TOWN COUNCIL REGULAR MEETING
March 24, 2025 @ 7:00pm
Warren County Government Center
View LIVE on Government Access Channel 16 or https://www.frontroyalva.com/673/Town-Hall-Live

1. MOMENT OF SILENCE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES – *I move that Council approve the Council meeting minutes of the February 24, 2025 Regular Meeting, March 3, 2025 Work Session, and March 10, 2025 Work Session as presented.*

5. ADDITION/DELETION OF ITEMS FROM THE AGENDA (*REQUIRES UNANIMOUS VOTE)* AND/OR REVISION TO ORDER OF BUSINESS *(REQUIRES MAJORITY VOTE)*

6. RECOGNITIONS/AWARDS/REPORTS/PRESENTATIONS
   A. Recognition of Cullin Oldland obtaining Class 1 Water Works Operators License – Robbie Boyer
   B. Recognition of Promotions – Chief Whited
   C. Recognition of the Town Achieving Tree City USA Status for the 26th Year – Mayor Cockrell

7. PUBLIC HEARINGS
   A. Sale of 180 Square Feet of Kibler Street Adjoining 219 E. 7th St Previously Conditionally Vacated by Ordinance

8. PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

9. REPORTS
   A. Report of Interim Town Manager
   B. Report of Councilmembers
   C. Report of the Mayor

10. CONSENT AGENDA ITEMS
   A. Reimbursement of Special Use Permit (SUP) Application Fee for Warren Coalition
   B. Award Bid for Waterline Upgrades on N. Royal Avenue, W 12th Street, and Cherry Street
   C. First Amendment to Pole Attachment Agreement to Extend for a Period of Fifteen (15) Years a Mutual Agreement for the Attachment of Facilities to Town and to Brightspeed Owned Utility Poles

11. BUSINESS ITEMS
   A. Note and Deed of Trust Agreement with Habitat for Humanity for Deferred Payment or Waiver for Electric, Sewer, Water Connection Fees for 357 Osage Street
   B. Request for Final Subdivision Plat Approval for Major Subdivision by Ali Billoo from One 3.52 Acre Parcel into (8) Residential Lots, One Stormwater Management Lot & a Residue Lot at 336 W. Strasburg Road
   C. Request for Revisions to Subdivision Development Plan by Maronda Homes, Inc. for Happy Creek Knolls, Section 4, Lots 4, 5, 6, 29 & 30
   D. Waiver of Curb, Gutter & Sidewalk for Aaron Hike at 1011 and 1013 Virginia Avenue

12. CLOSED MEETING
13. ADJOURN

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.

Moment of Silence
Pledge of Allegiance led by Emalyn Wines

ROLL CALL BY CLERK OF COUNCIL
PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman R. Wayne Sealock
Councilman Glenn E. Wood
OTHERS PRESENT: Clerk of Council Tina L. Presley
Interim Town Manager BJ Wilson
Town Attorney George M. Sonnett, Jr.

APPROVAL OF MINUTES – Councilman Rappaport moved seconded by Vice Mayor Veitenthal *that Council approve the Council Meeting minutes of the January 27, 2025 Regular Meeting, February 3, 2025 Work Session and February 10, 2025 Work Session, as presented.*

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS - None

RECOGNITIONS/AWARDS/REPORTS – Mayor Cockrell read the "Global Day of Unplugging" Proclamation and presented it to Celeste Brooks, Executive Director of Warren Coalition.

PUBLIC HEARINGS
Continued – Zoning Text Amendment to Town Code Chapter 175 Pertaining to Tobacco, Smoke or Vape Shops – Mayor Cockrell opened the public hearing. Since there were no speakers, the public hearing was closed.

Councilman Rappaport moved seconded by Councilman Wood that Council, for the purpose of promoting the general welfare of the public, adopt an ordinance amendment to Chapter 175 defining and permitting tobacco, smoke or vape shops with conditions as presented.

Vice Mayor Veitenthal agreed vape shops were not appealing and had taken over real estate, but the free market had made a correction explaining that some vape shops had closed.

Councilman Rappaport noted that he was a proponent of the ordinance and thanked the Planning Commission for their hard work. Councilman Wood agreed with Councilman Rapport thanking staff and the Town Attorney as well.

Vote: Yes – Councilmembers Wood, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – Vice Mayor Veitenthal
Absent – N/A
Abstain – N/A ROLL CALL

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Rezoning Application by Skyline Realty Investment LLC to Reclassify Property on W. Strasburg Road from C-1 to R-3
Mayor Cockrell opened the public hearing.

Joe Brogan, 152 Brogans Lane, Browntown, advised Council that he prepared the survey for the applicant and was available for any questions.

Mayor Cockrell closed the public hearing.

Councilman Rappaport questioned stormwater management. Director of Planning Lauren Kopishke advised that since the land sloped in the back it would more than likely go at the lowest point but noted it would be addressed during the site plan review. Council confirmed there was no traffic study or proffers associated with the project, and it was zoned commercial before the new highway design, therefore not being advantageous to be commercial now. Ms. Kopishke confirmed that the Comprehensive Plan has been revised recently to reflect this area pursuant to Council's action at a previous meeting.

In furtherance of the purposes and objectives contained in Town Code §175-1 (B), Councilman Wood moved seconded by Councilman Sealock that Council approve a rezoning application submitted by Skyline Realty Investment LLC requesting an amendment to the zoning map of the Town of Front Royal to reclassify addresses 10, 30, 44, 52, 60 and a vacant lot on W. Strasburg Road identified by Tax Map 20A12, Section 3, Parcels 22, 26, 27A, 31C, 31 and 23 from C-1, Community Business District to R-3, Residential District.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

Ordinance Amendment to Town Code Chapter 4 Pertaining to the FOIA Policy for Remote Participants by Electronic Means and Clarify Procedure for Removing Items from Council Agendas
Mayor Cockrell opened the public hearing. Since there were no speakers, the public hearing was closed.

Councilman Rappaport thanked Clerk of Council Tina Presley for her hard work.

Vice Mayor Veitenthal moved seconded by Councilman Ingram that Council adopt ordinance amendments to Town Code Chapter 4 – Administration of Government as presented.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

FY25 Budget Amendment to Accept Funds from VDOT for the 8th Street Bridge Replacement Program and Award a Contract for the Project
Mayor Cockrell opened the public hearing. Since there were no speakers, the public hearing was closed.

Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council approve an amendment to the FY25 Budget in the amount of $909,999.25 to receive funds from Virginia Department of Transportation's (VDOT) Revenue

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Sharing Program for the 8th Street Bridge Replacement Project and award a contract to WG Construction Company of ~~Fairfax~~ Manassas, Virginia in the amount of $1,819,998.50.

Vice Mayor Veitenthal explained how money was taken from paving so this project could begin earlier than expected. She concluded that projects of this kind were slow moving and expensive.

Councilman Rappaport noted that the company was from Manassas not Fairfax as stated in the motion. The Clerk of Council advised that she would change to Manassas for the record.

Councilman Wood explained that the Town had been setting money aside for this project. He advised that the project would include a new bridge structure and various other infrastructure improvements and thanked staff for their hard work.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

Betty Hudson, 377 Duck Street, voiced concern over the anticipated storm water runoff from the construction of townhomes proposed for 336 W. Strasburg Road into her yard. She stated that she currently receives runoff from Heritage Hall and her yard could not handle anymore.

Jim North, 124 Robinson Road, voiced concern over the proposed apartments on Royal Lane advising that the construction would include large dump trucks and other large construction vehicles going in and out onto already backed up traffic. He suggested that Council entertain another entrance called Remount Drive that comes off Remount Road.

REPORTS

Town Manager Report – Interim Town Manager BJ Wilson advised Business License renewals were due March 1st.

Town Council Reports

Councilman Rappaport advised that the event "Coldest Night of the Year" sponsored by HARTS (Hope and Rest Temporary Shelter) was well attended and surpassed their fundraising goal. He expressed the need for low to moderate income housing and thanked Michelle Smeltzer, President of HARTS for helping those less fortunate.

Councilwoman DeDomenico-Payne completed her FOIA and COIA Training. She attended the ribbon cutting for Dance and Arts Studio, the Council Retreat and the Northern Shenandoah Valley Regional Commission (NSVRC) meeting of which she is the Town's elected representative.

Councilman Wood reiterated the message from Councilman Rapport explaining more specifics about HARTS. He attended the "Knocking Down Walls" documentary sponsored by NAACP held at Royal Cinemas. He voiced appreciation to the many businesses and community members who give back by helping those in need.

Report of the Mayor – Mayor Cockrell advised that donations were still being accepted by HARTS and that the shelter would be opened until sometime in March. She advised that while she could not attend the "Knocking Down Walls" documentary she watched it was on YouTube (Knocking Down Walls Rocktown History). Mayor Cockrell thanked

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staff for their endless hard work during the cold temperatures and snow events keeping the electricity and water on as well as the roads clear. She attended the ribbon cutting for the Dance and Arts Studio and the Council Retreat.

CONSENT AGENDA ITEMS

A. Purchase of Salt Spreaders with Accessories for Public Works Department

Council approved the purchase of three (3) stainless-steel salt spreaders with accessories, for the Public Works Department in the amount of $19,804.65 each, totaling $59,413.95 from Godwin Manufacturing Co., Inc. of Dunn, North Carolina.

B. Bioretention Pond Rebuild at the Energy Services Department

Council approved the award the procurement of services to rebuild the Bioretention Pond located at the Energy Services Department, 1101 Manassas Avenue, to bring the pond into compliance with the Department of Environmental Quality (DEQ), to Muller, Inc. of Falls Church, Virginia in the amount of $81,931.50.

C. FY25 budget Amendment to Receive funds for the Sale of a Transformer and Allocate Funds to the Manassas Substation Project

Council approved a FY25 budget amendment in the amount of $10,000.00 to receive funds from G&S Technologies for an electric transformer that was taken out of service then sold and to allocate these funds to the Manassas Substation project.

D. FY25 Budget Amendment to Received Grant Funding from the Virginia Department of Forestry

Council approved a FY25 budget amendment to receive grant funding from the Urban and Community Forestry Program administered by the Virginia Department of Forestry in the amount of $83,703.50 to support the Town's arborist position and community forestry efforts for one year ending January 31, 2026.

E. Appointment to the Planning Commission

Council appointed Teresa Fedoryka to the Planning Commission for an unexpired term ending August 31, 2026.

F. Appointment to the Local Board of Building Code Appeals (LBBCA)

Council appointed Sterling Whitehead to the Local Board of Building Code Appeals (LBBCA) for an unexpired term ending November 1, 2026.

Councilman Ingram moved seconded by Vice Mayor Veitenthal that Council approve the Consent Agenda as presented.

Mayor Cockrell recognized those being appointed to the Planning Commission and LBBCA.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

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BUSINESS ITEMS

Adopt an Ordinance Conditionally Approving the Vacation and Sale of a Portion of Kibler Street

Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council adopt an ordinance as presented conditionally approving the vacation and sale request from the applicant.

Vice Mayor Veitenthal voiced appreciation that the dilapidated property was improved.

Councilman Ingram voiced his approval of the ordinance but cautioned that it was not to be viewed as condoning what happened.

Town Attorney George Sonnett clarified that if the ordinance were adopted tonight, negotiations would begin with the applicant while a second public hearing for the sale would be advertised. Councilman Wood suggested that the negotiations include costs the Town had incurred including staff time

Councilman Rappaport noted that an innocent error occurred, and adopting the ordinance was the right thing to do.

Vice Mayor Veitenthal stated that the error was not entirely the applicant's fault as county governmental procedures were not followed. Mayor Cockrell expressed hope that this was a lesson learned and that specific practices would be corrected early.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

CLOSED MEETING

Councilman Ingram moved seconded by Vice Mayor Veitenthal that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose: 1) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, more specifically, the Town Manager position; and, 2) pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, more specifically, the insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia; and, 3) pursuant to Section 2.2-3711(A)(7) of the Code of Virginia, for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, more specifically, HEPTAD, LLC v. Town.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

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Councilman Ingram moved seconded by Vice Mayor Veitenthal that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A ROLL CALL

The Mayor read the following announcement after the closed meeting, Pursuant to §2-2.3712 (B) of the Code of Virginia, during the next fifteen (15) days from today February 24, 2025, Council may be interviewing candidates for the Town Manager position at an undisclosed location within the Town.

The meeting adjourned at approximately 10:20pm.

Approved by Town Council
Date: _____

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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.

Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman Glenn E. Wood
ABSENT: Councilman R. Wayne Sealock
OTHERS PRESENT: Interim Town Manager BJ Wilson
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Various members of the staff and public

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ACTION ITEM - Request for a VHDA Revitalization Area Designation Resolution Received from Jen Surber of Surber Development and Consulting LLC on Behalf of Harwood Place Va, LLC for an Area of Town to Include the Property for the Proposed 90-unit Apartment Community off E Criser Road – Ms. Surber gave a presentation *"Harwood Place Apartments – A proposed development to be located on E. Criser Road, Front Royal, VA"*. She noted that some of the information was taken from the Town's Comprehensive Plan including the Goal Statement and Household Size/Income and showed the LIHTC (Low-Income Housing Tax Credit) data for the proposed development from lowest to highest. She showed a graph that indicated housing in Front Royal by year built, noting renter-occupied versus owner-occupied was driven by preference; and, that 35% of residents' income was used on rent. She advised there were fifteen objectives/strategies to assist with affordable housing in the community pointing out three: 1) implement and continue research on methods for increasing the amount of affordable workforce housing, 2) encourage energy efficient rental housing development (like the installation of solar) and 3) encourage construction of more affordable apartments. According to a survey, she advised that affordable housing in Front Royal ranked third with schools only after safety and Town services, and second only after broadband access for future development. Ms. Surber continued with two points for revitalization criteria showing the definition and explaining what it meant. Town Attorney George Sonnett advised that the intent of defining the revitalization area was included in the first sentence of the explanation *"The tract in question is part of the redevelopment of the East Criser Road to South Street area, from Remount Road to South Royal Avenue, a 1.8-mile area of Town…."* There was much discussion about how the area described had seen development and redevelopment since the 1960's meeting the definition perfectly; and based on the data shown tonight the community needed it.

Councilman Wood moved seconded by Councilman Rappaport that Council approve, pursuant to Virginia Code §36-55.30:2, a Revitalization Area Designation Resolution for Harwood Place Va, LLC for an area of Town to include the property for the Proposed 90-unit Apartment Community off E. Criser Road, as presented.

Mr. Sonnett advised that the resolution included in the packet called for a description of the revitalization area and the sentence noted previously satisfied the intent. Councilman Ingram voiced concern that the public did not give their input on the designation of this area as a revitalization area. It was noted that the Comprehensive Plan referred to affordable housing and the public gave their input during the rewrite of the Comprehensive Plan.

Vote: Yes – Councilmembers Wood, Veitenthal, Rappaport, DeDomenico-Payne
No – Councilman Ingram
Absent – Councilman Sealock
Abstain – N/A ROLL CALL

NEW BUSINESS

A. Request for Revisions to Subdivision Development Plan for Happy Creek Knolls, Section 4, Lots 4, 5, 6, 29 & 30 by Maronda Homes, Inc. – Deputy Zoning Administrator/Town Planner I John Ware explained the Town Code Sections that related to this request, specifically sections 148-315 [Major Subdivision Submission Requirements and Review Procedures] and 148-860 [Environmental Improvements, specific to steep slopes]. He advised that originally the houses were to be split level homes with a steeper front yard and more level backyard; however, the plans for a different style of house changed with flat front yards and steeper back yards requiring the construction of retaining walls or submission of a Slope Stability Analysis. The applicant chose to submit a Slope Stability Analysis from their engineer Soil Consultants Engineers (SCE). The engineer reported, in their professional opinion, that the slopes were stable. Mr. Ware reviewed each lot depicting the grade of slope and location of a possible retaining wall. Council confirmed that the developer knew ahead of time what the expectations were as it related to the steep slopes noting that the Slope Stability Analysis was a cheaper option than constructing retaining walls and allowed by Town Code. Council voiced concern about drainage of water into residents' yards, houses and Town sidewalks. Mr. Ware explained and showed where the swales and ditches were located for runoff. Mr. Ware reminded Council that the request before them was to approve or deny the revision of the original plan noting that the Planning Commission and staff's recommendation was to deny. Council voiced concern about the Town's liability issue. Mr. Ware reiterated that the Slope Stability Analysis from their engineer advised that the soil was stable. He advised that their analysis was sent to a consultant who reported that the analysis was from the front part of the lots and stated that cut slopes typically failed as soils get saturated from the rain. There was continued discussion about the possibility of drainage issues in the future. Council agreed to add the March 24th Regular Council Meeting under Business Items.

B. Request for Final Subdivision Plat Approval for Major Subdivision by Ali Billoo from One 3.52 Acre Parcel into (8) Residential Lots, One Stormwater Management Lot & a Residue Lot at 336 W. Strasburg Road – Mr. Ware gave a brief overview of the request noting that the Planning Commission approved the preliminary plan and the next step was the site development plan that would include the stormwater management performed by DEQ. He advised that the development would not affect the resident's property who voiced concern of runoff at the February 24, 2025 Council meeting. Council agreed to add to the March 24th Regular Council Meeting under Business Items.

C. Request for Reimbursement of Special Use Permit (SUP) Application Fee from Warren Coalition – Mr. Ware gave a brief overview of the request and Mr. Sonnett read state law that enabled a donation from a local body to a non-profit organization. Council agreed to add the March 24th Regular Council Meeting under Consent Agenda Items.

D. Request for Curb/Gutter and Sidewalk Waiver for 1011 and 1013 Virginia Avenue by Aaron Hike – Mr. Ware explained that the request was for the waiver of curb, gutter and sidewalk and that the Town's 2026 paving plan had infrastructure work planned for this area of Virginia Avenue. Interim Town Manager BJ Wilson explained that the infrastructure work was planned to be budget for 2026 but that was yet to be determined as Council enters budget discussions. He explained the cash surety bond procedure as an option to the waiver. Council agreed to add to the March 24th Regular Council Meeting under Business Items.

CLOSED MEETING

Vice Mayor Veitenthal moved seconded by Councilman Wood that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose: 1)*pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees, or employees of any public body, more specifically the Town Manager Position and 2) pursuant to §2.2-3711(A)(3) of the Code of Virginia, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property,*

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where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, more specifically, the sale of a vacated portion of Kibler Street abutting 219 E. 7th Street.

Vote: Yes – Councilmembers Wood, Veitenthal, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – Councilman Sealock
Abstain – N/A ROLL CALL

Councilman Ingram moved seconded by Councilman Wood that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Vote: Yes – Councilmembers Wood, Veitenthal, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – Councilman Sealock
Abstain – N/A ROLL CALL

Adjourned approximately 9:10pm.

Approved by Town Council

Date: ----------

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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.

Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman R. Wayne Sealock
Councilman Glenn E. Wood

OTHERS PRESENT: Interim Town Manager BJ Wilson
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Various members of the staff and public

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Presentation by VDOT: Analysis of Royal Ln and John Marshall Hwy Requested for Continued Discussion of a Request for a Special Use Permit for Multi-Family Apartments and an Office Building off Royal Lane from Pennoni Associates

Director of Planning Lauren Kopishke recapped the Special Use Permit (SUP) application noting that the area was zoned commercial however multi-family apartments were allowed. She explained the reference to an "old Remount Road" noting it was not an actual road but more like a trail and would be expensive to bring up to state standards. She advised that the Comprehensive Plan called for an extension road off Remount Road that would intersect Royal Lane. Ms. Kopishke advised that a traffic analysis was not required for this project and the one that the applicant presented was ten years old. Per VDOT the current annual average daily traffic was listed at 14,000 and the annual average weekday traffic at 16,000. She stated that the (36) proposed apartments were not going to generate anywhere near the amount of traffic a by right commercial use would. She gave data furnished by VDOT that was furnished to them by the Front Royal Police Department, on car accidents happening at John Marshall and Royal Lane noting that the project was not going to trigger any major traffic requirements. She stressed that Council was to determine whether the SUP was appropriate at this site reiterating that it was a by-right commercial property that could generate more traffic than the apartments if it were a highly successful business.

VDOT representative Joe Johnson was asked to explain the three options for the intersection at John Marshall Highway and Royal Lane that would be an expense to the Town not the applicant: 1) Signage & Painting Improvements which was the cheapest option at a cost of 34,852.00; 2) Continuous Green T at a cost of $228,688.00; and 3) Traffic Signal at a cost between $300,000 - $800,000. Discussion ensued about the pros and cons of each option. Mr. Johnson stated that the options would improve safety by reducing the number of conflict points but cautioned that they would not reduce backup issues on John Marshall Highway. Council voiced concern that the Town was thinking about making improvements to a road that needed improvement but there were several roads throughout Town that needed improvement and as development continued John Marshall Highway was going to get busier.

Council mentioned that a Transportation Study was needed. Interim Town Manager BJ Wilson advised that there was money in the budget for a study and staff was working on a Request for Proposals (RFP). It was agreed that signage clarity before approaching the intersection was needed. Councilman Wood suggested painting dedicated right and left lanes on Royal Lane and see what the impact would be since several parking spots would be removed to accommodate the lanes. Council voiced concern about maybe the apartments becoming condos for sale versus renting. Ms. Kopishke explained that there was nothing in the Town Code that separated condos from apartments, explaining that they were both multi-family use and single-family use was not allowed in C-1 District. Town Attorney George Sonnet advised that this was not a land use issue. Council agreed to move to a public hearing on April 28th

and the dedicated lane and removal of parking spaces on Royal Lane would be reviewed administratively as it was a Town Manager decision.

Virtual Presentation by Stantec Consulting for a Cost-of-Service Study for Water and Sewer – Mr. Wilson advised that the Town's standard practice was to have a full Cost-of-Service Study performed every 3 – 5 years to ensure the Town was able to properly cover expenditures as well as meet debt service obligation requirements for outstanding bonds. He continued that the Town had Stantec Consulting perform a study in 2019 and again in 2021. He turned the virtual presentation over to David Hyder, Senior Principal of Stantec and Kevan Cook, Manager. They went over their background and what the Town had contacted them to perform including 1)complete revenue sufficiency analysis to determine water and sewer rate increases today and in the future; 2) evaluate current water and sewer system development charges and recommend changes for inside and outside the town limits; 3) identify the allocated cost differentials between inside and outside town services to determine appropriate surcharges and 4) evaluate current septage haul fees and recommend changes. They continued by reviewing State Revolving Funds (SRF) funding of 1) Clearwell 1 & 2 repairs; 2) 4-H pump station and Jamestown pump station upgrades in FY2026; and 3) intake upgrade in FY2031. Mr. Wilson confirmed that the funding was included in the 2026 budget to borrow money for two of the projects and more information on the intake upgrades would come back for reevaluation.

