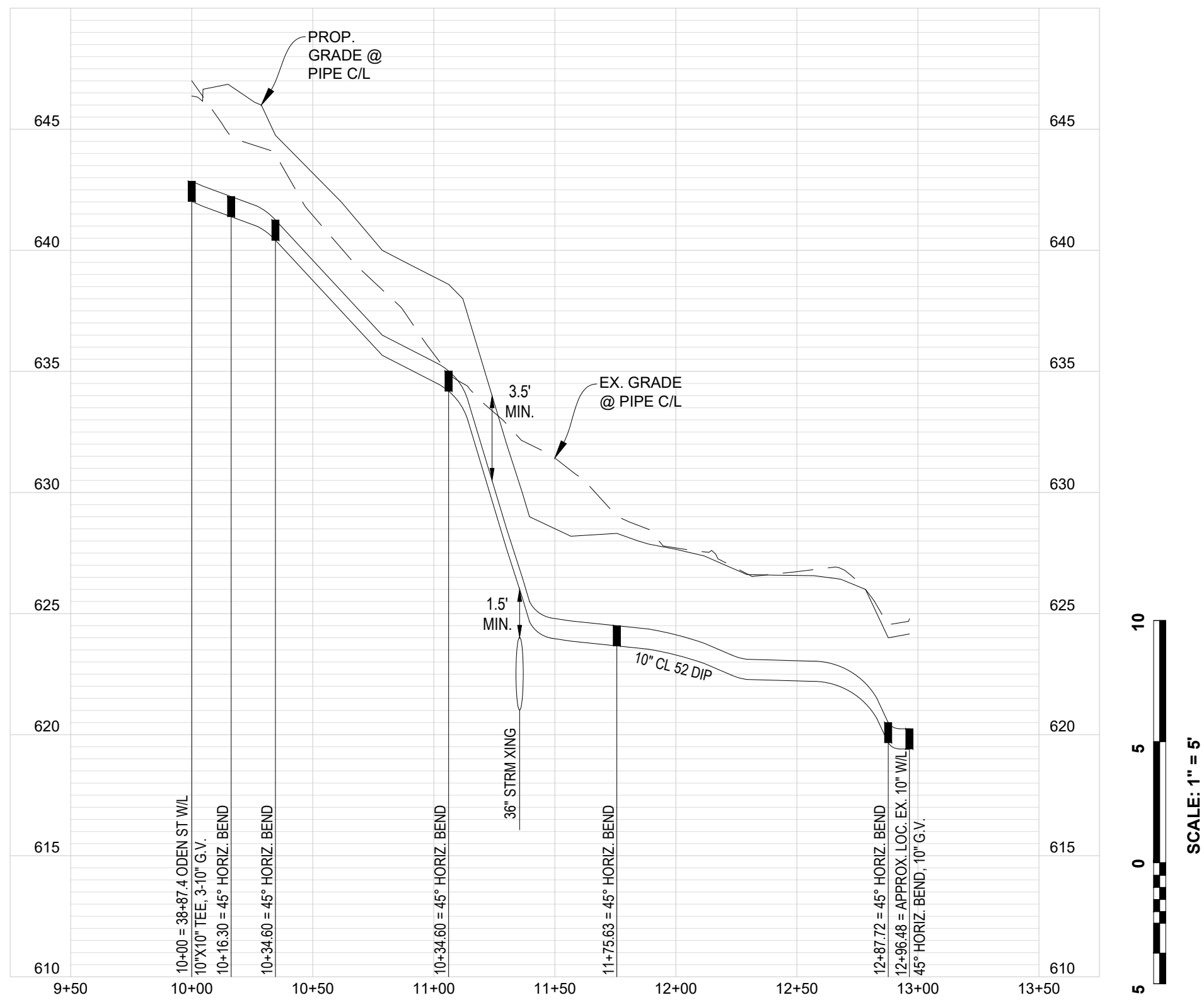
Rev. No. Date



DATE: 02-04-2025
SCALE: AS SHOWN
DESIGNED BY: KAS
FILE NO. 6533R
SHEET 49 OF 57
DWG #



WATER LINE "A"

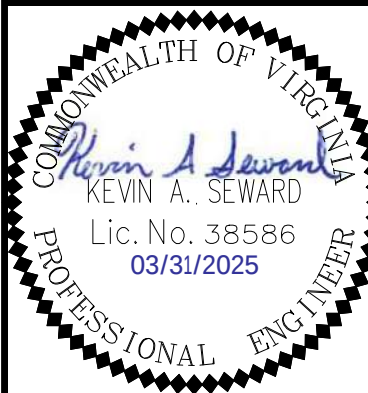


WATER LINE "B"

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

SCALE: AS SHOWN

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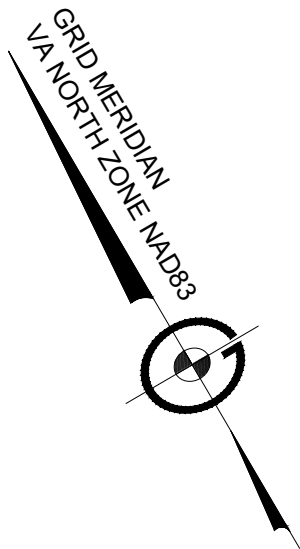
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SHEET 50 OF 57

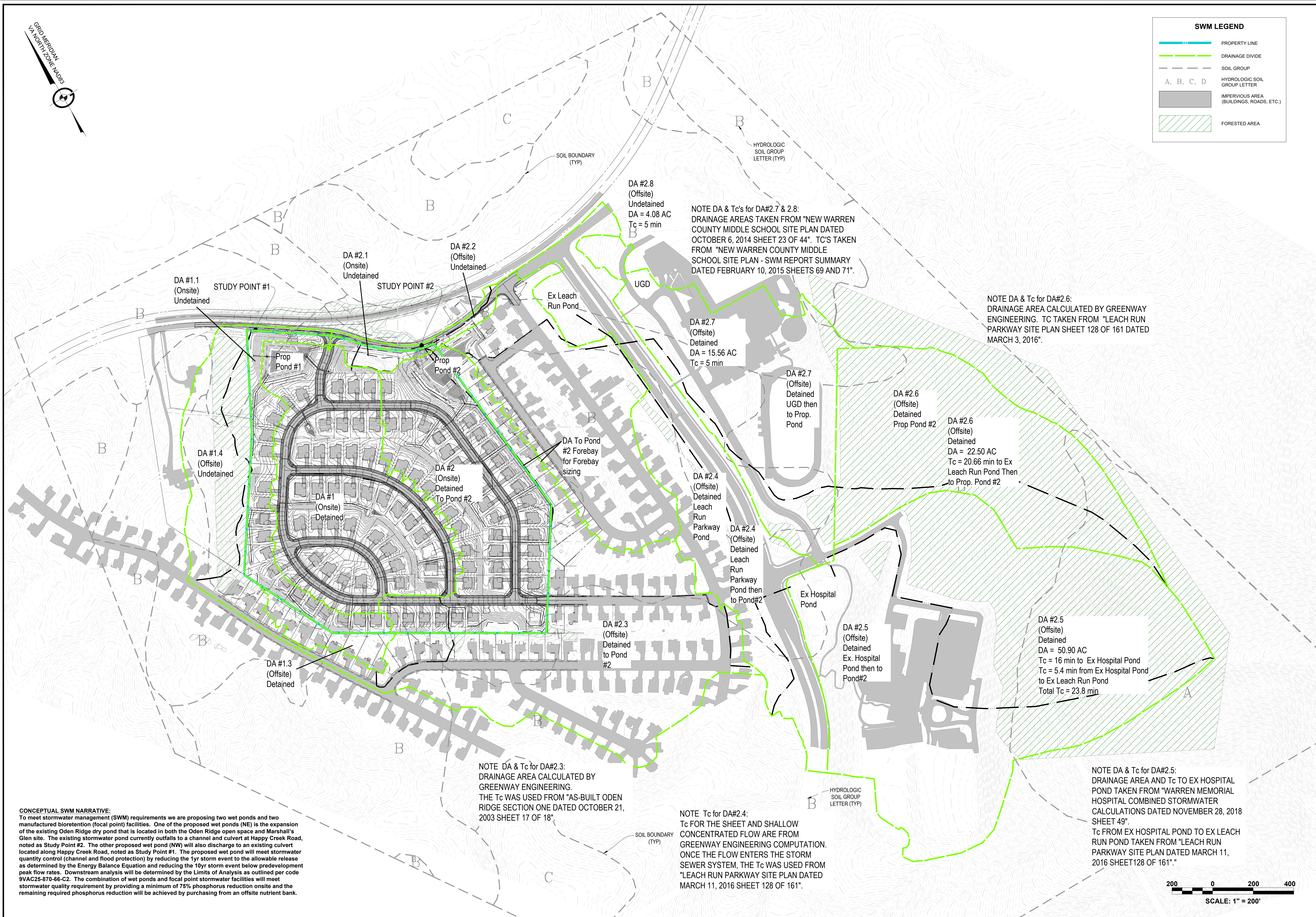
DWG #



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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".