Stantec continued with what a typical residential customer monthly bill impact would be for a ¾" meter with 5,500 gallons used and showed a survey of how Front Royal compared with other localities. Stantec continued with an explanation of why an increase in the Septic Tank Waste Fee of 17% recommending the Town update the fee to reflect the cost of current treatment. They suggested updating annually in accordance with the sewer rate plan since it had not kept pace with increases to sewer treatment costs. Regarding the system development charges, they noted "growth should pay for growth" and recommended that the charges reflect the cost of the system infrastructure in current dollars advising of the increases with a schedule showing a comparison with other localities and Front Royal was at the lower end. They explained that the Town was on target with the inside and outside town cost differential and no change was recommended. Stantec's final recommendations were: 1)Rate Increases – Water: 3.0% annually from FY2026 – FY 2030, 4% annually from FY2031 – FY2035 and Sewer: 2.25% annually; 2) Septic Tank Waste Fees – increase fee from $50.00 to $58.55 per KGAL in FY2026 and continue to increase fee annually with the sewer rates; 3) System Development Charge – water from $2,663 to $4,466, sewer from $7,330 to $7,386 and 4) Inside Town and Outside Town Cost Differential – no change to existing surcharges required.

Council confirmed that the average bill increase would be $2.27 or 2.5%. Mr. Wilson advised that staff would come back to Council with proposed ordinance amendments for the rates along with the appropriation ordinance. He suggested placing the increase of the Septic Tank Waste Fee on the April Liaison Committee Meeting for awareness. After a brief discussion it was suggested that the Septic Tank Waste Fee Ordinance Amendment be effective upon approval not July 1st.

NEW BUSINESS

A. Bid for Waterline Upgrades on N. Royal Avenue, W 12th Street, and Cherry Street – Purchasing Manager Michelle Campbell briefed Council on the bidding process and reached out to confirm price since it was much lower than the others and staff received five good references. Council agreed to place on the Consent Agenda for March 24th.

B. Transfer of Retired Bucket Truck to Warren County Public Schools – Mayor Cockrell gave the background on the Town's retired 1989 bucket truck and the specific need the Warren County Public School had with changing light bulbs in parking lots and athletic fields that if they had their own truck there would be no need to rent equipment each time it was needed. She commented that it was a "win-win" for the community since the Town and County resident were all taxpayers of the schools. Council agreed to add it under Business Items on the March 24th agenda.

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C. First Amendment to Pole Attachment Agreement to Extend for a Period of Fifteen (15) Years a Mutual Agreement for the Attachment of Facilities to Town and to Brightspeed Owned Utility Poles – Mr. Sonnett explained that the Town had several pole attachment agreements with several franchisees and while others were renewed administratively this one was twenty years old and Brightspeed uses the Town's poles but the Town also uses their poles necessitating a new agreement. Council agreed to add to the Consent Agenda on March 24th.

OLD BUSINESS

A. Lease Agreement for the Lease of Town-Owned Property Located in the Peyton Street Parking Area – Mr. Sonnett briefly went over the highlights of the agreement for On Cue Sports and Billiards LLC and Front Royal Brewing Co, LLC (On Cue Sports Bar and Grill and Vibrissa Beer respectively) to lease a parcel of land in the Peyton Street Parking Lot for the placement of private solid waste containers and related facilities. He advised that the current enclosure had damage, and the lessees have asked the Town to repair it. Council agreed to the repairs before the lease went into effect. Staff confirmed that the existing dumpster would be used elsewhere as there were dumpsters in need of replacement. Mr. Wilson advised that the lessee will be painting the enclosure and placing a sign as well. There was discussion about maintenance and whether repairs, after the lease was signed, would be completed in a timely manner. Council agreed to a five-year lease with Council approval upon renewal. Mr. Sonnet advised he would revise the lease to state that language. Council agreed to a public hearing on the lease for April 28th.

CLOSED MEETING

Vice Mayor Veienthl moved seconded by Councilman Wood that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose: 1)pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees, or employees of any public body, more specifically the Town Manager Position and 2) pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, more specifically, the insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A Abstain – N/A ROLL CALL

Councilman Ingram moved seconded by Councilman Wod that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A Abstain – N/A ROLL CALL

Adjourned approximately 10:41 pm.

Approved by Town Council

Date: ----------

DRAFT

Arbor Day Foundation™
211 N. 12th St.
Lincoln, NE 68508
arborday.org

Mayor Lori Cockrell
102 E Main Street
Front Royal, VA 22630

Dear Mayor Lori Cockrell,

On behalf of the Arbor Day Foundation, I'm happy to extend my warmest congratulations to Front Royal on successfully achieving 2024 Tree City USA status. This well-deserved recognition is a testament to your community's unwavering commitment to the planting, care, and celebration of trees.

In an era where cities and towns are facing increasing challenges related to air quality, public health, and climate resilience, nurturing urban forests has never been more important. By prioritizing tree stewardship, you've not only helped enhance Front Royal's beauty and livability, but you've also invested in a healthier, more sustainable future for your residents.

The Arbor Day Foundation's Tree City USA program has a long legacy of supporting a nationwide network of passionate organizers and tireless tree planters. Since 1976, we've connected with more than 3,500 communities of all sizes to create and maintain green spaces. While we may all work in different corners of the country, we are all working in unison to create positive change through trees.

To be named a Tree City USA is to be part of something bigger.

Whether Front Royal is newer to the Tree City USA recognition program, or you've been part of our network for decades, we hope you are as excited as we are to share this accomplishment with your local media and your residents. To that end, we've included a press release for you to distribute at your convenience. A digital copy of the press release and other materials can be found in the Tree City USA Resource Center online at **arborday.org/TreeCitytoolkit**.

Once again, congratulations on this outstanding achievement and thank you for your dedication to Front Royal's tree canopy. We believe cities that take care of their trees, take care of their people.

Best Regards,

Dan Lambe
Chief Executive of the Arbor Day Foundation

RECYCLED PAPER RECYCLABLE
PRINTED WITH SOY INK

Arbor Day Foundation
211 N. 12th St.
Lincoln, NE 68508
arborday.org

FOR IMMEDIATE RELEASE
Front Royal Contact:
{Name}
{Phone}
{Email}

Arbor Day Foundation Contact:
Jasmine Putney
Arbor Day Foundation
402-216-9307
jputney@arborday.org

FRONT ROYAL EARNS 2024 TREE CITY USA RECOGNITION FROM ARBOR DAY FOUNDATION

FRONT ROYAL, Virginia (2/19/2025) – The Arbor Day Foundation named Front Royal a 2024 Tree City USA in honor of its commitment to plant, grow, and maintain trees to benefit its community.

The Arbor Day Foundation is a global nonprofit with a mission to inspire people to plant, nurture and celebrate trees. Its network of more than a million supporters and partners has helped the organization plant more than 500 million trees in forests and communities across more than 60 countries since 1972. The Tree City USA program has recognized cities and towns that leverage urban forestry to enhance the livability and sustainability of their local area for over 40 years.

"We all have a role to play in shaping our future and tree champions like Front Royal are leading the way," said Michelle Saulnier, Vice President of Programs at the Arbor Day Foundation. "Trees are critical infrastructure, building resiliency and fostering good health in our nation's cities. We're proud Front Royal is among the Arbor Day Foundation's growing network of communities dedicated to creating positive impact through trees."

In cities and neighborhoods, trees are proven to help mitigate the urban heat island effect, reduce stormwater runoff, improve air quality, and boost mental and physical health. When the right trees are planted in the right places, they can also reduce traffic noise, increase property values, and lower energy costs for homeowners.

{OPTIONAL QUOTE FROM CITY OFFICAL/LOCAL TREE CITY REPRESENTATIVE}

To earn Tree City USA recognition, a city must uphold four core standards including maintaining a tree board or department, having a community tree ordinance, spending at least $2 per capita on urban forestry, and participating in an Arbor Day celebration.

The Arbor Day Foundation's Tree City USA program is operated in partnership with the National Association of State Foresters and the USDA Forest Service. To learn more about the program or how to apply, visit **arborday.org**.

About the Arbor Day Foundation
The Arbor Day Foundation is a global nonprofit inspiring people to plant, nurture, and celebrate trees. They foster a growing community of more than 1 million leaders, innovators, planters, and supporters united by their bold belief that a more hopeful future can be shaped through the power of trees. For more than 50 years, they've answered critical need with action, planting more than half a billion trees alongside their partners. And this is only the beginning.

The Arbor Day Foundation is a 501(c)(3) nonprofit pursuing a future where all life flourishes through the power of trees. Learn more at **arborday.org**.

RECYCLED PAPER RECYCLABLE PRINTED WITH SOY INK

REGULAR COUNCIL MEETING
AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 07A

Agenda Item: PUBLIC HEARING – Sale of 180 Square Feet of Kibler Street Adjoining 219 E. 7th Street Previously Conditionally Vacated by Ordinance

Summary: Council is requested to approve the sale of publicly held real property, 180 square feet of Kibler Street adjoining 219 E. 7th Street previously conditionally vacated by ordinance to the abutting property owner, to Apple Contractors Inc./Carlos Camacho for $2,500.00.

On January 13, 2025, Council received an application from Apple Contractors, Inc./Carlos Camacho requesting the vacation of a 180-square foot portion of Kibler Street allowing the applicant to proceed with a lot consolidation and comply with building setback requirements. A public hearing was held on January 27, 2025, to receive input from the public. Council voted to appoint viewers to view the request and report in writing any inconveniences to the public that would result from discontinuance of the right-of-way. On February 24, 2025, the viewer's report was received, and an ordinance was adopted to conditionally approve the vacation and sale request from the applicant.

Budget/Funding: 1000-3410202 – General Fund Revenue – Sale of Town Real Estate

Meetings: Work Session held January 13, 2025, and Regular Meetings held January 27 and February 24, 2025.

Proposed Motion: I move that Council approve the sale of publicly held real property known as 180 square feet of Kibler Street adjoining 219 E. 7th Street previously conditionally vacated by ordinance to the abutting property owner, Apple Contractors Inc. in the amount of $2,500.00, subject to the terms and conditions of the ordinance.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

TOWN COUNCIL OF THE TOWN OF FRONT ROYAL, VIRGINIA

ORDINANCE APPROVING THE PARTIAL CLOSURE AND VACATION OF PUBLIC RIGHTS-OF-WAY OF APPROXIMATELY 180 SQUARE FEET OF KIBLER STREET ABUTTING 219 E. 7TH STREET

WHEREAS, pursuant to Virginia Code §§15.2-2006 and 15.2-2008, abutting property owner APPLE CONTRACTORS Inc. ("Applicant") has applied for the vacation and sale of approximately 180 square feet of public rights-of-way, being a portion of Kibler Street abutting 219 E. 7th Street as shown and described on plat of survey entitled "Plat Showing a Vacation of a Portion of Kibler Street of the Map of Lots for C.D. Binns" prepared by Darryl G. Merchant, Consulting Land Surveyor, dated July 22, 2024 ("Rights-of-Way"), said plat of survey being attached hereto and incorporated herein by reference; and,

WHEREAS, following notice to affected landowners and a duly advertised public hearing held on January 27, 2025, upon the evidence (including any report issued by a duly appointed committee of viewers finding that no public inconvenience would result from the discontinuance of the Rights-of-Way) it being the judgment of Town Council that said Rights-of-Way should be discontinued, closed and vacated subject to certain conditions being met within one hundred twenty (120) days of the adoption of this ordinance approving of the vacation; and,

WHEREAS, Virginia Code §§15.2-1800 and 15.2-2100 authorize towns to dispose of and sell its real property following a duly advertised public hearing.

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Town Council of the Town of Front Royal, Virginia, that the public rights-of-way in the Rights-of-Way are discontinued, closed and vacated subject to the following stated conditions being satisfied within one hundred twenty (120) days of the adoption of this Ordinance, and that if the conditions are not satisfied within that time that this Ordinance shall be null and void:

1. That following a second duly advertised public hearing, the Rights-of-Way be sold and conveyed to the Applicant and/or other abutting property owner by quit claim deed with plat of survey attached, at a sale price to be as negotiated by the Town Manager with abutting property owner(s), along with payment of the statutorily prescribed costs and fees of publication (and appointment of viewers, if any), and approved by Council, and,

2. The Town Manager and Town Attorney are authorized to approve and execute all documents prepared by Applicant and/or other abutting property owner necessary to effectuate the sale and conveyance of Rights-of-Way by quit claim deed, and,

3. The Applicant and/or other abutting property owner shall re-subdivide, vacating internal boundary lines necessary to consolidate abutting portions of Rights-of-Way into approved lot(s).

The Clerk of Council, upon the satisfaction of all conditions to this Ordinance, shall cause a certified copy of this Ordinance to be delivered to the Clerk of the Circuit Court for filing and

COPY

recording in the land records, indexed with "Town of Front Royal" as Grantor, and with Applicant, and/or other abutting property owner acquiring an interest in Rights-of-Way as Grantee, necessary to further effectuate this Ordinance.

This ordinance shall be effective upon enactment.

****

APPROVED:

Lori A. Cockrell

Lori A. Cockrell, Mayor

ATTEST:

Tina L. Presley

Tina L. Presley, Clerk of Council

This Ordinance was approved at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on Feb. 24, 2025 upon the following recorded vote:

R. Wayne Sealock	✓ Yes __No	H. Bruce Rappaport	✓ Yes __No
Joshua L. Ingram	✓ Yes __No	Melissa DeDomenico-Payne	✓ Yes __No
Amber F. Veitenthal	✓ Yes __No	Glenn E. Wood	✓ Yes __No

A public hearing on the above was held on January 27, 2025, having been advertised in the Northern Virginia Daily on January 13 and January 21, 2025.

****

APPROVED AS TO FORM AND LEGALITY:

02-26-2025

George M. Sonnett, Jr. Date
Town Attorney

COPY

FROM: Viewing Committee
TO: Front Royal Mayor and Town Council
DATE: January 30, 2025
SUBJ: VACATION OF STREETS AND ALLEY, ETC.
APPLICANT: Carlos Camacho

The Viewing Committee, printed names and signatures below, were asked to render an opinion to **APPROVE** or **DENY** the application of CARLOS CAMACHO requesting the vacation of a 2 feet x 90 feet (180 SF) section of Kibler Street at its intersection with East Seventh Street in the Town of Front Royal, VA.

The applicant is requesting to vacate a portion of Kibler Street. If approved, the applicant will move forward with a lot consolidation and the applicant will be in compliance with the building restriction setbacks.

The applicant constructed a dwelling unit within the side yard setback. The applicant originally had the lot surveyed, but during excavation the survey pins were excavated and placed back in the wrong location. The newly constructed dwelling unit was then built 2 feet over the building restriction line.

Currently, there is no infrastructure in the Kibler Street portion to be vacated by the town. The request, if approved, would create an offset to Kibler Street at this location for any possible future improvements to Kibler Street.

After considering the request, the Viewing Committee unanimously recommends **APPROVAL** of the vacation as requested by the applicant.

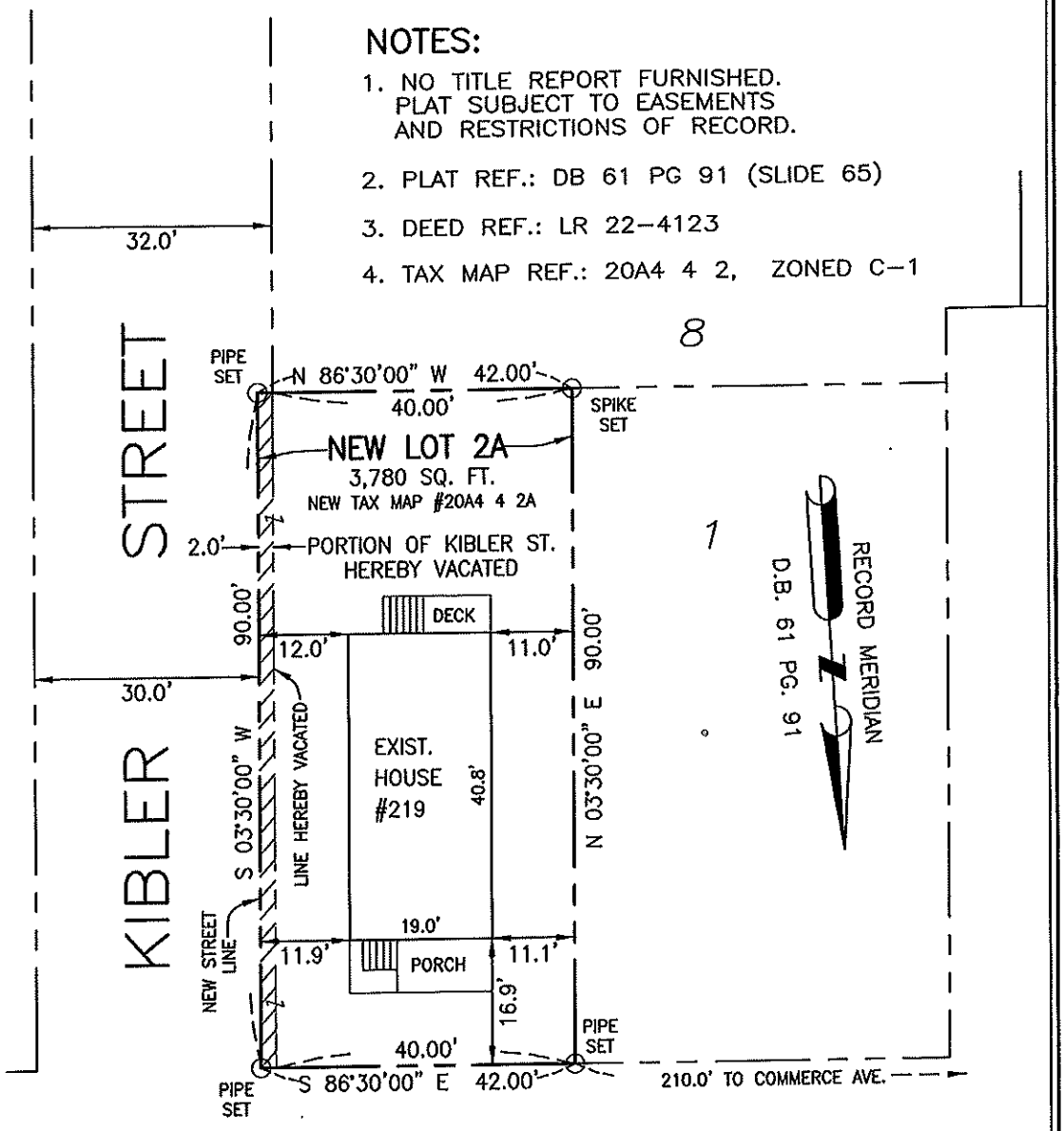
Sincerely,

Ronald W. "Jay" Crawford	/s/ *Ronald W. "Jay" Crawford*
Staige F. Miller, Jr.	/s/ *Staige F. Miller, Jr.*
Robert R. North	/s/ *Robert R. North*

COPY

NOTES:

1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. PLAT REF.: DB 61 PG 91 (SLIDE 65)
3. DEED REF.: LR 22–4123
4. TAX MAP REF.: 20A4 4 2, ZONED C–1



E. SEVENTH STREET

60' WIDE

COMMONWEALTH OF VIRGINIA
Darryl G. Merchant
DARRYL G. MERCHANT
Lic. No.1606
7-22-2024
LAND SURVEYOR

DENOTES PORTION OF KIBLER STREET HEREBY VACATED AND ATTACHED TO THE ADJACENT LOT 2

AREA TABULATION

3,600 SQ. FT = ORIG. LOT 2
180 SQ. FT = VACATED PORTION OF KIBLER ST.
3,780 SQ. FT. = NEW LOT 2A

BOUNDARY INFORMATION SHOWN HEREON BASED ON FIELD RUN SURVEY.

www.measure-map.com
540–636–4949
Darryl G. Merchant
Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630

PLAT SHOWING VACATION OF A PORTION OF

KIBLER STREET

OF THE MAP OF LOTS FOR

C.D. BINNS

TOWN OF FRONT ROYAL – WARREN COUNTY, VIRGINIA

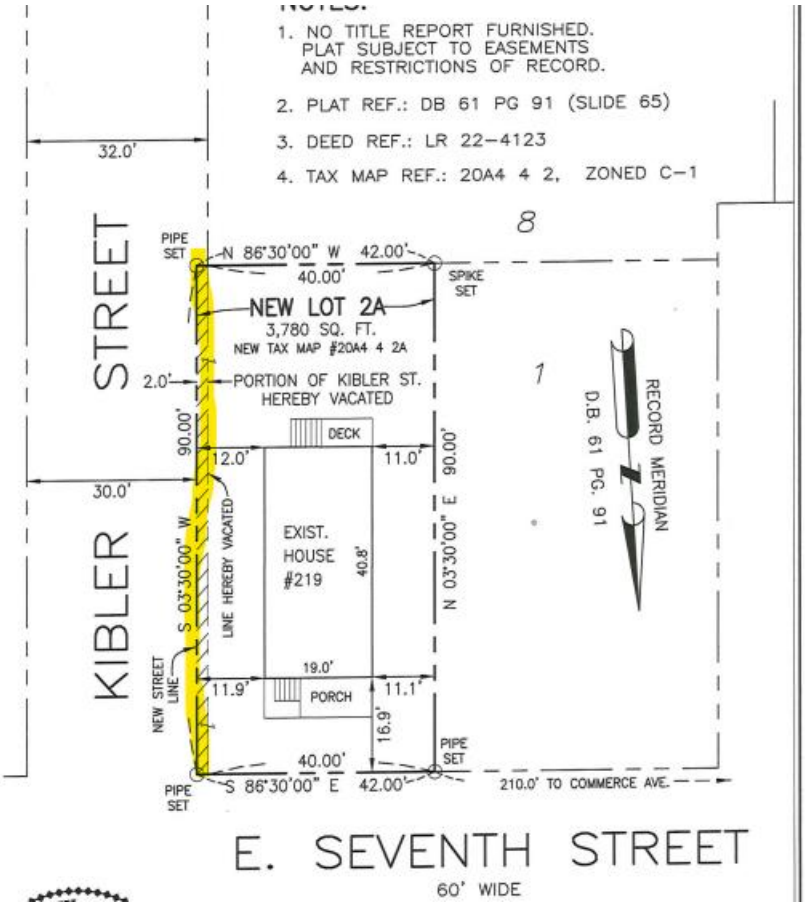
0' 20' 40' 60'

COPYRIGHT D.G. MERCHANT, LS. NOT TO BE COPIED, REPRODUCED OR ALTERED WITHOUT PERMISSION.

23–F128 | DWG. No. AM–1825–2

DATE: 22 JULY 2024 | SCALE: 1" = 20'

Alley Vacation Request 2400554, along Kibler St intersecting 7th Street

Request	The applicant is requesting to vacate a portion (180 SF) of Kibler St. If approved, the applicant will move forward with a lot consolidation and the applicant will be in compliance with the building restriction setbacks.
Background Information	The applicant constructed a dwelling unit within the side yard setback. The applicant originally had the lot surveyed, during excavation the survey pins were excavated and placed back in the wrong place. The home was then built 2 feet over the building restriction line.
Public Works Comments	This request would create an offset to the street for any possible future improvements to Kibler St. 10/11/24
Energy Services Comments	No comments from the Department of Energy Services. 10/04/24
Planning Comments	

	Land value Worksheet calculated the value of the requested vacation to be approximately $630.00
Staff Recommendation	There are no potential utility impacts beyond losing the use of the alley for future installation. Permitting this vacation would allow this applicant to comply with, not violate Town Code. The alternative is moving the dwelling unit, which is currently occupied, to within the permitted setbacks.