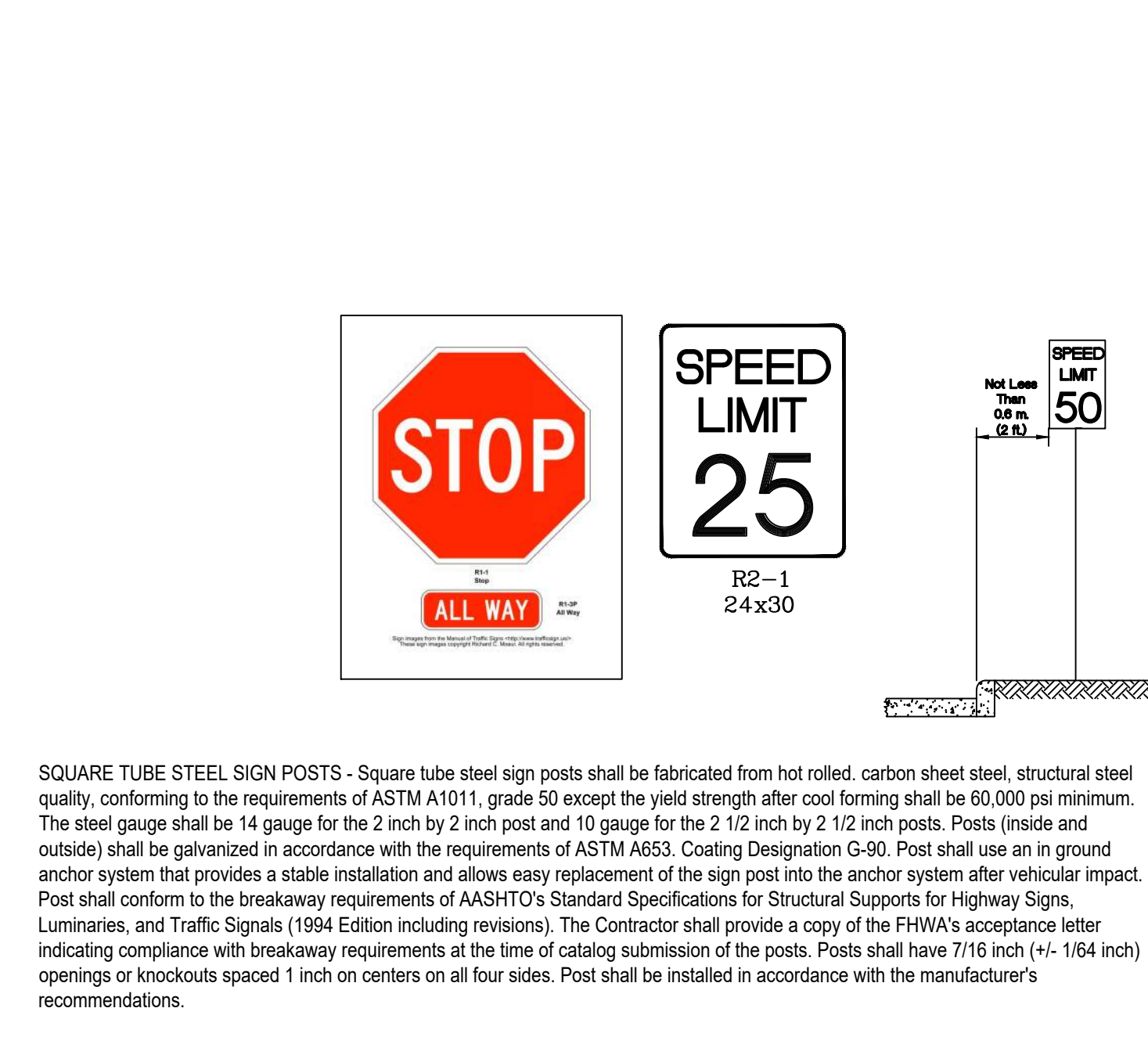
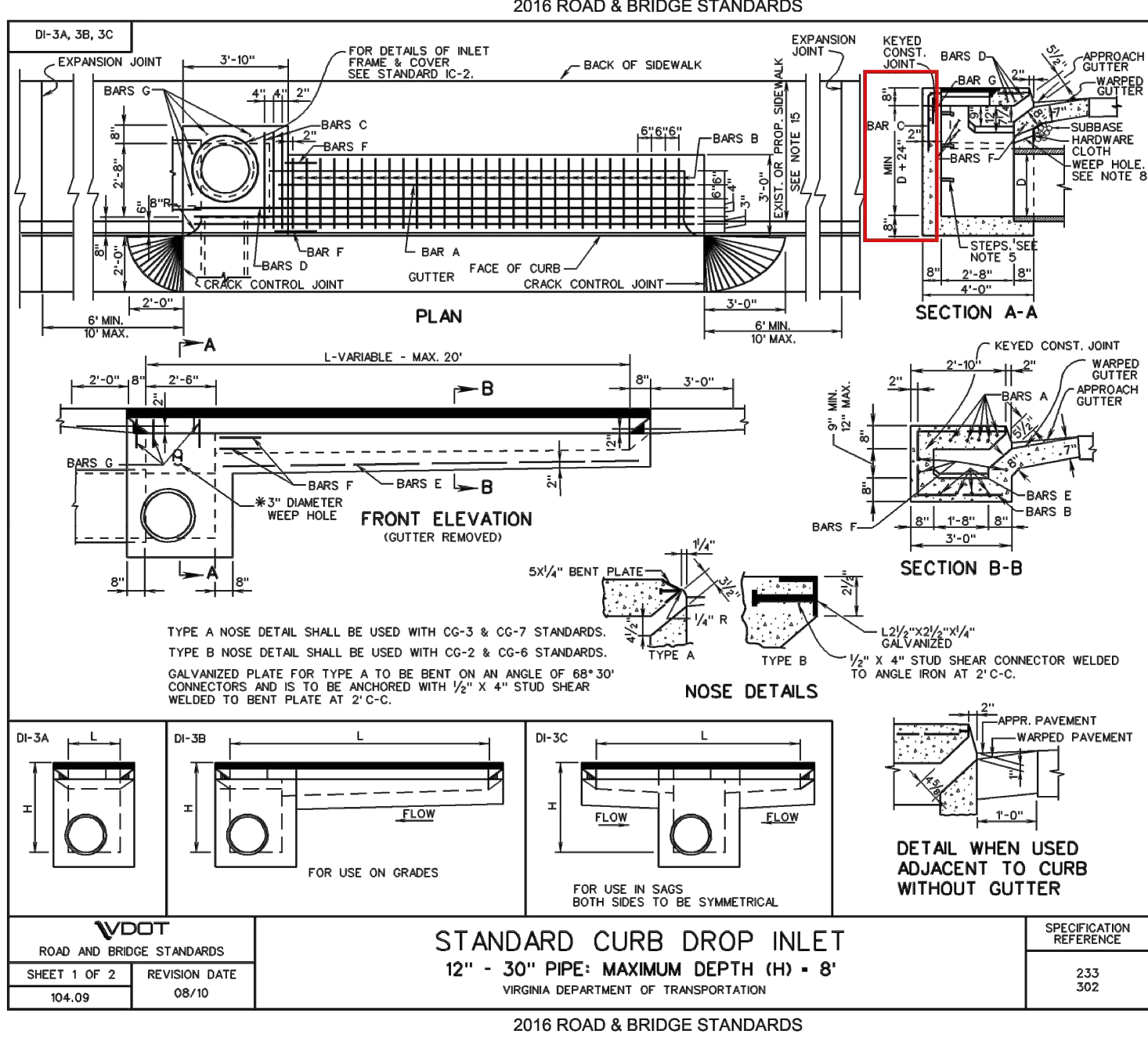
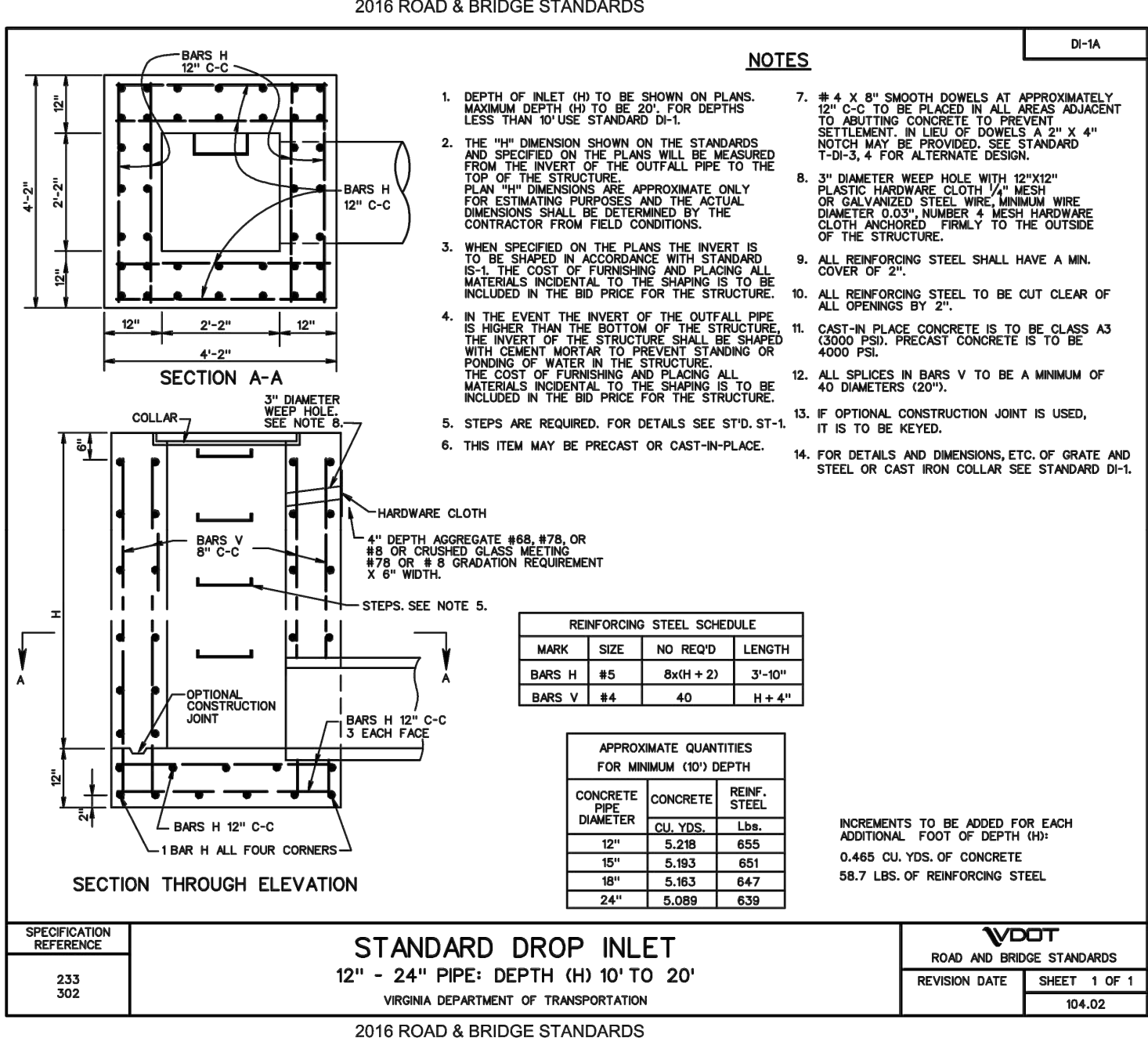
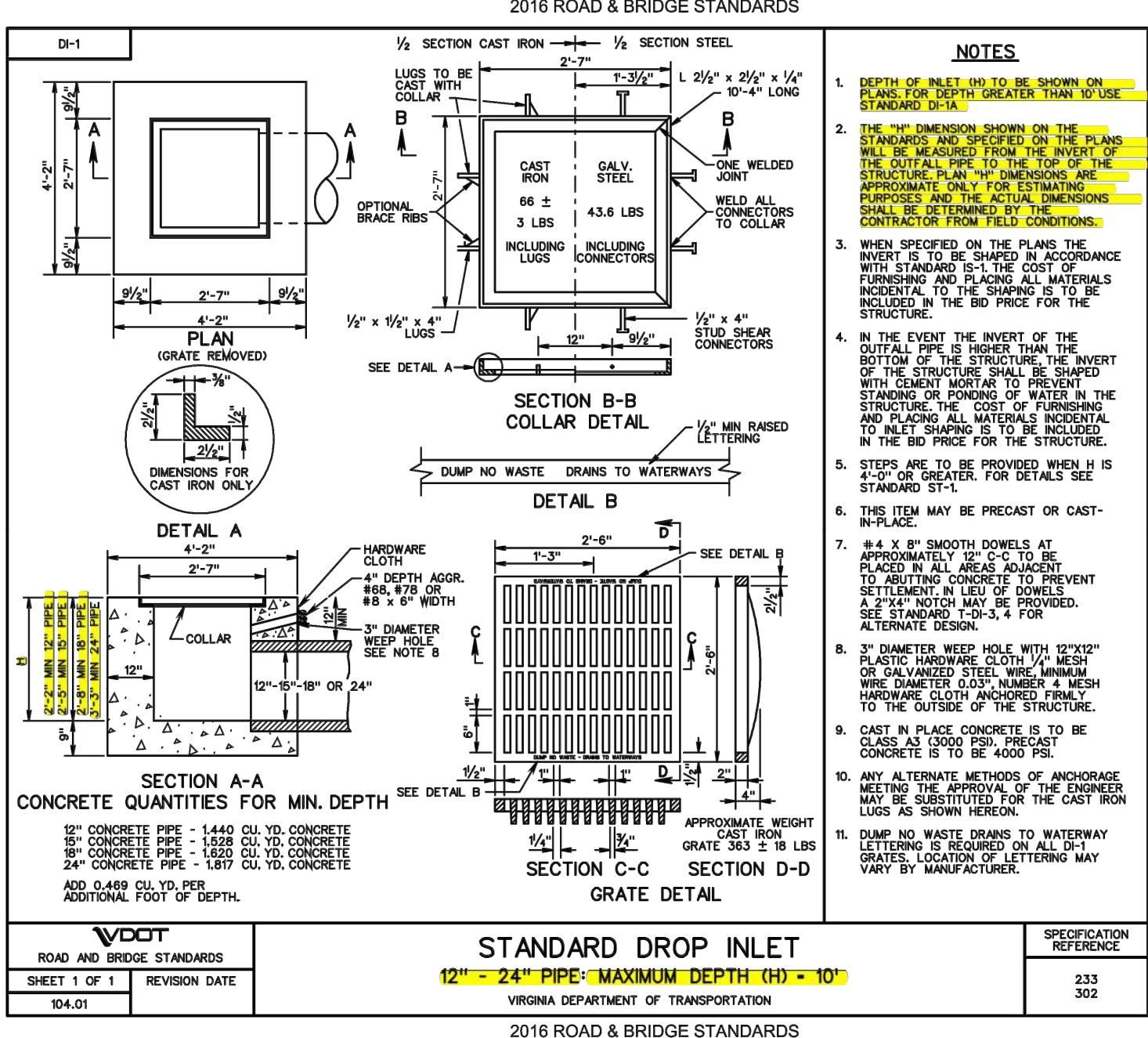
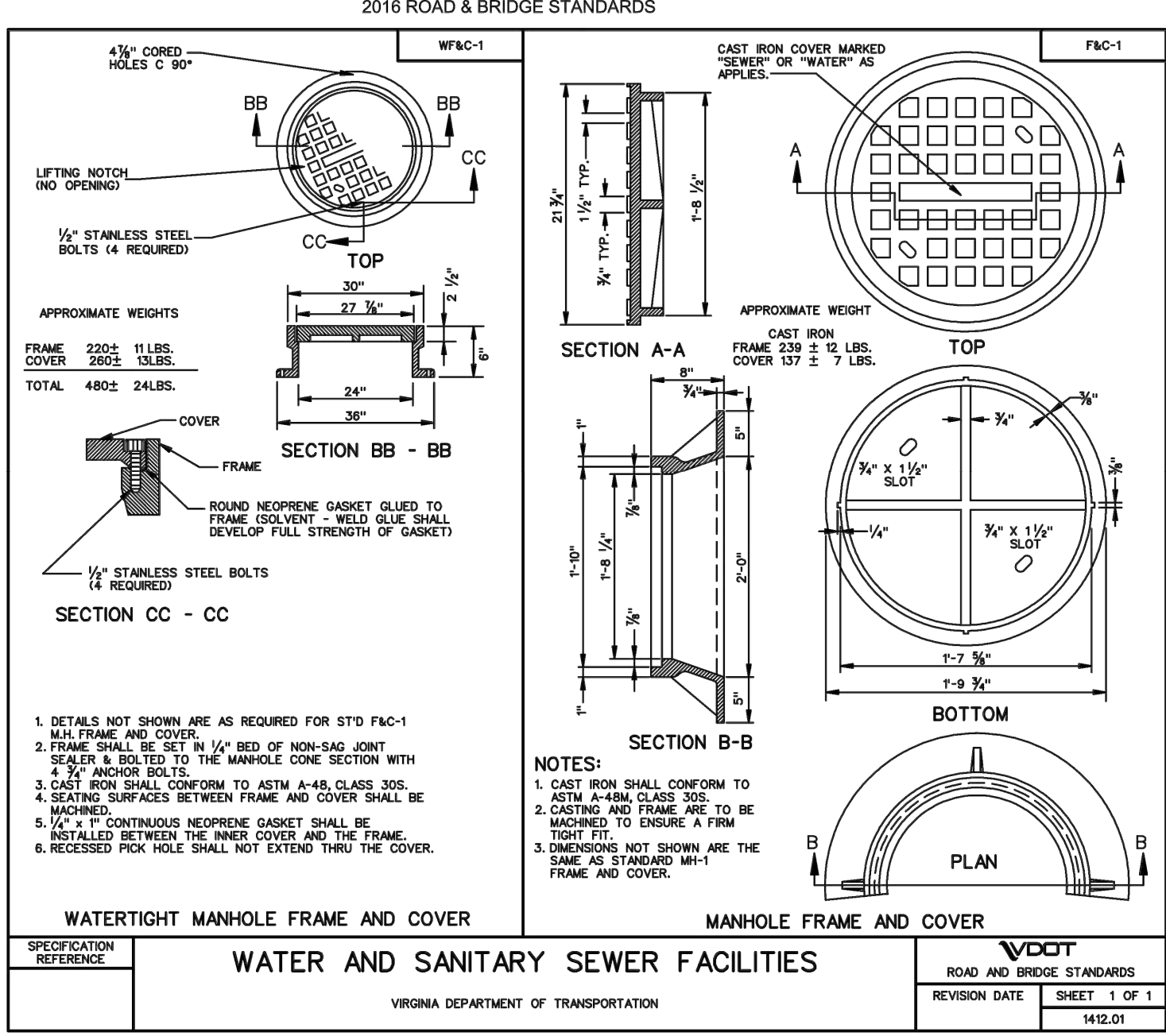
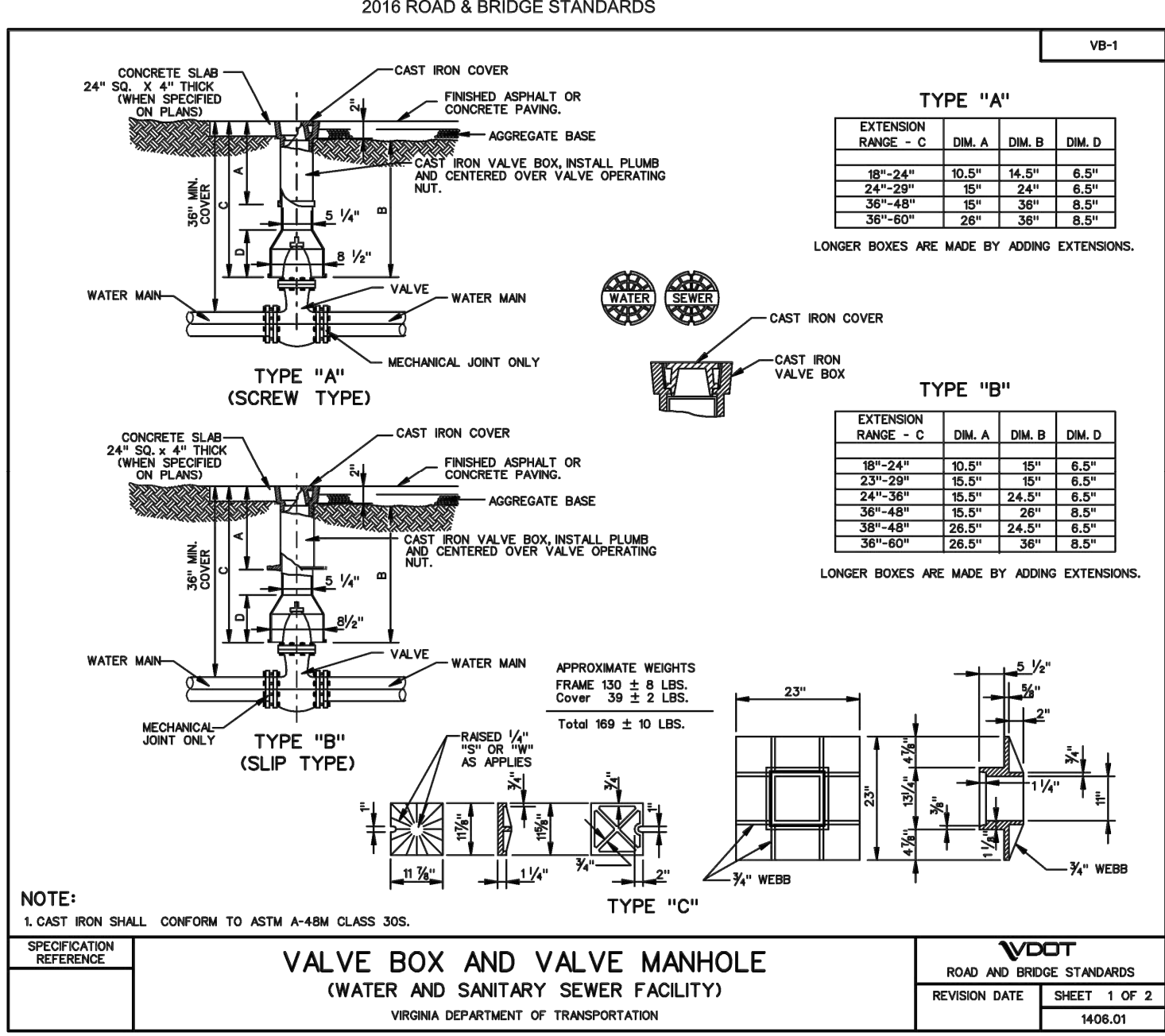
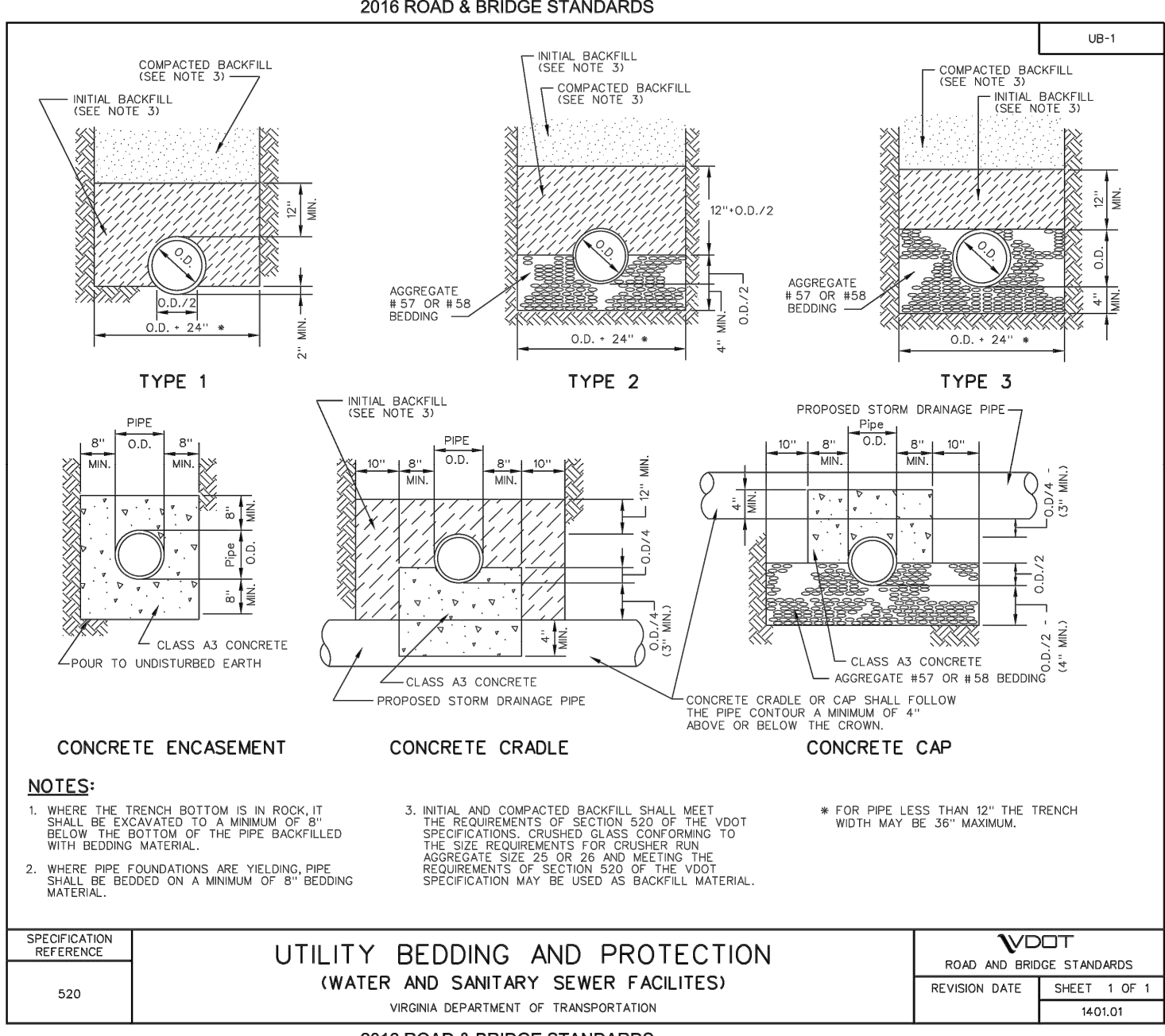
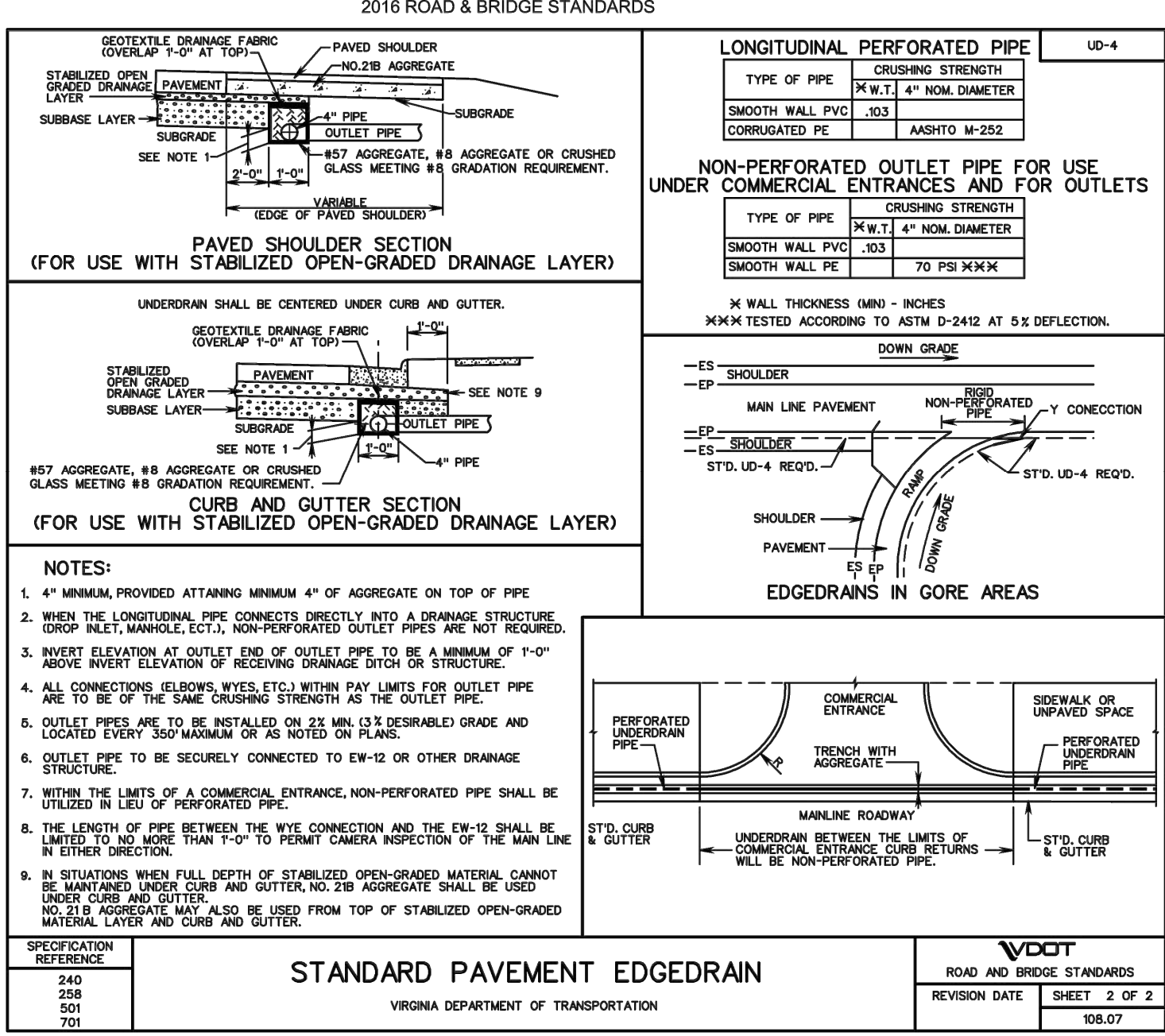
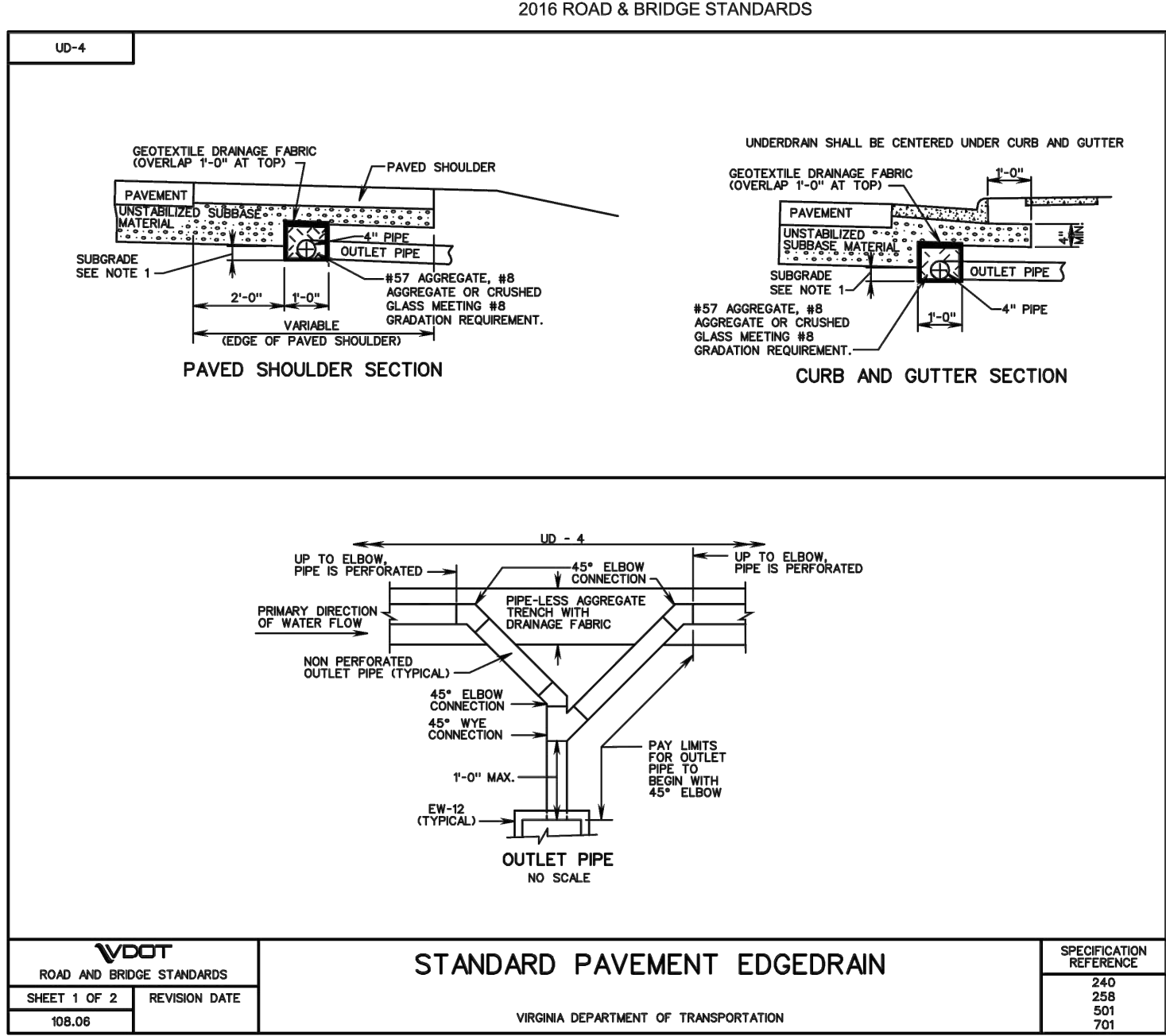
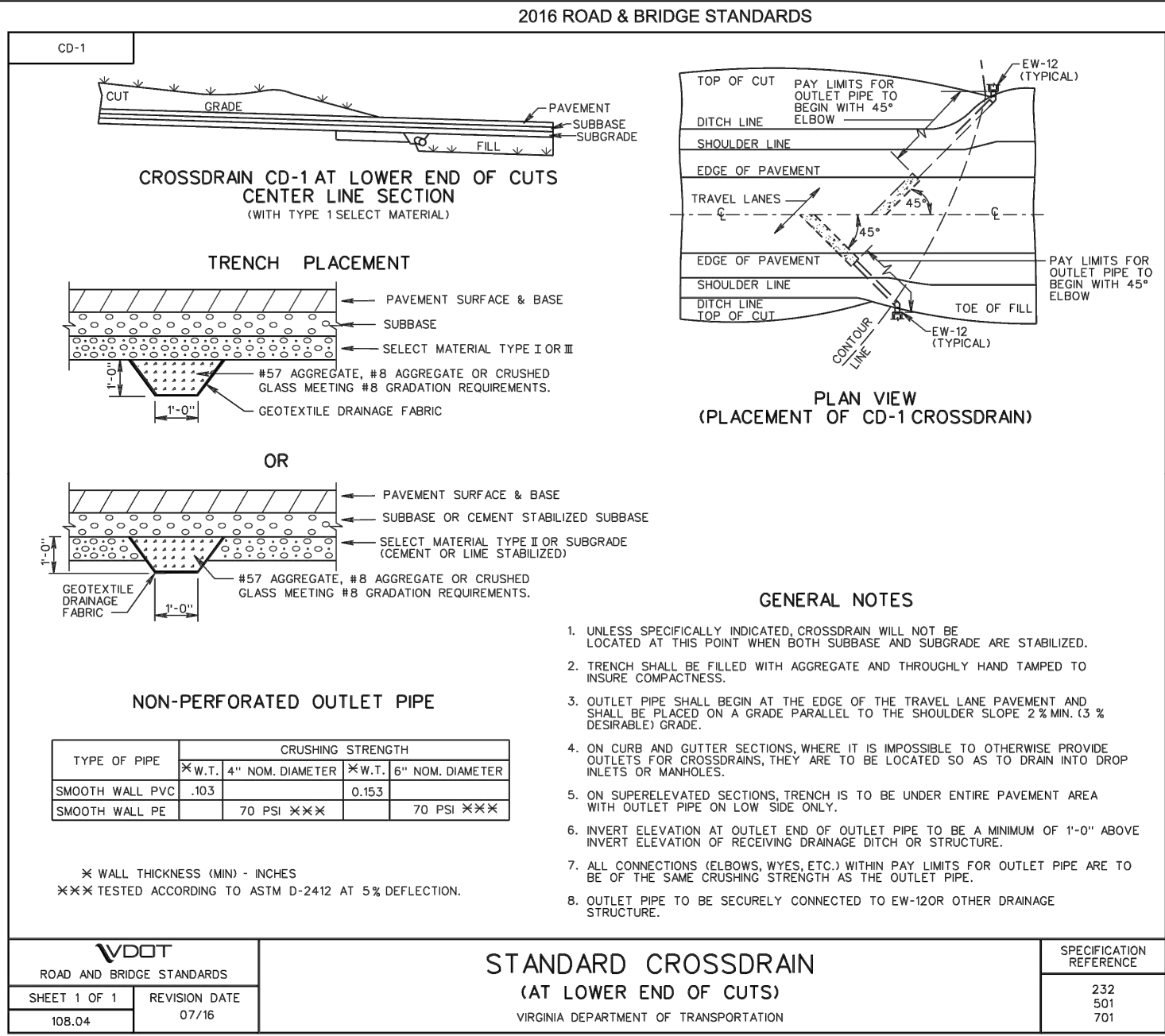
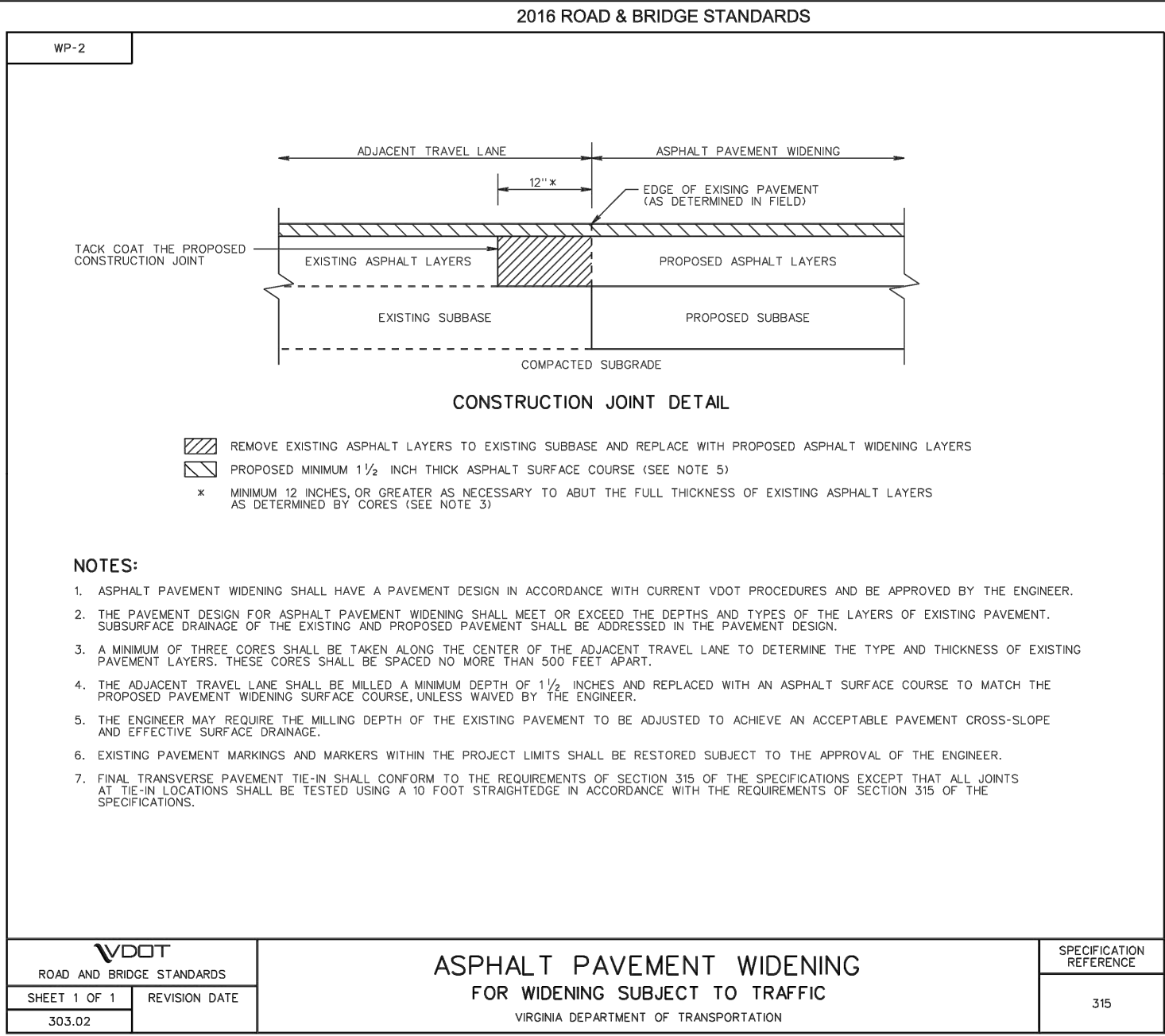
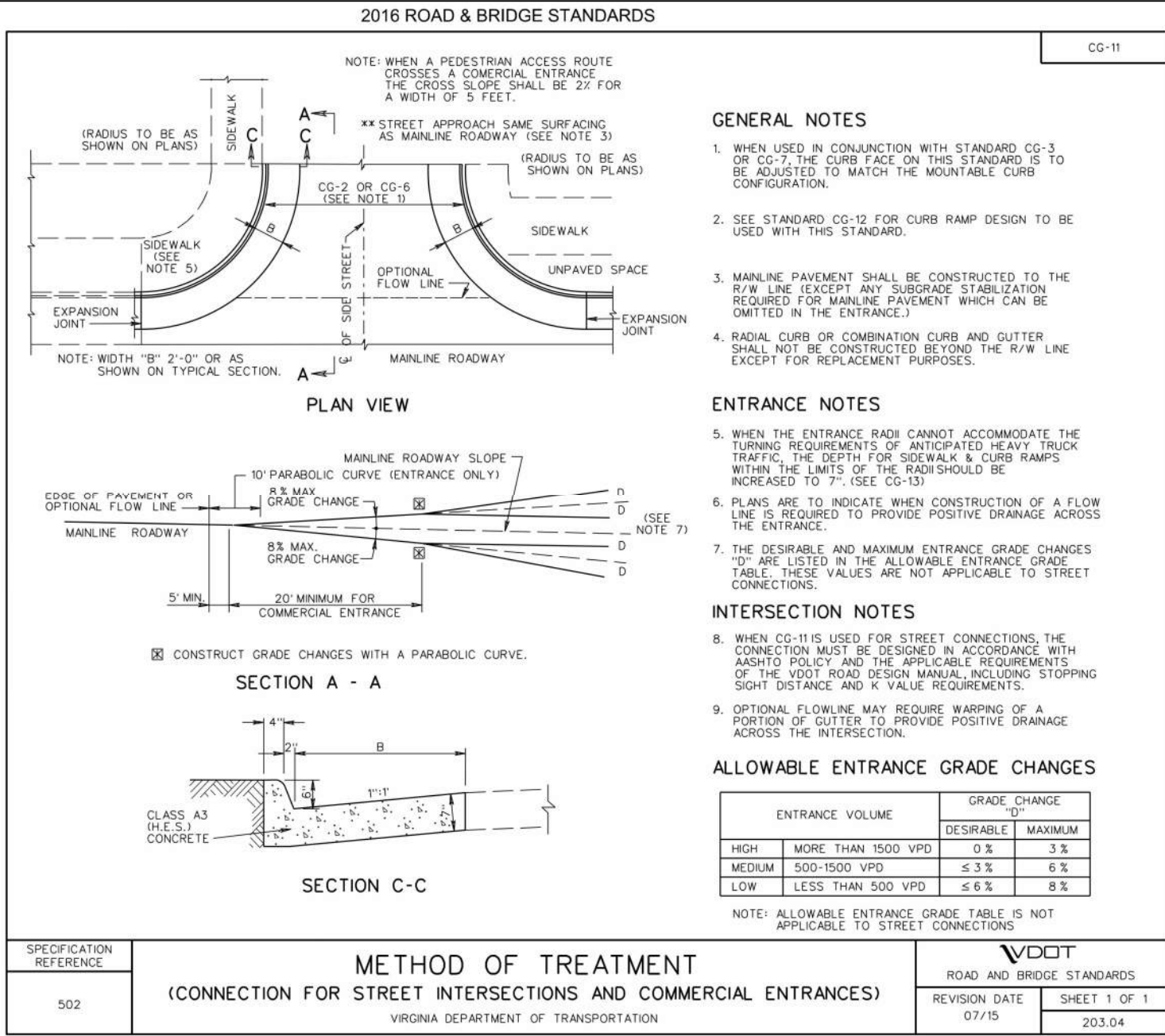


SWM PLAN POST
MARSHALL'S GLEN
PRELIMINARY SITE PLAN
HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

Rev. No.	Date
01	03-31-2025



DATE:	02-04-2025
SCALE:	1" = 200'
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FILE NO.	6533R
SHEET	51 OF 57
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MARSHALL'S GLEN
PRELIMINARY SITE PLAN

HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VIRGINIA

VDOT DETAILS

Rev. No. 01 Date 09-31-2025

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

DATE: 02-04-2025

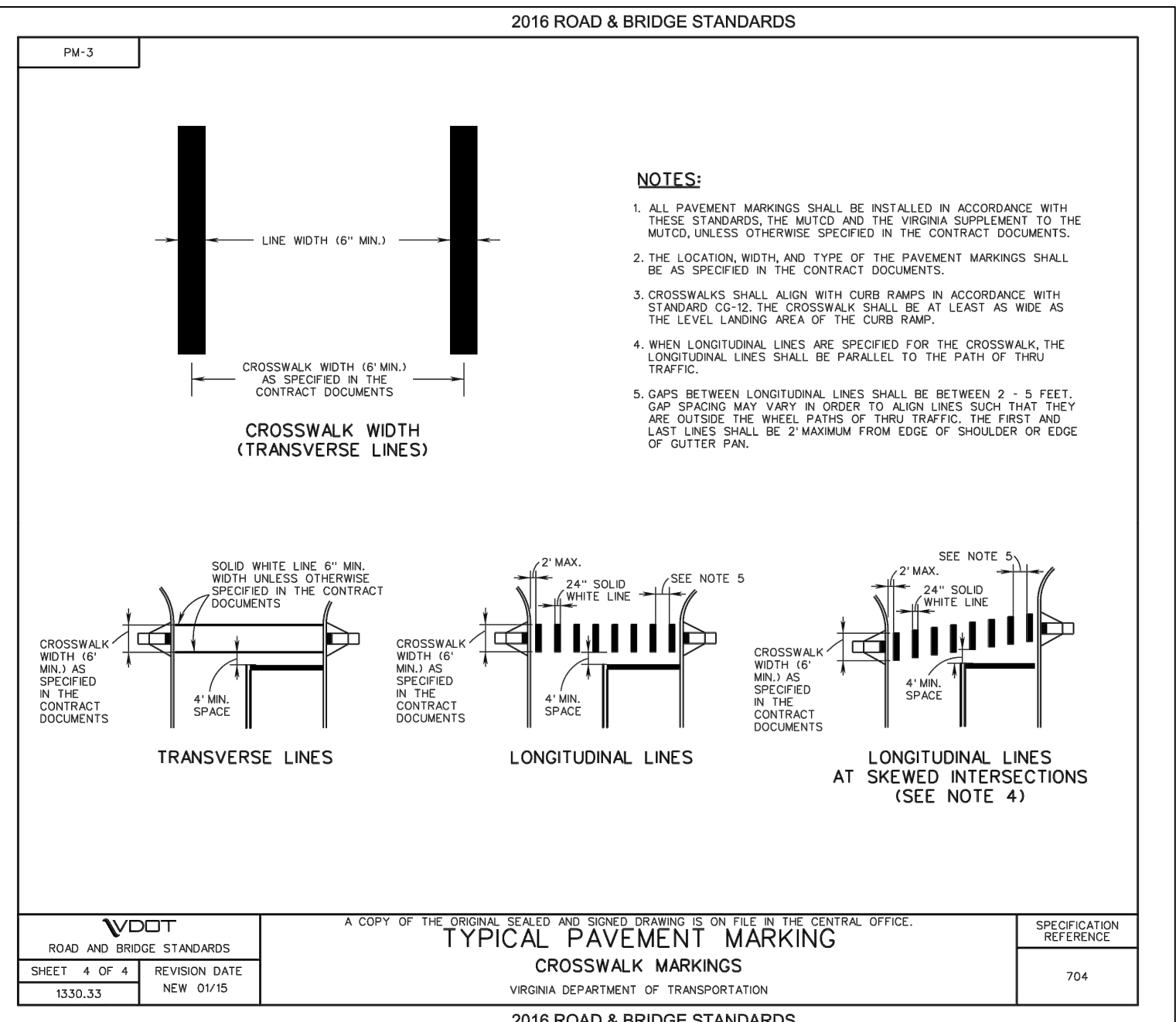
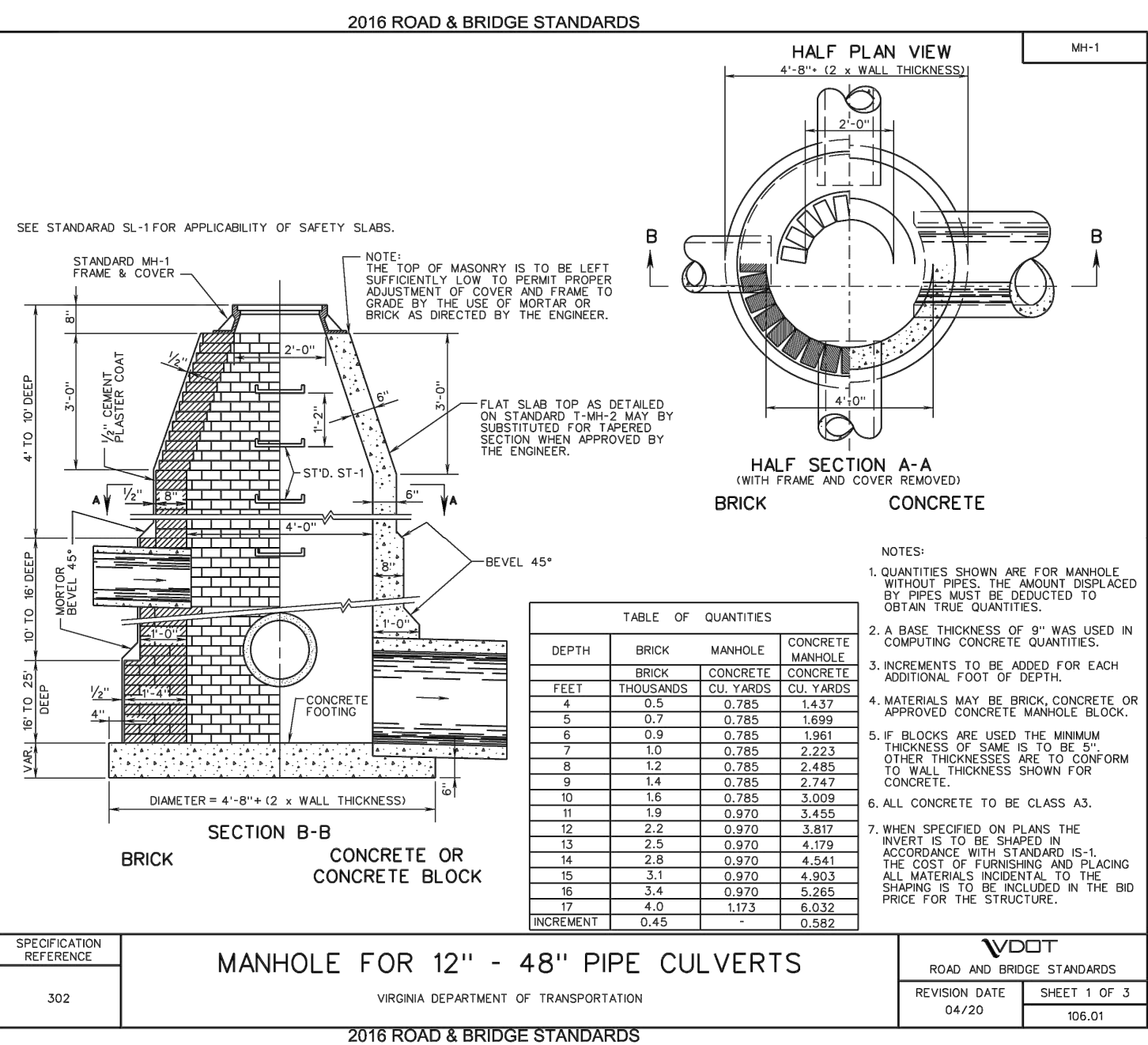
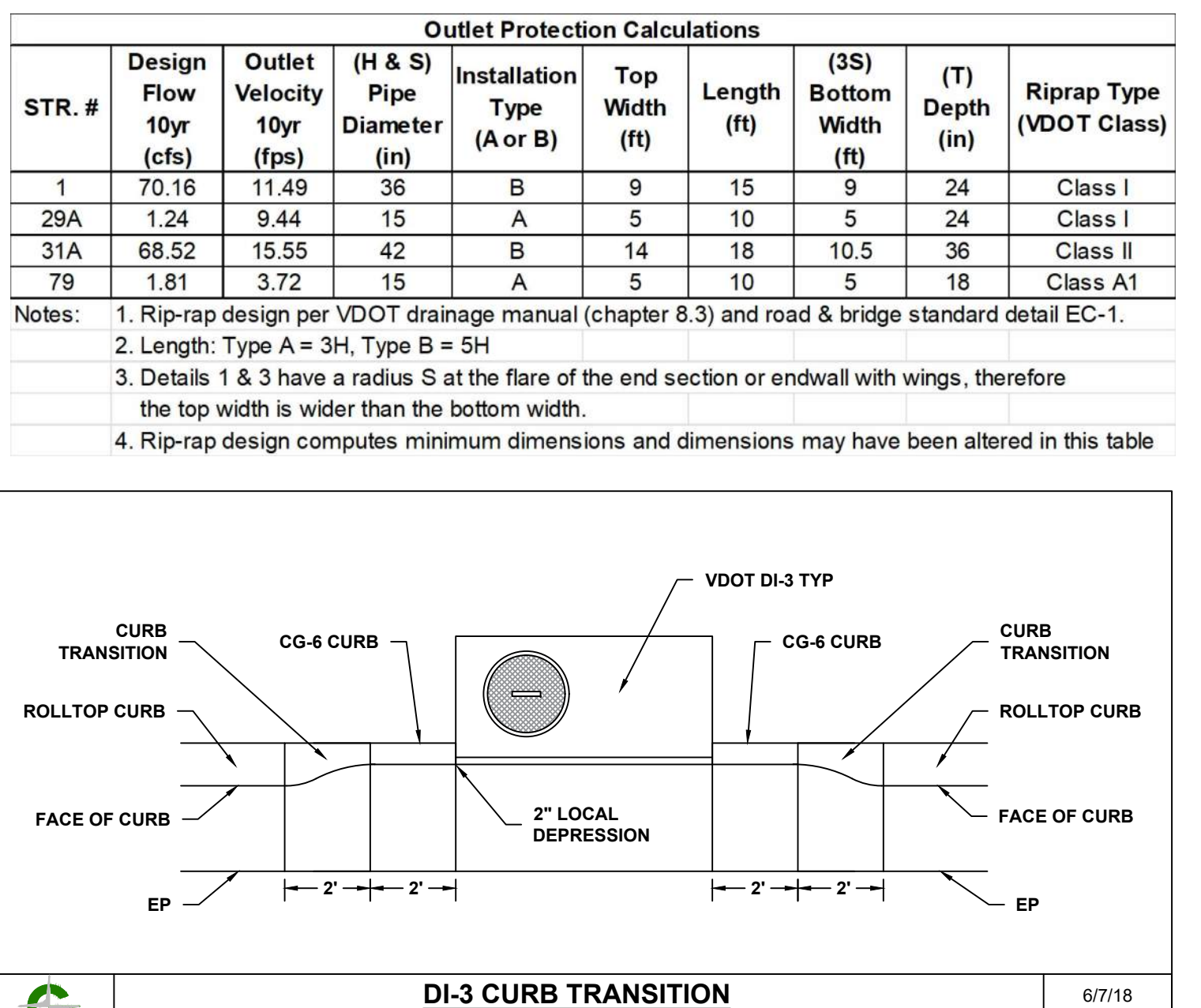
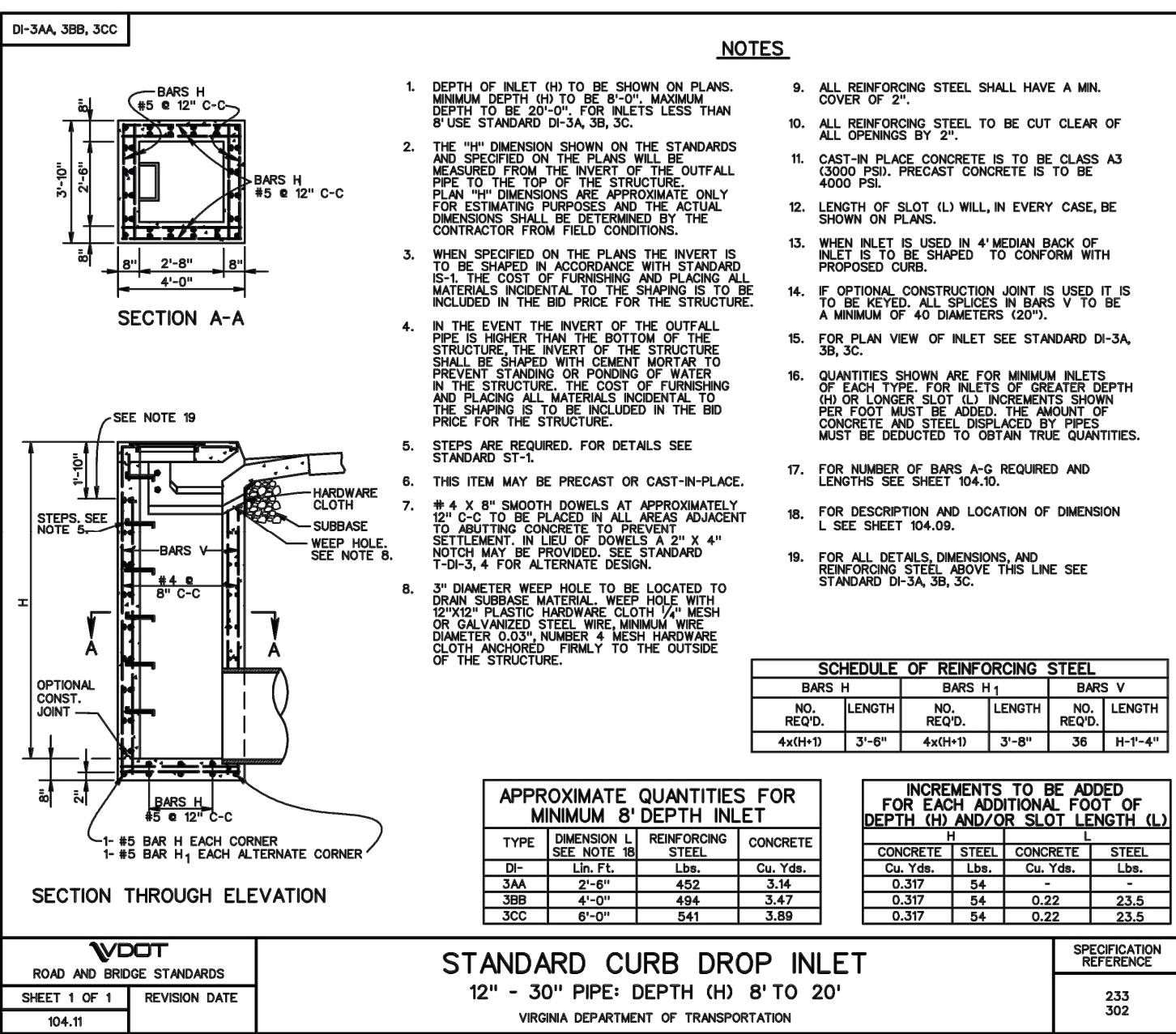
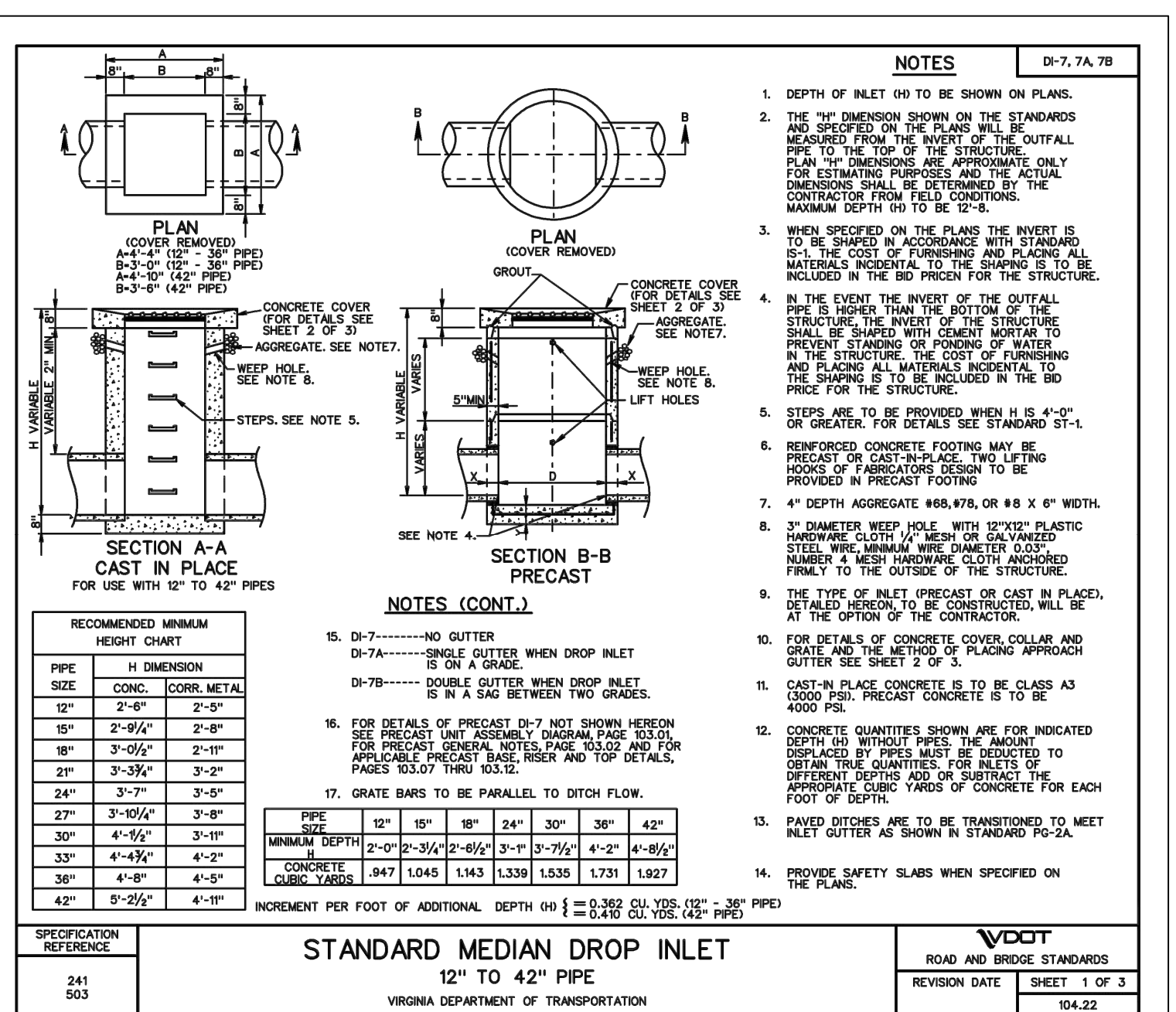
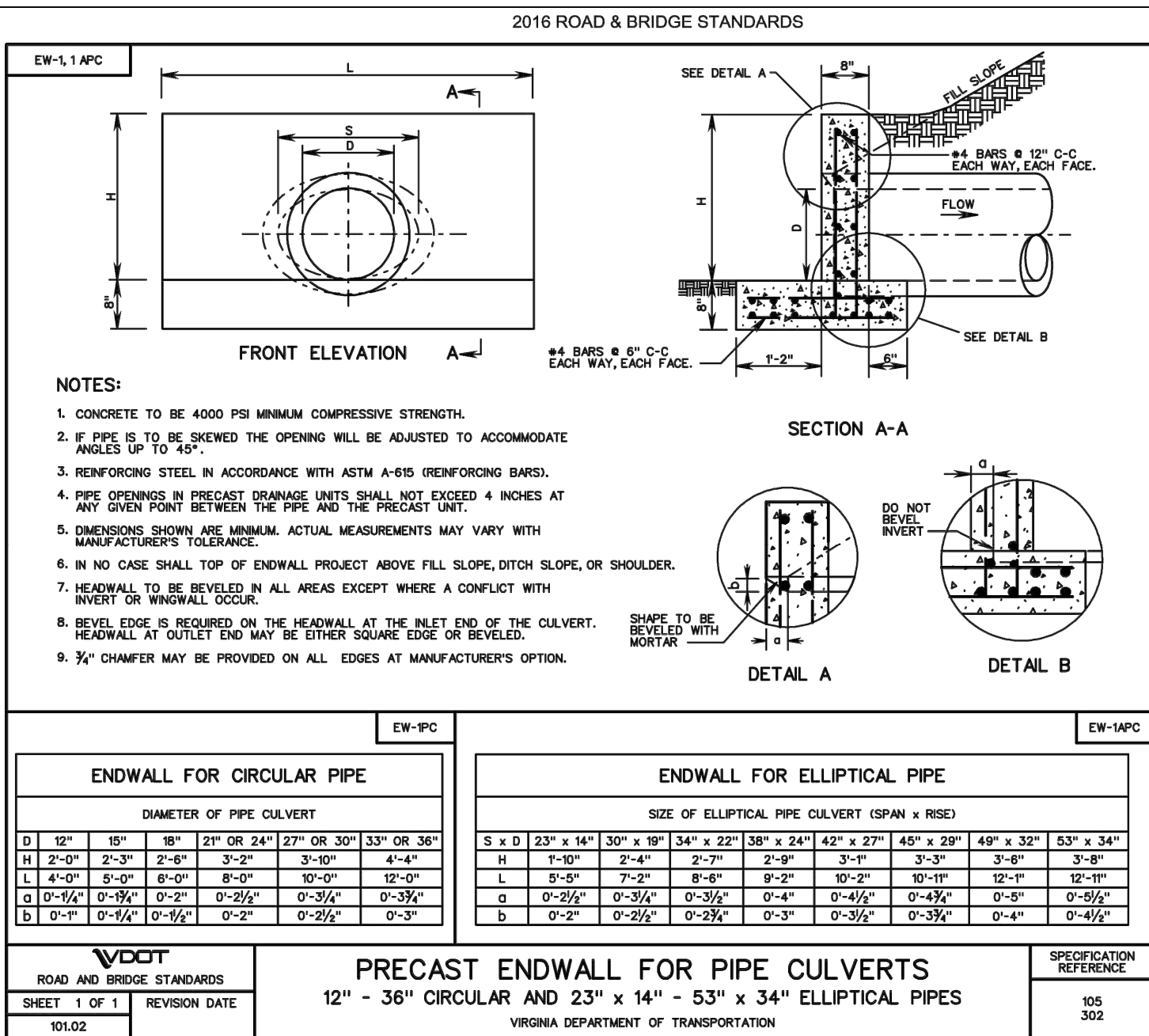