AMENDED APPLICATION BY APPLE CONTRACTORS, INC. FOR PARTIAL VACATION OF KIBLER STREET ORIGINALLY FILED BY CARLOS CAMACHO

Carlos Camacho, by counsel, hereby amends his application for Town Council to partially vacate a small portion, up to two feet (2') of Kibler Steet, in order to allow and substitute as Applicant for said amendment the true title holder, Apple Contractors, Inc., which company is solely owned by Carlos Camacho, regarding the property described herein, on the following grounds:

1. Apple Contractors Inc. ("Apple Contractors") is the owner of record of improved real estate located at 219 East 7th Street, Town of Front Royal (the "Town"), Warren County, Virginia (the "Property").
2. Gualberto Carlos Camacho-Perez (" Camacho") is the President, sole stockholder and owner, and Registered Agent for Petitioner Apple Contractors.
3. Apple Contractors demolished a derelict structure located at 219 E. 7th Steet in Front Royal in 2023 and constructed a new dwelling house on the Property. However, Apple Contractors had accidentally built the new house along Kibler Street approximately 9.6 inches too close to Kibler Street inside the Town's required side yard setback. Kibler Street is a Town right of way and is effectively an unmaintained alleyway. The details of how this happened is more fully explained in the following Paragraph no. 9, attachment "A", attached hereto.
4. The Zoning Administrator of the Town properly issued a ruling that a building permit for the new house as it was improperly located in violation of the Town's side yard setback requirements.
5. Camacho, *pro se,* filed an Application for a variance with the Front Royal Board of Zoning Appeals ("BZA"). The BZA on December 19, 2023, denied his request for the variance.
6. Camacho is an ordained minister and is Pastor of Iglesia Baptista Church of Front Royal, Virginia ("Rev. Camacho"). Iglesia Baptista Church worships in the church building facilities of First Baptist Church of Front Royal. Rev. Camacho is an acquaintance of the Rev. Michael Williams ("Williams"), a member and Associated Pastor of First Baptist

COPY

Church. Williams approached Douglas W. Napier ("Napier"), an attorney in Front Royal and a member of First Baptist Church, if Napier could assist Camacho in resolving this matter. Napier, who did not know and had not previously met Camacho, agreed to speak to Camacho about this matter.

7. On December 26, 2023, Camacho met Napier and explained to Napier what Camacho understood to be the situation about the issue described in paragraph no. 3 above. Napier agreed to assist, *gratis*, in trying to allow the new structure on the Property to be preserved in its location.
8. In January, 2024, Camacho, by counsel, filed an Application for partial Vacation of a portion of Kibler Street with the Town, a copy of which is attached hereto. At the time of filing the Application, Napier had not yet had time to conduct a title search of the Property. The Application was filed in the name of Camacho, who is the name of the applicant who filed the application for a variance with the BZA. However, the Property was and is actually titled in the name of Apple Contractors, which company is solely owned and managed by Camacho, and the Application should properly have reflected that the title owner of the property in question was Apple Contractors.
9. About the same time the Application for Vacation of a portion of Kibler Street was filed with the Town, Camacho and Apple Contractors, by their counsel Napier, filed a Petition with the Circuit Court of Warren County, Virginia, to review the decision of the BZA denying the application for a variance to the side yard setback for the Property. The Petition was filed in case Camacho's Application for a partial vacation of Kibler Street was denied by the Town. By the time of the filing of the Petition, Napier had done sufficient title work on the Property to realize the title holder of the Property is Apple Contractors. A copy of the Petition and its Exhibits are attached hereto as Attachment "A". However, the Application for a partial Vacation of Kibler Street was not then also amended to reflect the true title holder of the Property. No hearing has been held on said Petition pending Town Council's decision upon the Application for vacation and purchase of a small portion of Kibler Street.
10. On or about January 13, 2025, the Town Attorney noticed that the Petition filed with the Circuit Court properly listed the proper title holder, Apple Contractors, of the Property, but

COPY

the proper title holder had not been substituted for the Application for Vacation of a portion of Kibler Street, and the Town Attorney notified Napier of this fact.

11. From January 13, 2025, until today, January 17, 2025, Napier has been extremely ill with the flu or some other related viral infection, whereby Napier has not been mentally or physically able to responsibly prepare and file an Amendment to the Application for Vacation of a portion of Kibler Street on behalf of Apple Contractors, which Amendment Napier hereby files this January 17, 2025.
12. This Amendment, if granted by Town Council, will properly reflect the proper title ownership of the Property.
13. Attached, as Attachment "B" hereto, is plat dated 22 July, 2024, prepared by Darryl G. Merchant, Consulting Land Surveyor, which outlines the two feet (2') of Kibler Street which Apple Contractors respectfully requests be vacated and sold to Apple Contractors. Apple Contractors needs, in order to meet the Town's side yard setback requirements. While only about 9.6 inches of Kibler Street, is needed to be vacated and added and the Application for a partial Vacation of Kibler Avenue, Apple Contractors requests that two feet (2') of Kibler Steet be vacated and sold to Apple Contactors to allow Apple Contractors an additional buffer between Kibler Street and the Property.

WHEREFORE, Apple Contractors, Inc., and Carlos Camacho, by counsel respectfully request that this Amended Application and this partial Vacation of Kibler Street be granted by the Town Council of the Town of Front Royal.

Respectfully submitted,

Apple Contractors, Inc.
and
Carlos Camacho
By Counsel:

_____

Douglas W. Napier
Attorney at Law
VSB No. 16136
[redacted]
Front Royal, VA 22630
[redacted]

COPY

DOUGLAS W. NAPIER
Attorney at Law
VSB No. 16136
[redacted]

September 20, 2024

Honorable Lori A. Cockrell, Mayor
Town Council of the Town of Front Royal
VIA: Joseph Waltz, Town Manager

Re: Updated Typed Copy of Application to Vacate Streets and Alleys With Current Plat Showing 2' Part of Alley (Kibler Street) Requested to Be Vacated

Dear Mayor Cockrell and Members of Town Council:

Attached is an Amended (updated) Application for Vacation of a two-foot (2') portion of an Alley (Kibler Street) with a current plat dated 7-22-2024 showing the two-foot (2') portion requested to be vacated, filed on behalf of the owner, Carlos Camacho.

Please let me know when this matter is scheduled to be heard by Town Council. I will be out of town from September 21, 2024, until September 28, 2024.

Please let me know if you have any questions.

Sincerely,

Douglas W. Napier,
For: Carlos Camacho

COPY

RECEIVED
SEP 20 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

VACATION OF STREETS AND ALLEYS and OTHER TOWN RIGHTS-OF-WAYS APPLICATION

APPLICANT INFORMATION
(please print)

Name CARLOS CAMACHO (GUALBERTO CARLOS CAMACHO-PEREZ)

Mailing Address [redacted]

Phone # [redacted] **E-mail** [redacted]

VACATION INFORMATION

Description (please select all that apply)

☑ **Street/Portion of Street**

☑ **Alley/Portion of Alley**

☐ **Other** *(please specify)* WANT TO ACQUIRE 200 FT. OR MORE (TWO) OF KIBLER ST. (ALLEY ALONG LENGTH OF APPLICANT'S ADJOINING PROPERTY LOCATED AT 219 E. 7TH ST.

Location KIBLER ST., NEXT TO 219 E. 7TH ST. (LOT 2 OF MAP OF LOTS FOR C.D. BINNS).

Reason for request NEED TO ADD LENGTH OF KIBLER ST. (A GRAVELED ALLEY) TO APPLICANT'S PROPERTY TO MEET SIDEYARD SETBACK. LOT WAS SURVEYED PRIOR TO START OF CONSTRUCTION, BUT CONTRACTOR EXCAVATOR ACCIDENTALLY DUG UP PINS, & PINS RESET IN SLIGHTLY WRONG LOCATIONS.

☑ **Current Plat Attached Showing Property to be Vacated**

Applicant's Signature _____ Date 03-01-24

Completed application shall be returned by mail or delivery to:
Town Manager's Office, Town Hall, 102 E. Main Street, P.O. Box 1560, Front Royal, VA 22630
Additional Information: Town Manager's Office (540)635-8007, Monday-Friday, 8:00am – 5:00pm

Revised 3-1-22

RECEIVED
SEP 20 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

COPY

VACATION OF STREETS AND ALLEYS and OTHER TOWN RIGHTS-OF-WAY APPLICATION

(Amended typed copy with plat showing portion of alley to be vacated)

Name [redacted]
Mailing Address [redacted]

Phone [redacted] **Email** [redacted]

VACATION INFORMATION

Description Portion of Street or Alley
Want to acquire 2.0 (two) feet or more of Kibler Street (alley along length of Applicant's adjoining property located at 219 E. 7th Street).

Location Kibler Street next to 219 E. 7th Street (Lot 2 of Map of Lots for C.D. Binns.

Reason for Request Need to add enough of Kibler Street (a graveled alley) to Applicant's property to meet side yard setback. Lot was surveyed prior to start of construction, but contractor excavator accidentally dug up pins, and pins re-set in slightly wrong locations. Variance denied by Board of Zoning Appeals (see attached).

1. **Plat dated 2-20-23, attached, shows old house relative to Kibler Street prior to new house construction.**
2. **Plat dated 9-27-2023, attached, shows newly constructed house relative to Kibler Street.**

COPY

RECEIVED SEP 27 2023 TOWN OF FRONT ROYAL PLANNING & ZONING DEPARTMENT

3. **Plat dated 7-22-2024, attached, shows portion of Kibler Street requested to be vacated.**
4. ***Applicant's Signature on attached original hand-written Application.* Dated 03-01-24.**

Carlos Camacho, Applicant

By: *Douglas W. Napier*

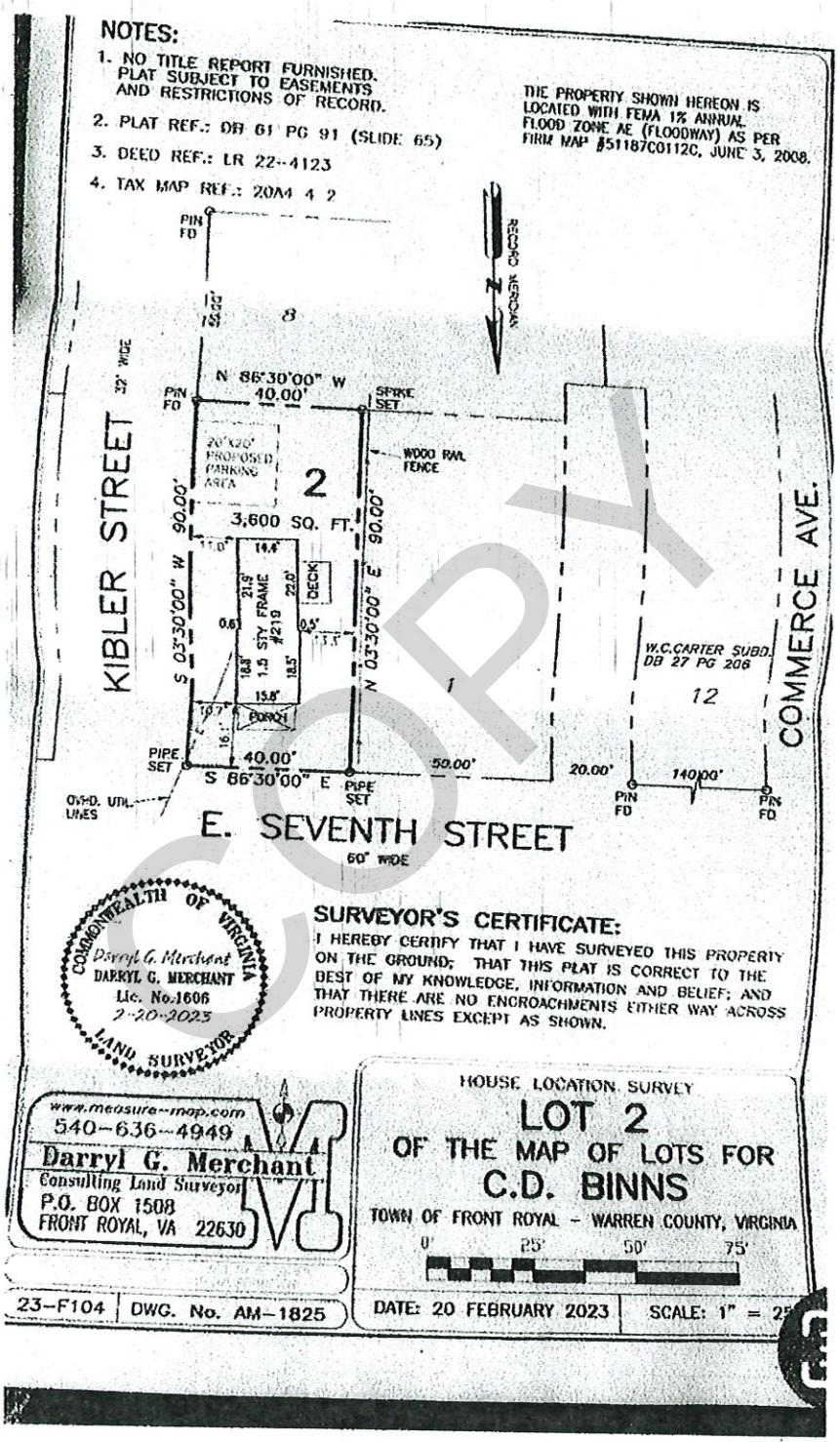
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VSB No. 16136

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RECEIVED
SEP 20 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

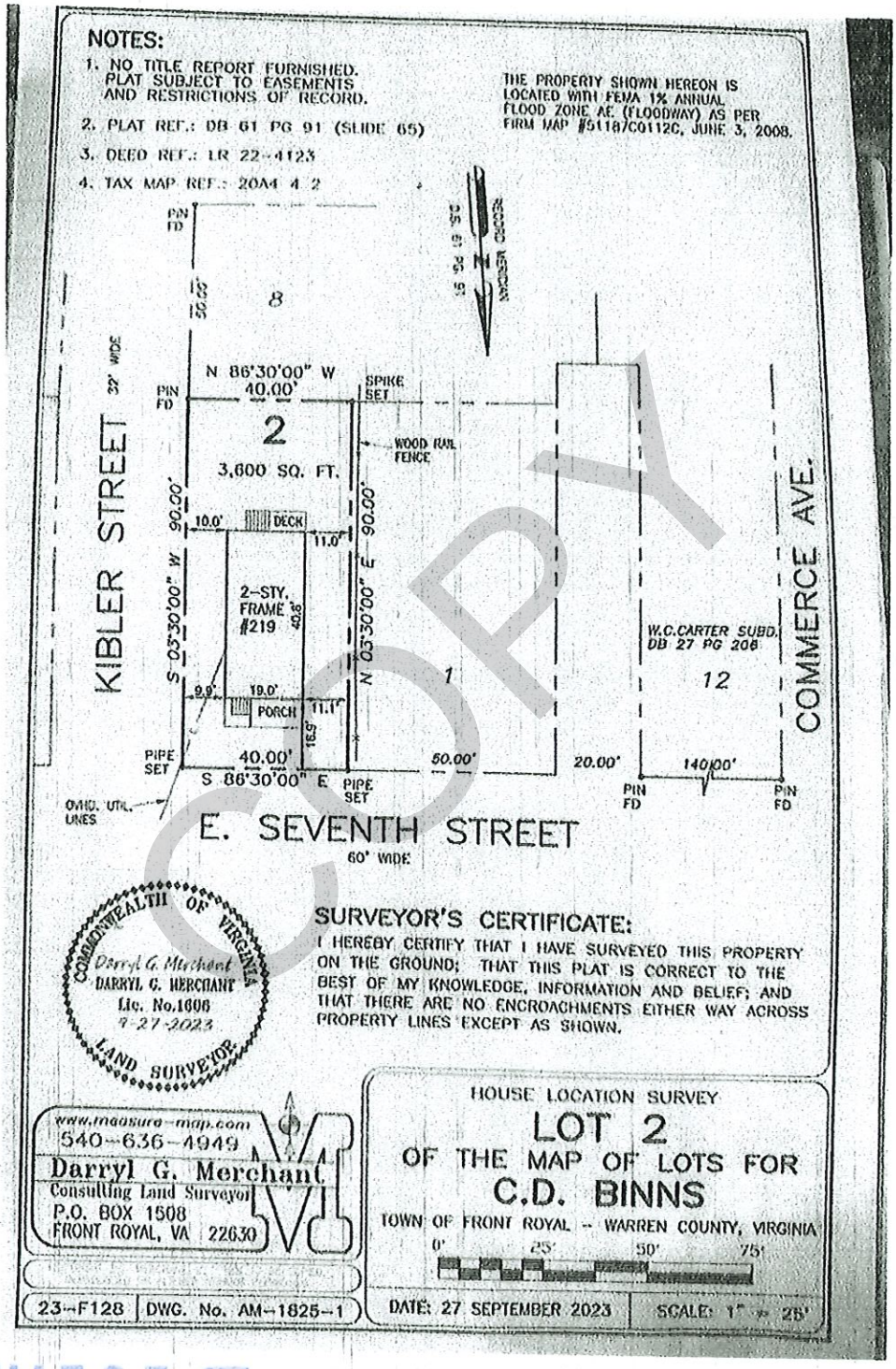
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RECEIVED
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

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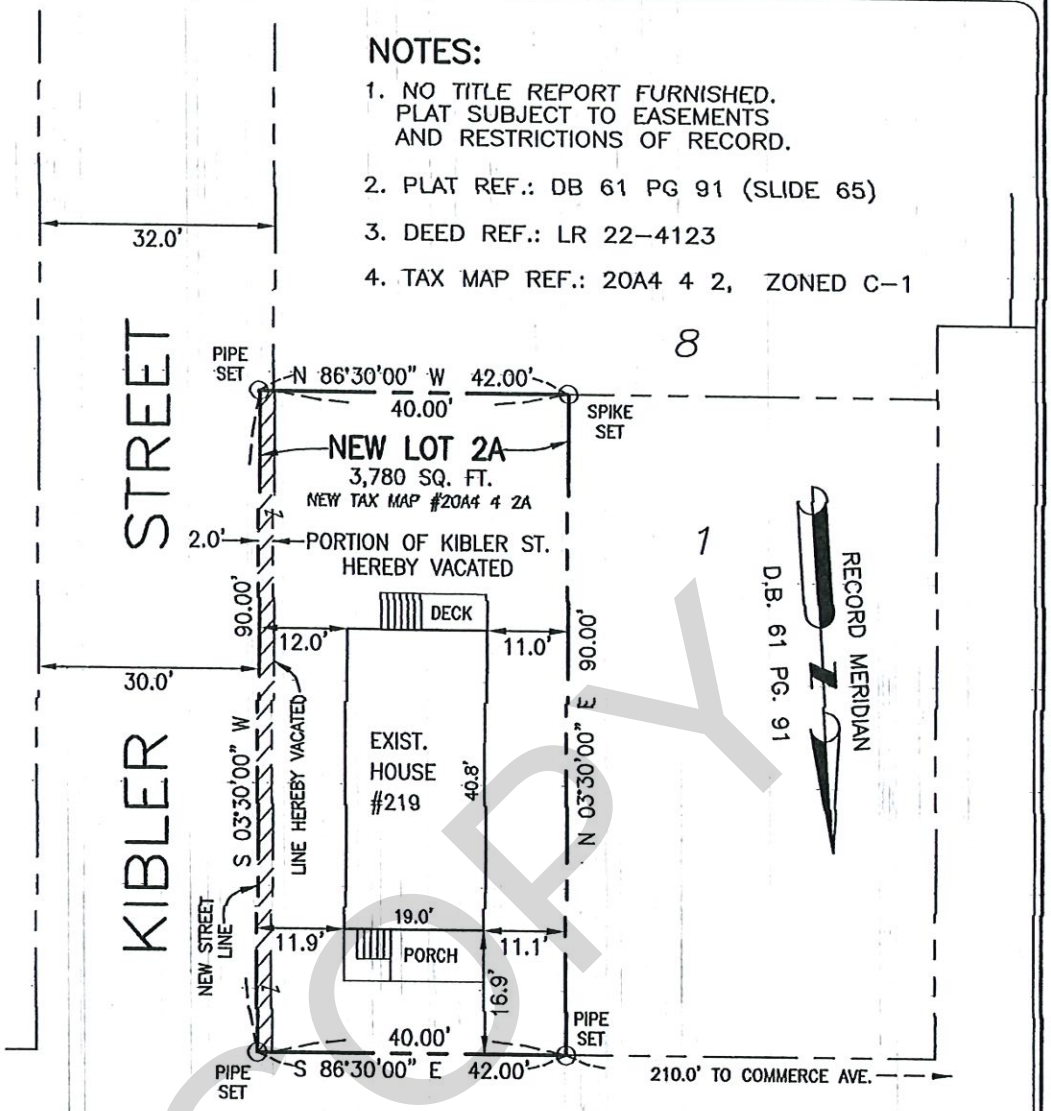


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RECEIVED
SEP 28 2023
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

NOTES:

1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. PLAT REF.: DB 61 PG 91 (SLIDE 65)
3. DEED REF.: LR 22–4123
4. TAX MAP REF.: 20A4 4 2, ZONED C–1



E. SEVENTH STREET

60' WIDE

DENOTES PORTION OF KIBLER STREET HEREBY VACATED AND ATTACHED TO *THE ADJACENT LOT 2*

AREA TABULATION

3,600 SQ. FT = ORIG. LOT 2
180 SQ. FT = VACATED PORTION OF KIBLER ST.
3,780 SQ. FT. = NEW LOT 2A

COMMONWEALTH OF VIRGINIA
Darryl G. Merchant
DARRYL G. MERCHANT
Lic. No.1606
7-22-2024
LAND SURVEYOR

BOUNDARY INFORMATION SHOWN HEREON BASED ON FIELD RUN SURVEY.

www.measure-map.com
540–636–4949
Darryl G. Merchant
Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630

COPYRIGHT D.G. MERCHANT, LS. NOT TO BE COPIED, REPRODUCED OR ALTERED WITHOUT PERMISSION.

23–F128 | DWG. No. AM–1825–2

PLAT SHOWING VACATION OF A PORTION OF

KIBLER STREET

OF THE MAP OF LOTS FOR

C.D. BINNS

TOWN OF FRONT ROYAL – WARREN COUNTY, VIRGINIA

0′ 20′ 40′ 60′

DATE: 22 JULY 2024 | SCALE: 1" = 20'

COPY

REGULAR COUNCIL MEETING
CONSENT AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 10A

Agenda Item: Reimbursement of Special Use Permit (SUP) Application Fee for Warren Coalition

Summary: Council is requested to consider reimbursement of a Special Use Permit (SUP) application fee in the amount of $400.00 to Warren Coalition paid February 19, 2025, for 506 N. Royal Avenue to be used as a lodging house. The Warren Coalition has 501c3 nonprofit status.