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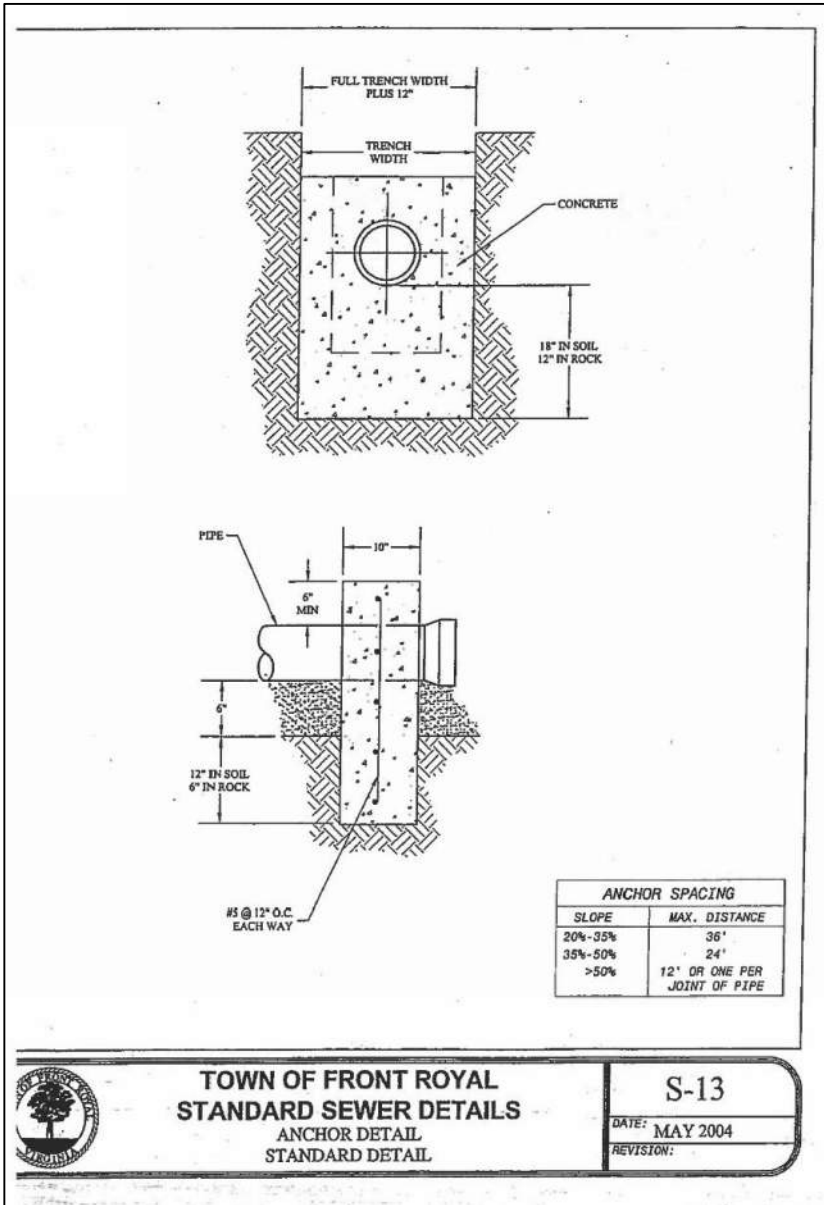
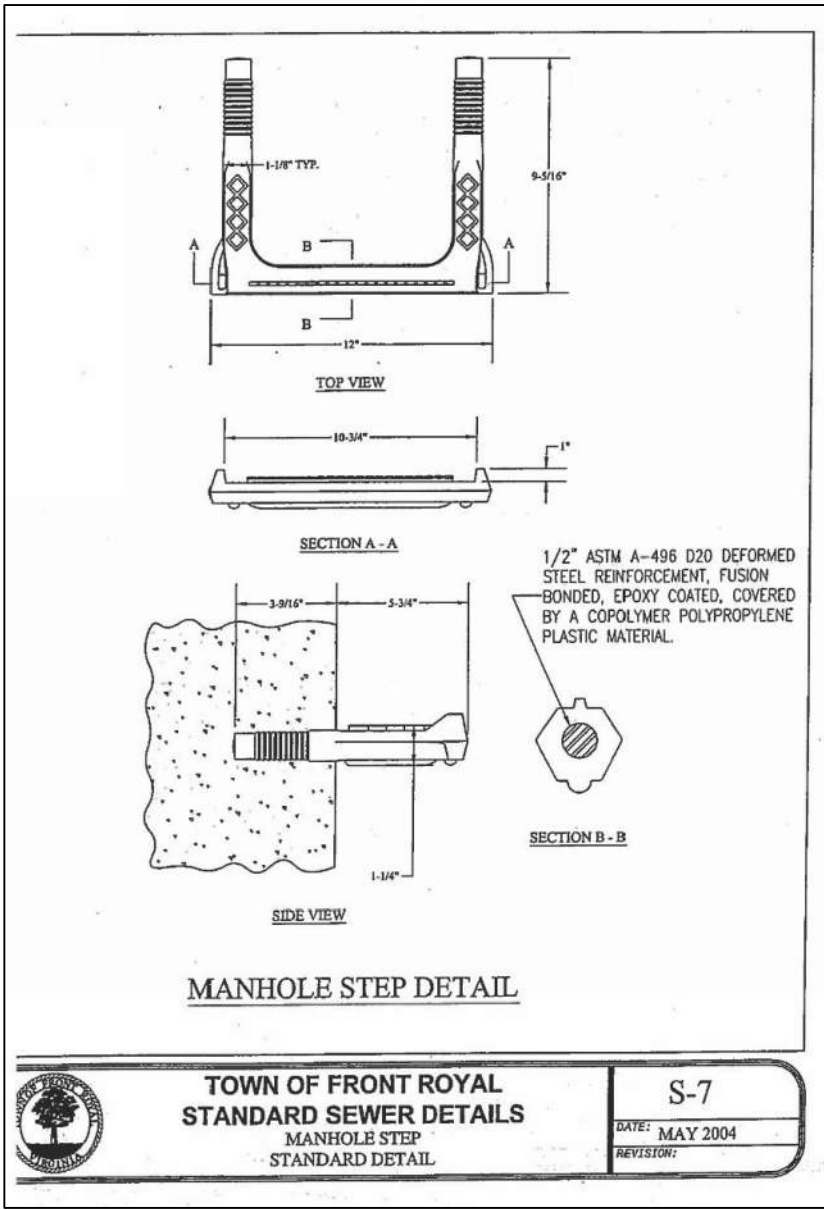
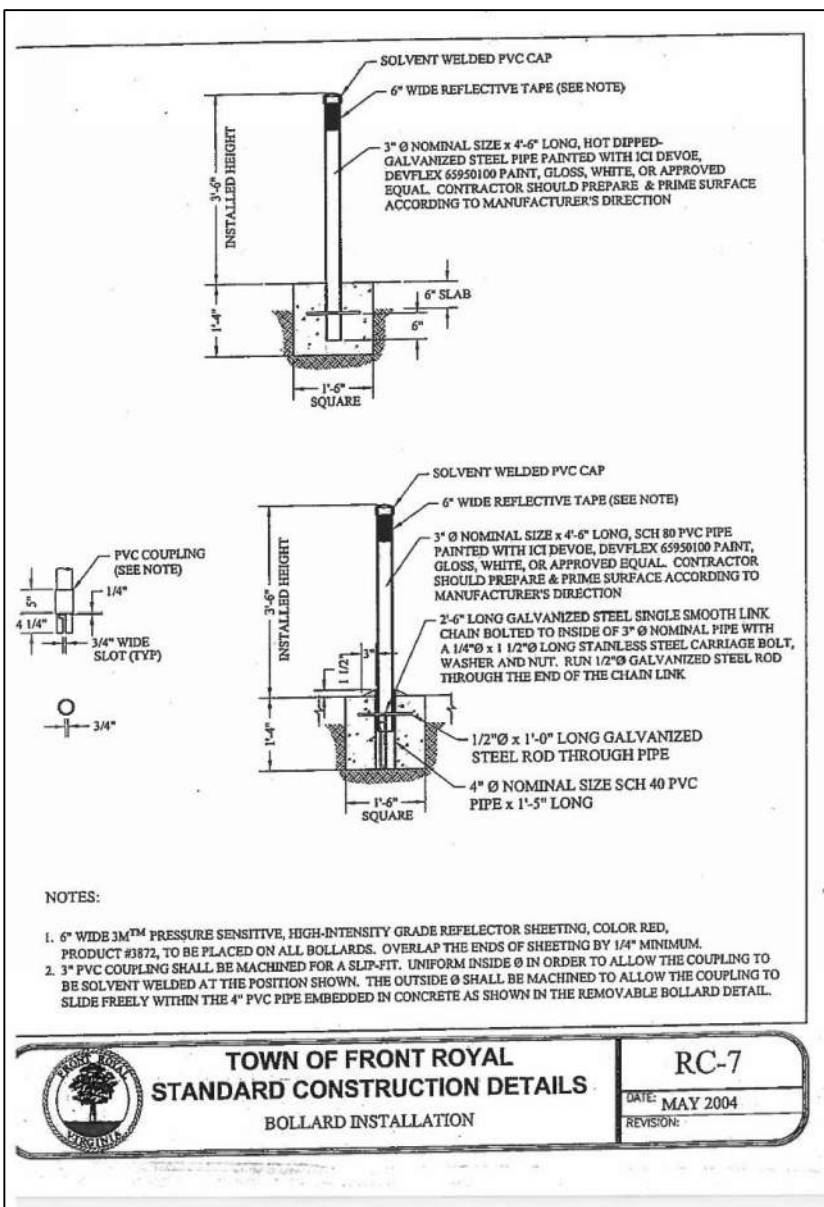
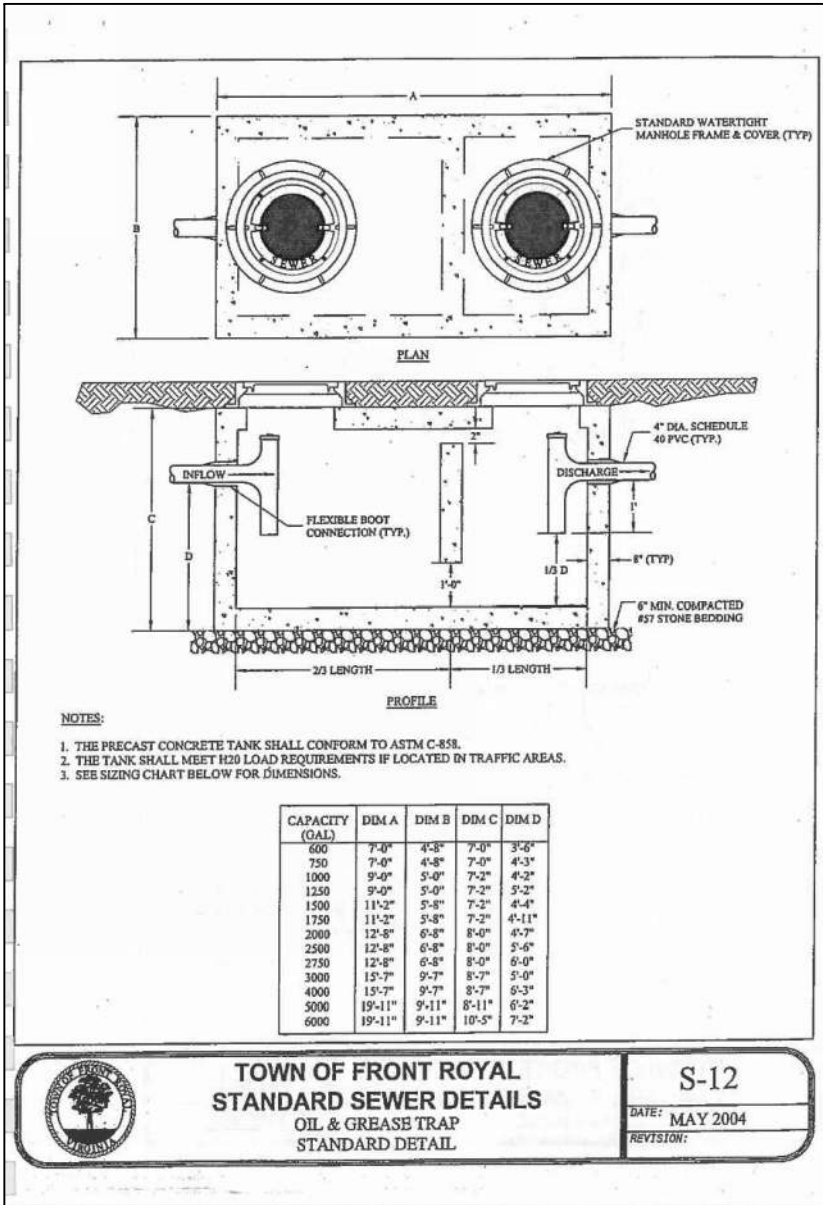
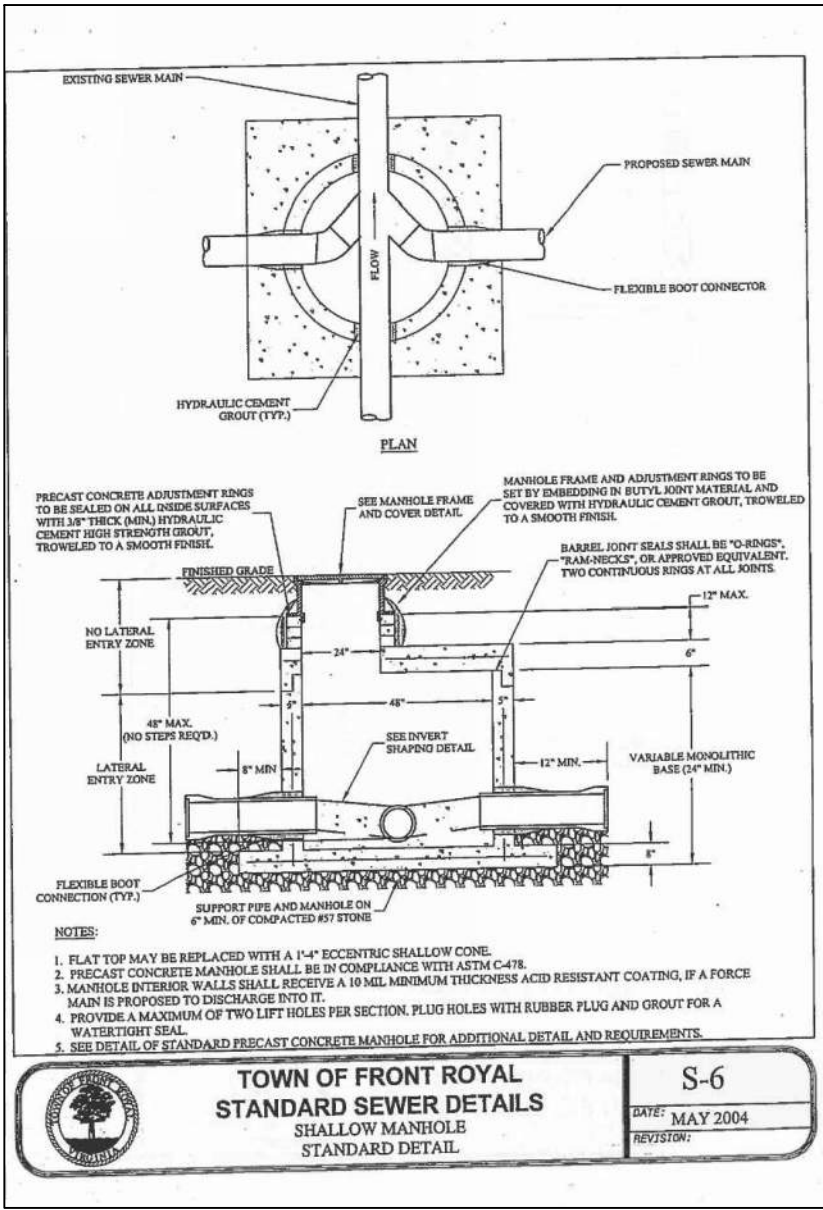
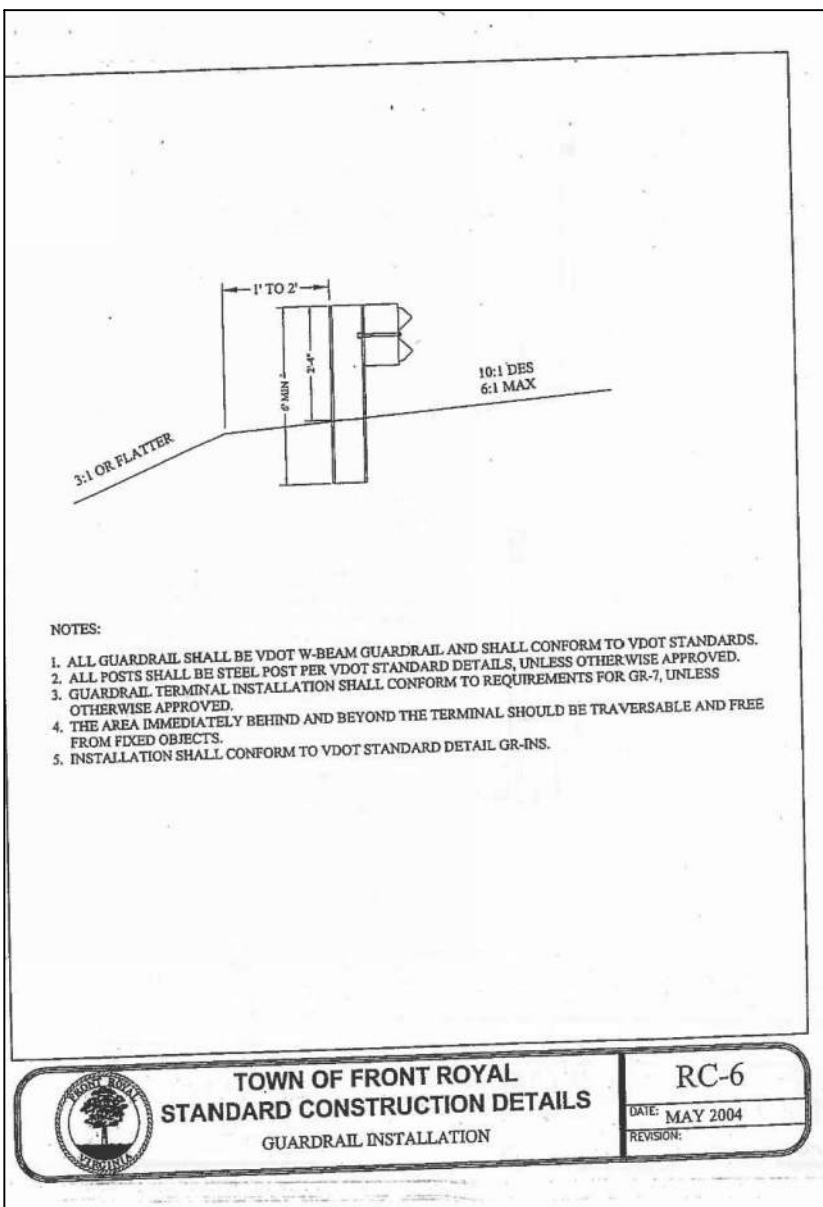
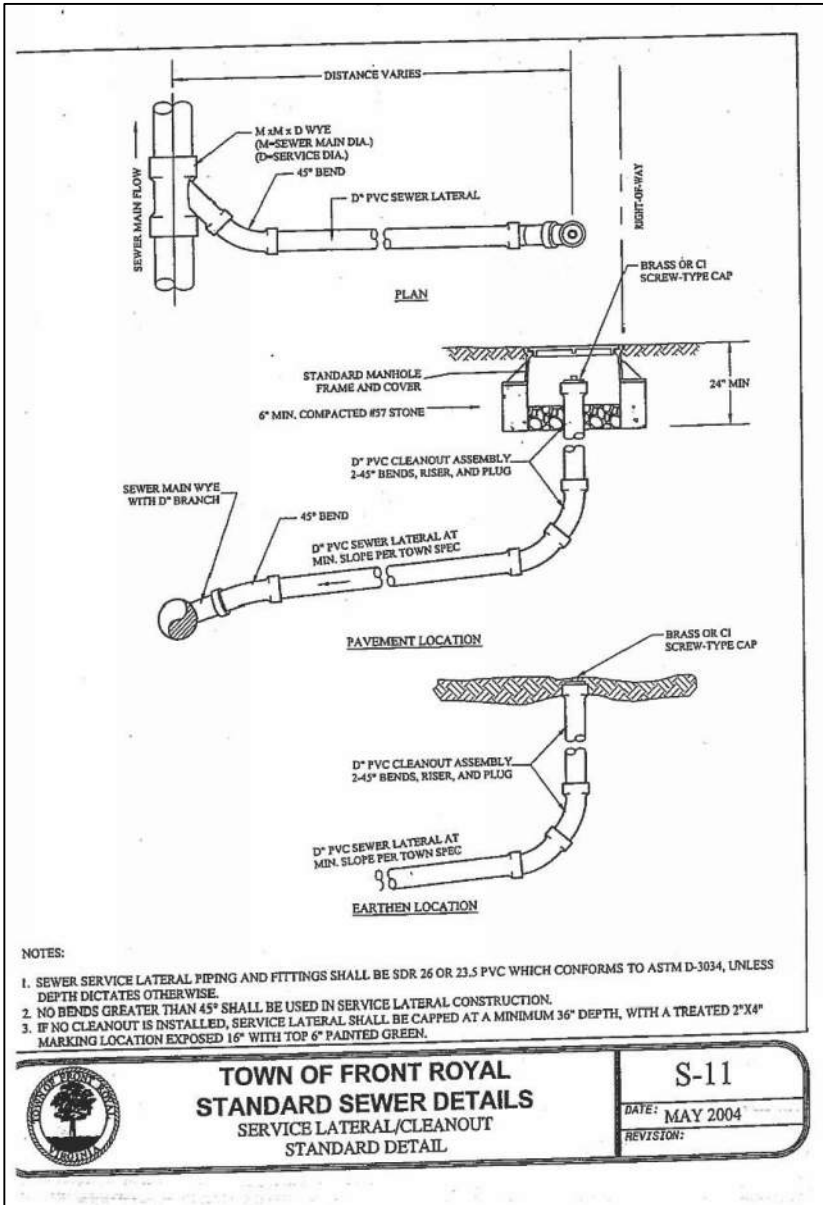
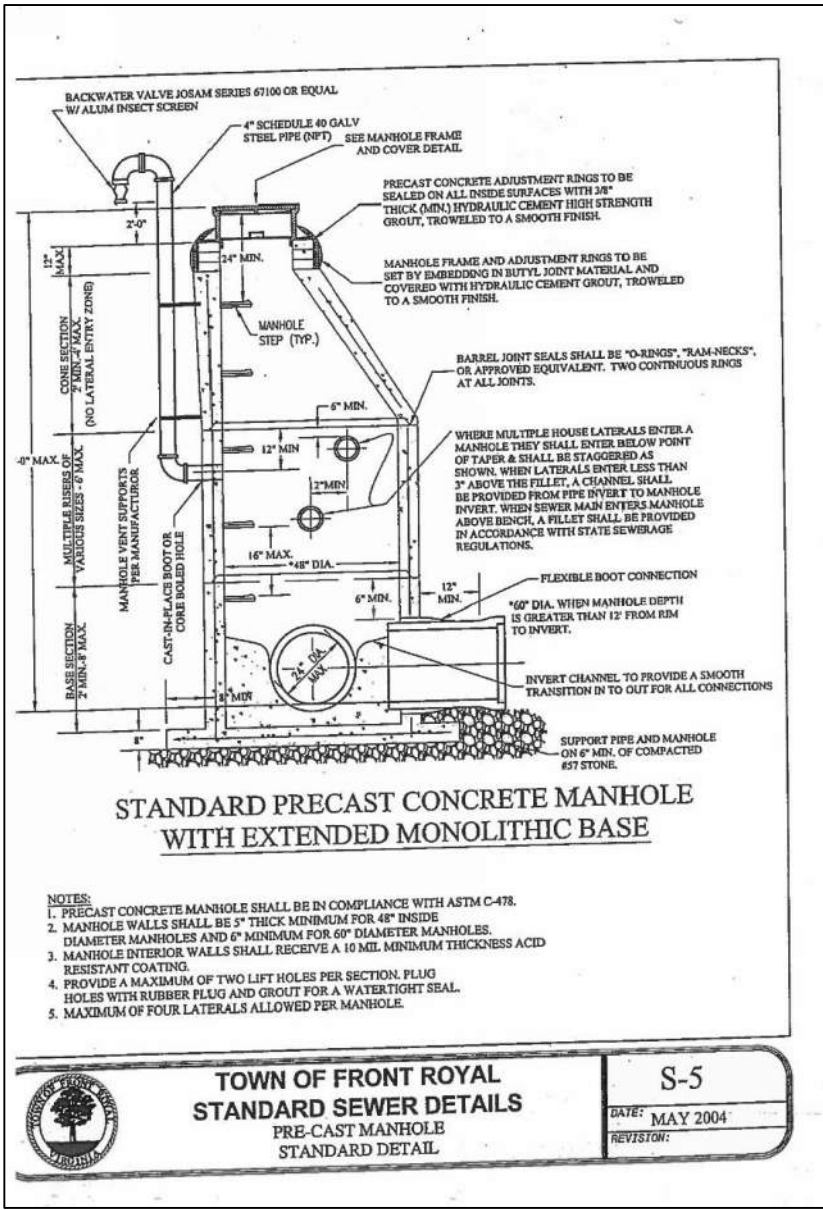