Budget/Funding: 1000-3130306 General Fund Revenue – Zoning Income

Meetings: Work Session held March 3, 2025

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve a reimbursement of a Special Use Permit (SUP) application fee in the amount of $400.00 to Warren Coalition, a 501c3 nonprofit, paid for 506 N. Royal Avenue to be used as a lodging house.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

Warren Coalition

Supporting a safe, healthy and drug-free Warren County

February 18, 2025

Dear Mayor Cockrell and Town Council Members:

The Warren County Community Health Coalition, DBA Warren Coalition, is requesting the fee we paid for a special use permit for 506 N. Royal Ave to be used as a lodging house be waived given our 501c3 nonprofit status.

Thank you for considering this request.

My best,

Christa Shifflett, M.Ed.
Executive Director

COPY

PO Box 2058 Front Royal, VA 22630 (540) 636-6385
www.warrencoalition.org

PERMIT# 2500072

FRONT ROYAL, va. - Receipt Number 01002066189

D donnotreply
To Carol Buffa

TOWN OF FRONT ROYAL, VA

RECEIPT NUMBER: 01002066189

RECEIVED BY: CAROL PZ PAYOR: WC COMMUNITY HEALTH COAL.
TODAY'S DATE: 02/19/25 REGISTER DATE: 02/19/25 TIME: 10:14

ZONING INCOME	SUP-506 N ROYAL AVE	$400.00
CREDIT CARD FEES	1.000	$9.65

TOTAL DUE: $409.65

TELEPHONE -: $409.65 REF NUM:

TENDERED	CHANGE
$409.65	$.00

COPY

REGULAR COUNCIL MEETING
CONSENT AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 10B

Agenda Item: Award Bid for Waterline Upgrades on N. Royal Avenue, W. 12th Street and Cherry Street

Summary: Council is requested to approve the award of a bid to Greenridge Contractors of Hagerstown, Maryland in the amount of $902,132.25 for waterline upgrades on N. Royal Avenue, W. 12th Street and Cherry Street.

Budget/Funding: Funding has been budgeted and available for FY25 as follows:

9602-R47513 Water Maintenance – Waterlne Upgrades $902,132.25

Meetings: Work Session held March 10, 2025

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve the award of a bid to Greenridge Contractors of Hagerstown, Maryland in the amount of $902,132.25 for waterline upgrades on N. Royal Avenue, W. 12th Street and Cherry Street.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

Town of Front Royal
Public Works

MEMORANDUM

TO: **Michelle Campbell, Manager of Purchasing**

CC: **B.J. Wilson, Director of Finance**

FROM: **Robert B Boyer, Public Works Director**

DATE: **March 3, 2025**

SUBJECT: **Recommendation to Award Waterline Upgrades to Greenridge Contractors Inc**

The town recently received seven sealed bids for waterline upgrades on N. Royal Ave, Cherry St and W. 12th St. The lowest bidder was Greenridge Contractors Inc out of Hagerstown Maryland at a project cost of$902,132.25. We spoke with four different references the contractor had provided from previous projects and each reference recommended Greenridge Contractors Inc and spoke highly of their work quality.

We recommend awarding this project to Greenridge Contractors Inc, we have the funding currently on PO# 30799 and PO# 31028 under waterline upgrades to cover the cost of the project.

If you have any questions or need any further information, please contact me at 540-692-4789.

Thank You.

Town of Front Royal, VA

BID TABULATION

IFB #1-2025 WATERLINE UPGRADES

BID OPENING DATE: 2/12/2025

BID OPENING TIME: 2:00 PM

	Snyder Environmental Services Inc. Kearneysville, WV	G.B. Foltz Contracting Inc. Mount Jackson, VA	Greenridge Contractors Inc. Hagerstown, MD	Bright Construction Group Fairfax, VA	Lantz Construction Co. Winchester, VA	A & M Concrete Corp. Sterling, VA	Muller Inc. Reston, VA
Description	**Total Bid Price**	**Total Bid Price**	**Total Bid Price**	**Total Bid Price**	**Total Bid Price**	**Total Bid Price**	**Total Bid Price**
Waterline Upgrades	$ 1,389,936.00	$ 1,643,512.63	$ 902,132.25	$ 2,878,300.00	$ 1,248,372.27	$ 1,349,737.00	$ 1,283,660.00

***DENOTES NON-RESPONSIVE BID**

The VENDOR SPREAD SHEET is generated from the initial, raw information collected. No award decision has been made.

Apparent Low Bidder: Greenridge Contractors Inc.

Prepared By: Michelle Campbell, VCA, VCO

COPY

REGULAR COUNCIL MEETING
CONSENT AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 10C

Agenda Item: First Amendment to Pole Attachment Agreement to Extend for a Period of Fifteen (15) Years a Mutual Agreement for the Attachment of Facilities to Town and to Brightspeed Owned Utility Poles

Summary: Council is requested to approve a mutual pole attachment agreement with Brightspeed, formerly Central Telephone Company of Virginia, for the attachment of facilities by one party to utility poles owned by the other party as presented. The agreement adds fifteen (15) years to the term, increases attachment rates and amends other provisions.

Budget/Funding: 9401-3161705 Dept of Energy Services Revenue Pole Attachments

Meetings: Work Session held March 10, 2025

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve a mutual pole attachment agreement with Brightspeed, formerly Central Telephone Company of Virginia, for the attachment of facilities by one party to utility poles owned by the other party and authorize the Town Manager to execute the agreement on behalf of the Town, as presented.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

Docusign Envelope ID: 3F34332F-A417-4D13-8F99-D2018CE4E1A0

FIRST AMENDMENT TO POLE ATTACHMENT AGREEMENT

THIS FIRST AMENDMENT TO POLE ATTACHMENT AGREEMENT ("First Amendment") is made and entered into this ____ day of _____, 2025, effective the 27th day of June 2025 ("First Amendment Effective Date"), by and between the TOWN OF FRONT ROYAL VIRGINIA a Municipal Corporation, (hereinafter called "Town") and BRIGHTSPEED OF VIRGINIA, LLC, a Virginia limited liability company, formerly CENTRAL TELEPHONE COMPANY OF VIRGINIA by Certificate of Conversion issued by the State Corporation Commission effective November 14, 2022, hereinafter Brightspeed, the Town and Brightspeed collectively referred to as "the parties" in this First Amendment.

RECITALS:

This First Amendment is intended to amend the Pole Attachment Agreement entered into by the Town and the Central Telephone Company of Virginia on the 27th day of June 2005, for a term of twenty (20) years ("Agreement").

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions herein contained, the parties hereto mutually covenant and agree to the following amendments to the Agreement:

1. Wherever appearing, the terms and conditions are amended by replacing "Sprint" with "Brightspeed".

2. The third sentence of section 5 is amended by replacing "twenty (20)" with "thirty (30)".

Docusign Envelope ID: 3F34332F-A417-4D13-8F99-D2018CE4E1A0

3. As of the First Amendment Effective Date, "standard pole size" shall be defined as a "45 ft class 3 pole." Such change shall be applied on a go-forward basis, meaning that poles placed prior to the First Amendment Effective Date shall be considered compliant.

4. Section 8 is amended by adding the following language: "Licensee shall be responsible for obtaining from the appropriate public and/or private authority or other appropriate persons any necessary franchise or other required authorization to construct, operate and/or maintain its facilities on public or private property before it occupies any portion of Owner's poles. It is understood that any license granted hereunder does not constitute a franchise."

5. Section 9 is amended by adding the following language:

"Beginning June 27, 2025, when Brightspeed is the Licensee it shall pay to Town a rental at the rate of TWENTY-SIX DOLLARS ($26.00) per pole, per year, from the end of the twentieth (20th) year of the term of this Agreement through the twenty-fifth (25th) year. From the end of the twenty-fifth (25th) year through the end of the thirtieth (30th) year, the rental rate shall be TWENTY-EIGHT DOLLARS ($28.00) per pole, per year. From the end of the thirtieth (30th) year through the end of the thirty-fifth (35th) year, the rental rate shall be THIRTY DOLLARS ($30.00) per pole, per year.

When Town is the Licensee it shall pay to Brightspeed a rental rate of TWENTY-SEVEN and 00/100 DOLLARS ($27.00) per pole, per year, from the end of the twentieth (20th) year of the term of this Agreement through the twenty-fifth (25th) year. From the end of the twenty-fifth (25th) year through the end of the thirtieth (30th) year, the rental rate shall be TWENTY-NINE and 00/100 DOLLARS ($29.00) per pole, per year. From the end of the thirtieth (30th) year through the end of the thirty-fifth (35th) year, the rental rate shall be THIRTY-ONE and 00/100 DOLLARS ($31.00) per pole, per year."

Section 9 is further amended by replacing addresses with the following:

Docusign Envelope ID: 3F34332F-A417-4D13-8F99-D2018CE4E1A0

Brightspeed:

(Invoices)
717 McGilvary Street
Fayetteville, NC 28301
Attention: Mailroom, Joint Use
via email to the following address: bs_poleall@brightspeed.com

(Notices)
Attn: Joint Use
1120 South Tryon Street, 7th Floor
Charlotte, NC 28202

Town:

Town Manager
102 E. Main Street
P. O. Box 1560
Front Royal, VA 22630

6. Section 10 is amended by replacing paragraph "C)" with the following:

"C) Brightspeed shall notify the Town of the need for such replacement after which the Town shall within twenty (20) business days replace the said pole, re-locate the Town's lines and facilities, and notify Brightspeed of such installation. Brightspeed shall then, within thirty (30) business days, relocate its lines and facilities to the new pole and remove the old pole. In recognition of the value of the Town's installation of said replacement poles for Brightspeed, Brightspeed shall pay to the Town a replacement fee calculated based on reasonable time and materials in the industry."

7. Section 21 is amended by replacing "twenty (20) years" with "thirty-five (35) years".

8. All terms and conditions contained in the Agreement not specifically amended by this First Amendment shall remain in full force and effect.

Docusign Envelope ID: 3F34332F-A417-4D13-8F99-D2018CE4E1A0

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be duly executed and effective on the dates above written, all by due authority.

TOWN OF FRONT ROYAL, VIRGINIA

Signed: _____

Name: _____

Title: _____

BRIGHTSPEED OF VIRGINIA, LLC

Signed: DocuSigned by: Alaina Brooks 7242B8F269FB421...

Name: Alaina Brooks

Title: Director, Pole Programs

APPROVED AS TO FORM:

_____

Town Attorney

REGULAR COUNCIL MEETING
AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 11A

Agenda Item: Note and Deed of Trust Agreement with Habitat for Humanity for Deferred Payment or Waiver of Electric, Sewer, Water Connection Fees for 357 Osage Street

Summary: Council is requested to consider a note and deed of trust agreement with Habitat for Humanity, a §501(c)(3) tax exempt nonprofit, for the deferred payment or waiver of electric, sewer, and water connection fees totaling $11,093.00 for 357 Osage Street, Tax Map 20A7-6, Lot 47. Habitat for Humanity is building a duplex at 357 and 359 Osage Street. Utilities currently exist at 359 Osage Street.

Breakdown as follows:

1 Electric Connection	$ 1,100.00
1 ¾" Water Connection	$ 2,663.00
1 ¾" Sewer Connection	$ 7,330.00
Total	$11,093.00

Note: Habitat for Humanity originally requested a waiver for utilities at 353 Osage Street as well; however, staff has determined that this is a single-family home that is intended to be sold. If staff receives a request for a waiver for this property, it will be reviewed by Council at a future work session.

Budget/Funding:

9401-161703	Department of Energy Services Connection Charges		<$ 1,100.00>
9601-3161703	Water Fund System Development Fees		<$ 2,663.00>
9801-3161703	Sewer Fund System Development Fees		<$ 7,330.00>
		Total	<$11,093.00>

Meetings: Work Session February 3, 2025

Proposed Motion: I move that Council approve a note and deed of trust agreement with Habitat for Humanity, a §501(c)(3) tax exempt nonprofit, for the deferred payment or waiver of electric, sewer, and water connection fees totaling $11,093.00 for 357 Osage Street, Tax Map 20A7-6, Lot 47, with the Town Attorney to prepare and record the necessary documents.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

THIS DEED OF TRUST IS EXEMPT FROM RECORDATION TAX PURSUANT TO VIRGINIA CODE SECTION 58.1-811.A. 14.

THIS INSTRUMENT PREPARED BY:
George M. Sonnett, Jr., Esq., without benefit
of title examination or current survey

TAX MAP NO.: 20A7-6, Lot 47

THIS DEED OF TRUST, made this 24th day of March, 2025, by and between **WARREN COUNTY HABITAT FOR HUMANITY, INC.**, party of the first part, **GRANTOR**, and **AMANDA W. WISELEY** and/or **GEORGE M. SONNETT, JR,** of 102 East Main Street, Front Royal, Warren County, Virginia, **TRUSTEES**, either or both of whom may act, parties of the second part, **GRANTEES**.

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and the usual English Covenants of Title unto the Grantees, party of the second part, the following described real estate (the "Property"), to-wit:

> All that certain lot or parcel of real; estate, with all improvements thereon and all rights, easements, hereditaments and appurtenances thereunto appertaining, lying and being situate in the Town of Front Royal, South River Magisterial District, Warren County, Virginia, being known and designated as 357 Osage Street, Lot No. Forty-seven (47) , as described on a plat titled "BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 46A and 47 AND MINOR SUBDIVISION OF LOT 47 PER PLAT OF THE STINSON LOTS, SOUTH RIVER MANAGERIAL DISTRICT, TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA," prepared by Joseph G. Brogan, Jr., Land Surveyor, dated August 16, 2024, a copy of which is attached hereto and made part hereof by reference.
>
> **TAX MAP NO. 20A7-6, Lot 47**

IN TRUST, to secure the payment of the following described obligations, to-wit:

DRAFT

To secure to the holder of a certain deed of trust note dated _____ 2025, made by Grantor ("Maker") and payable to the order of the TOWN OF FRONT ROYAL, VIRGINIA, a municipal corporation and a political subdivision of the Commonwealth of Virginia., or assigns, (hereinafter "holder" or "note holder") at Town Hall, 102 East Main Street, Post Office Box 1560, Front Royal, Virginia 22630, the principal sum of ELEVEN THOUSAND NINETY-THREE AND 00/100 DOLLARS ($11,093.00), without interest thereon, and payable in 240 months of continuous actual residing by the assignees (provided assignees of maker are qualified Habitat for Humanity homeowners under the bylaws, rules and regulations pertaining to Habitat for Humanity, hereinafter called "Assignees") of the Maker at the Property which is the dwelling house located at 357 Osage Street, Town of Front Royal, Warren County, Virginia, or by payment of the outstanding principal balance at the time the Assignees of Maker hereof moves from said dwelling or conveys, transfers, or leases said property to a third party, whichever event first occurs. The principal balance shall be reduced by 1/240th for each month the Assignees of Maker actually reside at said premises, provided that the principal balance is then current for each month. Should Assignees of Maker move from said premises, or sell, lease, transfer, convey, or assign, however configured or termed, the same to a third party before the expiration of said 240 months, the then outstanding principal balance shall, at the option of the holder, become due and payable in full without further notice.

In the event the Assignees of Maker of this note sells, leases, transfers, or assigns, however configured or termed, the real estate securing this note prior to the maturity hereof, any proceeds, no matter over what period of time, from the sale, transfer, or assignment thereof exceeding the principal balance then due the holder hereof shall be payable to and shall inure to the benefit of the holder hereof. Maker reserves the right of anticipation whereby prepayment may be made without penalty. If default be made in any provision hereof, the entire principal sum shall, at the option of the holder hereof, become at once due and payable without further notice. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

The undersigned hereby consent to foreclosure by the Trustees, or either of them, named herein in the event of a default, notwithstanding that the Trustees, or either of them, may have supplied legal advice to and represented the undersigned in this transaction.

NOW, IF DEFAULT BE MADE in the payment of the obligations herein secured, or any one of them or if the installments of principal and of interest be not paid as hereinbefore specified (in

DRAFT

which latter event the principal obligations aforesaid, at the option of any holder thereof, may become due and the trust enforceable), then it shall become the duty of the said Trustee, on being requested so to do by any holder of any of the obligations herein secured, to make sale of the property herein described, at public auction in front of the Warren County Court House door in Front Royal, Virginia, after advertisement of the time, terms, and place of sale (hereinafter specified) upon such terms as to the said Trustee may seem proper and out of the proceeds of sale he shall pay first the expenses incident thereto, including a commission of five (5%) per cent to the said Trustee, secondly, whatever amount may then be due on the obligations herein secured, and the residue, if any, they shall pay to the parties of the first part, its successors or assigns.

IN THE EVENT that it should become necessary to make sale of the property herein conveyed, the same may be made after first advertising the time, terms and place of sale once a week for at least two successive weeks in some newspaper published, or having a general circulation in Warren County, Virginia, it being hereby agreed by the parties hereto that such advertisement shall be sufficient. Said sale may be held not less than eight (8) days following the first advertisement nor more than thirty (30) days following the last advertisement. The said Trustees may, if they deem it necessary or advisable, in their sole discretion, also provide additional advertisement of said sale.

IT IS ALSO AGREED that after advertisement under this deed of trust, if the party of the first part, its heirs or assigns desire to pay off the indebtedness herein secured, it shall pay to the said Trustee the sum of two and one-half (2 l/2%) per cent of the amount of the debt herein secured as of the date of such payment, which shall be treated as compensation for their services as such Trustees.

THE PARTY OF THE FIRST PART COVENANTS that it will take out and maintain fire insurance on the building situated upon the property conveyed in an amount not less than the full amount of the obligations hereby secured, the policies of which shall bear loss payable clauses to the holders of the obligations for the further securing of said obligations, and shall continuously furnish certificates of such insurances to the holder of said note; and that it will promptly pay, when due, all taxes, levies, and assessments upon the property conveyed.

In the event of the failure of the party of the first part to take out and maintain said insurance or to pay said taxes, then the holder of the said obligations shall have the right to procure said insurance and pay all necessary premiums thereon and to pay all taxes, levies and assessments, and any sums to expended shall automatically be and become charges upon the property conveyed and

DRAFT

shall be considered as secured under this deed of trust; but nothing herein contained shall create any obligation upon the holders of said obligations to make any of such advancements.

IN THE EVENT of the death, resignation, declination, incapacity, disability, removal or absence from the State of the Trustees, or either of them, or of any substitute trustee and in any of said events, the holder of the obligations hereby secured, or a majority in amount of the holders secured hereunder, shall have the right, and is hereby authorized and empowered to appoint by an instrument in writing, duly executed, acknowledged, and recorded wherever this deed of trust is recorded, a substitute trustee or trustees, in the place and stead of the Trustee(s) herein named, or in the place and stead of any substitute trustee or trustees hereafter appointed, who shall thereupon become vested with, and succeed to, all the title, power and duties hereby conferred upon the Trustee(s) named herein, the same as if said substitute trustee has been named original Trustee(s) by this instrument.

THIS DEED OF TRUST is given to secure a debt in accordance with the provisions of Section 55-59 of the Code of Virginia, as amended, and effective on the date hereof, and as therein provided shall be construed to impose and confer upon the parties hereto and the beneficiaries hereunder, the duties, rights and obligations therein set forth. As authorized and permitted by Sections 55-59 and 55-60 of the Code of Virginia, as amended, the following additional provisions are herein incorporated in short form as prescribed by said sections and to be construed as therein provided:

EXEMPTIONS WAIVED;

SUBJECT TO ALL (CALL) UPON DEFAULT;

RENEWAL OR EXTENSION PERMITTED;

RIGHT OF ANTICIPATION RESERVED;

PRIORITY IN DIRECT ORDER OF MATURITY; AND

ANY TRUSTEE MAY ACT.

THE DEBT SECURED HEREBY IS SUBJECT TO CALL (ALL) IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY SECURED HEREBY.

DRAFT

The undersigned certifies and warrants that his/her signature is pursuant to duly enacted resolution of the Warren County Habitat for Humanity, Inc.

WITNESS the following signature and seal this the day and year first written above.

WARREN COUNTY HABITAT FOR HUMANITY, INC. (SEAL)

By: _____

Name and Title of Office with Grantor

STATE OF VIRGINIA

COUNTY OF WARREN, TO-WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, _____ (title of office) of Warren County Habitat for Humanity, Inc.

.

_____

Notary Public

My commission expires:

DRAFT

$ 11,093.00 Front Royal, Virginia

Date: _____, 2025

DEED OF TRUST NOTE

FOR VALUE RECEIVED the undersigned (hereinafter "Maker") promises to pay to the order of the TOWN OF FRONT ROYAL, VIRGINIA, a municipal corporation and a political subdivision of the Commonwealth of Virginia., or assigns, (hereinafter "holder" or "note holder") at Town Hall, 102 East Main Street, Post Office Box 1560, Front Royal, Virginia 22630, the principal sum of ELEVEN THOUSAND NINETY-THREE AND 00/100 DOLLARS ($11,093.00), without interest thereon, and payable in 240 months of continuous actual residing by the assignees (provided assignees of Maker are qualified Habitat for Humanity homeowners under the bylaws, rules and regulations pertaining to Habitat for Humanity, hereinafter called "Assignees") of the Maker at the dwelling house located at 357 Osage Street, **Tax Map 20A7-6, Lot 47**, Town of Front Royal, Warren County, Virginia, or by payment of the outstanding principal balance at the time the Assignees of Maker hereof moves from said dwelling or conveys, transfers, or leases said property to a third party, whichever event first occurs. The principal balance shall be reduced by 1/240th for each month that the Assignees of Maker actually resides on said premises, provided that the principal balance is then current for each month. Should Assignees of Maker move from said premises, or sell, lease, transfer, convey, or assign, however configured or termed, the same to a third party before the expiration of said 240 months, the then outstanding principal balance shall, at the option of the holder, become due and payable in full without further notice.

In the event the Assignees of Maker of this note sells, leases, transfers, or assigns, however configured or termed, the real estate securing this note prior to the maturity hereof, any proceeds, no matter over what period of time, from the sale, transfer, or assignment thereof exceeding the principal balance then due the holder hereof shall be payable to and shall inure to the benefit of the holder hereof. Maker reserves the right of anticipation whereby prepayment may be made without penalty. If default be made in any provision hereof, the entire principal sum shall, at the option of the holder hereof, become at once due and payable without further notice. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

In case this note is collected through an attorney at law, or under the advice thereof, the undersigned agree to pay all costs of collection, including attorney's fee of twenty-five per cent (25%) of the outstanding principal and interest balance at the time of collection.

Presentment, protest and notice are hereby waived. The Maker, Assignees of Maker, and endorsers of this note also waive the benefit of the Homestead Exemption.

If the property securing this Deed of Trust Note is sold, conveyed, leased, transferred, or assigned, however configured or termed, prior to the full payment hereof the real estate securing this note prior to the maturity hereof, any proceeds from the sale, conveyance, lease, transfer, or assignment thereof exceeding the principal balance then due the holder hereof shall immediately become due and

DRAFT

be payable to and shall inure to the benefit of the holder hereof, unless the holder of the indebtedness agrees in writing to the conveyance or transfer, subject to such conditions as the holder may specify.

This note and the interest are secured by a Deed of Trust of even date herewith on property located in Warren County, Virginia.