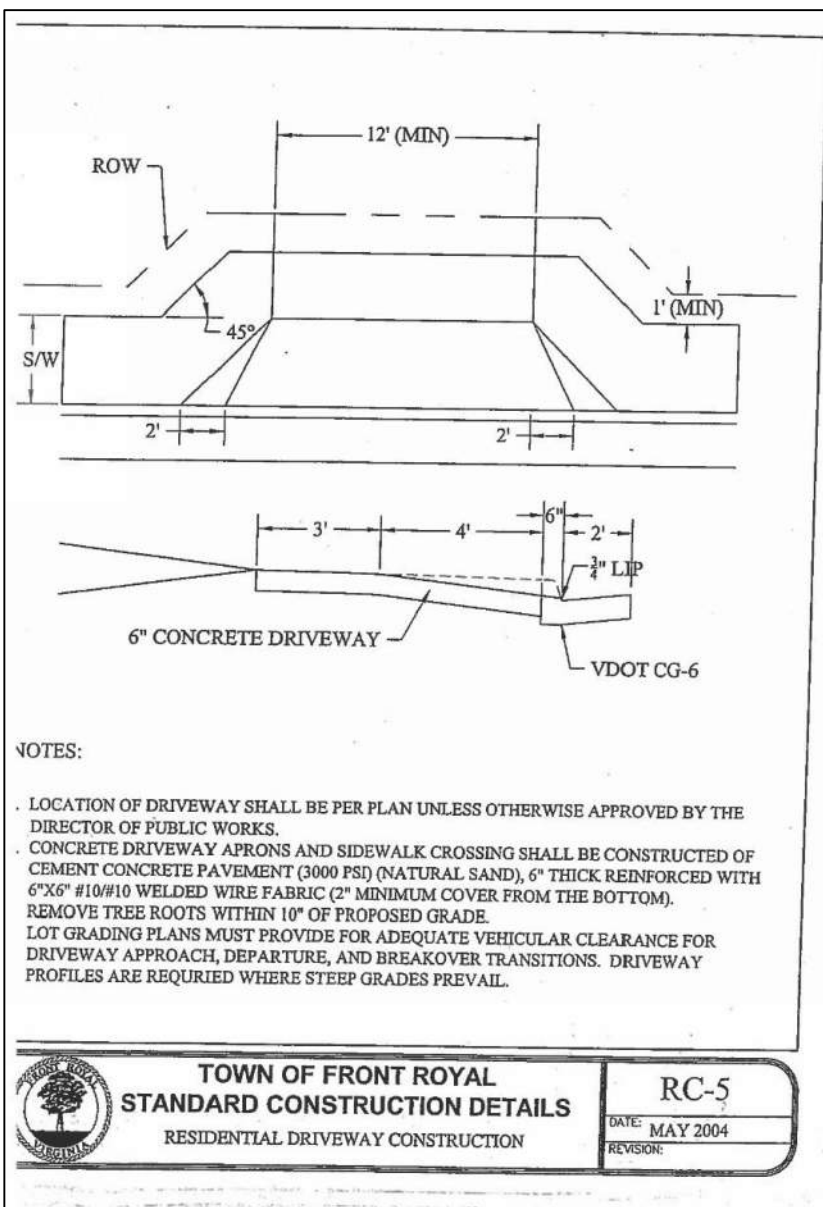
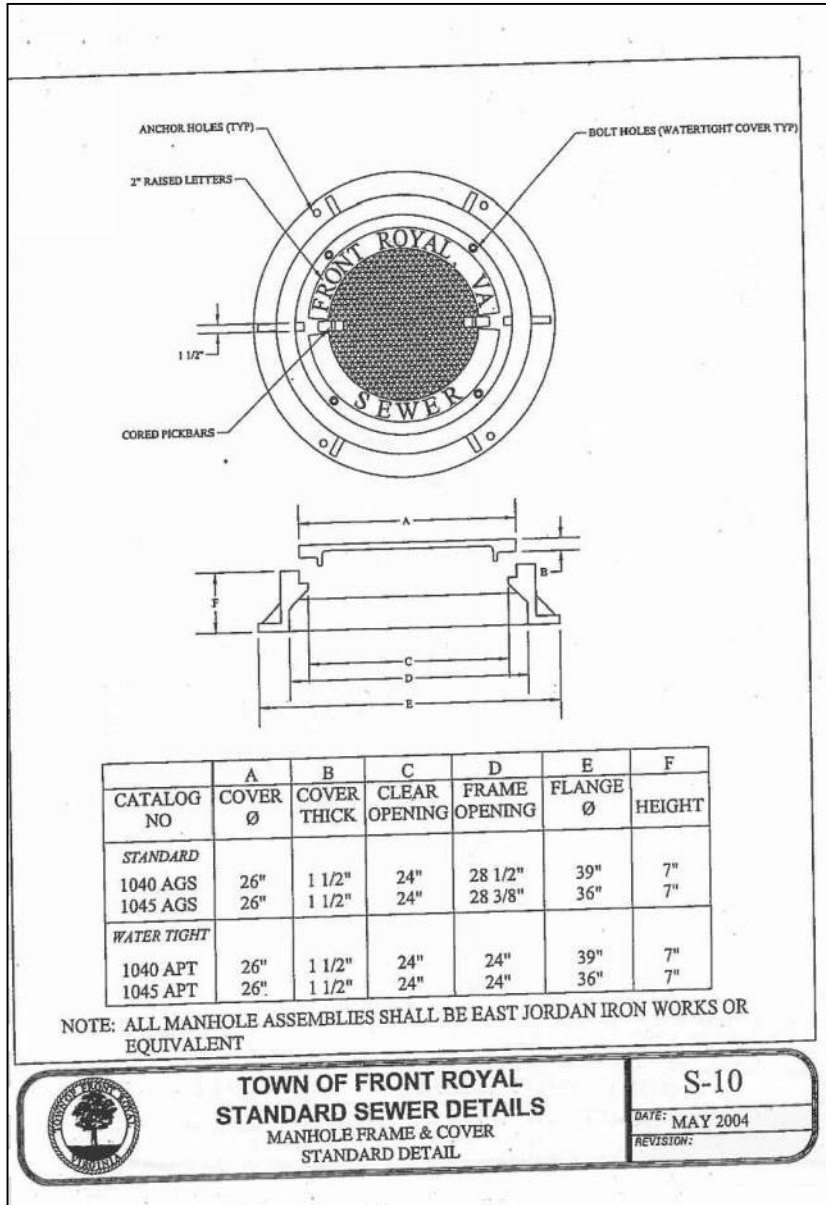
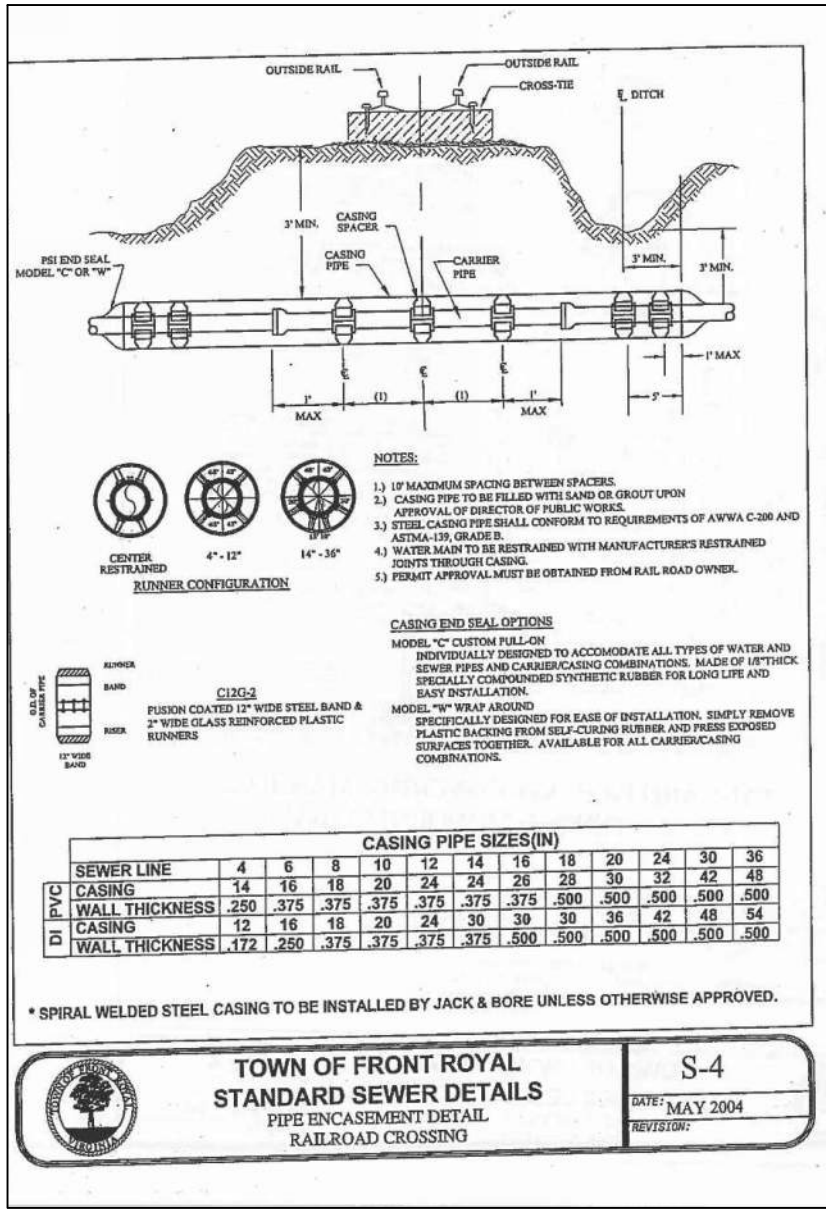
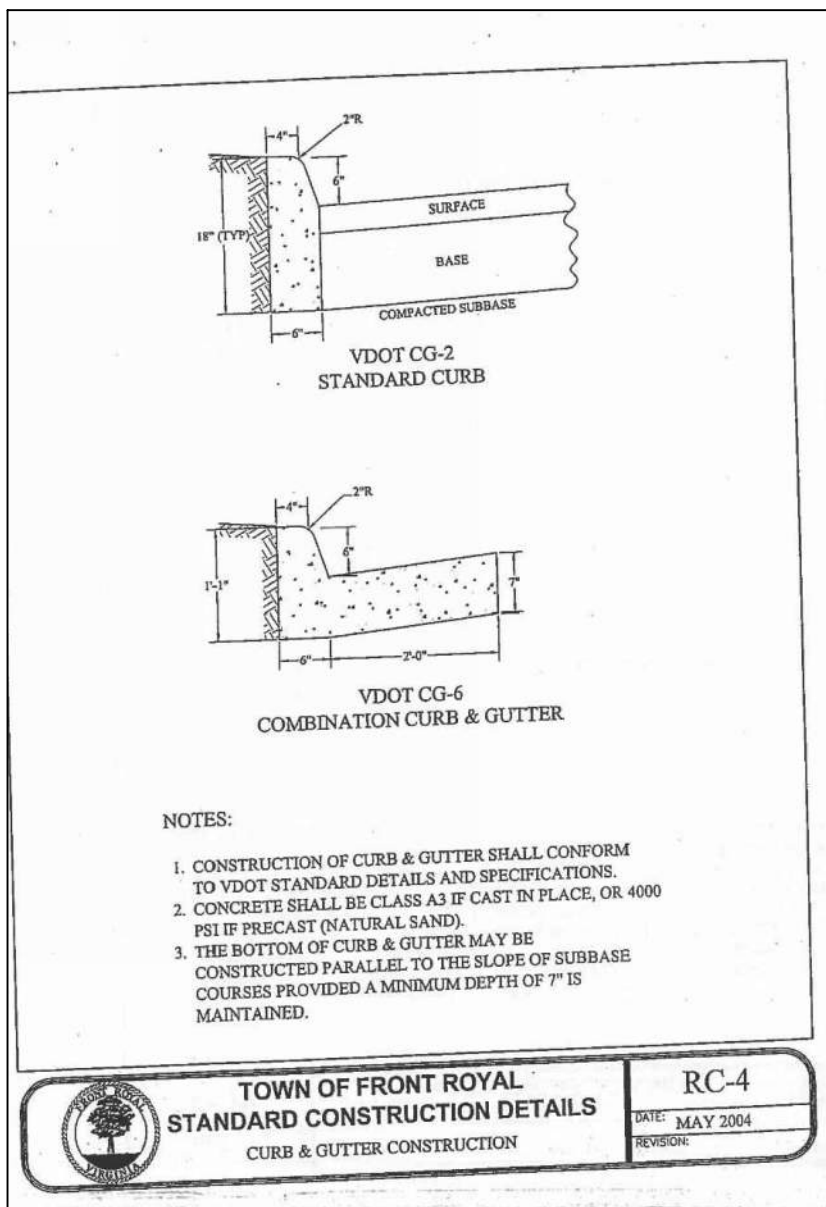
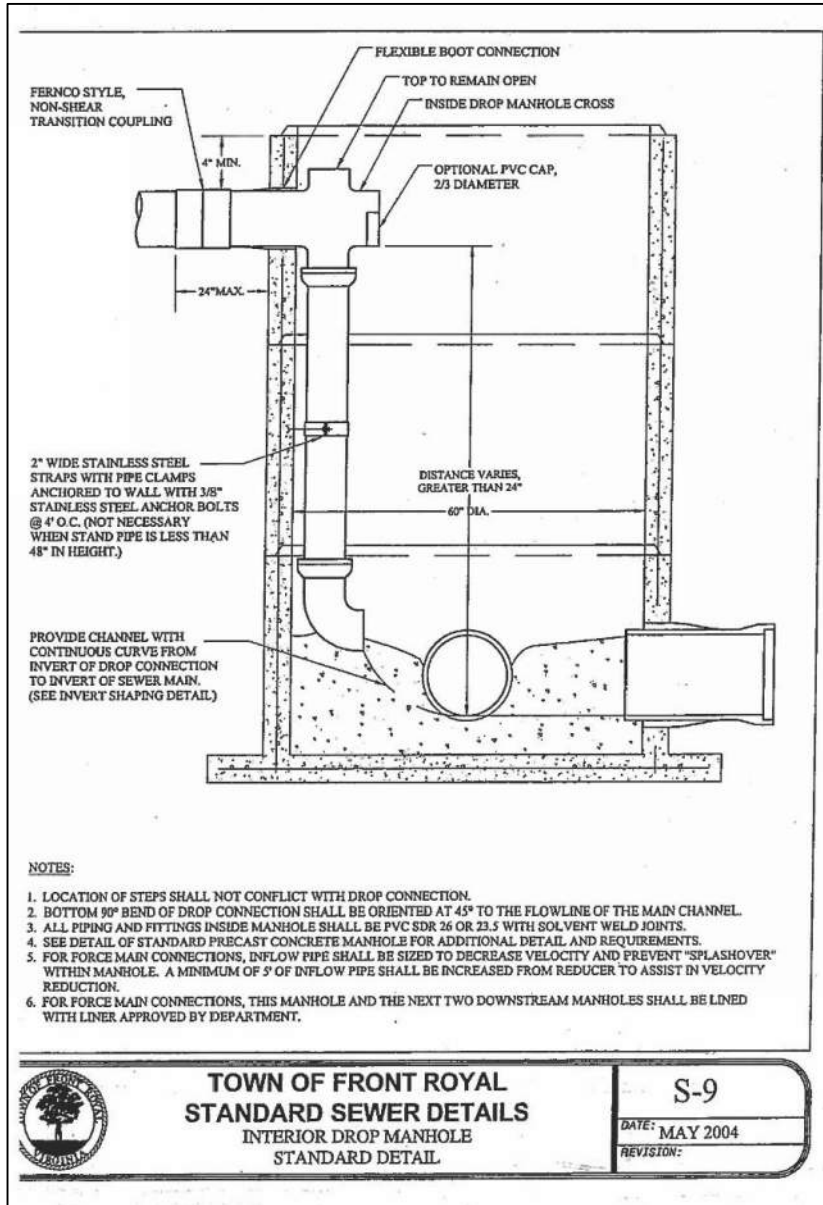
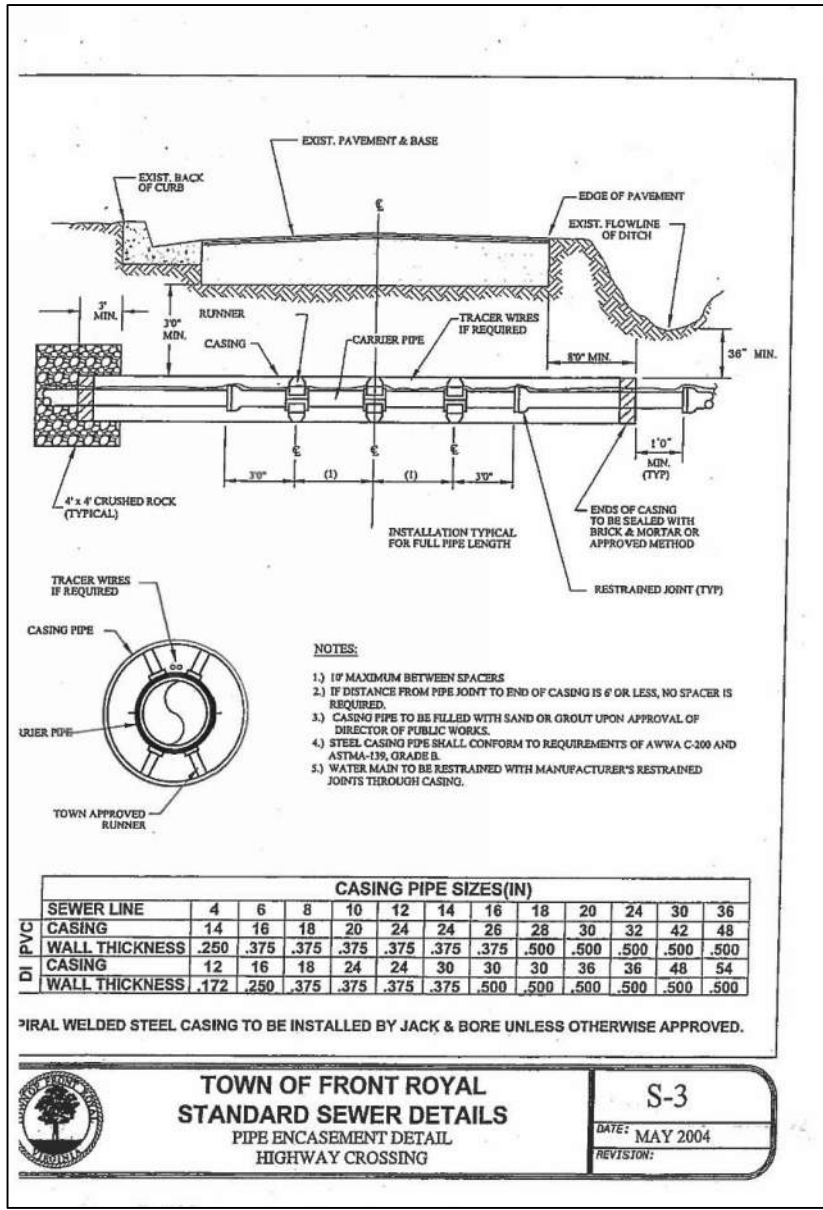
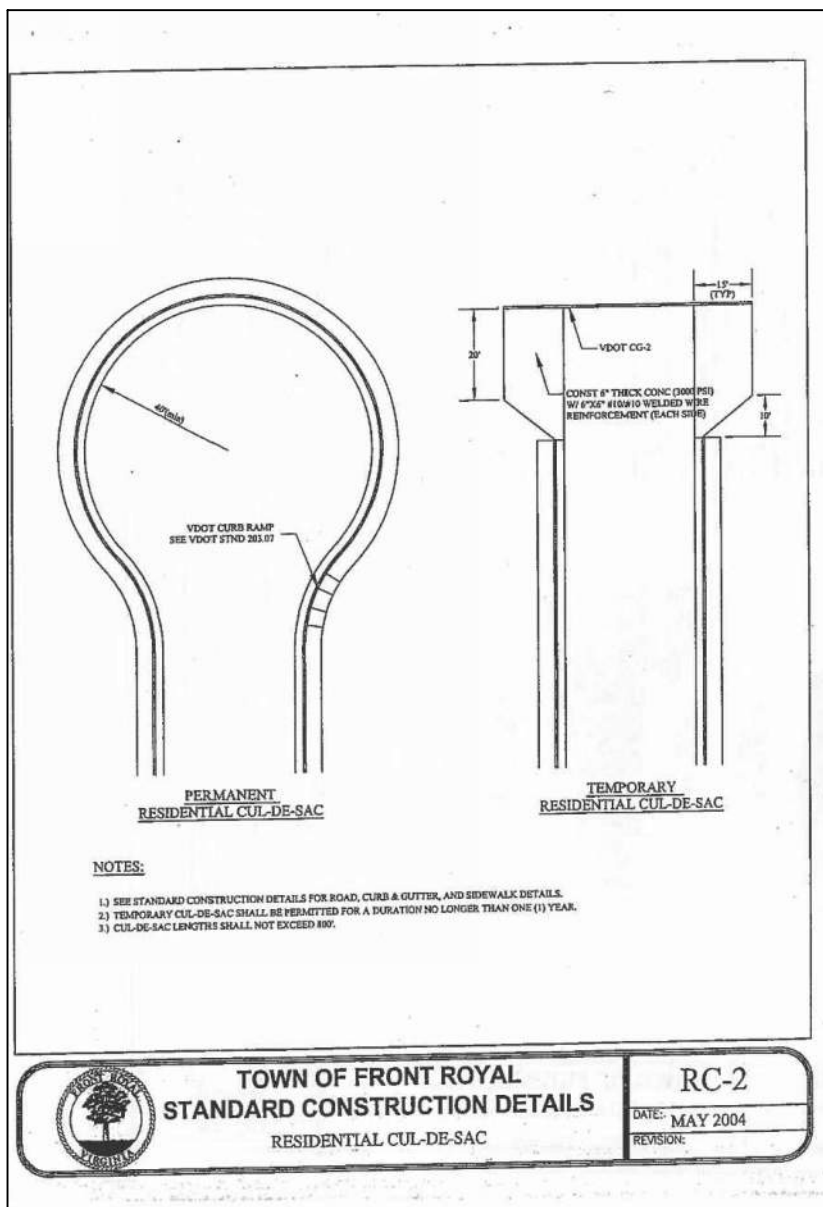
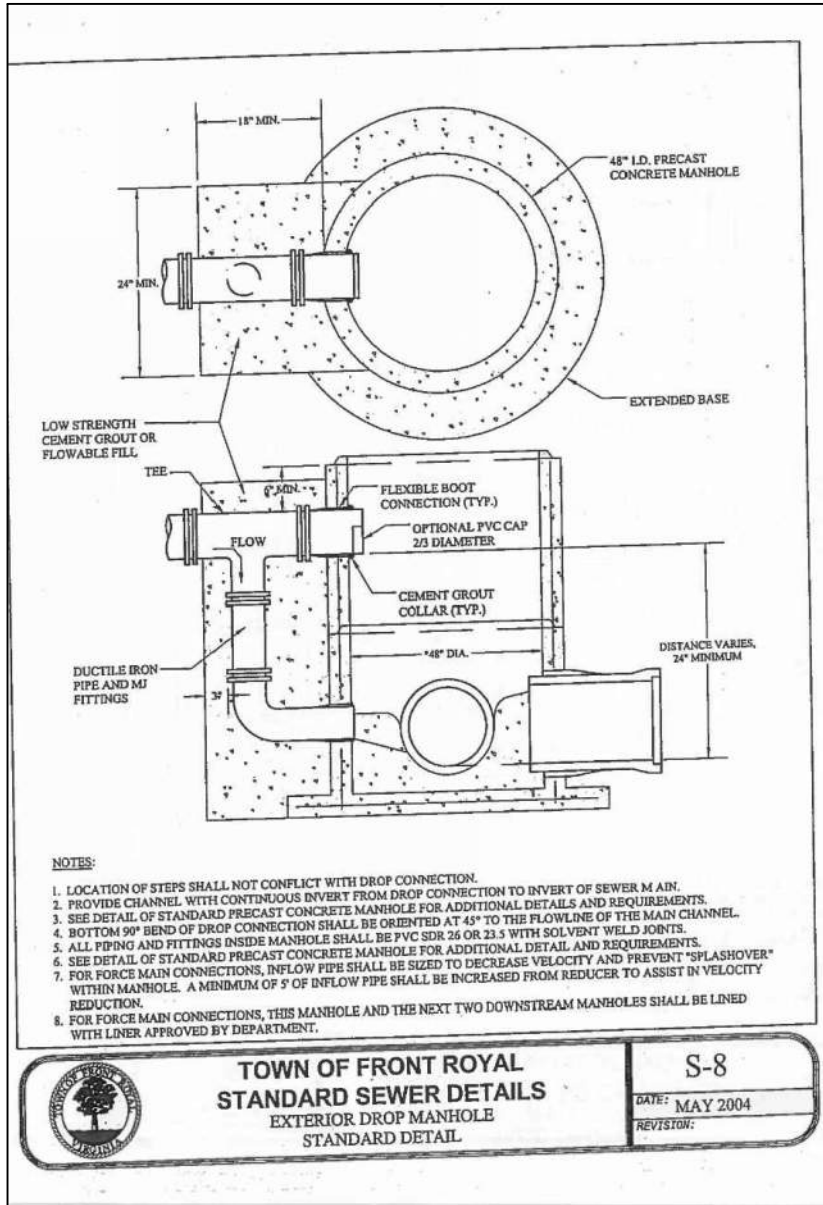
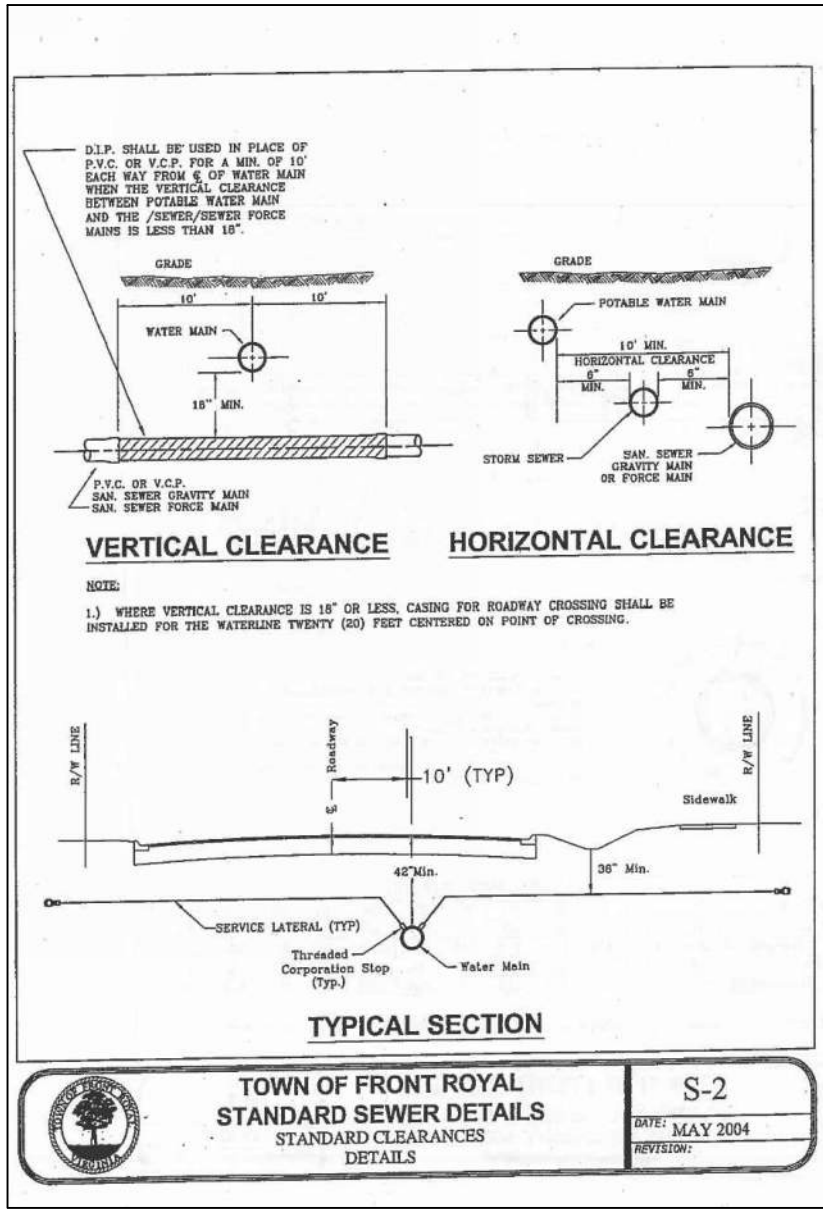
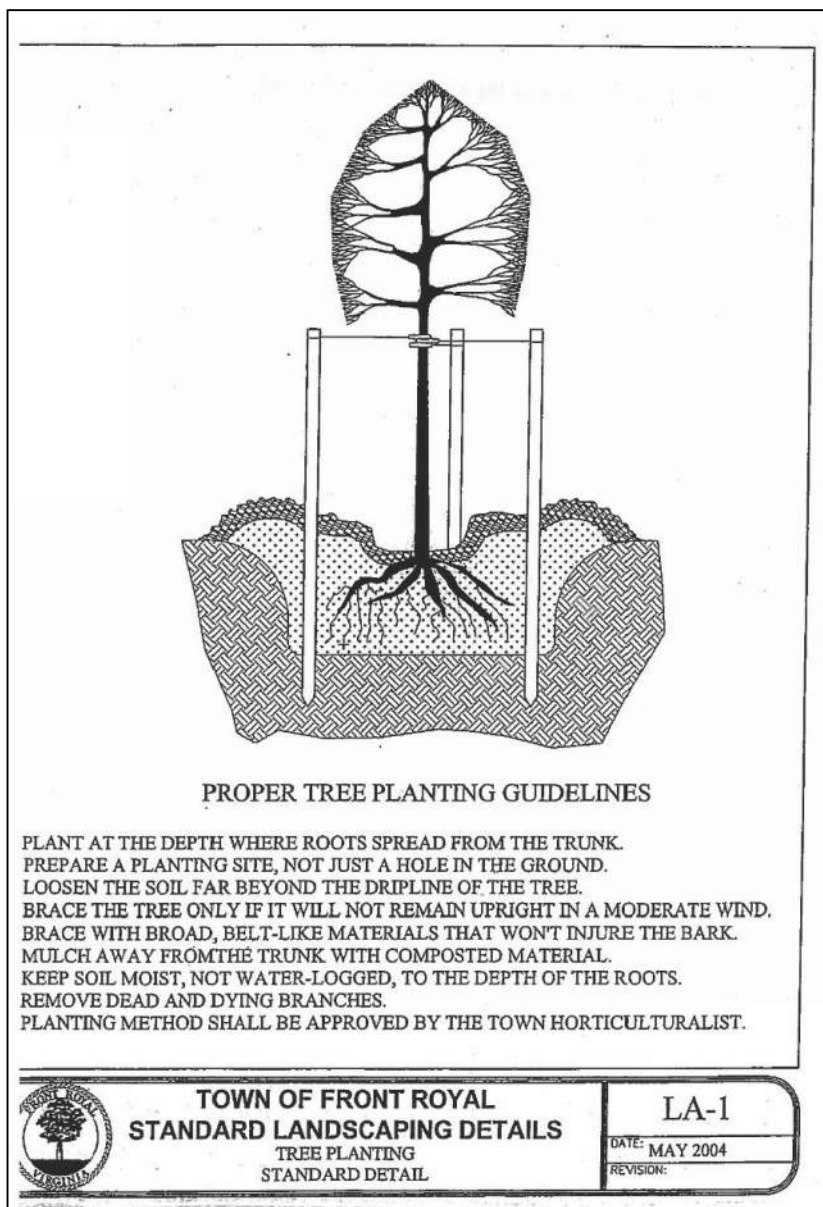
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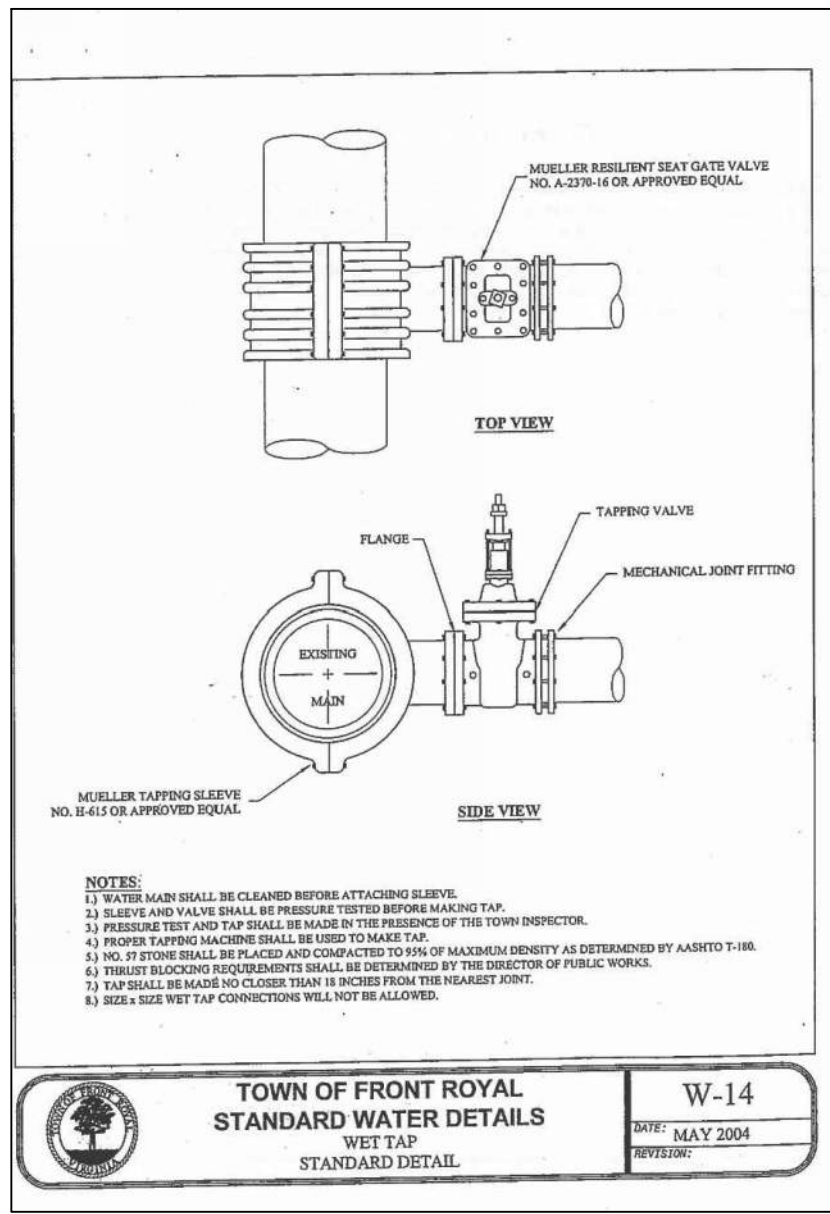
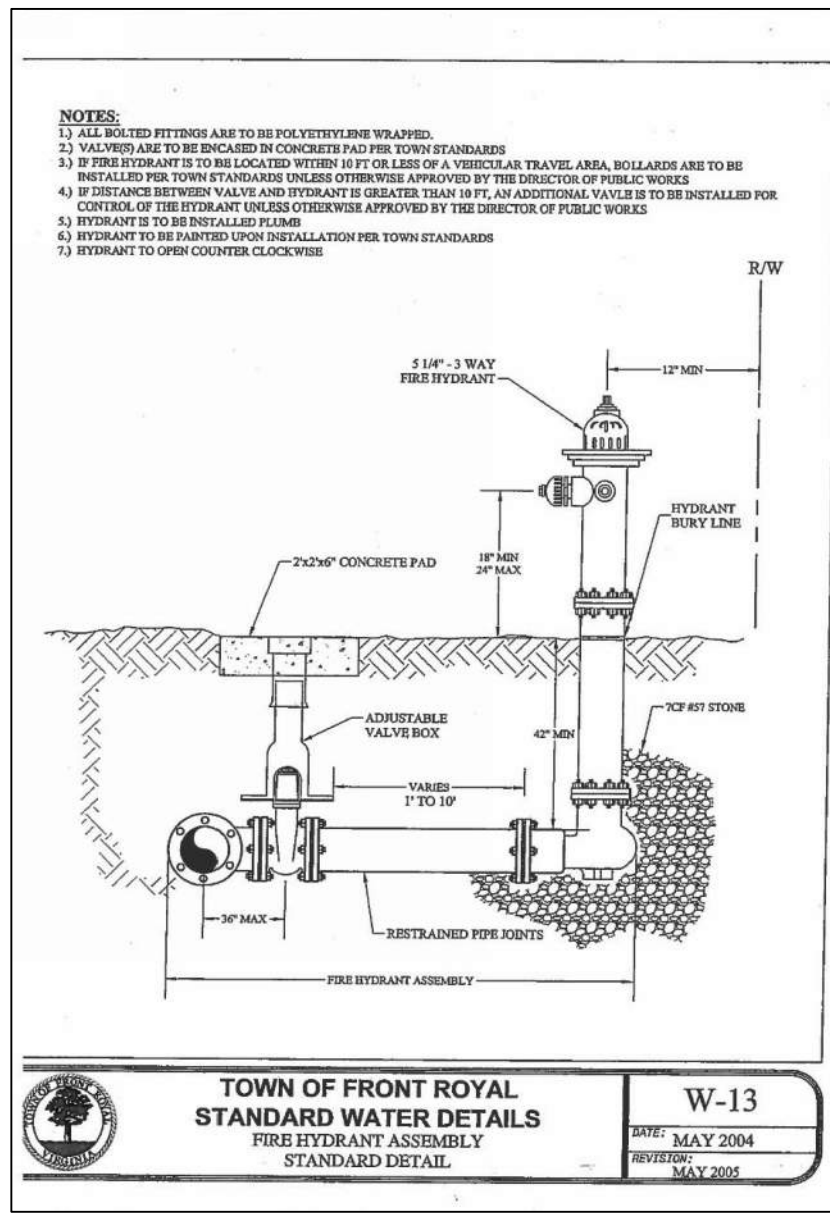
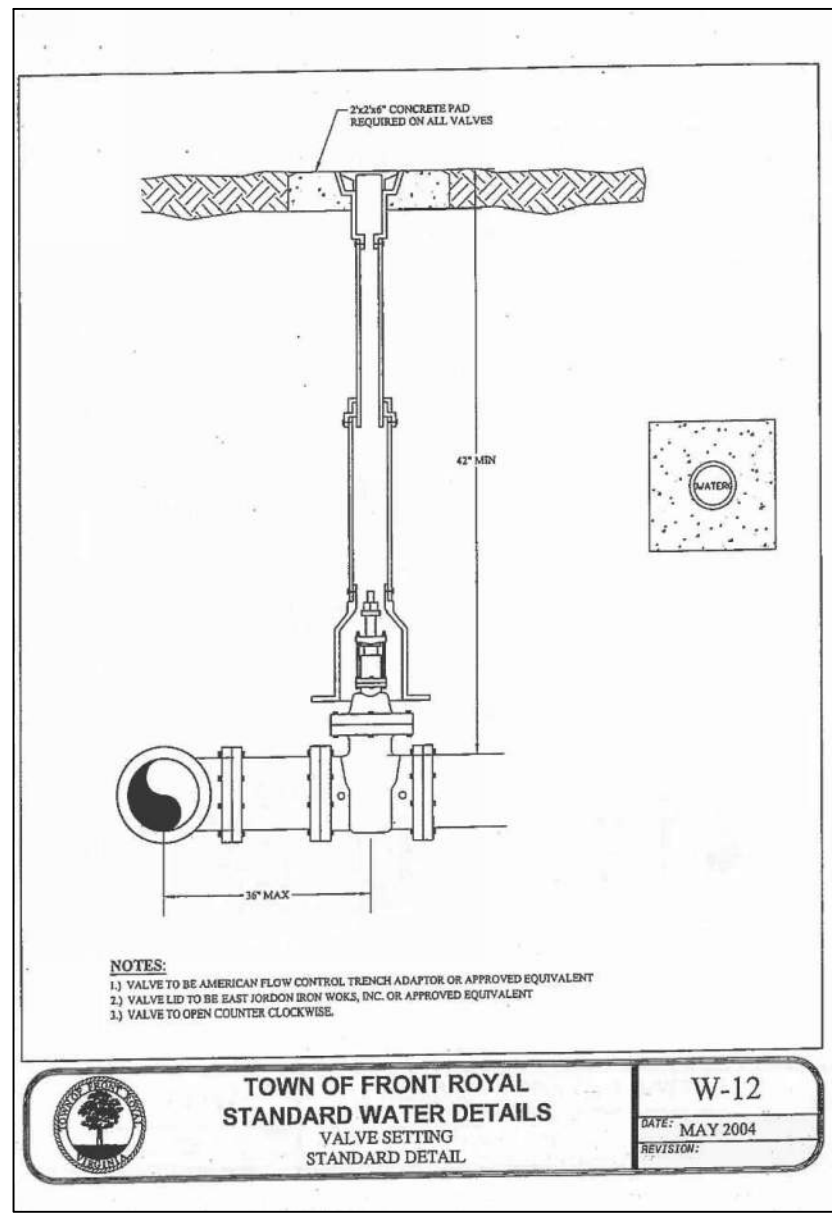
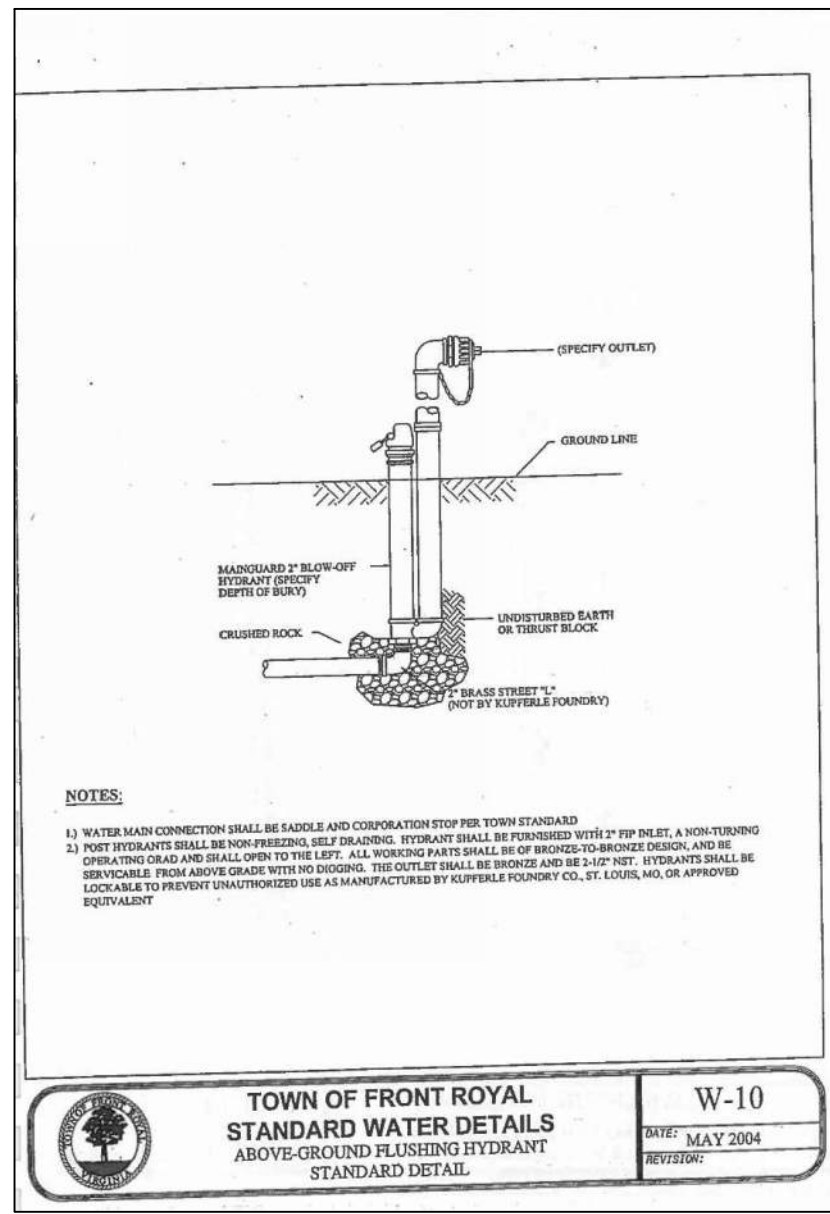
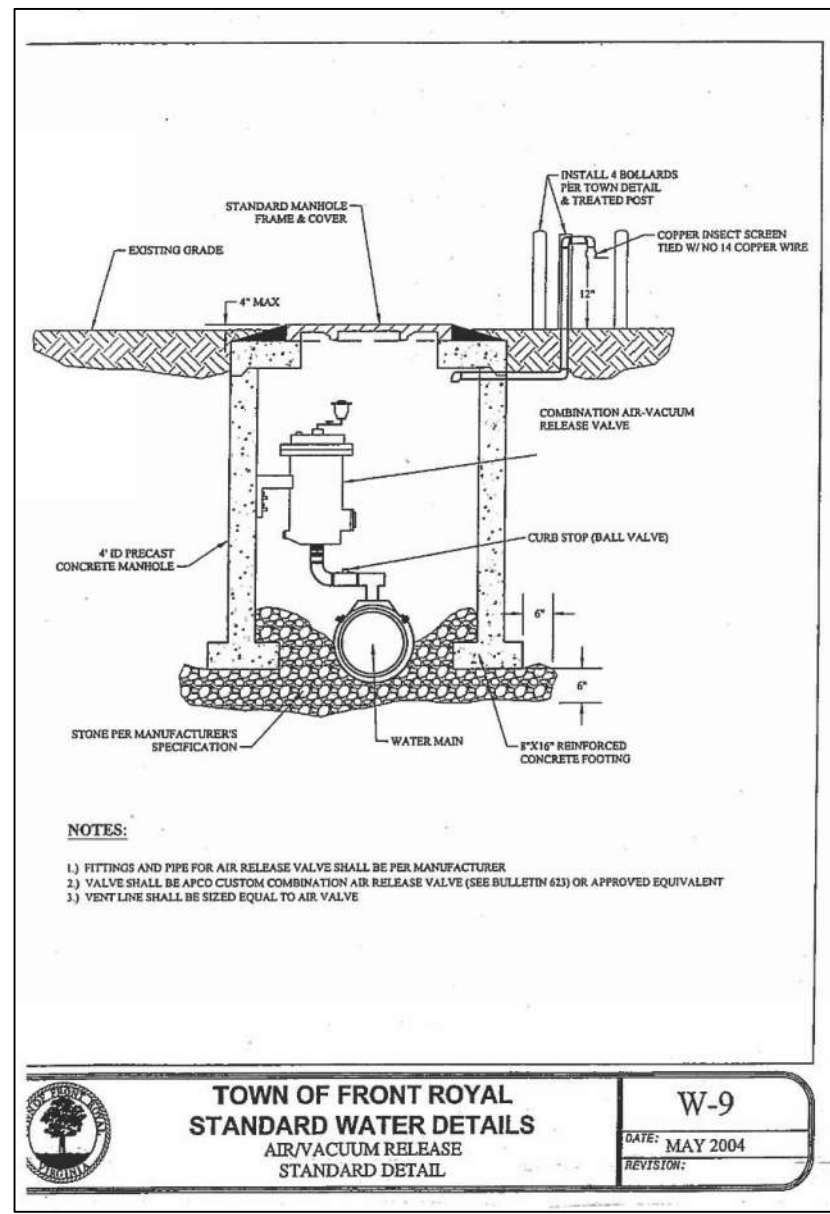
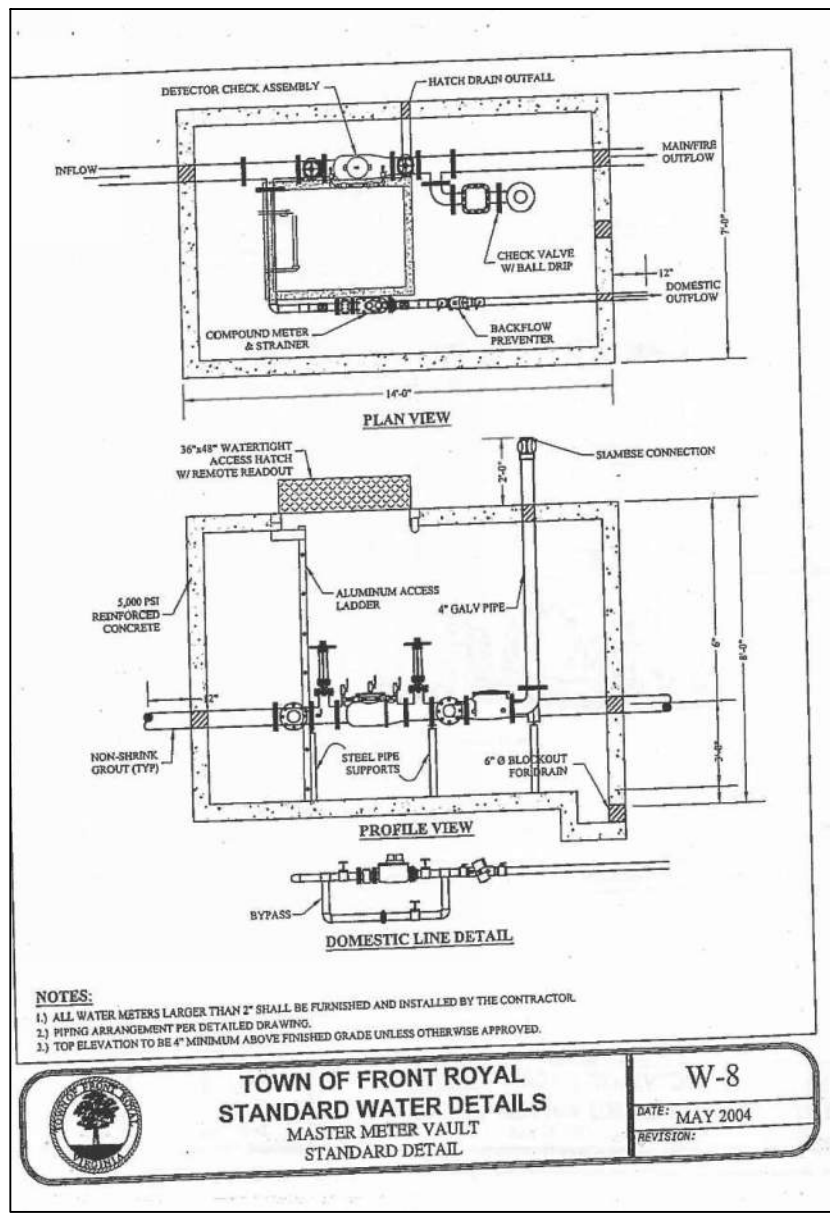
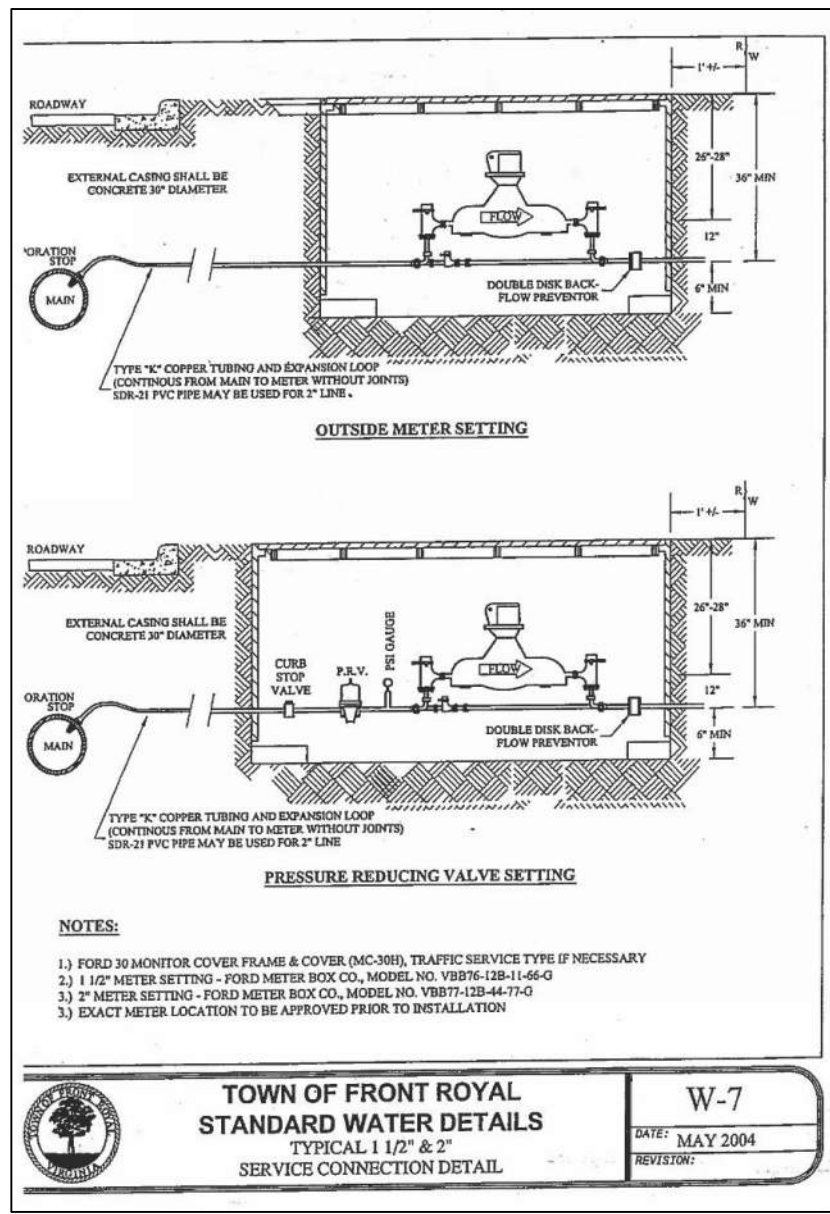
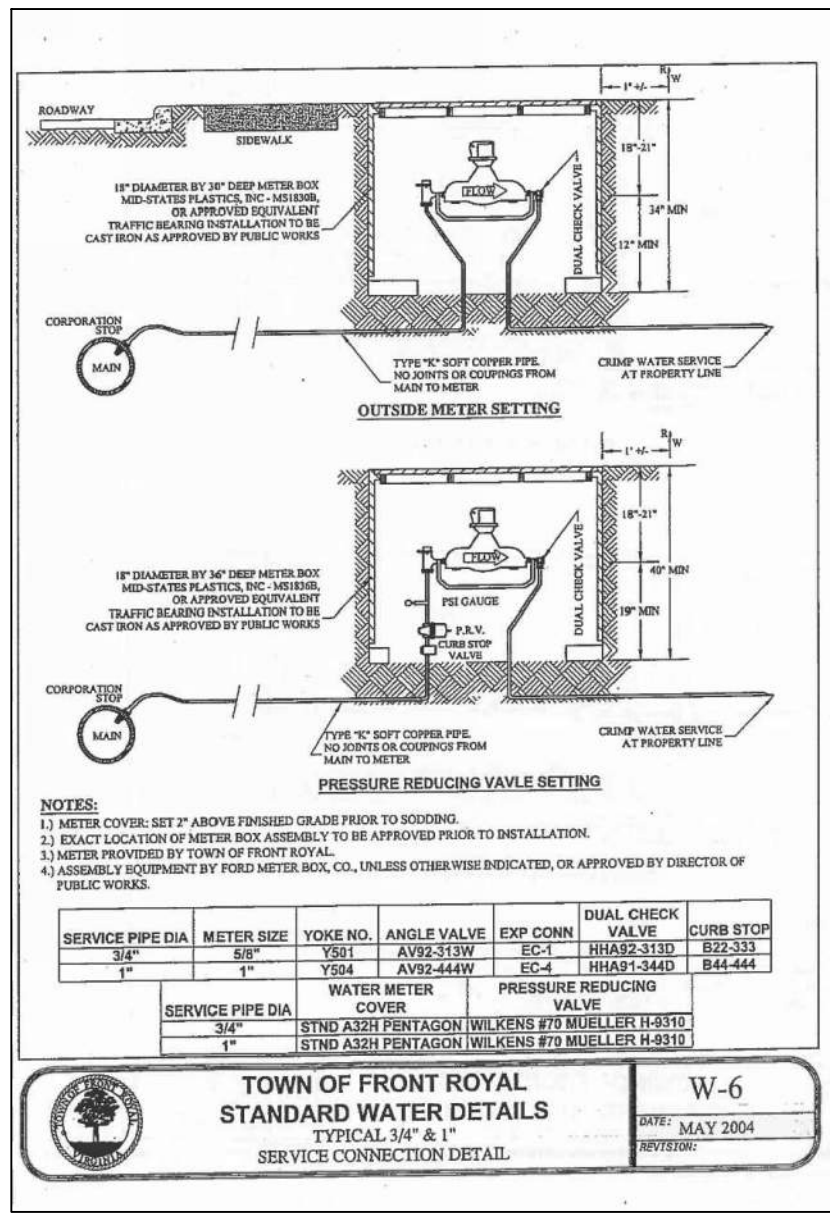
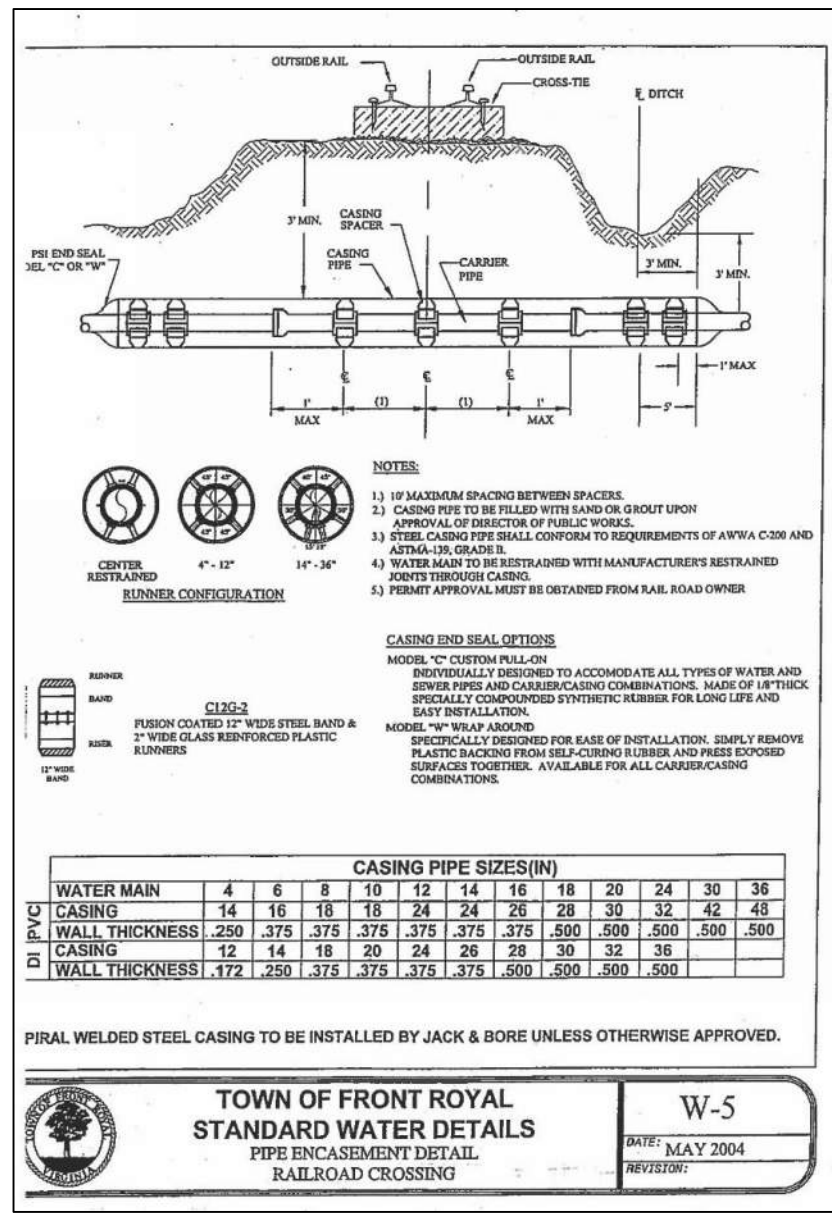