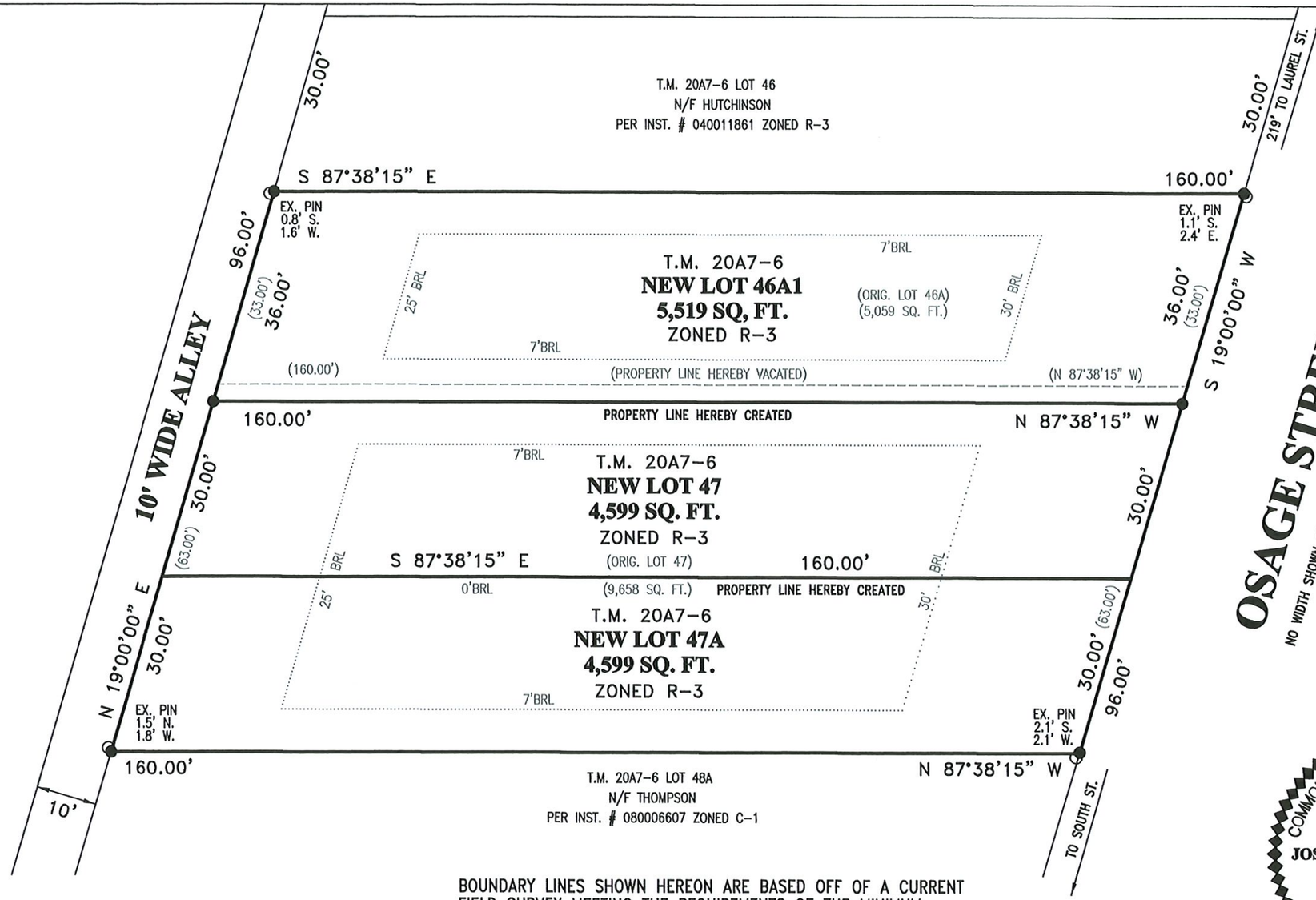
THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY SECURED HEREBY.

_____ (SEAL)
WARREN COUNTY HABITAT FOR HUMANITY, INC. (Maker)

DRAFT

AREA TABULATION:	
ORIG. LOT 46A	5,059 SQ. FT.
AREA ADDED FROM ORIG. LOT 47	+ 460 SQ. FT.
NEW AREA LOT 46A1	5,519 SQ. FT.

AREA TABULATION:	
9,658 SQ. FT.	ORIG. LOT 47
– 460 SQ. FT.	AREA ADDED TO NEW LOT 46A1
– 4,599 SQ. FT.	NEW LOT 47A1
4,599 SQ. FT.	NEW AREA LOT 47



○ DENOTES EXISTING PIN OR PIPE.
● DENOTES PIN SET.

BOUNDARY LINES SHOWN HEREON ARE BASED OFF OF A CURRENT FIELD SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE (18 VAC 10-20-370) OF THE CODE OF VIRGINIA.

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

BOUNDARY LINE ADJUSTMENT BETWEEN
LOTS 46A AND 47
AND
MINOR SUBDIVISION OF LOT 47
PER PLAT OF THE STINSON LOTS
SOUTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: WARREN COUNTY HABITAT FOR HUMANITY INC. PER INST. # 210009869
PLAT REF: PER INST. # 070001494
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

SHEET TWO OF TWO

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
AUGUST 16, 2024

RECEIVED
PLANNING & ZONING DEPARTMENT
TOWN OF FRONT ROYAL

THE BOUNDARY LINE ADJUSTMENT SHOWN HERON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

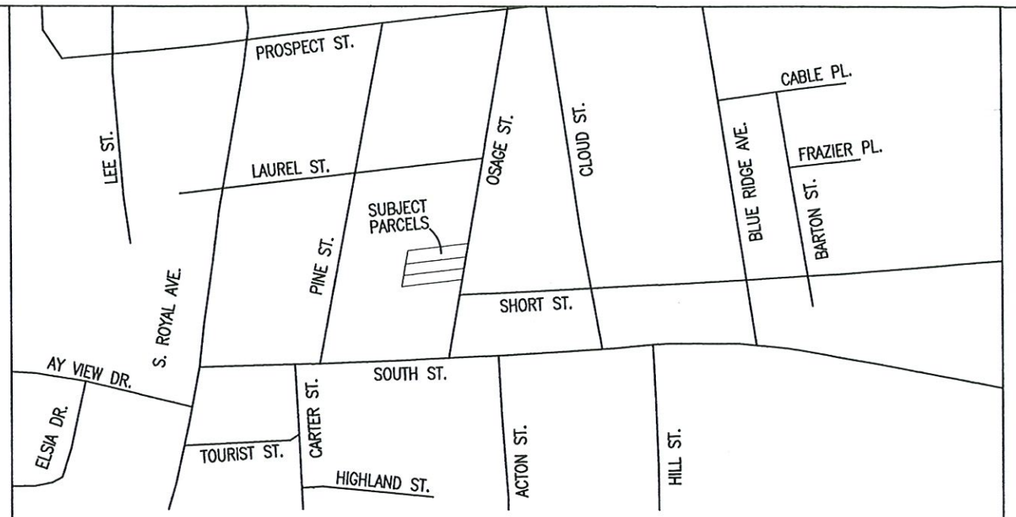
BY Andrea Ross, Exec. Dir
WARREN COUNTY HABITAT FOR HUMANITY, INC.

ACKNOWLEDGED BEFORE ME THIS 29 DAY OF Aug 2024.

MY COMMISSION EXPIRES 3/31/25

Diana S. Settle
NOTARY

DIANA S SETTLE
NOTARY PUBLIC
REG. #308730
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2025



VICINITY MAP SCALE 1"= 1000'

This survey was produced before me on the 15 day of September, 2024, at 14:32 am/pm, and with certificate of acknowledgement thereto attached was admitted to record with instrument no. 240003983
Copy Teste: Louisa Johnson Clerk/Deputy Clerk
Warren County Circuit Court

PER FILED MAP

0 20 40
SCALE 1"= 20'

ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

FINANCE DIRECTOR 9/11/24 DATE

REVIEWED AND APPROVED BY THE TOWN OF FRONT ROYAL

Jon Waltz 9/11/24
TOWN MANAGER DATE

Lauren Hopkins 9-11-24
DIRECTOR OF PLANNING AND ZONING DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS TAX MAP 20A7-6 NEW LOTS 46A1 AND 47A CONVEYED TO WARREN COUNTY HABITAT FOR HUMANITY, INC. PER DEED DATED NOVEMBER 5, 2021 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE INST. # 210009869 THAT I HAVE SURVEYED THESE PROPERTIES ON THE GROUND, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

8/16/24
JOSEPH G. BROGAN, JR. LIC. # 3209

BOUNDARY LINES SHOWN HEREON ARE BASED OFF OF A CURRENT FIELD SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE (18 VAC 10-20-370) OF THE CODE OF VIRGINIA.

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
8/16/24
LAND SURVEYOR

BOUNDARY LINE ADJUSTMENT BETWEEN
LOTS 46A AND 47
AND
MINOR SUBDIVISION OF LOT 47
PER PLAT OF THE STINSON LOTS
SOUTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: WARREN COUNTY HABITAT FOR HUMANITY INC. PER INST. # 210009869
PLAT REF: D.B. O PAGE 379.
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

SHEET ONE OF TWO

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
AUGUST 16, 2024

INVOICE

Town of Front Royal

102 E. Main Street

Front Royal, VA 22630

540-635-4236

Bill To.:
Warren County Habitat for Humanity Inc 109 Water St Front Royal VA 22630

Date Due: Property Address: 357 OSAGE ST Invoice Date: 12/19/2024

Item	**Amount**
Electric Connection Fee	$1,100.00
In-Town Sewer 01 Connection ¾"	$7,330.00
In-Town Water 01 Connection ¾"	$2,663.00
Total	**$11,093.00**

COPY

Warren County Habitat for Humanity®

109 Water Street, Front Royal, VA 22630

Lauren Kopishke
Director of Planning and Zoning
Town of Front Royal
102 East Main Street
Front Royal, VA 22630

January 16, 2025

Subject: Request for Waiver of Electric, Sewer, Water, and Tap Fees for 353, 357 & 359 Osage Street

Dear Ms. Kopishke,

I hope this message finds you well. On behalf of Warren County Habitat for Humanity, I am writing to formally request a waiver of the electric, sewer, water, and tap fees associated with the properties being built on Osage Street. These homes are part of a larger neighborhood revitalization project designed to bring affordable housing to our community, which is critically needed to address the housing crisis faced by low-income families in Warren County.

As a small nonprofit affiliate, we are deeply committed to creating safe and affordable housing opportunities. However, the high fees associated with these essential services present a significant financial challenge for our organization. Such costs ultimately increase the financial burden on our homeowners, who are already working hard to achieve stability through homeownership.

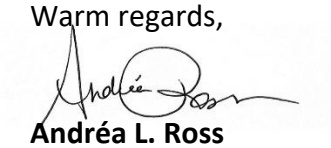
Historically, we understand that the Town has waived or reduced similar fees for nonprofit housing projects, recognizing the long-term benefits of supporting initiatives that promote economic growth and community development. By granting this waiver, the Town of Front Royal would demonstrate its ongoing commitment to fostering a vibrant and sustainable community, particularly in areas most in need of revitalization.

Additionally, these waived fees would allow us to allocate more resources directly to construction, thereby expediting our project timelines and reducing costs for our homeowners. This effort aligns with the shared goal of ensuring that economic growth in Warren County is not stifled by prohibitively high fees that hinder progress before building even begins.

We are confident that this project will not only benefit the families directly involved but also contribute to the overall health and vitality of our community. Your support would send a powerful message that the Town of Front Royal is a strong advocate for affordable housing and economic opportunity.

Thank you in advance for considering this request and for your continued support of our mission to provide affordable housing solutions. Please do not hesitate to contact me at 540-551-3232 or andrea@warrencountyhabitat.org if additional information or documentation is required.

Warm regards,



Andréa L. Ross
Executive Director
Warren County Habitat for Humanity

COPY

REGULAR COUNCIL MEETING
AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 11B

Agenda Item: Request for Final Subdivision Plat Approval for Major Subdivision by Ali Billoo from One 3.52 Acre Parcel into (8) Residential Lots, One Stormwater Management Lot and a Residue Lot at 336 W. Strasburg Road

Summary: Council is requested to consider approval of a final subdivision plat for a major subdivision submitted by Ali Billoo from One (1) 3.52-acre parcel into eight (8) residential lots, one stormwater management lot and a residue lot at 336 W. Strasburg Road. The eight (8) lots can be developed as duplexes by right since the property is zoned R-2, Residential District.

Note: Town Code 148-315 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 recording the lots and development. Unlike preliminary plans, subdivision plans and final plats require approval by Town Council. Planning Commission recommended approval at their February 19, 2025 meeting.

Budget/Funding: N/A

Meetings: Work Session held March 3, 2025

Proposed Motion: I move that Council approve a final subdivision plat for a major subdivision submitted by Ali Billoo from one (1) 3.52-acre parcel into eight (8) residential lots, one stormwater management lot and a residue lot at 336 W. Strasburg Road.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☑ Administrative Action ☐ Public Hearing ☐ Discussion

Agenda Item: Application #2500023 for Final Plat Approval Major Subdivision

MEETING DATE: February 19, 2025

SUMMARY: The application for review is a request for Final Subdivision Plat approval for a major subdivision submitted by Ali Billoo from a one (1) 3.52-acre parcel into eight (8) residential lots containing sixteen (16) dwelling units, one (1) stormwater management lot, and a residue lot located at 336 W. Strasburg Road. The eight lots can be developed as duplexes by right since the property is zoned R-2, Residential District.

STAFF RECOMMENDATION: Staff supports approval of the Final Subdivision Plat. Staff has reviewed the plat for compliance with Town Code and attests to its conformance with Town standards.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to Town Council for Final Subdivision Plat application #2500023 located at 336 W. Strasburg Road, identified by tax map number 20A11-4-23B.

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Neel _____ Brooks _____ Marshner _____ Marrazzo _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

STAFF REPORT – FINAL PLAT APPROVAL MAJOR SUBDIVISION
PLANNING COMMISSION– FEBRUARY 19. 2025

APPLICATION #:	**APPLICANT:**
Final Plat Approval Major Subdivision #2500023	Ali Billoo

SUMMARY OF REQUEST:

A request for Final Subdivision Plat approval for a major subdivision submitted by Ali Billoo from a one (1) 3.52-acre parcel into eight (8) residential lots, one (1) stormwater management lot, and a residue lot located at 336 W. Strasburg Road.

GENERAL INFORMATION:

Site Addresses	336 W. Strasburg Road
Property Owner(s)	Ali Billoo
Zoning District	R-2, Residential District
Tax Identification	20A11-4-23B
Location	The subject property is located northeast of the intersection of Forrest Hill Drive and Strasburg Road.
Existing Use	Single Family Dwelling
Proposed Use	Duplex development of eight (8) structures composed of sixteen (16) dwelling units.

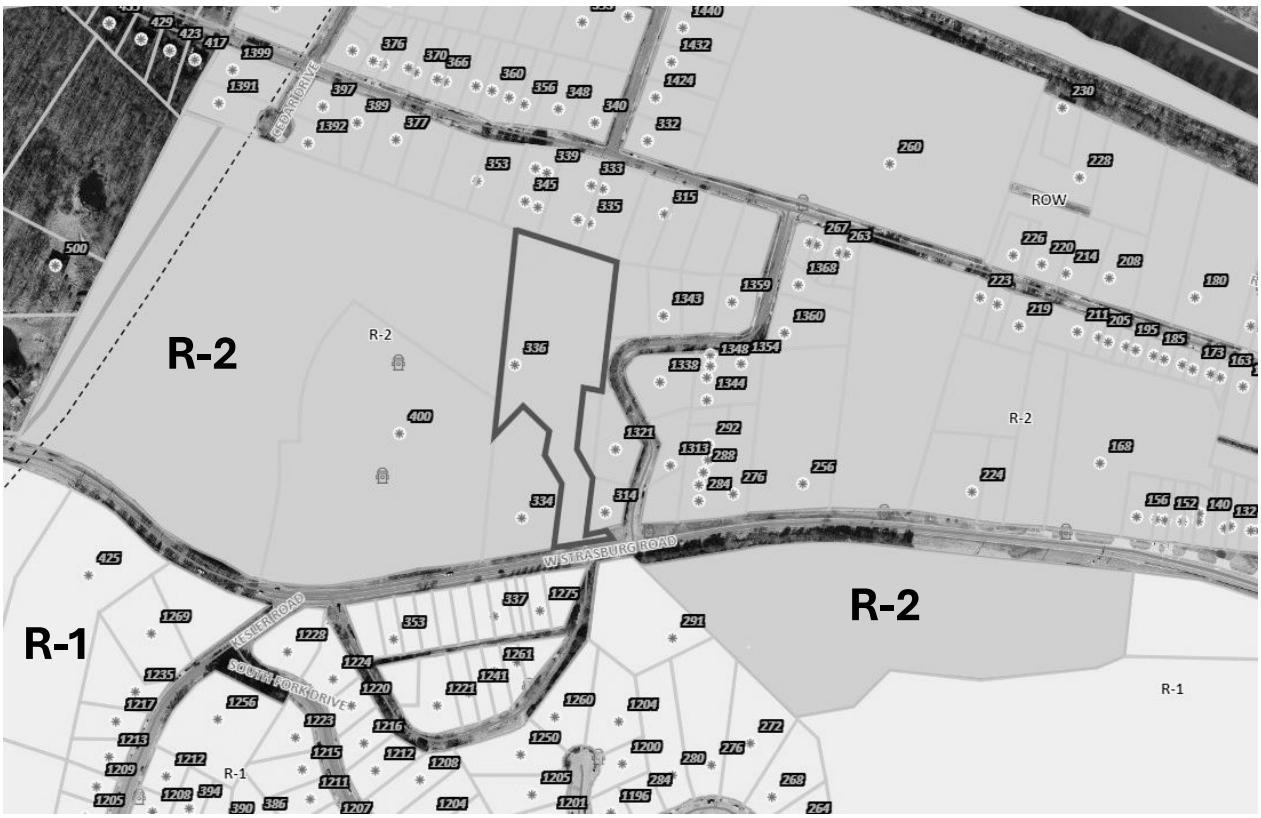
AERIAL MAP – 336 W. Strasburg Road – Warren County GIS



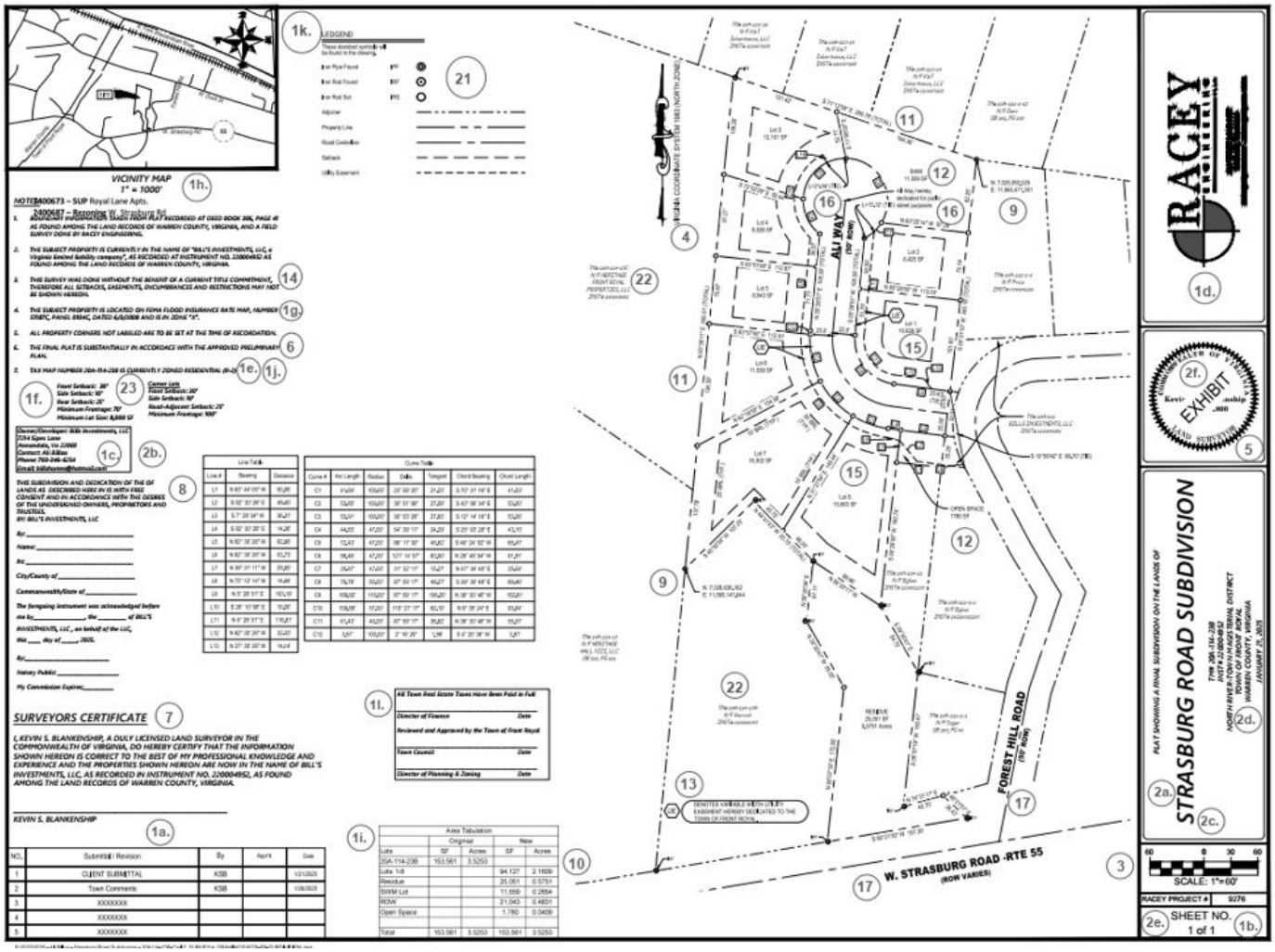
VICINITY MAP – 336 W. Strasburg Road – Warren County GIS



ZONING MAP – 336 W. Strasburg Road – Warren County GIS



FINAL SUBDIVISION PLAT



INFORMATION ON THE APPLICATION:

SUMMARY	This 3.52-acre parcel will be divided into eight (8) residential lots, one (1) stormwater management lot, and a residue lot located at 336 W. Strasburg Road. The eight lots can be developed as duplexes by right since the property is zoned R-2, Residential District. Staff has reviewed the plat for compliance with Town Code and attests to its conformance with Town standards.
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. The Planning Commission approved the Preliminary Plan at the August 21, 2024 regular meeting. The Preliminary Plan approval is effective beginning September 13, 2024. The Preliminary Plan shall be valid for a period of five (5) years, provided the subdivider (i) submits a final subdivision plat for all or a portion of the property within one (1) year of

FINAL SUBDIVISION PLAT	such approval or such longer period as may be prescribed by the commission, and (ii) thereafter diligently pursues approval of the final subdivision plat. 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.
CONCLUSION	Staff supports approval of the Final Subdivision Plat.

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

RECEIVED
JAN 24 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

#2500023

APPLICATION FOR FINAL PLAT APPROVAL

(involving new streets, utilities or more than 8 lots)

MAJOR SUBDIVISIONS

Application is hereby made for approval of a final plat of a major subdivision as shown on the accompanying documents.