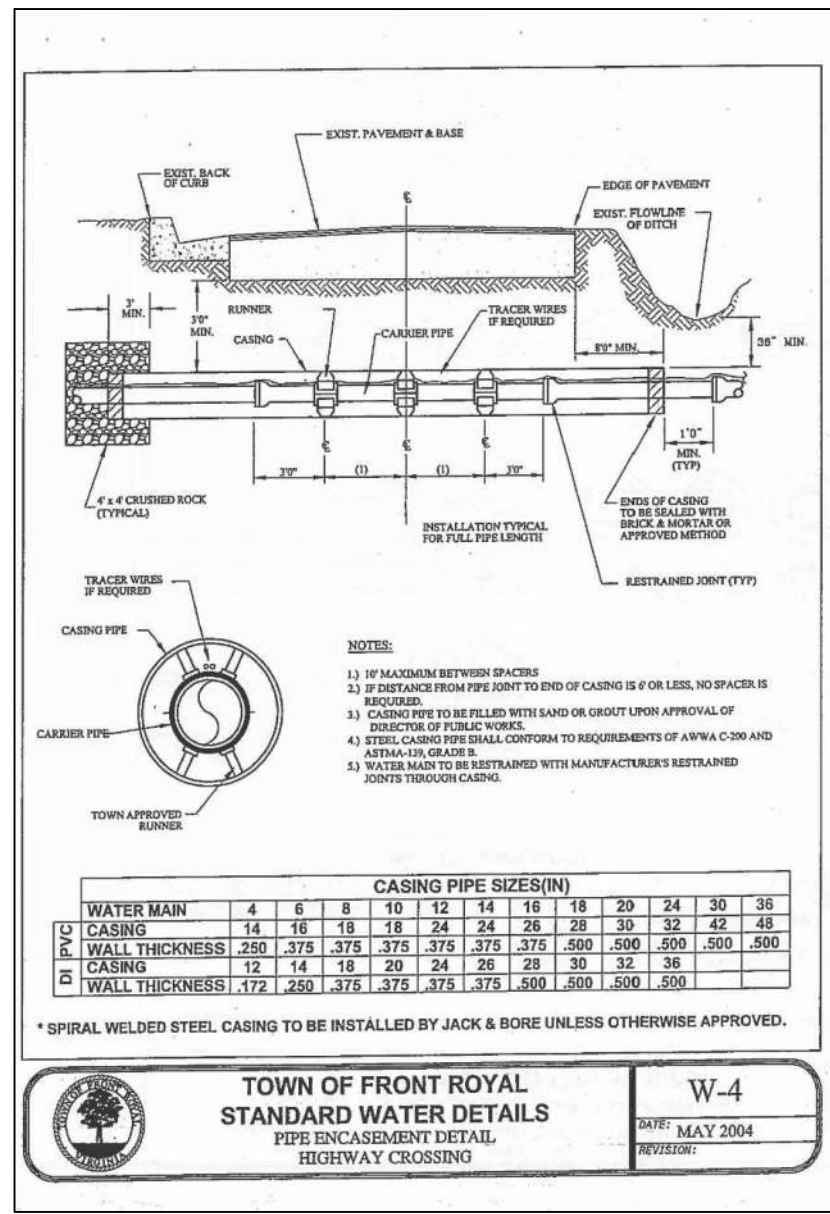
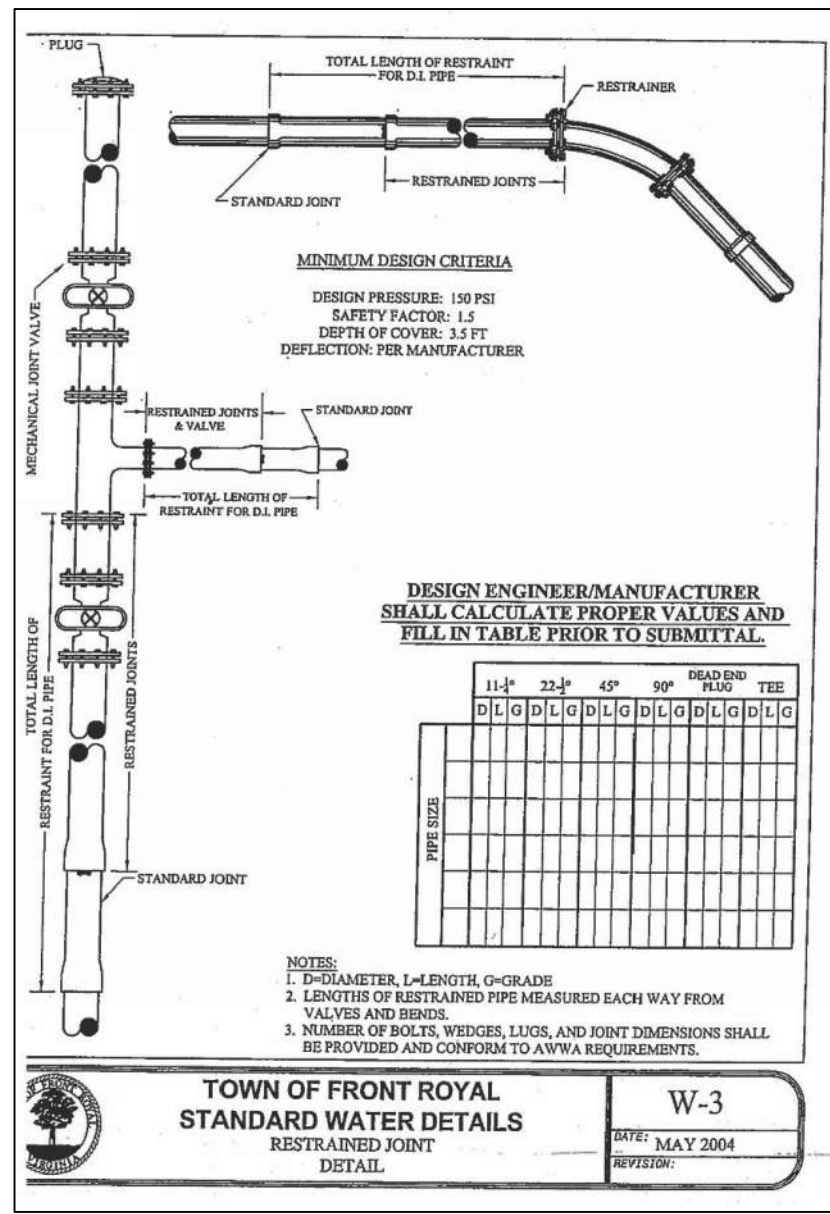
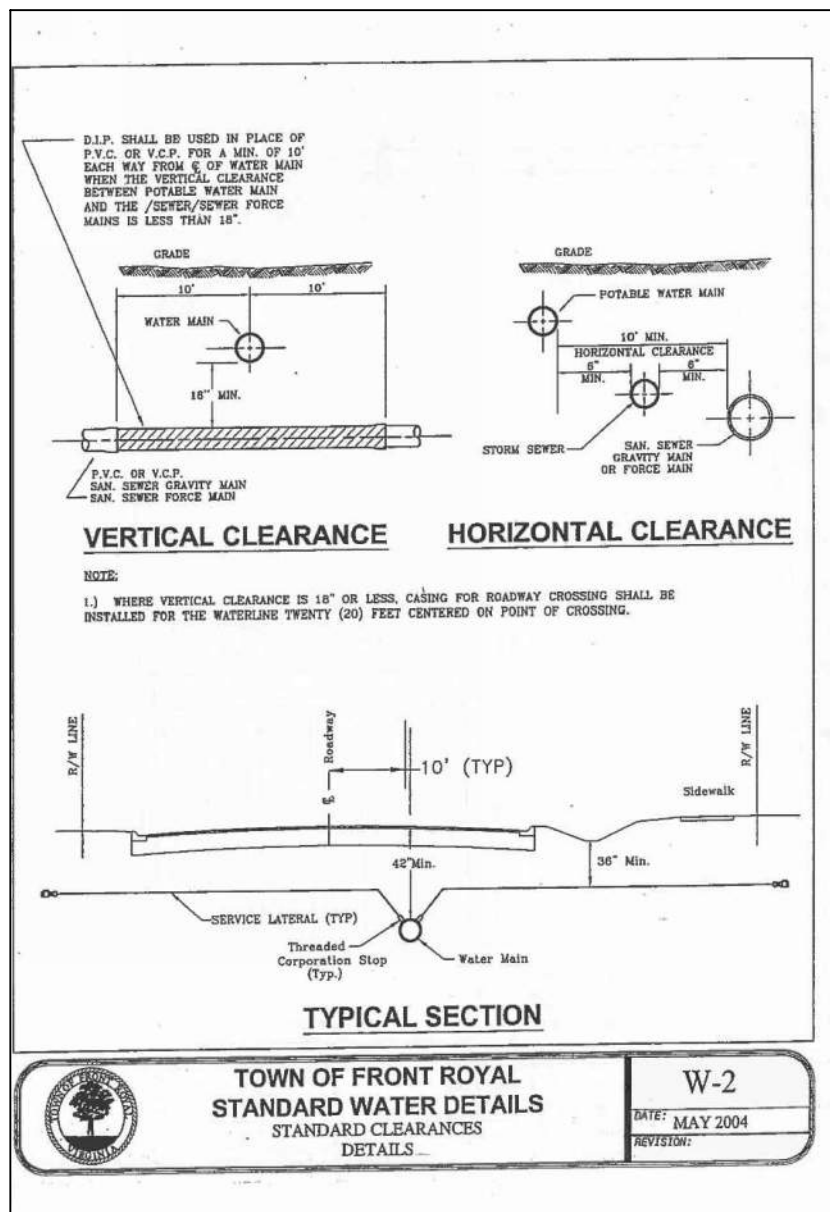
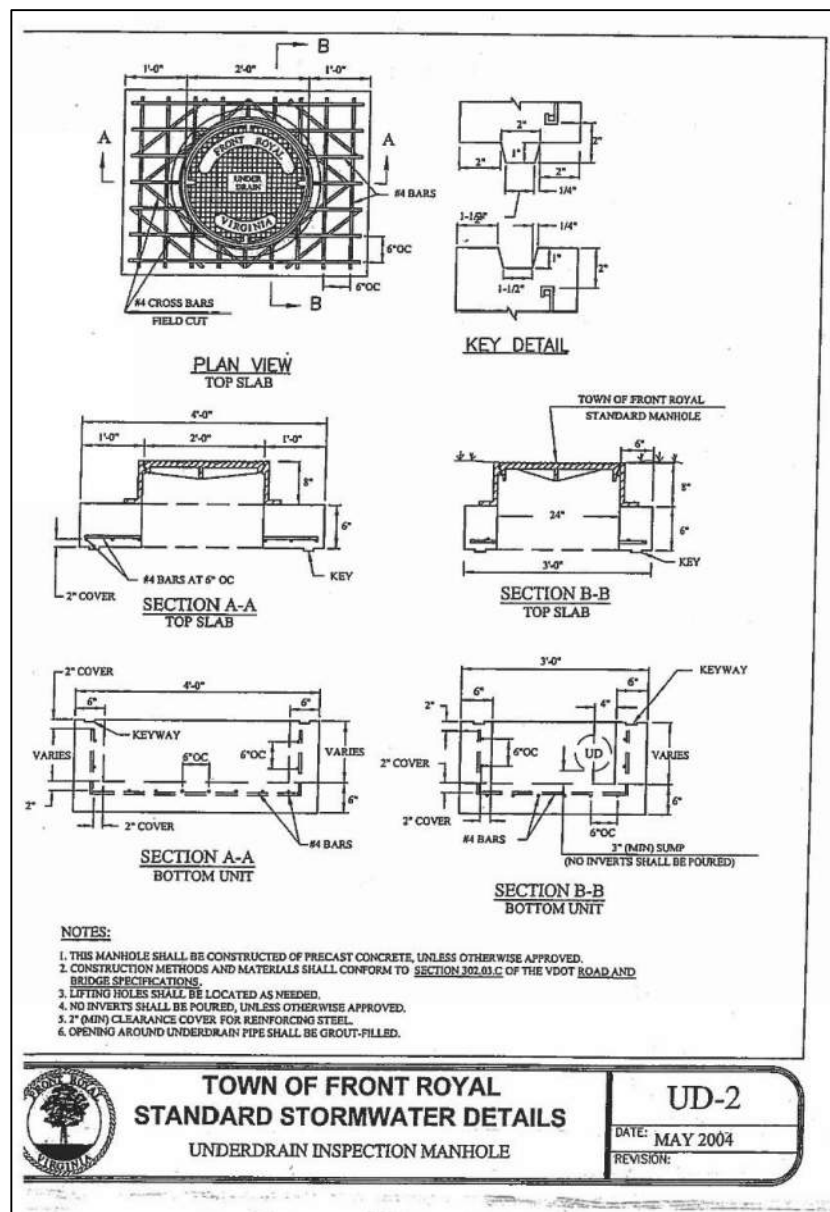
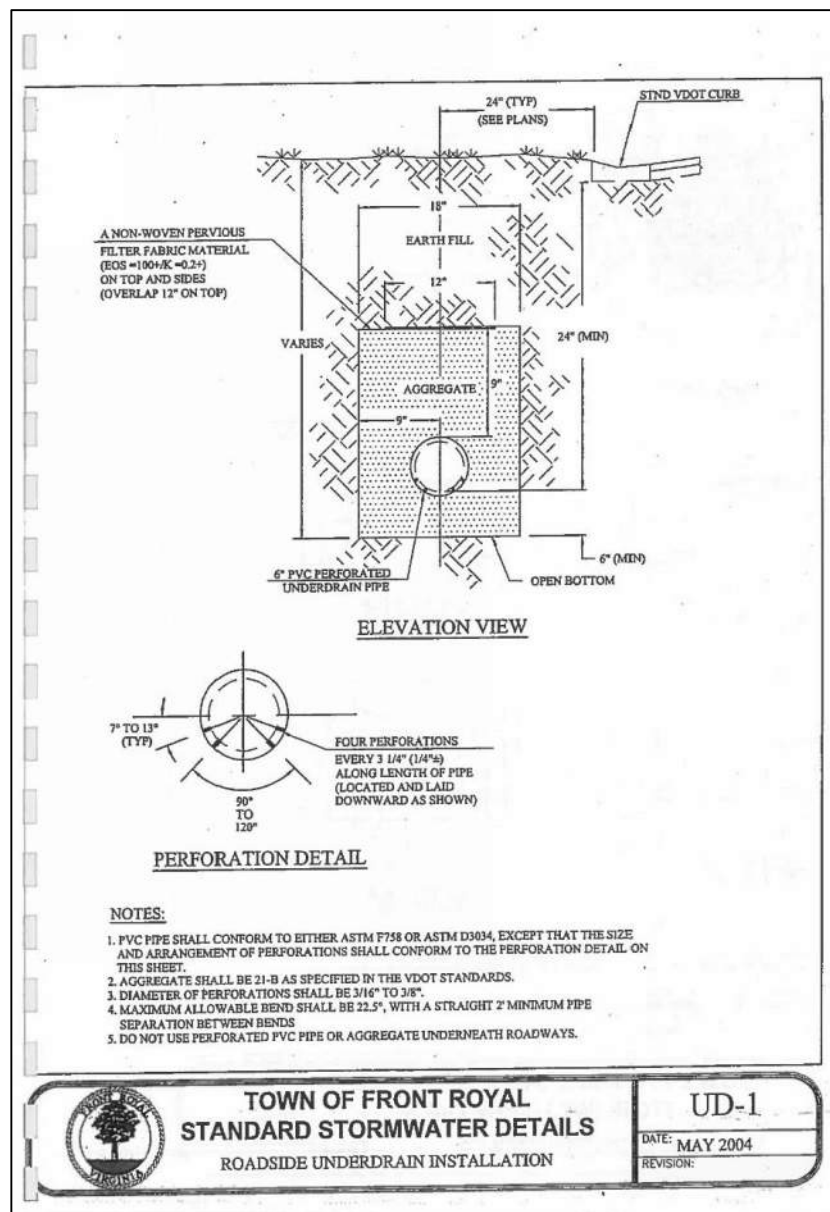
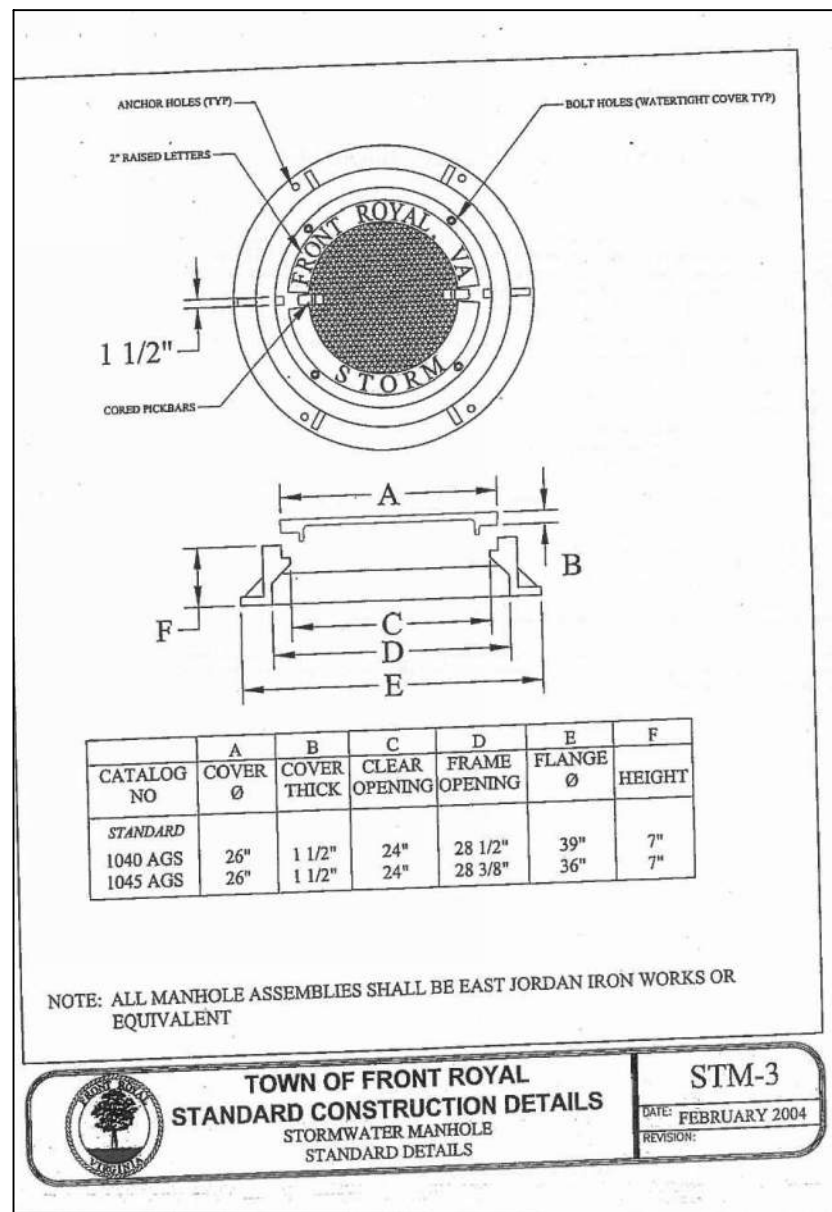
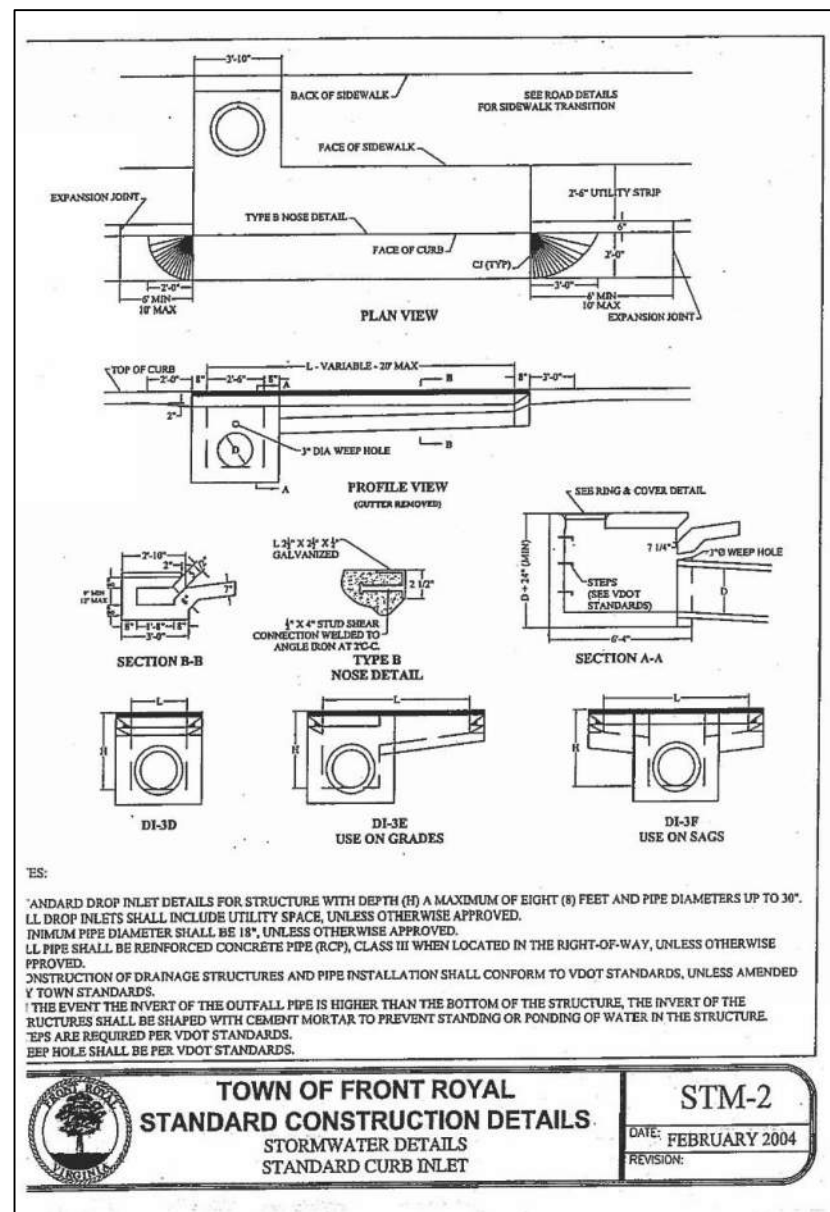
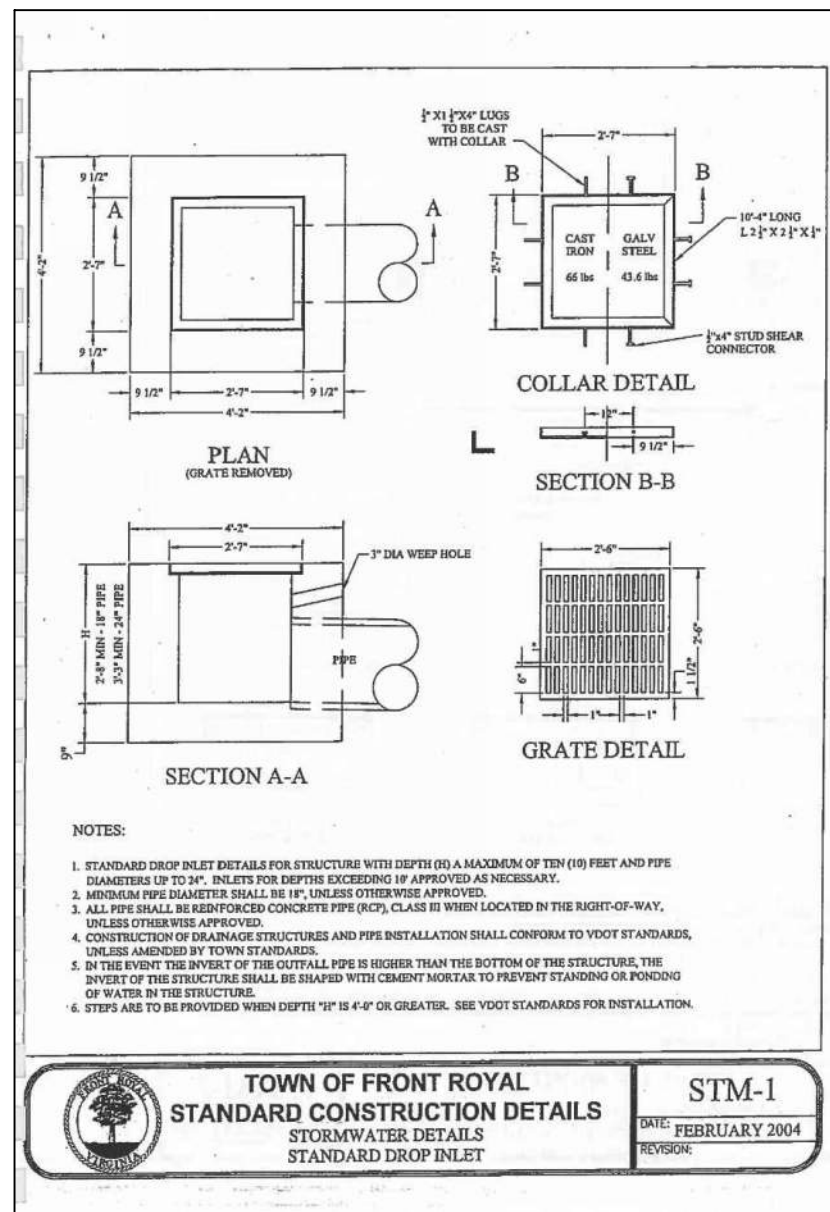
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SHEET 52 OF 57