1. Applicant's name ALI Billah Phon[redacted]

   Applicant's Addres[redacted]

2. Subdivision name Star Struck Road

3. Present owner (if other than #1) Same

4. Location of Subdivision Forest Hill Dr

5. Tax Map Number 20A14-2-17 Parcel Number Rear

6. Total Acreage 3.52 ac Zoning Classification R2

   Number of Existing Lots/Parcels 1

   Total Number of Lots 10

7. Acreage of adjoining land in same ownership (if any) Jan

8. Date of Preliminary Plat Approval by Planning Commission Jan 15

9. List any changes made in this plat since preliminary plat approval _____

   (attach additional sheets if needed)

10. Number of lots proposed for final approval 10

PLEASE COMPLETE REVERSE SIDE

RECEIVED
JAN 24 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

11. Attach:
(A) Eight copies of Final Plat, along with a *digital copy*

(B) Street Cross - Sectional Drawings showing existing & proposed grades (Section 148-14)

(C) Land Disturbing Permit (obtained through Building Inspector's office)

(D) Surface Drainage/Erosion & Sediment Control Information

(E) Landscaping Plan (Section 148-46)

(F) Performance Bond in amount determined by Town Engineer and approved by Town Attorney

(G) Additional documents required by Sections 148-14 and 148-15 of the Subdivision and Land Development Ordinance

The above information is correct and the proposed subdivision will conform with the regulations of the Town of Front Royal Subdivision and Land Development Ordinance and the Standards and Specifications for Water & Sewer, adopted January 11, 1988, as amended.

1/24/24
Date

Signature of 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.

Designated contact for applicant: _____

Fee $2,000.00 *

Date Paid 1-24-25
CK# 4111

*Final plat fee is $1,000.00 per plat, plus $100.00 per lot.

Application Number: 2500023

148-1035 FINAL SUBDIVISION PLAT DETAIL CHECKLIST

The final subdivision plat shall be prepared by a land surveyor or professional engineer licensed by the Commonwealth of Virginia and shall conform to the Standards for Plats of the Virginia State Library Board (17VAC15-60-10, et seq). The final plat shall be prepared at a scale of no greater than one (1) inch equals one hundred (100) feet and shall be drawn in ink on sheets no larger than eighteen by twenty-four (18 x 24) inches and no smaller than eight and one-half by eleven (8.5 x 11) inches. Unless otherwise approved by the Director, the Final Plat shall include the following:

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

- ✓a. Revision block. Show date and nature of all revisions.
- ✓b. Index of sheets and match lines.
- ✓c. Name, address and phone number of owner and developer.
- ✓d. Name, address and phone number of plan preparer.
- ✓e. Zoning designation(s) with minimum lot size requirements.
- ✓f. Front, side and rear yard setback dimensions.
- ✓g. FEMA Flood Zone designations, if applicable.
- ✓h. Vicinity map (1'=1000'), with sheet index for multiple sheets.
- ✓i. Area Tabulation showing total area and number of lots, streets, open space and residue. The number of units by type when mixed uses are proposed.
- ✓j. Tax map number and/or parcel identification.
- ✓k. Legend of symbols, abbreviations and line types used.
- ✓l. Approval Block:

All Town Real Estate Taxes Have Been Paid in Full

_____

Director of Finance Date

Reviewed and Approved by the Town of Front Royal

_____

Town Council* Date

_____

Director of Planning & Zoning Date

*use Town Manager for Minor Subdivision.

Application Number: 2500023

☑Y ☐N ☐N/A 2. Title Block requirements, on each sheet.
- ✓a. Plat type.
- ✓b. Owner's name
- ✓c. Lot, block, and subdivision name.
- ✓d. Town and County designation.
- ✓e. Sheet number.
- ✓f. Plan date.

☑Y ☐N ☐N/A 3. Scale of drawing, written and graphic, on each sheet.

☑Y ☐N ☐N/A 4. North arrow with meridian reference on each sheet

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

☑Y ☐N ☐N/A 6. A statement that the final plat is substantially in accordance with the approved preliminary plan, if applicable. The final plat may include all or any part of the area covered by the preliminary plan, in accord with phasing designations shown on the preliminary plan.

☑Y ☐N ☐N/A 7. A statement or certificate signed by the preparer certifying to the correctness of the survey, the drawn plat, the placement of lot corner and street monuments and stating the source of title to the land subdivided and the place of record of the last instrument in the chain of title. When the property is of land acquired from more than one source of title, the outlines of the several tracts shall be indicated by means of a dotted line or within an inset block.

☑Y ☐N ☐N/A 8. A statement or certificate that "The subdivision and dedication of the land shown hereon is with the free consent and in accordance with the desire of the undersigned owner(s), proprietor(s) and trustee(s)". The statement shall be signed by such persons and duly acknowledged before an officer authorized to make such acknowledgements.

☑Y ☐N ☐N/A 9. The boundary lines of the land being subdivided shall be determined from a field survey meeting the requirements of the 'Minimum Standards and Procedures for Land Boundary Surveying Practice' (18 VAC 10-20-370) of the regulations promulgated by the Virginia State Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects. The survey

Application Number: 2500023

shall be referenced to the Virginia Coordinate System of 1983 and the plat shall show the coordinate values of at least two corners of the subdivision.

☑Y ☐N ☐N/A 10. The location, number and area (square feet or acres) of proposed lots and parcels (both residential and non-residential).

☑Y ☐N ☐N/A 11. All dimensions, angular and linear, for locating boundary lines, lots, parcels, streets, street centerlines, alleys, and easements (public and private). Angular measurements shall be expressed in bearings shown in degrees, minutes, and seconds. Linear dimensions shall be expressed in feet to the nearest one hundredth of a foot. All curves shall be defined by their radius, arc length, central angle, tangent length, chord bearing and chord distance. A line and/or curve table may be used provided the data being tabulated and numbered corresponds with the respective information shown throughout the plat.

☑Y ☐N ☐N/A 12. A statement regarding the use and dedication of all non-residential parcels and lots.

☑Y ☐N ☐N/A 13. Proposed easements or rights-of-way, their widths and use, and any limitation on such easements or rights-of-way. Easements must be located in cooperation with the appropriate public utility provider.

☑Y ☐N ☐N/A 14. Existing easements or other encumbrances of record known to the professional. Indicate if a title report was furnished.

☑Y ☐N ☐N/A 15. Lot numbers in numerical order and block identification in accordance with the approved preliminary plan.

☑Y ☐N ☐N/A 16. Proposed streets and widths. Use street name(s) per approved preliminary plan with statement regarding dedication and use.

☑Y ☐N ☐N/A 17. Names and/or route numbers of existing roads or highways adjoining the property. Indicate if access is limited.

☐Y ☐N ☑N/A 18. Distance to nearest road intersection where applicable.

☐Y ☐N ☑N/A 19. A bearing and distance tie to the exterior boundary for parcels or sections located entirely within the perimeter boundary lines.

Application Number: 2500023

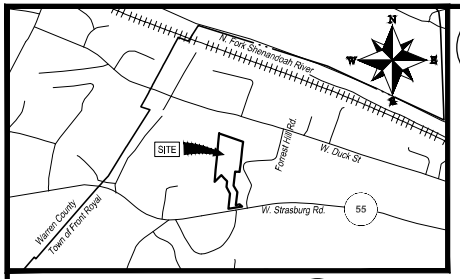
□Y □N ☑N/A 20. The location of any easement, right-of-way, or street to be vacated, if any.

☑Y □N □N/A 21. The location and type of all boundary line and permanent reference monuments.

☑Y □N □N/A 22. Adjoining property owner information, including name, deed reference and/or subdivision lot designation.

☑Y □N □N/A 23. Building restriction setback lines with dimensions.

Reviewed By: J. R. M. Neer Date: 1/28/25



VICINITY MAP
1" = 1000'

1h.

NOTE: 2400673 – SUP Royal Lane Apts.
2400687 – Rezoning W. Strasburg Rd

1. *BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED AT DEED BOOK 306, PAGE 41 AS FOUND AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA, AND A FIELD SURVEY DONE BY RACEY ENGINEERING.*
2. *THE SUBJECT PROPERTY IS CURRENTLY IN THE NAME OF "BILL'S INVESTMENTS, LLC, a Virginia limited liability company", AS RECORDED AT INSTRUMENT NO. 220004952 AS FOUND AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA.*
3. *THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.* 14
4. *THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 51187C, PANEL 0104C, DATED 6/3/2008 AND IS IN ZONE "X".* 1g.
5. *ALL PROPERTY CORNERS NOT LABELED ARE TO BE SET AT THE TIME OF RECORDATION.*
6. *THE FINAL PLAT IS SUBSTANTIALLY IN ACCORDACE WITH THE APPROVED PRELIMINARY PLAN.* 6
7. *TAX MAP NUMBER 20A-114-23B IS CURRENTLY ZONED RESIDENTIAL (R-2)* 1e. 1j.

1f. 23

Front Setback: 30'
Side Setback: 10'
Rear Setback: 25'
Minimum Frontage: 70'
Minimum Lot Size: 8,000 SF

Corner Lots
Front Setback: 30'
Side Setback: 10'
Road-Adjacent Setback: 25'
Minimum Frontage: 100'

Owner/Developer: Bills Investments, LLC
7214 Sipes Lane
Annandale, Va 22003
Contact: Ali Billoo
Phone: 703-346-6254
Email: billshomes@hotmail.com
1c. 2b.

THIS SUBDIVISION AND DEDICATION OF THE OF LANDS AS DESCRIBED HERE IN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
BY: BILL'S INVESTMENTS, LLC 8

By: _____
Name: _____
Its: _____
City/County of _____
Commonwealth/State of _____

The foregoing instrument was acknowledged before me by_____, the _____ of BILL'S INVESTMENTS, LLC , on behalf of the LLC, this ____ day of ____ , 2025.

By: _____
Notary Public: _____
My Commission Expires: _____

SURVEYORS CERTIFICATE 7

I, KEVIN S. BLANKENSHIP, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE AND THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF BILL'S INVESTMENTS, LLC, AS RECORDED IN INSTRUMENT NO. 220004952, AS FOUND AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA.

_____
KEVIN S. BLANKENSHIP 1a.

NO.	Submittal / Revision	By	Appr'd	Date
1	CLIENT SUBMITTAL	KSB		1/21/2025
2	Town Comments	KSB		1/28/2025
3	XXXXXXX			
4	XXXXXXX			
5	XXXXXXX			

1k. LEDGEND

These standard symbols will be found in the drawing.

Iron Pipe Found	IPF	◎
Iron Rod Found	IRF	⊙
Iron Rod Set	IRS	○
Adjoiner		
Property Line		
Road Centerline		
Setback		
Utility Easement		

21

Line Table		
Line #	Bearing	Distance
L1	N 83° 44' 05" W	50.06'
L2	S 82° 30' 26" E	49.45'
L3	S 7° 29' 34" W	36.31'
L4	S 82° 30' 26" E	14.36'
L5	N 82° 30' 26" W	62.96'
L6	N 82° 30' 26" W	53.73'
L7	N 39° 31' 11" W	29.85'
L8	N 75° 12' 14" W	14.94'
L9	N 5° 28' 51" E	103.19'
L10	S 26° 10' 58" E	10.00'
L11	N 5° 28' 51" E	116.81'
L12	N 82° 30' 26" W	32.33'
L13	N 37° 30' 26" W	14.14'

Curve Table						
Curve #	Arc Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	41.84'	100.00'	23° 58' 20"	21.23'	S 70° 31' 16" E	41.53'
C2	53.85'	100.00'	30° 51' 06"	27.59'	S 43° 06' 34" E	53.20'
C3	53.91'	100.00'	30° 53' 26"	27.63'	S 12° 14' 18" E	53.26'
C4	44.83'	47.00'	54° 39' 11"	24.29'	S 25° 03' 28" E	43.15'
C5	72.43'	47.00'	88° 17' 30"	45.62'	S 46° 24' 52" W	65.47'
C6	99.46'	47.00'	121° 14' 57"	83.50'	N 28° 48' 54" W	81.91'
C7	25.87'	47.00'	31° 32' 11"	13.27'	N 47° 34' 40" E	25.54'
C8	76.78'	50.00'	87° 59' 17"	48.27'	S 38° 30' 48" E	69.46'
C9	168.92'	110.00'	87° 59' 17"	106.20'	N 38° 30' 46" W	152.81'
C10	109.88'	57.00'	110° 27' 17"	82.10'	N 8° 35' 24" E	93.64'
C11	61.43'	40.00'	87° 59' 17"	38.62'	N 38° 30' 48" W	55.57'
C12	3.97'	100.00'	2° 16' 25"	1.98'	S 4° 20' 38" W	3.97'

1l.

All Town Real Estate Taxes Have Been Paid in Full

_____ _____
Director of Finance *Date*

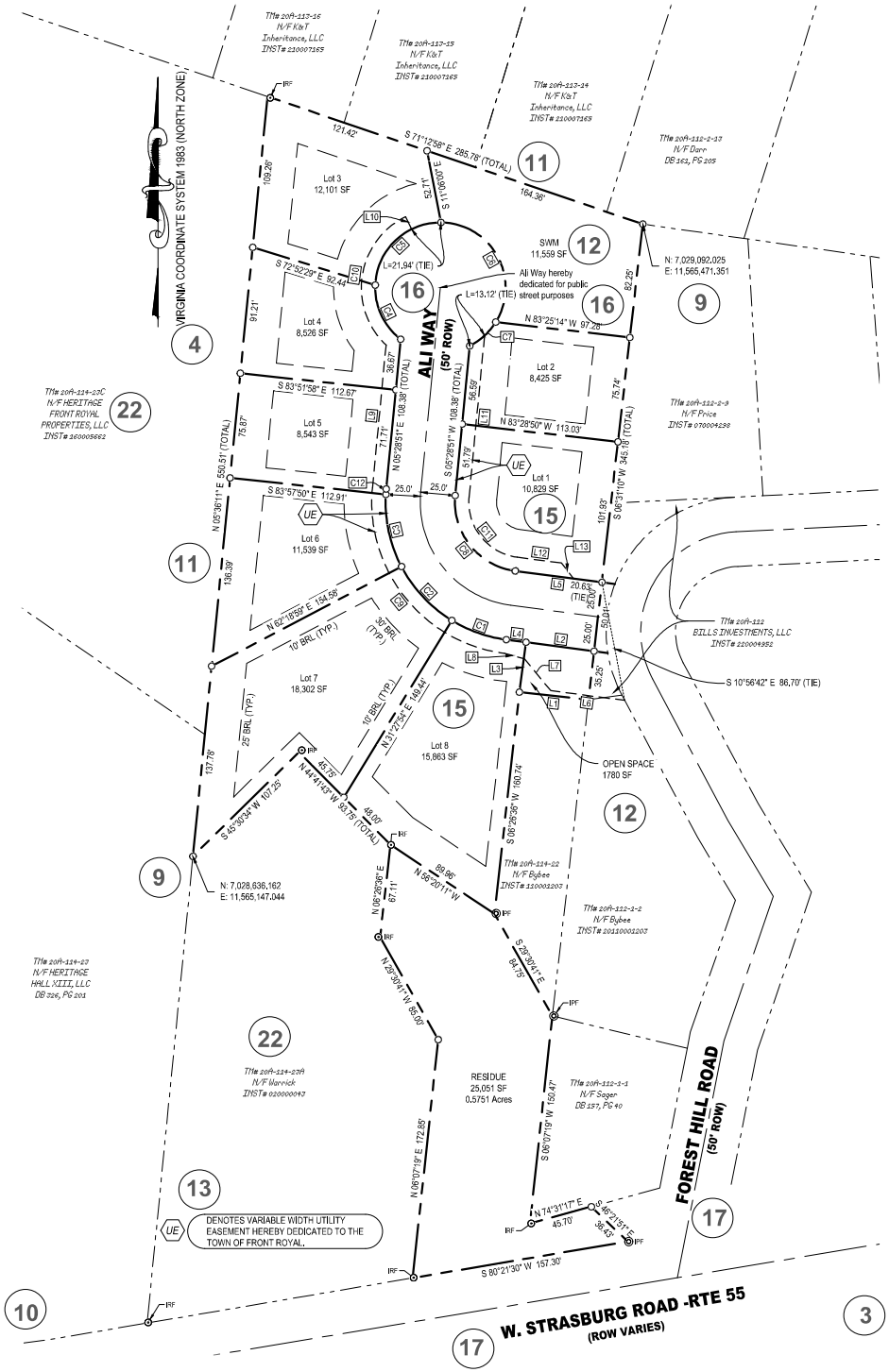
Reviewed and Approved by the Town of Front Royal

_____ _____
Town Council *Date*

_____ _____
Director of Planning & Zoning *Date*

1i.

Area Tabulation				
	Originial		New	
Lots	SF	Acres	SF	Acres
20A-114-23B	153,561	3.5253		
Lots 1-8			94,127	2.1609
Residue			25,051	0.5751
SWM Lot			11,559	0.2654
ROW			21,043	0.4831
Open Space			1,780	0.0409
Total	153,561	3.5253	153,561	3.5253



1d.

RACEY ENGINEERING PLLC
10 WEST MARKET
LURAY, VA 22835
PH: (540) 743-4188 FAX: (540) 743-4189

2f.

COMMONWEALTH OF VIRGINIA
Kevin [illegible]nship
2800
EXHIBIT
LAND SURVEYOR

5

PLAT SHOWING A FINAL SUBDIVISION ON THE LANDS OF

STRASBURG ROAD SUBDIVISION

TM# 20A-114-23B
INST# 220004952
NORTH RIVER-TOWN MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA
JANUARY 21, 2025

2a. 2c. 2d.

60 0 30 60
SCALE: 1"=60'

RACEY PROJECT # 9276

2e. SHEET NO. 1 of 1 1b.

REGULAR COUNCIL MEETING
AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 11C

Agenda Item: Request for Revisions to Subdivision Development Plan by Maronda Homes, Inc. for Happy Creek Knolls, Section 4, Lots 4, 5, 6, 29 & 30

Summary: Council is requested to consider revisions to a Subdivision Development Plan submitted by Maronda Homes, Inc. for Happy Creek Knolls, Section 4, Lots 4,5,6, 28 & 30. Zoning Approval was issued on the lots on the following dates:
Lot 4: September 6, 2024
Lot 5: October 23, 2024
Lot 6: September 6, 2024
Lot 29: September 17, 2024
Lot 30: September 11, 2024

Note: The zoning permits were approved contingent upon the construction and completion of a retaining wall prior to the Certificate of Occupancy being issued for each lot. Town Code Section 148-315.4.a. Revision to Subdivision Design requires that any change must be approved by the Town in accordance with the procedures of this chapter prior to field changes. The extent of the revision determines whether the change to the plans can be approved administratively or by the Planning Commission. The initial approval by the Town was for no slope to be greater than a 3:1 ratio unless retaining walls are constructed. The proposed changes, i.e. no retaining walls cannot be approved administratively. This constitutes a revision to the major site development.

Budget/Funding: N/A

Meetings: Work Session held March 3, 2025

Proposed Motion: I move that Council _____ revisions to Subdivision Development Plan submitted by Maronda Homes, Inc. for Happy Creek Knolls, Section 4, Lots 4,5,6, 28 & 30.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☑ Administrative Action ☐ Public Hearing ☐ Discussion

Agenda Item: Application #2500022

MEETING DATE: February 19, 2025

SUMMARY: A request for revisions to FRSUB1521-2019 Subdivision Plan for Happy Creek Knolls, Section 4 regarding lots 4, 5, 6, 29, and 30, Tax Map No. 20A21-3-4 submitted by Maronda Homes, Inc. to create slopes steeper than what was previously approved.

STAFF RECOMMENDATION: Staff recommend denial of the requested revisions.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of denial to the Town Council for application #2500022 for revisions to the approved Subdivision Plan FRSUB1521-2019 for Happy Creek Knolls, Section 4 regarding lots 4, 5, 6, 29, and 30, Tax Map No. 20A21-3-4 submitted by Maronda Homes, Inc."

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Neel _____ Brooks _____ Marshner _____ Marrazzo _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

STAFF REPORT – FINAL PLAT APPROVAL MAJOR SUBDIVISION
PLANNING COMMISSION– FEBRUARY 19. 2025

APPLICATION #:

2500022 Revision to Approved Subdivision Plan FRSUB1521-2019 – Happy Creek Knolls, Section 4

APPLICANT:

Amber Johnson – Maronda Homes of Virginia LLC

SUMMARY OF REQUEST:

A request for revisions to Subdivision Plan FRSUB1521-2019 for Happy Creek Knolls, Section 4 pertaining to lots 4, 5, 6, 29, and 30, submitted by Maronda Homes, Inc. to create slopes steeper than what was previously approved.

GENERAL INFORMATION:

Site Addresses	1193, 1191, 1189, 1194 and 1196 Happy Ridge Drive
Property Owner(s)	Maronda Homes of Virginia LLC
Zoning District	R-1, Residential District
Tax Identification	20A21-3-4-4, 5, 6, 29, 30

AERIAL MAP – 1193, 1191, 1189, 1194 & 1196 Happy Ridge Drive – Warren County GIS



INFORMATION ON THE APPLICATION:

SUMMARY	Zoning Approval was issued on the lots on the following dates: Lot 4: September 6, 2024 Lot 5: October 23, 2024 Lot 6: September 6, 2024 Lot 29: September 17, 2024 Lot 30: September 11, 2024 The Zoning Permits were approved contingent upon the construction and completion of a retaining wall prior to the Certificate of Occupancy being issued for each lot. Town Code Section 148-315.4.a. Revision to Subdivision Design requires that any change must be approved by the Town in accordance with the procedures of this chapter prior to field changes. The extent of the revision determines whether or not the change to the plans can be approved administratively or by the Planning Commission. The prior approval was for no slope to be greater than a 3:1 ratio with retaining walls. The proposed changes, i.e. no retaining walls cannot be approved administratively. This constitutes a revision to the major site development.
CONCLUSION	Staff do not support approval of the amendment. Staff recommends that the Planning Commission deny the amendment in favor of the previous approval with retaining walls.

ATTACHMENTS:

1. Application
2. Slope Stability Analysis for Happy Creek Lots 4-6 TM: 20A213-4-4 to 6 and House Location Surveys Showing No Retaining Walls
3. Previous Zoning Permit Approvals and Proposed House Location Surveys Showing Required Retaining Walls for Lots 4, 5, and 6
4. Staff Slope Profile and Renderings of the Existing Properties Lots 4, 5, and 6
5. Town Consultant's Review Comments on the Slope Stability Analysis
7. Slope Stability Analysis for Happy Creek Lots 29-30 TM: 20A213-4-29 to 30 and House Location Surveys Showing No Retaining Walls
8. Previous Zoning Permit Approvals and House Location Surveys Showing Required Retaining Walls for Lots 29 and 30
9. Staff Slope Profile and Renderings of the Existing Properties Lots 29 and 30
10. Town Consultant's Review Comments on the Slope Stability Analysis
11. Town Code Chapter 148-860 Environmental Improvements
12. Previously Approved Subdivision Plan Pages 1, 2, 5 and 6

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

2500022 Revision to
FRSITE FRSUB1521-2019

RECEIVED
JAN 29 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

DEVELOPMENT APPLICATION
REQUEST FOR SITE PLAN APPROVAL

APPLICANT

NAME Amber Johnson - Maronda Homes of Virginia LLC PHONE 703-753-7020

ADDRESS 7051 Heathcote Village Way Suite 255 Gainesville VA 20155

Designated Contact for Applicant permittingva@maronda.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 1193, 1191, 1189, 1194 & 1196 Happy Ridge Dr

TAX MAP 20A21 SECTION 3 BLOCK 4 LOT 4-6, 29 & 30

SUBDIVISION NAME Happy Creek Knolls ACREAGE .25

REQUEST

ZONING DISTRICT _____

PROPOSED USE OF PROPERTY Single Family Residential Home - Remove retaining wall

PROPOSED BUILDING SIZE _____

BUILDING COVERAGE _____

NUMBER OF PARKING SPACES PROVIDED _____

AMOUNT OF OPEN SPACE AREA _____

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

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

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

CERTIFICATION

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

Signature _____ Date 1/29/25

Fee: Site Development Plan, **Minor** $100 Site Development Plan, **Major** $750

See Town Code Section 148-900 for definition of Major and Minor Site Development Plan

Amount Received: 750.00 Date 1-29-25

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.

Revised 8-23-19

SOIL CONSULTANTS ENGINEERING

CONSULTING ENGINEERS • BUILDING OFFICIALS
CONSTRUCTION PROFESSIONALS • SOIL SCIENTISTS & GEOLOGISTS

December 9, 2024

Mr. Marty Rhodes
Moranda Homes
7051 Heathcote Village Way, Suite 255
Gainesville, VA 20155

Re: Slope Stability Analysis for Happy Creek Lots 4-6 TM: 20A213-4-4 to -6, Warren County, 22630.

Dear Mr. Rhodes:

In accordance with your authorization, Soil Consultants Engineering Inc. (SCE) has completed a Slope Stability Analysis for the existing slope along the lots at TM: 20A213-4-4 to -6, Warren County, and we are pleased to provide you this Slope Stability Analysis for the above referenced project. The following paragraphs present the results from subsurface exploration performed by Soil Consultants Engineering, LLC (SCE) and Slope Stability Analysis of the encountered soil conditions. SCE personnel explored the subsurface conditions of the site on November 15, 2024 by advancing four (4) soil test borings (B-9 through B-12) with an ATV-Mounted CME45 Drill Rig equipped with a manual drop hammer and rotary hollow stem augers (HSA 3 ¼-inch).

In the soil test borings, the soil was tested using continuous penetration through fill material and sampled using split-spoon samplers in accordance with ASTM D-1586 sampling procedures. A geologist from SCE logged the soil cuttings and samples in the field as the drilling proceeded.

The cuttings and samples were visually classified in accordance with the Unified Soil Classification System (USCS). Samples of the soils were obtained at selected depths and were taken to our geotechnical laboratory for further visual examination and testing.

The approximate test boring locations are shown on a copy of the site plan entitled “Boring Location Plan”, which is in the appendix in this report.

Soil Consultants selected the number and location of the test borings to provide general coverage subject for stability review at the required slope locations onsite. The crew estimated the location of the borings in the field by using existing site features.

While performing the subsurface exploration, our staff engineer logged the recovered soil samples and observed ground water conditions during the drilling. The samples were transported to our office where representative samples were logged into our laboratory for soil classification.

The Soil Consultants laboratory performed two (2) classification tests, per ASTM D-2487, on representative soil samples and four (4) natural moisture samples in accordance with ASTM D-2216.

The logs of the soil test borings, along with our laboratory classification of the recovered soil samples, are presented in the appendices. The strata boundaries indicated on our logs are an interpretation of the soil profile. Soil types often grade into one another, and the strata changes are usually gradual rather than distinct.

OBSERVED SUBSURFACE CONDITIONS

The subsurface conditions at the site generally consist of two (2) distinct soil strata, as summarized within the table below. Detailed boring logs can be found in the appendix; the boring logs included in the appendix should be reviewed for specific information at the boring locations, in the attached "**Boring Logs**". The strata boundaries indicated on our logs are an interpretation of the subsurface profile. Soil types often grade into one another, and the strata changes are usually gradual rather than distinct.

Summary of Subsurface Boring Profiles

Approximate Depth Range (feet)	Approximate Elevation Range (feet)	Stratum	Description	SPT N-Values (bpf)
0.0 – 5.5	702.0 – 690.0	I	FILL consisting of very stiff to hard SILT (ML) and very dense Silty SAND (SM).	23 – 57
1.8 – 30.0	700.2 – 664.0	II	Native, interbedded stiff to very stiff SILT (ML), stiff to very stiff ELASTIC SILT (MH), stiff SILT with sand (ML), stiff to hard Sandy SILT (ML), stiff to very stiff Lean CLAY (CL), and very stiff Sandy Lean CLAY (CL)	13 – 42

*The approximate elevation ranges and depth ranges represent the highest and lowest elevations that the associated stratum were found at. The ranges overlap while presented as a summary within this report, but this overlap is due to the different elevations of the borings onsite.

Groundwater was not encountered during time of drilling. Observed water level elevations serve as an indication of the water level at the specified elevations at a specific time of year and may be higher or lower depending on the season. Mottling, an indication of high seasonal water table, was also not encountered.

The Soil Consultants laboratory performed two (2) classification tests in accordance with ASTM D-2487 and four (4) natural moisture content tests in accordance with ASTM D-2216 on representative soil samples. The results of the laboratory classification tests are summarized in the following table:

Summary of Laboratory Testing Results

Boring No.	Depth (feet)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	% <200 Sieve	Classification USCS	Water Content (%)
B-9	19.5	77	47	30	0.0	6.5	93.5	MH	48.2
B-10	24.5	--	--	--	--	--	--	--	60.5
B-11	9.5	47	23	24	1.4	40.6	58.0	CL	21.4
B-12	24.5	--	--	--	--	--	--	--	62.1

"NP" is abbreviated for "non-plastic", a term used when soils exhibit non-plastic behavior. Typically, these soils contain limited amounts of cohesive soils, i.e., silt and clay, and mainly consist of "clean" coarse-grained soils. Non-plastic soils do not have a transitionary phase between the solid phase and liquid phases, and immediately exhibit liquid properties when water is added to the sample.

SLOPE STABILITY ANALYSIS

To investigate the stability of the existing steep slope, Soil Consultants Engineering performed global stability analysis at two cross sections, E-E' and F-F'.

The geometry of the slope at the selected cross section locations was modeled for the stability analysis after reviewing the provided Warren County global stability analyses request and Site Plan. Global stability analysis of the slope cross section was performed using the simplified Bishop method.

SCE test borings indicate a soil profile of stiff to very stiff SILT (ML), stiff to very stiff ELASTIC SILT (MH), stiff SILT with sand (ML), stiff to hard Sandy SILT (ML), stiff to very stiff Lean CLAY (CL), and very stiff Sandy Lean CLAY (CL). The table below summarizes the soil parameters used in the slope stability analysis.

Summary of Material Parameters used in the Global Stability Analyses

Soil Description	Soil Type No	Total Unit Weight (pcf)	Saturated Unit Weight (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)
FILL	1	120	125		28
CL ML	2	115	120		26
ML CL	3	120	125		30
CL ML	4	120	125		32
MH	5	120	125		30
GM	6	130	135		35
Concrete	7	140	145	8000	

Slope stability analysis of the slope cross-section was performed and the minimum factors of safety were calculated for globally stable condition in E-E' and F-F', shown in the table below:

Factors of Safety from Global Stability Analyses

Cross Section	Minimum Factor of Safety Required	Modelled Factor of Safety
E-E'	1.5	1.94
F-F'	1.5	1.74

The failure planes with the factors of safety are shown in the slope stability results for the cross sections of the slope included in Appendix of this report.

SCE global stability analysis results indicated that the slope does have sufficient factor of safety against global stability. The failure surface presented in our analyses is an indication of potential future deep global instability.

At the time of this report, we are still awaiting the results of simple direct shear testing on soil samples taken in Shelby Tubes during drilling. If these results differ from our assumed values, we will conduct the slope stability analysis again and re-issue the report with the updated results.

CONCLUSIONS

In summary, it is our professional opinion based on the results of our evaluation that the slopes will be stable. Since there is no planned development on the top of the slope, man-caused factors will only affect the surface of the slope. We recommend surface protection measures such as vegetative matting to protect the surface of the slope from erosion and weathering that could lead to minor slope failures. We thank you for the opportunity to be of service. If you should have any questions regarding this letter, please do not hesitate to contact us.

Sincerely,

For: SOIL CONSULTANTS ENGINEERING, LLC.



12/10/2024

Warner Neal
Geotechnical Assistant

Lubomir Peytchev, P.E.
Principal Engineer

SCE #: 24-0367V

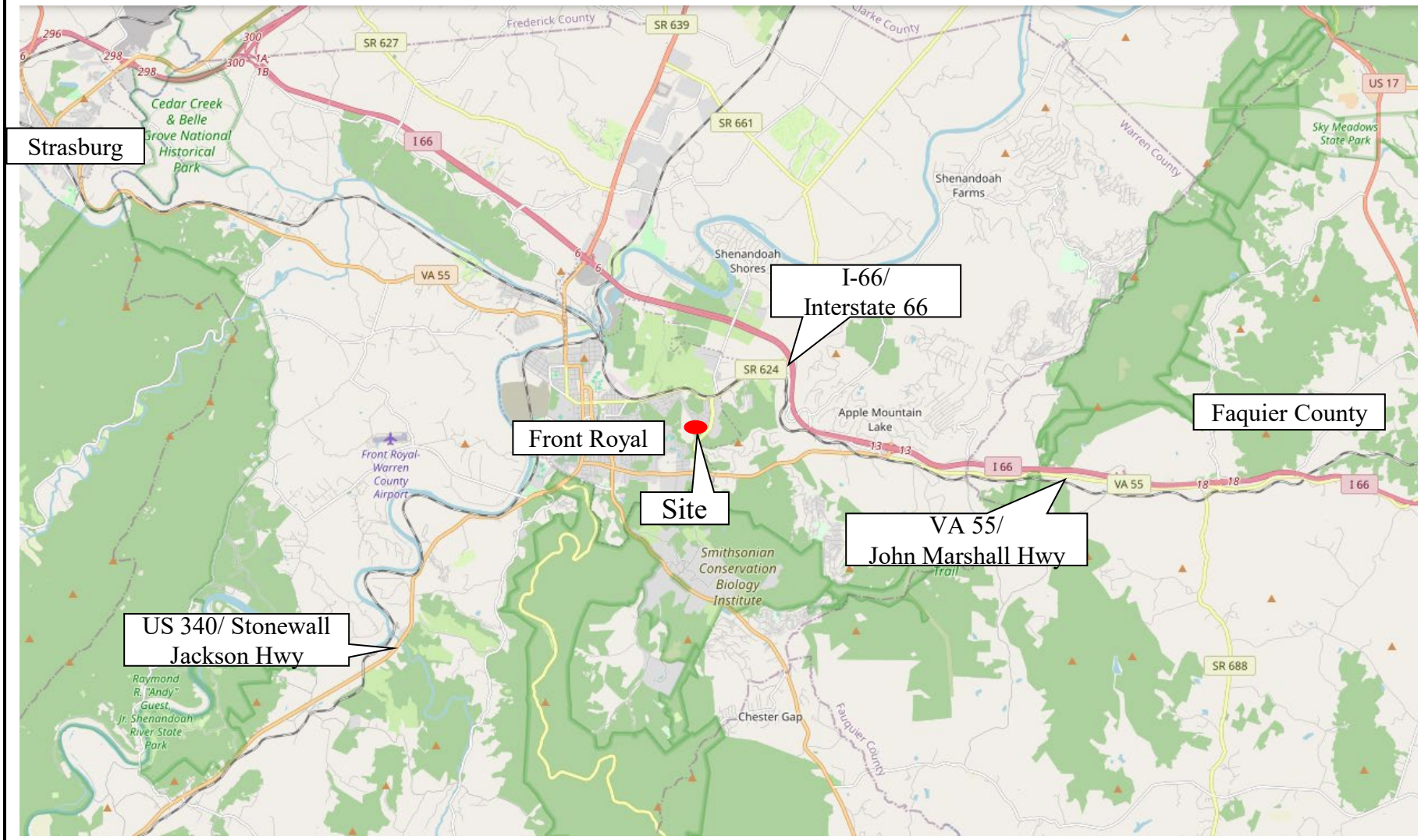
Enclosed:
Site Vicinity Map
Boring Locations Plan
Log of Test Borings with Key to Terms and Symbols
Laboratory Test Results
Slope Stability Analysis

SOIL CONSULTANTS ENGINEERING

APPENDIX

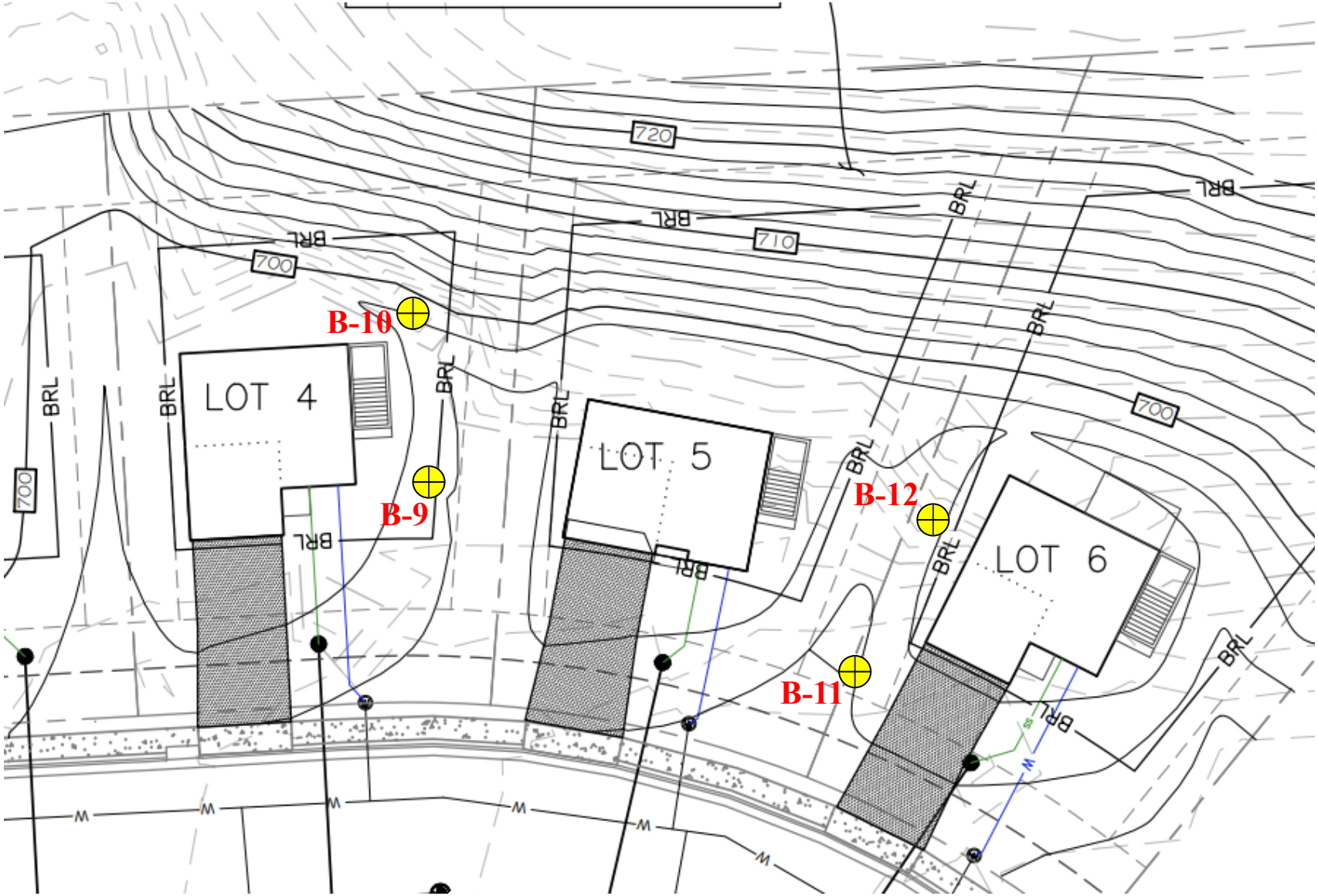
9303 Center Street · Manassas, VA 20110-5547 · 703.366.3000 · (F) 703.366.3400 · www.SoilConsultants.net

Map Source: USGS 2024– Not to Scale



N

SITE VICINITY MAP Happy Creek Knolls	SCE Consulting Engineers · Building Officials · Construction Professionals · Soil Scientists & Geologists	
TM: 20A213-4-4 to -6, Warren County, 22630		12/09/2024
WN	Not Drawn To Scale	24-0367V



LEGEND			
Approx. Boring Location			
B-1			

BORING LOCATION PLAN
Happy Creek Knolls

SCE — Consulting Engineers · Building Officials · Construction Professionals · Soil Scientists & Geologists

TM: 20A213-4-4 to -6, Warren County, 22630		12/09/2024
WN	Not Drawn To Scale	24-0367V

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

BOREHOLE NUMBER B-09

CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
DATE STARTED 11-15-2024 **COMPLETED** 11-15-2024
DRILLING CONTRACTOR RECON Drilling
DRILLING METHOD Hollow Stem Auger, 3 1/4 inches
EQUIPMENT ATV-Mounted CME45 with Manual Drop Hammer
HOLE SIZE 6.0 in.
LOGGED BY Warner Neal **CHECKED BY** Lubo Peytchev

PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-4 to -6, Warren County, 22630
POSITION
GROUND ELEVATION 698.00 ft **FINAL DEPTH** 20.00 ft
GROUNDWATER LEVELS:
AT TIME OF DRILLING Dry
AT END OF DRILLING Dry; Cave-in at 13.5 ft
AFTER DRILLING N/A

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
			0.50 / 697.50 SILT (ML): very stiff; yellow; wet; little sand; FILL.								
			SILT (ML): very stiff; yellowish-red; moist; FILL.		83	6-10-19-19 (29)					
			2.50 / 695.50 SILT (ML): very stiff; red and yellow; moist; Natural.		100	7-11-12-12 (23)					
			4.00 / 694.00 Lean CLAY (CL): very stiff; reddish-yellow; moist; Natural								
5	693		Pockets of siltier material.		100	8-10-10-14 (20)					
					100	6-7-9 (16)					
10	688										
			14.00 / 684.00 Sandy SILT (ML): stiff to very stiff; yellow; moist; Natural.		78	5-5-8 (13)					
15	683										
			19.00 / 679.00 Elastic SILT (MH): very stiff; grayish-purple; moist; Natural.		56	9-9-10 (19)	48	77	47	30	94
20	678		20.00 / 678.00 Terminated at 20.00 ft.								

NOTES

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

BOREHOLE NUMBER B-10

CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
DATE STARTED 11-15-2024 **COMPLETED** 11-15-2024
DRILLING CONTRACTOR RECON Drilling
DRILLING METHOD Hollow Stem Auger, 3 1/4 inches
EQUIPMENT ATV-Mounted CME45 with Manual Drop Hammer
HOLE SIZE 6.0 in.
LOGGED BY Warner Neal **CHECKED BY** Lubo Peytchev

PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-4 to -6, Warren County, 22630
POSITION
GROUND ELEVATION 702.00 ft **FINAL DEPTH** 30.00 ft
GROUNDWATER LEVELS:
AT TIME OF DRILLING Dry
AT END OF DRILLING Dry; Cave-in at 20.0 ft
AFTER DRILLING N/A

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	MOISTURE CONTENT (%)
			SILT (ML): hard; strong red; moist; little sand, little gravel; FILL.		58	5-19-16-10 (35)	
			1.80 700.20 SILT (ML): very stiff; red and yellow; moist; Natural.				
			4.00 698.00 SILT with sand (ML): stiff; red and yellow; moist; Natural		100	7-10-9 (19)	
5	697		Pockets of clayey material.				
			9.50 692.50 Lean CLAY (CL): stiff; purplish-gray; moist; Natural.		100	4-4-7 (11)	
10	692						
			13.50 688.50 Sandy SILT (ML): very stiff; yellow and red; moist; Natural.		83	5-8-9 (17)	
15	687						
			19.50 682.50 SILT (ML): very stiff; yellow; moist; Natural.		83	4-9-13 (22)	
20	682						
			23.50 678.50 Sandy SILT (ML): very stiff; yellow; moist; Natural.		89	8-11-13 (24)	60
25	677						
			28.50 673.50 Lean CLAY (CL): very stiff; gray; moist; Natural.				
			29.50 672.50		89	8-9-10 (19)	
30	672		30.00 Lean CLAY with sand (CL): very stiff; yellow; moist; Natural. 672.00				
			Terminated at 30.00 ft.				

NOTES

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

BOREHOLE NUMBER B-11

CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
DATE STARTED 11-15-2024 **COMPLETED** 11-15-2024
DRILLING CONTRACTOR RECON Drilling
DRILLING METHOD Hollow Stem Auger, 3 1/4 inches
EQUIPMENT ATV-Mounted CME45 with Manual Drop Hammer
HOLE SIZE 6.0 in.
LOGGED BY Warner Neal **CHECKED BY** Lubo Peytchev

PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-4 to -6, Warren County, 22630
POSITION
GROUND ELEVATION 694.00 ft **FINAL DEPTH** 20.00 ft
GROUNDWATER LEVELS:
AT TIME OF DRILLING Dry
AT END OF DRILLING Dry; Cave-in at 12.0 ft
AFTER DRILLING N/A

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
			Silty SAND (SM): very dense; grayish-brown; moist; little gravel; FILL.		79	11-23-34-33 (57)					
					79	23-23-27-38 (50)					
			3.80 690.20								
5	689		SILT (ML): hard; brownish-red; moist; few gravel; FILL.		88	14-23-25-26 (48)					
			5.50 688.50								
			Sandy Lean CLAY (CL): very stiff; strong red; moist; trace gravel; Natural.								
10	684				100	8-13-14 (27)	21	47	23	24	58
			14.00 680.00								
			Sandy SILT (ML): hard; strong red; moist; few gravel; Natural.		100	14-21-21 (42)					
15	679										
			18.50 675.50								
			SILT (ML): very stiff; strong red; moist; little sand; Natural.		100	10-12-14 (26)					
			20.00 674.00								
20	674		Terminated at 20.00 ft.								