DWG #







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

Rev. No. 01 Date 09-31-2025

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

DATE: 02-04-2025

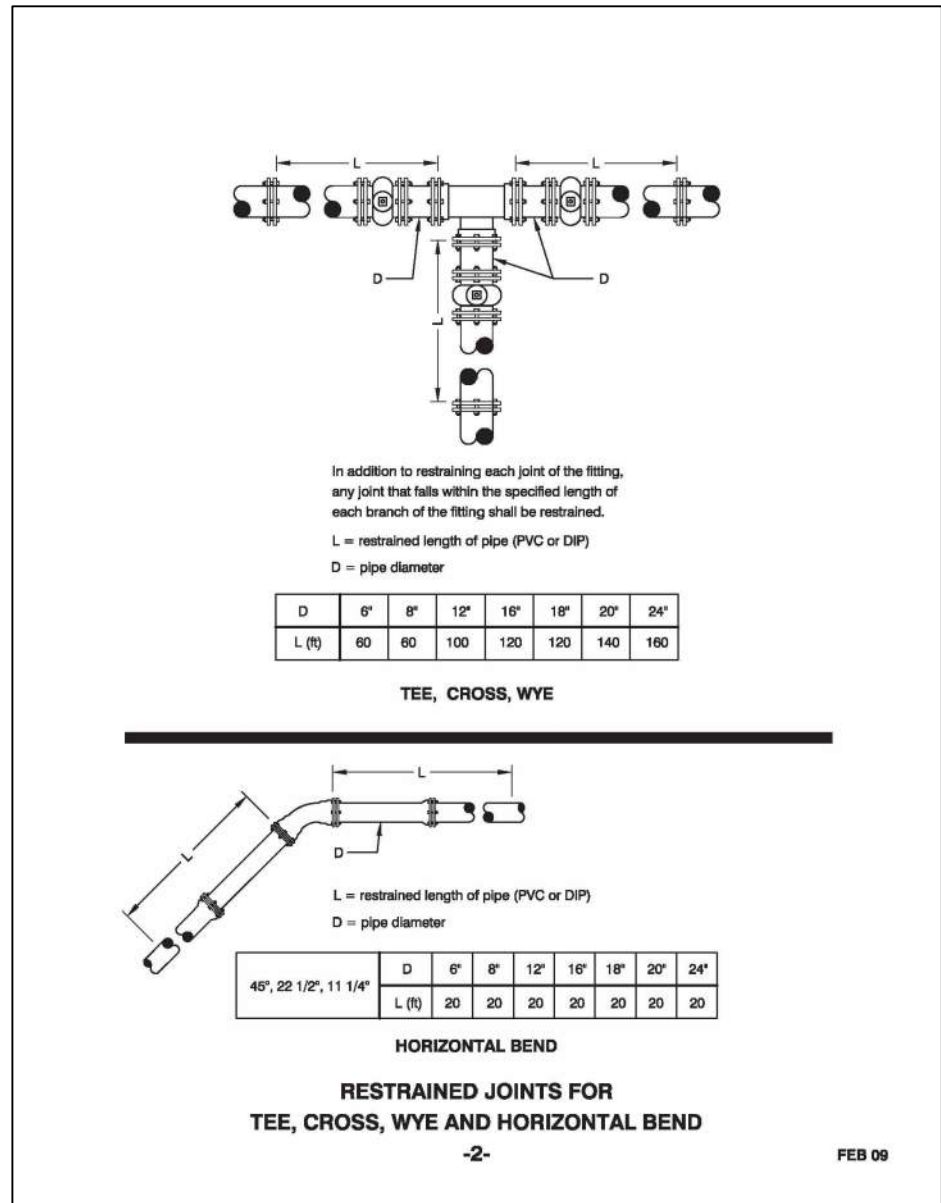
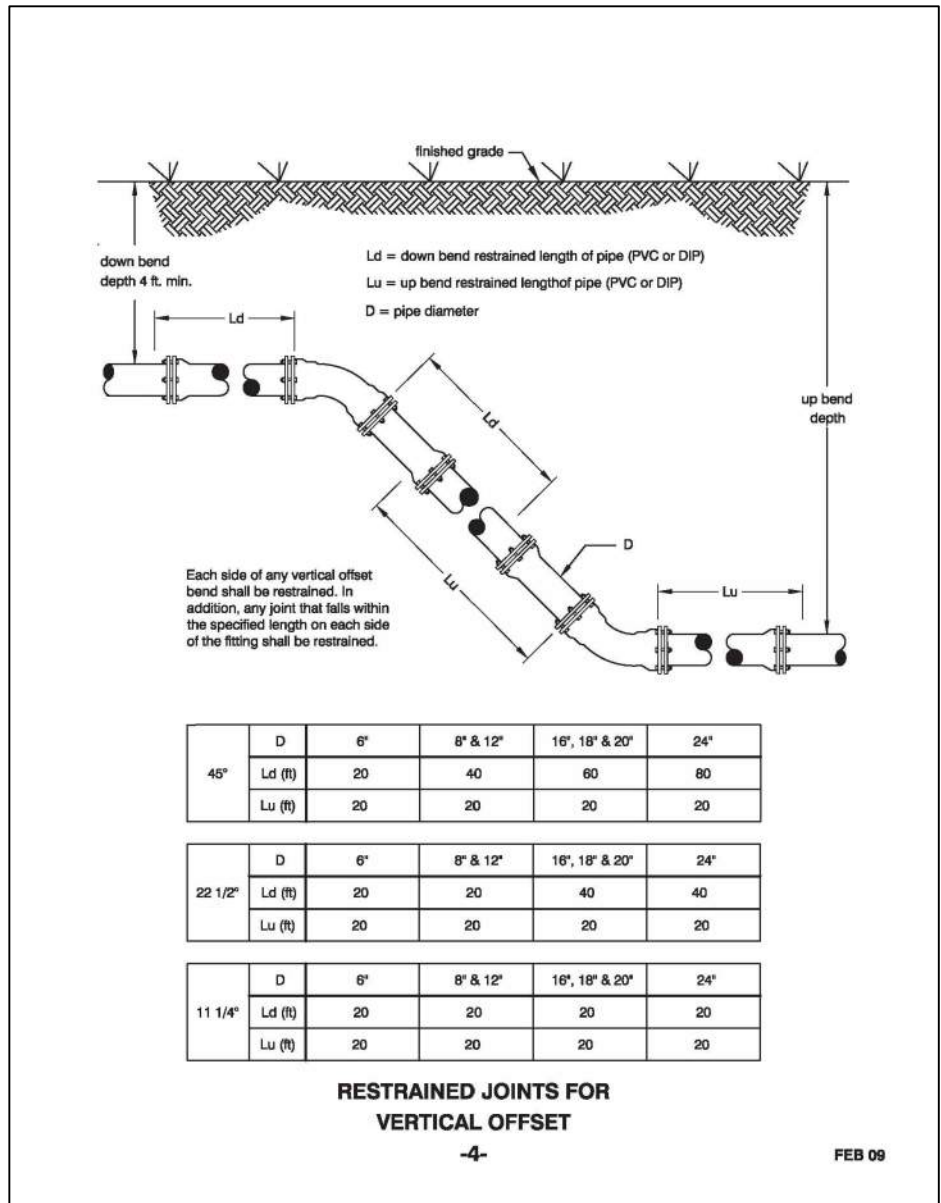
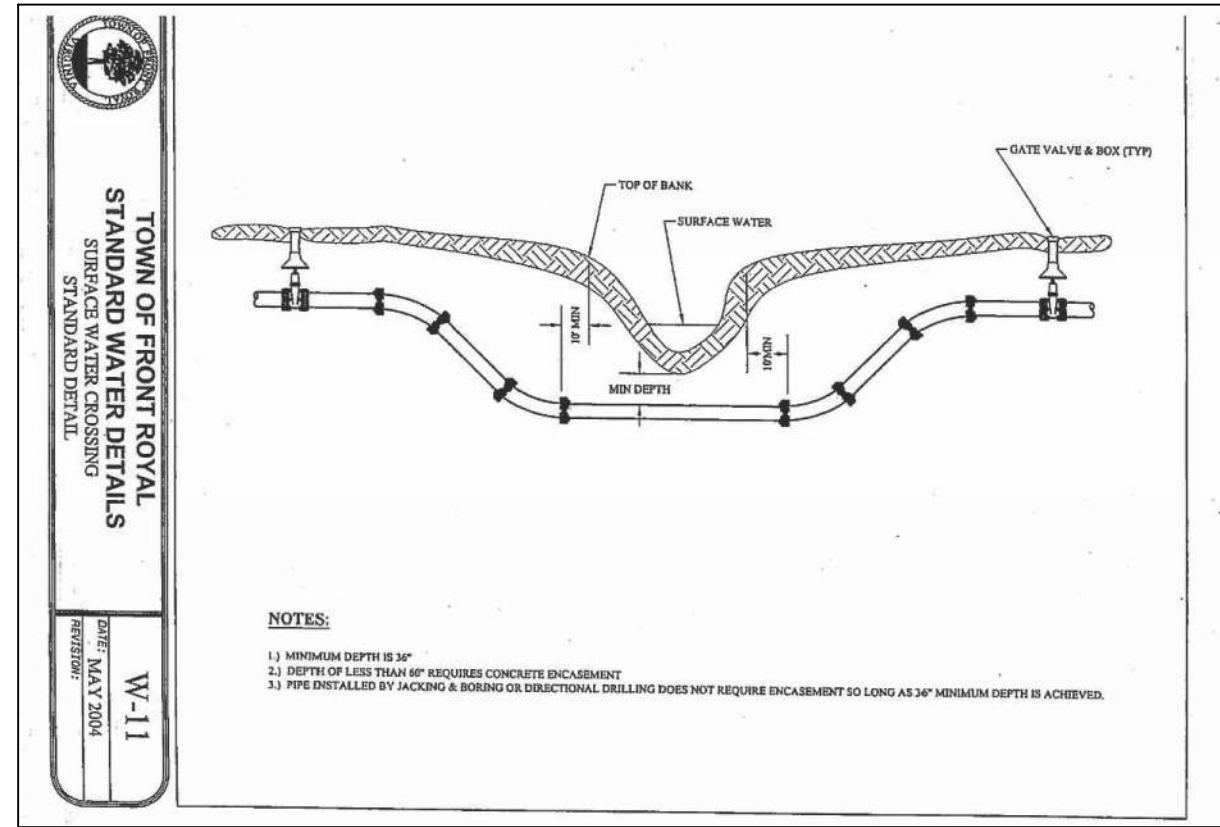
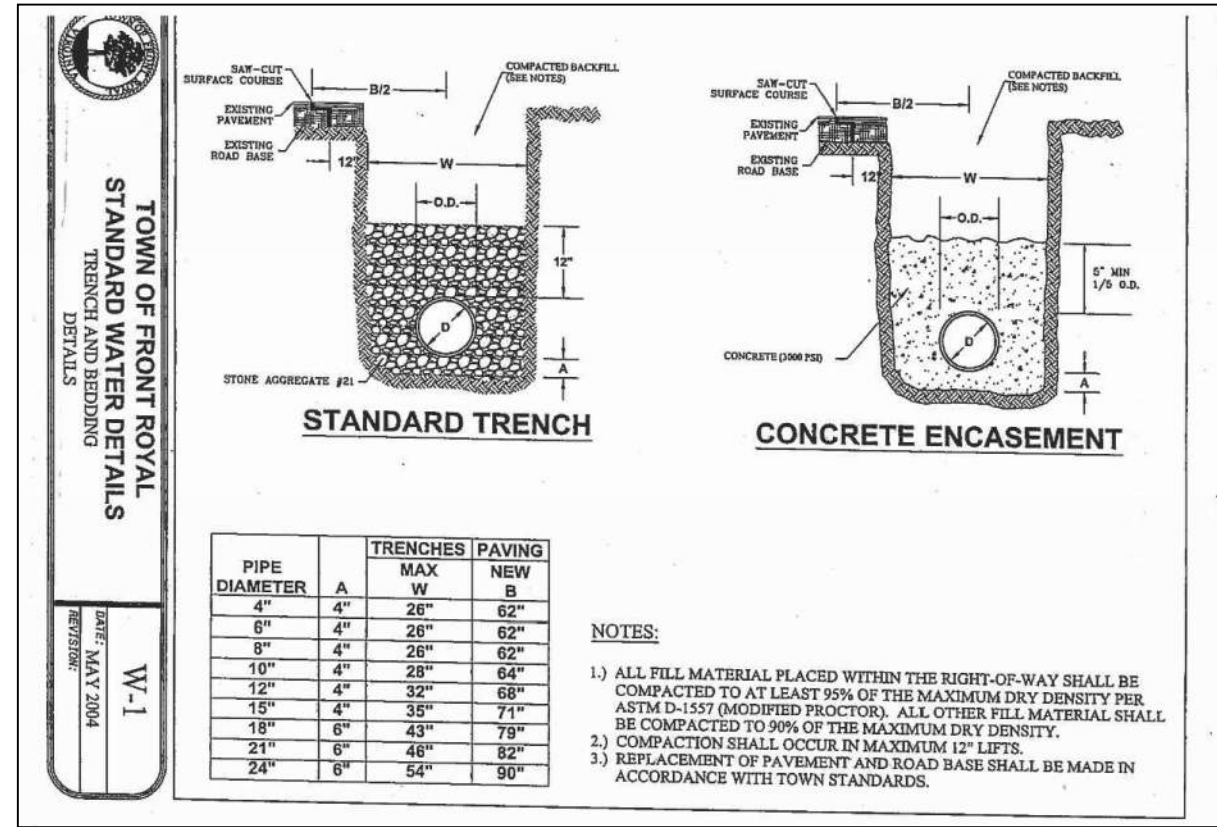
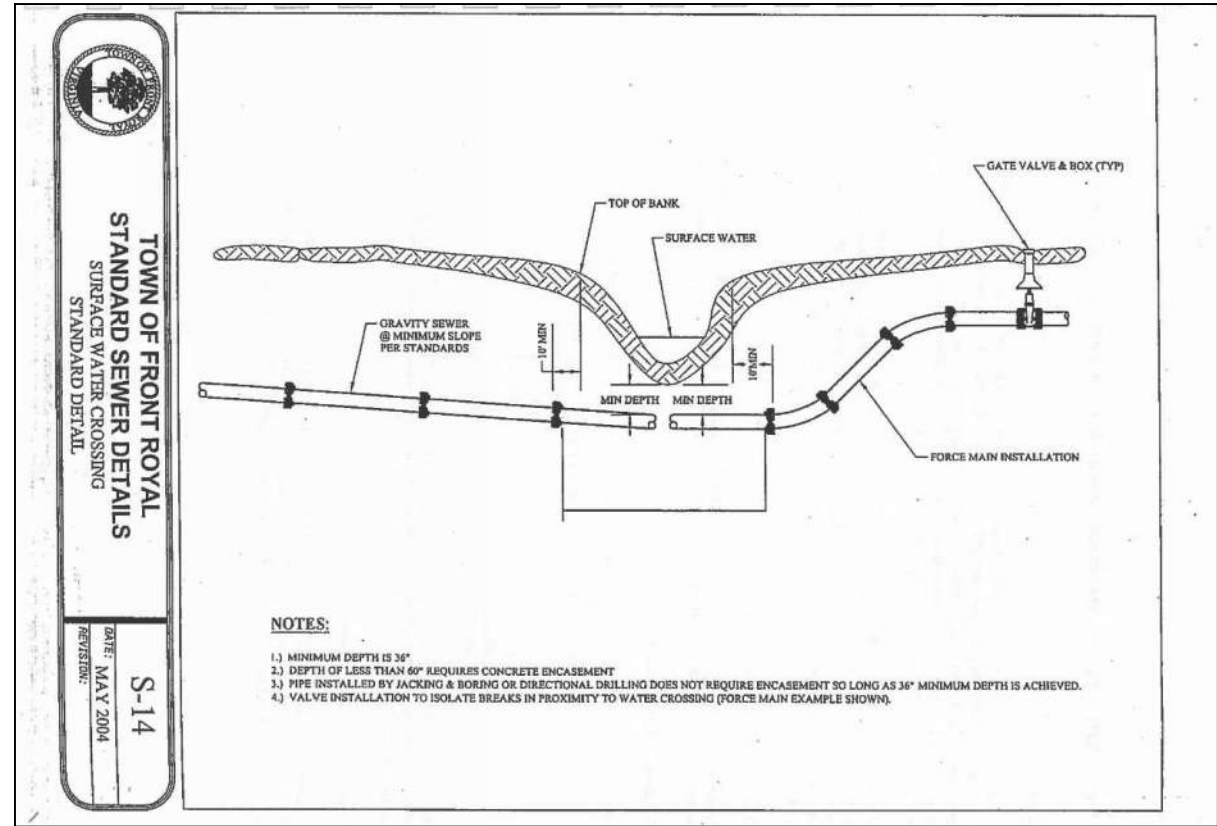
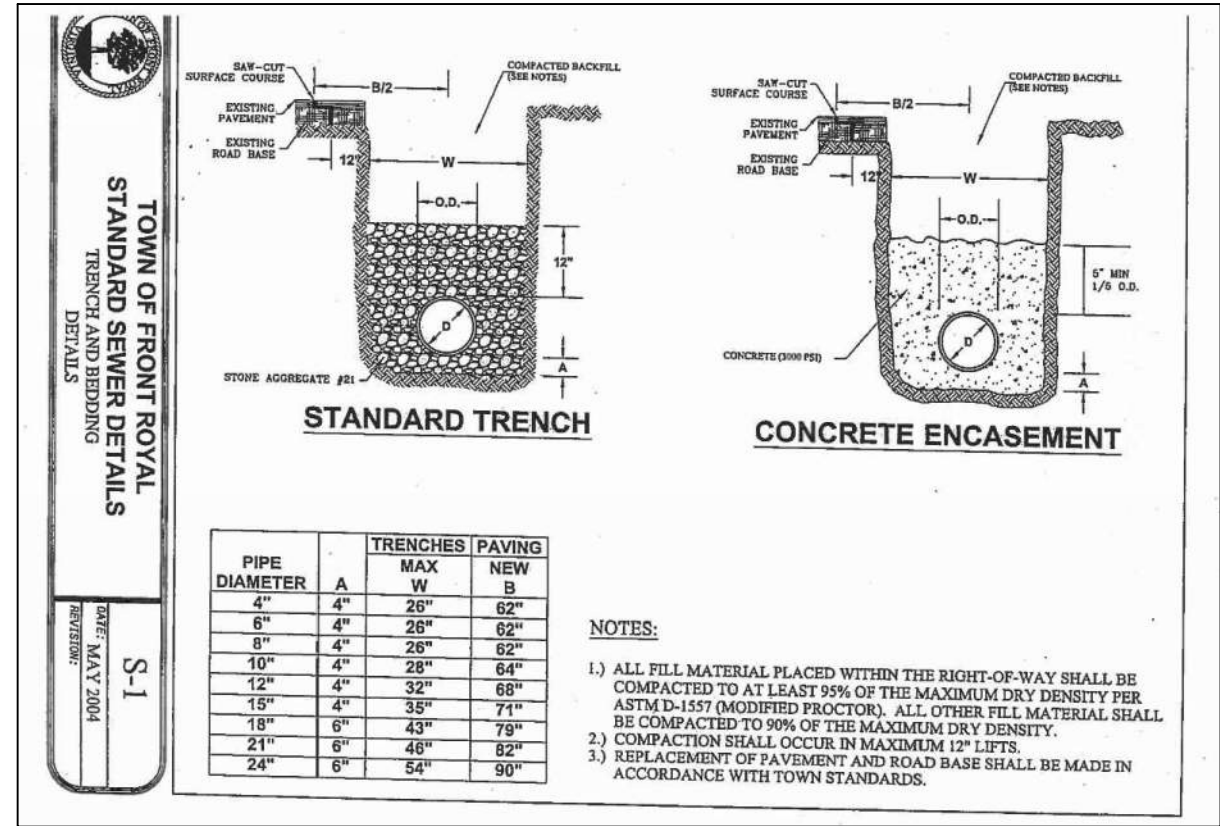
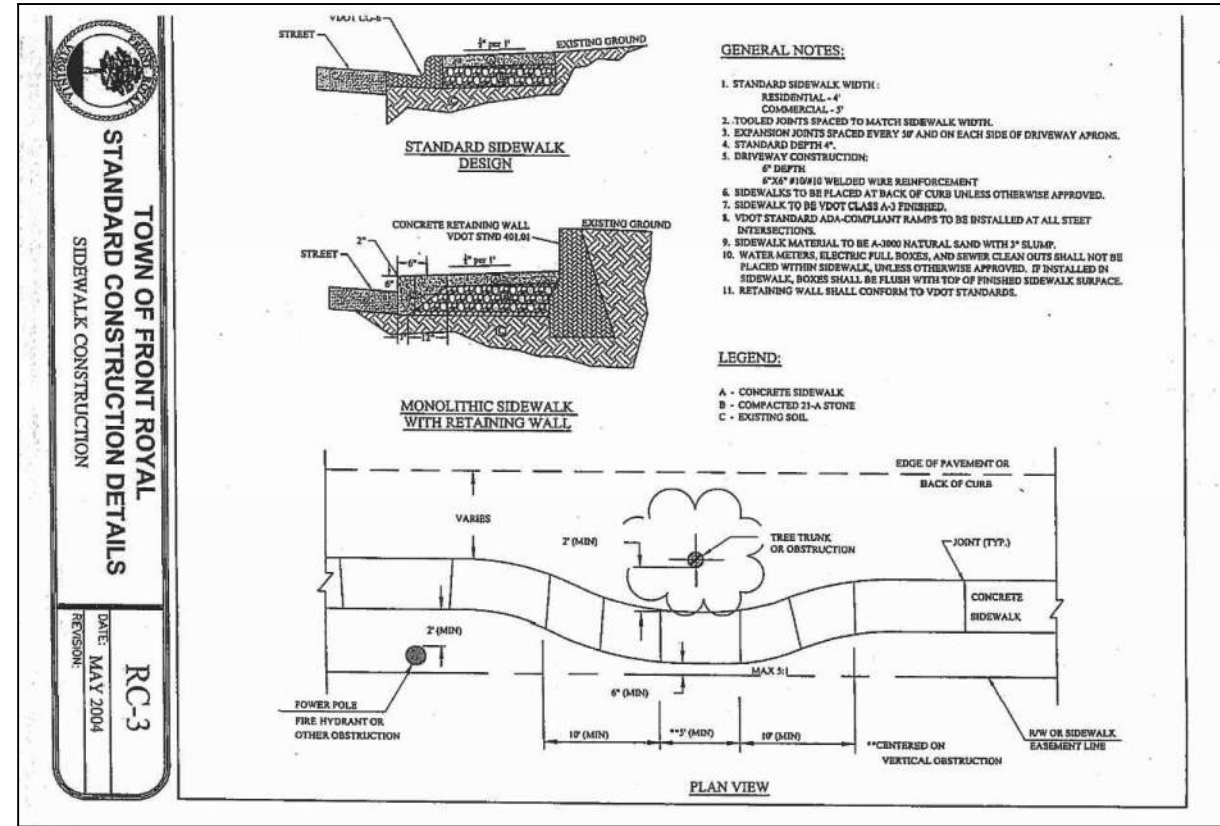
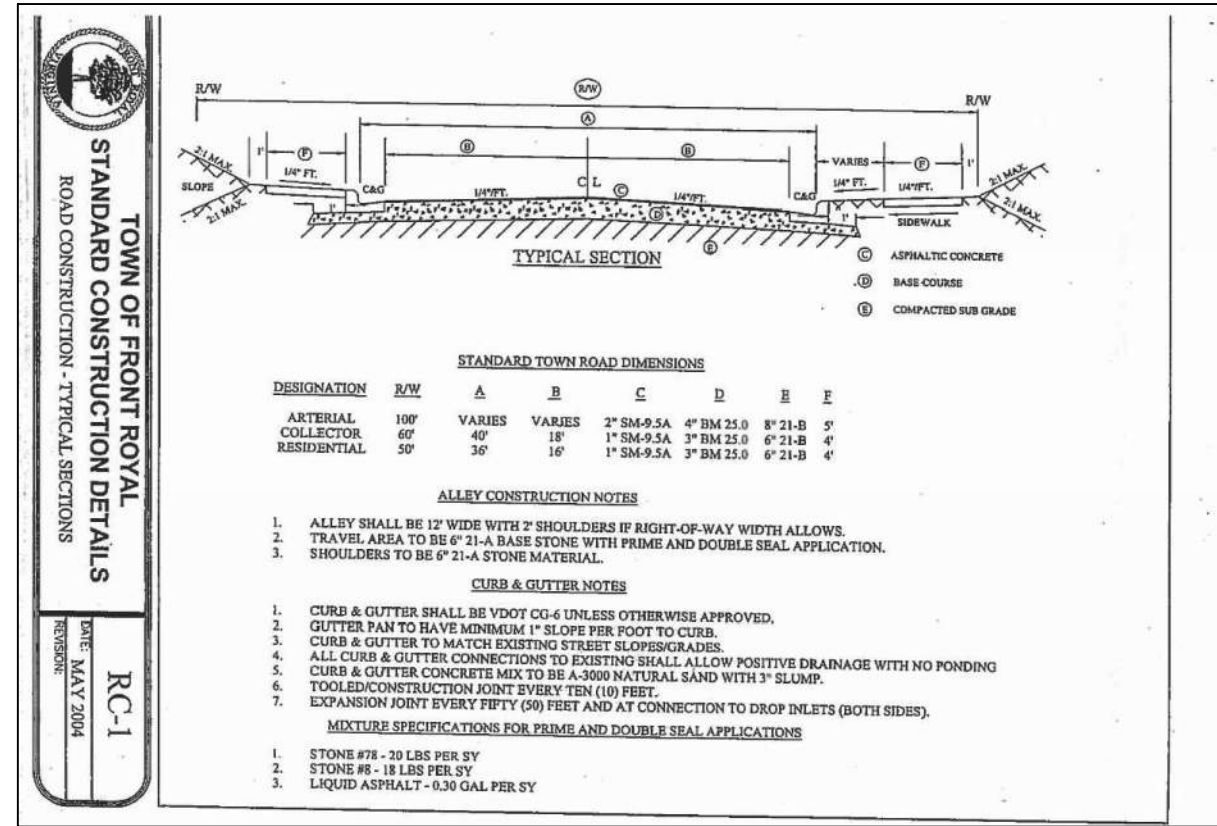
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SHEET 56 OF 57

DWG #



FRONT ROYAL DETAILS **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:	N/A
DESIGNED BY:	KAS
FILE NO.	6533R
SHEET	57 OF 57
DWG #	

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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

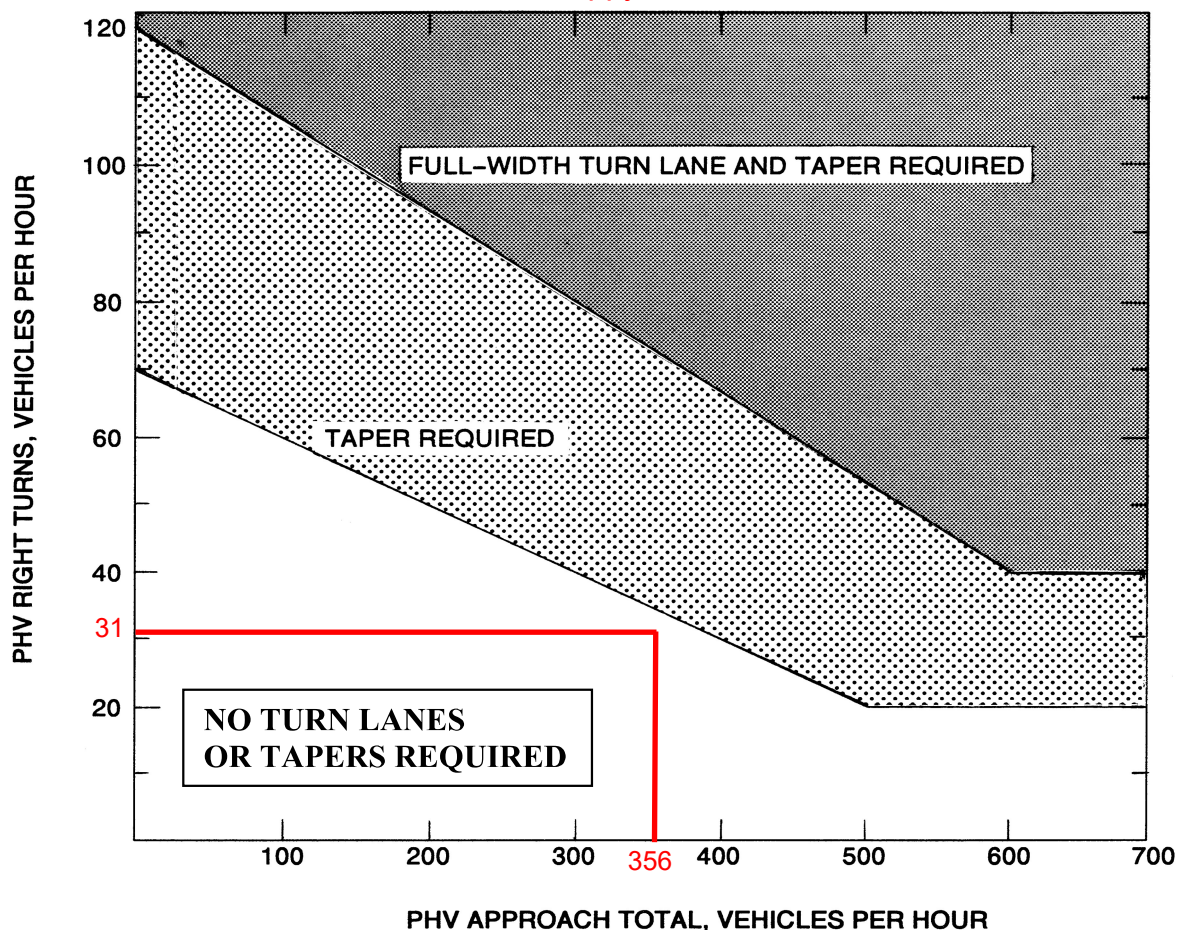


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

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

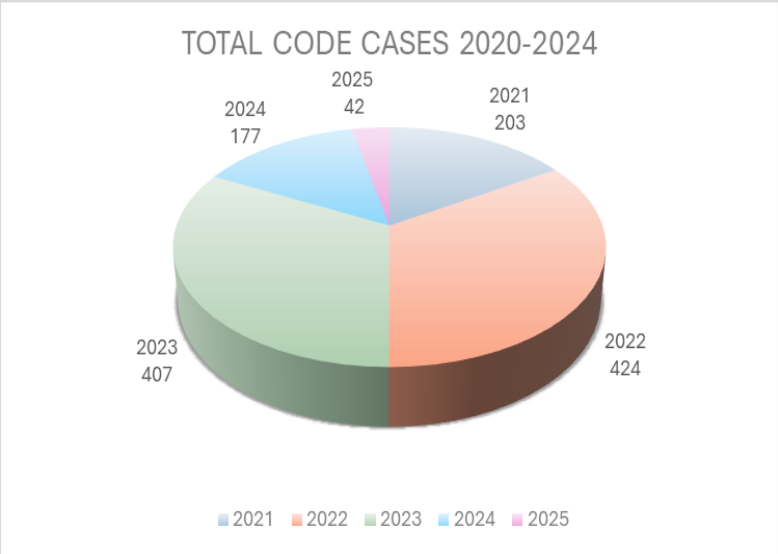
Note: An average of 11% for K x D will suffice.

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.

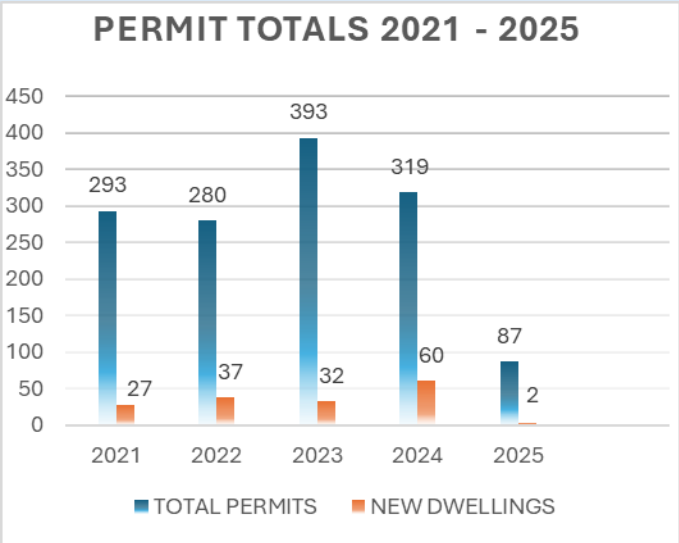
APRIL MONTHLY REPORT

PLANNING/ZONING DEPARTMENT - APRIL 2025						
GENERAL INDICATORS						
	2021	2022	2023	2024	2025 YTD	APRIL
Zoning Permits	293	280	393	319	87	29
New Dwelling Units	27	37	32	60	2	0
New Code Enforcement Cases Open	203	424	407	177	42	14
Code Enforcement Cases in Compliance/Closed		361	378	112	14	3
Code Enforcement Inspections	--	--	--	388	69	15
Land Use Applications	29	56	36	45	14	0
Code Amendments	7	2	4	1	2	2
Sign Permits	47	41	62	42	19	7
Business Licenses	172	155	148	129	56	13
Short-Term Rentals	1	13	5	5	1	0
Administrative Variance	--	--	4	1	0	0
COA Administrative Review	--	--	39	18	12	5
COA Board Review	--	--	11	15	1	1
Solicitor/Itinerant Merchant	--	--	10	27	5	2
Urban Agriculture	--	--	18	11	0	0
Vacation of Alleys, Streets, Right-of-Ways & Easements	--	--	5	2	3	2
Right of Way Utilization Permits			46	105	8	1
Walk-Ins to Planning & Zoning	--	--	--	2606	729	185



- SPECIAL PROJECTS UPDATES/NEWS
- Chapter 175 and 148 Rewrite:** A rough draft of Chapter 175 was distributed to the Planning Commission August 7, 2024 and is currently in review.
 - Capital Improvement Plan (CIP):** Work has begun on the 2025-2029 CIP.
 - Staff is reviewing application forms; the goal is to roll out new forms with the new ordinance.

- BAR** – In April the Board of Architectural Review held one joint work session with the Planning Commission to discuss a proposed text amendment to Chapters 175-84, 175-29, and 175-3.
- BZA** - The Board of Zoning Appeals did not meeting in April.



PC – In April the Planning Commission (PC) held one (1) regular meeting, one (1) work session and one (1) joint work session with the Board of Architectural Review. At their regular meeting the PC approved to advertise a Special Use Permit application for a farmers market at 515-B N. Commerce Avenue and a Special Use Permit application for a short-term rental at 66 W. Strasburg Road for public hearing at the May 21, 2025 regular meeting. The PC recommended approval of an ordinance amendment to amend Chapter 175-137, pertaining to Fees, Charges and Expenses and Chapter 148-1100 Fees, a zoning text amendment to Town Code Chapter 175-12.1 to allow loding houses by SUP in the R-1 zoning district, a Special Use Permit application for a lodging house at 506 N. Royal Avenue, and a Special Use Permit application for a private school at 16 N. Royal Avenue. At their work session the PC discussed the above mentioned applications, shelters/alternative housing, and the Board of Architectural Review proposed text amendment. At the PC joint work session with the Board of Architectural Review they discussed a proposed text amendment to Chapters 175-84, 175-29, and 175-3.