NOTES

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

BOREHOLE NUMBER B-12

CLIENT Mr. Marty Rhodes
PROJECT NAME Happy Creek Knolls
PROJECT NUMBER 24-0367V
PROJECT LOCATION TM: 20A213-4-4 to -6, Warren County, 22630
DATE STARTED 11-15-2024 **COMPLETED** 11-15-2024
POSITION
DRILLING CONTRACTOR RECON Drilling
GROUND ELEVATION 694.00 ft **FINAL DEPTH** 30.00 ft
DRILLING METHOD Hollow Stem Auger, 3 1/4 inches
GROUNDWATER LEVELS:
EQUIPMENT ATV-Mounted CME45 with Manual Drop Hammer
AT TIME OF DRILLING Dry
HOLE SIZE 6.0 in.
AT END OF DRILLING Dry; Cave-in at 20.5 ft
LOGGED BY Warner Neal **CHECKED BY** Lubo Peytchev
AFTER DRILLING N/A

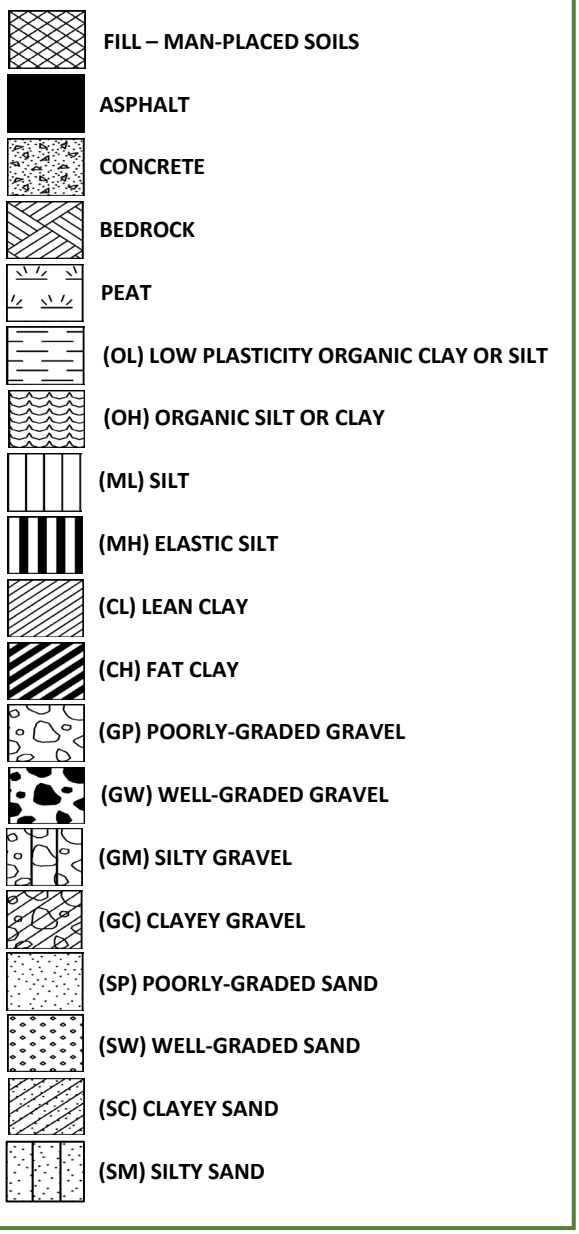
DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	MOISTURE CONTENT (%)
			SILT (ML): hard; strong red; moist; little fine gravel; FILL.		71	14-17-19-20 (36)	
					71	9-13-17-18 (30)	
			4.00 690.00				
			SILT (ML): very stiff; red with yellow; moist; trace fine gravel; Natural.				
5	689				71	8-9-14-14 (23)	
					72	7-10-16 (26)	
10	684						
			13.50 680.50				
			SILT (ML): stiff; red and yellow; moist; Natural.		67	6-7-8 (15)	
15	679						
			18.50 675.50				
			Lean CLAY (CL): stiff; bluish-gray; moist; little sand; Natural.		78	5-8-6 (14)	
20	674						
			23.50 670.50				
			24.00 Sandy SILT (ML): stiff; yellow; moist; Natural. 670.00				
			Elastic SILT (MH): stiff; red and yellow; moist; trace sand; Natural.		67	5-7-6 (13)	62
25	669						
			29.50 664.50				
			30.00 Sandy SILT (ML): very stiff; light yellow; moist; Natural. 664.00		61	9-11-11 (22)	
30	664		Terminated at 30.00 ft.				

NOTES

KEY TO TERMS AND SYMBOLS

SCE SOIL CONSULTANTS ENGINEERING

USCS SYMBOLS



- FILL – MAN-PLACED SOILS
- ASPHALT
- CONCRETE
- BEDROCK
- PEAT
- (OL) LOW PLASTICITY ORGANIC CLAY OR SILT
- (OH) ORGANIC SILT OR CLAY
- (ML) SILT
- (MH) ELASTIC SILT
- (CL) LEAN CLAY
- (CH) FAT CLAY
- (GP) POORLY-GRADED GRAVEL
- (GW) WELL-GRADED GRAVEL
- (GM) SILTY GRAVEL
- (GC) CLAYEY GRAVEL
- (SP) POORLY-GRADED SAND
- (SW) WELL-GRADED SAND
- (SC) CLAYEY SAND
- (SM) SILTY SAND

PENETRATION (SPT) RESISTANCE

DENSITY (SANDS, GRAVELS)		CONSISTENCY (SILTS, CLAYS)	
N-VALUE	**TERM**	**N-VALUE**	**TERM**
0 – 4	VERY LOOSE	0 – 2	VERY SOFT
5 – 10	LOOSE	3 – 4	SOFT
11 – 30	MED. DENSE	5 – 8	FIRM
31 – 50	DENSE	9 – 15	STIFF
50+	VERY DENSE	16 – 30	VERY STIFF
		31 – 50	HARD
		50+	VERY HARD

PARTICLE SIZE IDENTIFICATION

BOULDERS	GREATER THAN 12 INCHES
COBBLES	3 TO 12 INCHES
GRAVEL	COARSE - 3/4 INCH - 3 INCHES FINE - 4.75 MM - 3/4 INCH
SAND	COARSE - 2 MM – 4.75 MM MEDIUM - 0.425 MM – 2 MM FINE - 0.075 MM – 0.42 MM
SILT	0.005 MM – 0.075 MM
CLAY	LESS THAN 0.005 MM

WATER LEVEL DESIGNATION



- LEVEL AT TIME OF DRILLING
- LEVEL AT END OF DRILLING
- LEVEL AFTER DRILLING (24H+)

RELATIVE COMPOSITION OF SOILS

MAJOR CONSTITUENT

CONSTITUENT 50% OR MORE OF THE SAMPLE AND IS WRITTEN IN CAPITAL LETTERS. IF NO COMPONENT IS GREATER THAN 50%, THE PREDOMINANT COMPONENT IS CAPITALIZED.

MINOR CONSTITUENT

CONSTITUENT 25% - 40% OF SOIL TYPE AND WILL BE WRITTEN WITH THE FIRST LETTER OF THE SOIL TYPE CAPITALIZED.

ACCESSORY CONSTITUENTS

TRACE = <5%, *FEW* = 5 TO 10%, *LITTLE* = 11 TO 20%, *WITH* = 15 TO 25%, *SOME* = 21 TO 35%, *AND* = 36 TO 50%

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SOIL CONSULTANTS ENGINEERING

ROCK KEY TO TERMS AND SYMBOLS

DEGREE OF WEATHERING

UNWEATHERED	ROCK GENERALLY FRESH, JOINTS LIGHTLY STAINED AND DISCOLORATION EXTENDS INTO ROCK NO MORE THAN ½ IN, OPEN JOINTS MAY CONTAIN CLAY, CORE RINGS UNDER HAMMER IMPACT.
WEATHERED	ROCK MASS DECOMPOSED 50% OR LESS, SIGNIFICANT DISCOLORATION, CORE CANNOT BE BROKEN BY HAND OR SCRAPED BY KNIFE
HIGHLY WEATHERED	ROCK MASS IS MORE THAN 50% DECOMPOSED, COMPLETE DISCOLORATION OF ROCK FABRIC, CORE MAY BE EXTREMELY BROKEN AND GIVES CLUNK SOUND WHEN STRUCK BY HAMMER, MAY BE SHAVED WITH A KNIFE.

ROCK QUALITY DESCRIPTION

ROCK MASS DESCRIPTION	RQD VALUE (%)
EXCELLENT	90-100
GOOD	75-90
FAIR	50-75
POOR	25-50
VERY POOR	LESS THAN 25

SCALE OF RELATIVE ROCK HARDNESS

CONSISTENCY	TSF
EXTREMELY SOFT	2.5 - 10
VERY SOFT	10 - 50
SOFT	50 - 250
MEDIUM HARD	250 – 525
MODERATELY HARD	525-1,050
HARD	1,050 – 2,600
VERY HARD	> 2,600

ROCK BEDDING THICKNESS

DESCRIPTION	CRITERIA
VERY THICK BEDDED	GREATER THAN 3 FT
THICK BEDDED	1 FT – 3 FT
MEDIUM BEDDED	4 IN – 1 FT
THIN BEDDED	1 ¼ IN – 4 IN
VERY THIN BEDDED	½ IN – 1 ¼ IN
THICKLY LAMINATED	1/8 IN – ½ IN
THINLY LAMINATED	1/8 IN OR LESS

ROCK VOIDS

VOIDS	VOID DIAMETER
PIT	< ½ IN
VUG	½ IN – 2 IN
CAVITY	2 IN – 24 IN
CAVE	>24 IN

GRAIN SIZE TERMINOLOGY

COMPONENT	SIZE RANGE
VERY COARSE GRAINED	>4.76 MM
COARSE GRAINED	2.0 MM – 4.76 MM
MEDIUM GRAINED	0.42 MM – 2.0 MM
FINE GRAINED	0.075 MM – 0.42 MM
VERY FINE GRAINED	<0.075 MM

STRUCTURE DESCRIPTION

DESCRIPTION	CRITERIA	DESCRIPTION	CRITERIA
STRATIFIED	ALTERNATING LAYERS OF VARYING MATERIAL OR COLOR WITH LAYERS AT LEAST ¼ -IN THICK	LENSED	INCLUSION OF SMALL POCKETS OF DIFFERENT SOILS
LAMINATED	ALTERNATING LAYERS OF VARYING MATERIAL OR COLOR WITH LAYERS LESS THAN ¼ -IN THICK	LAYER	INCLUSION GREATER THAN 3-IN THICK
FISSURED	BREAKS ALONG DEFINITE PLANES OF FRACTURE WITH LITTLE RESISTANCE TO FRACTURING	SEAM	INCLUSION 1/8 IN – 3 IN THICK EXTENDING THROUGH THE SAMPLE
SLICKENED	FRACTURE PLANES APPEAR POLISHED OR GLOSSY, SOMETIMES STRIATED	PARTING	INCLUSION LESS THAN 1/8 IN THICK
BLOCKY	COHESIVE SOIL THAT CAN BE BROKEN DOWN INTO SMALL ANGULAR LUMPS WHICH RESIST FURTHER BREAKDOWN		

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

SUMMARY OF LABORATORY RESULTS

CLIENT Mr. Marty Rhodes **PROJECT NAME** Happy Creek Knolls

PROJECT NUMBER 24-0367V **PROJECT LOCATION** Lot 4-6, Happy Ridge Dr, Front Royal, VA 22630

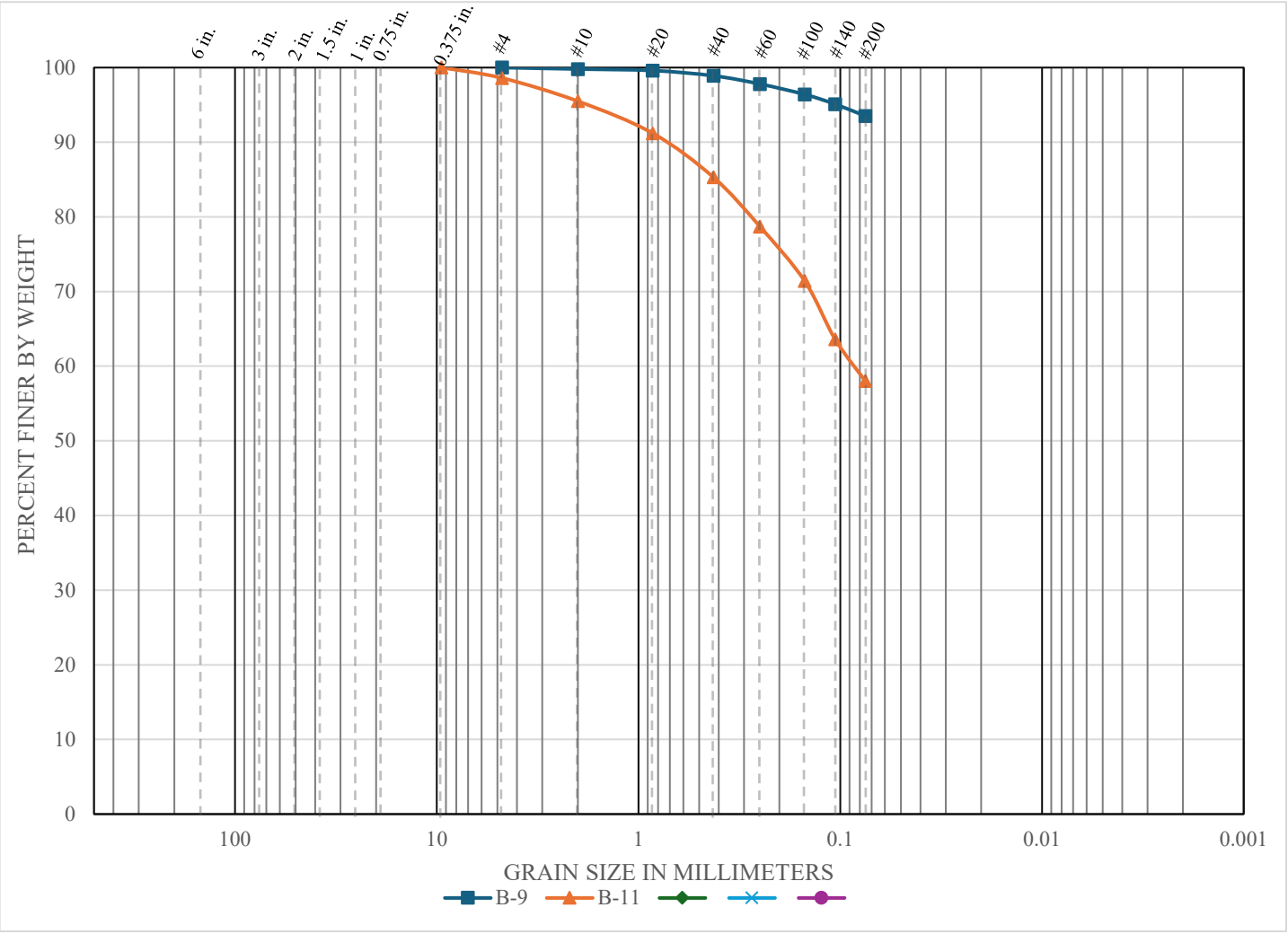
Borehole	Depth	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%<#200 Seive	Classification	Water Content (%)
B-9	19.5	77	47	30	4.75	93.5	MH	48.2
B-10	24.5							60.5
B-11	9.5	47	23	24	9.50	58.0	CL	21.4
B-12	24.5							62.1

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GRAIN SIZE DISTRIBUTION

CLIENT Mr. Marty Rhodes **PROJECT NAME** Happy Creek Knolls

PROJECT NUMBER 24-0367V **PROJECT LOCATION** Lot 4-6, Happy Ridge Dr, Front Royal, VA 22630



BOREHOLE	DEPTH	CLASSIFICATION	LL	PL	PI	Cc	Cu
B-9	19.5	ELASTIC SILT	77	47	30		
B-11	9.5	Sandy Lean CLAY	47	23	24		

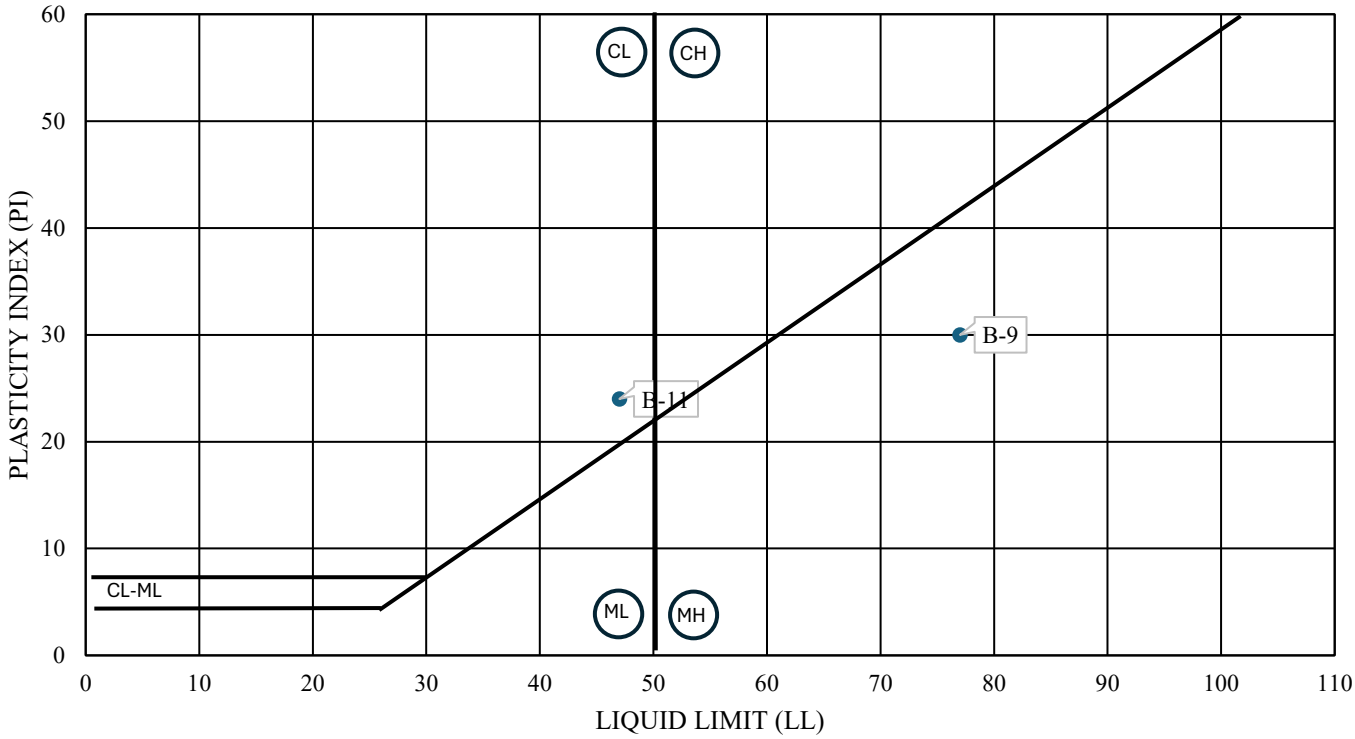
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Fines
B-9	19.5	4.75				0.0	6.5	93.5
B-11	9.5	9.5	0.086			1.4	40.6	58.0

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ATTERBERG LIMITS' RESULTS

CLIENT Mr. Marty Rhodes **PROJECT NAME** Happy Creek Knolls

PROJECT NUMBER 24-0367V **PROJECT LOCATION** Lot 4-6, Happy Ridge Dr, Front Royal, VA 22630

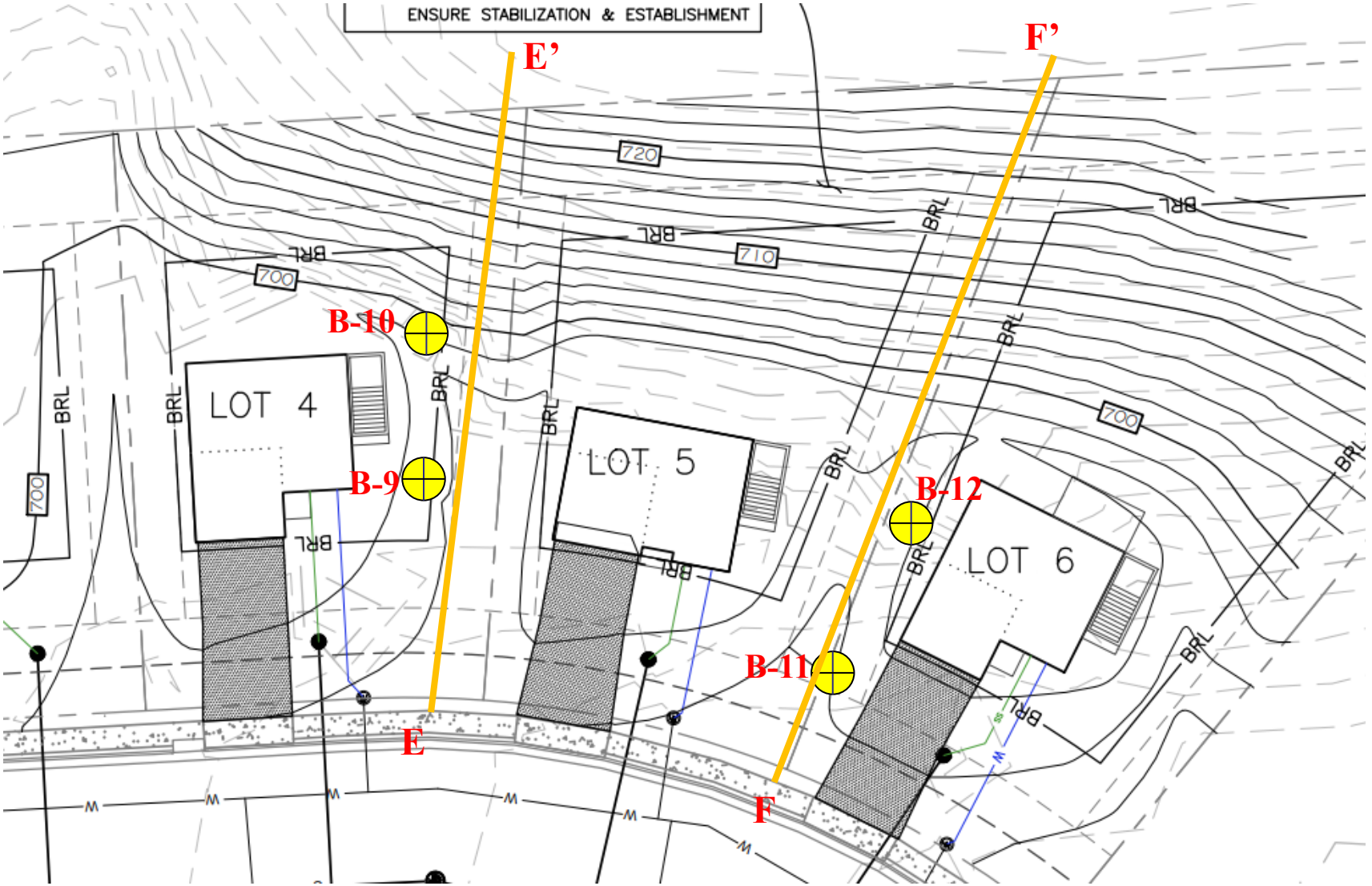


BOREHOLE	DEPTH	LL	PL	PI	Fines	Classification
B-9	19.5	77	47	30	93.5	ELASTIC SILT
B-11	9.5	47	23	24	58.0	Sandy Lean CLAY

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SLOPE STABILITY ANALYSIS

9303 CENTER STREET · MANASSAS, VA 20110-5547 · 703.366.3000 · (F) 703.366.3400 · WWW.SOILCONSULTANTS.NET



LEGEND

B-1 Approx. Boring Location

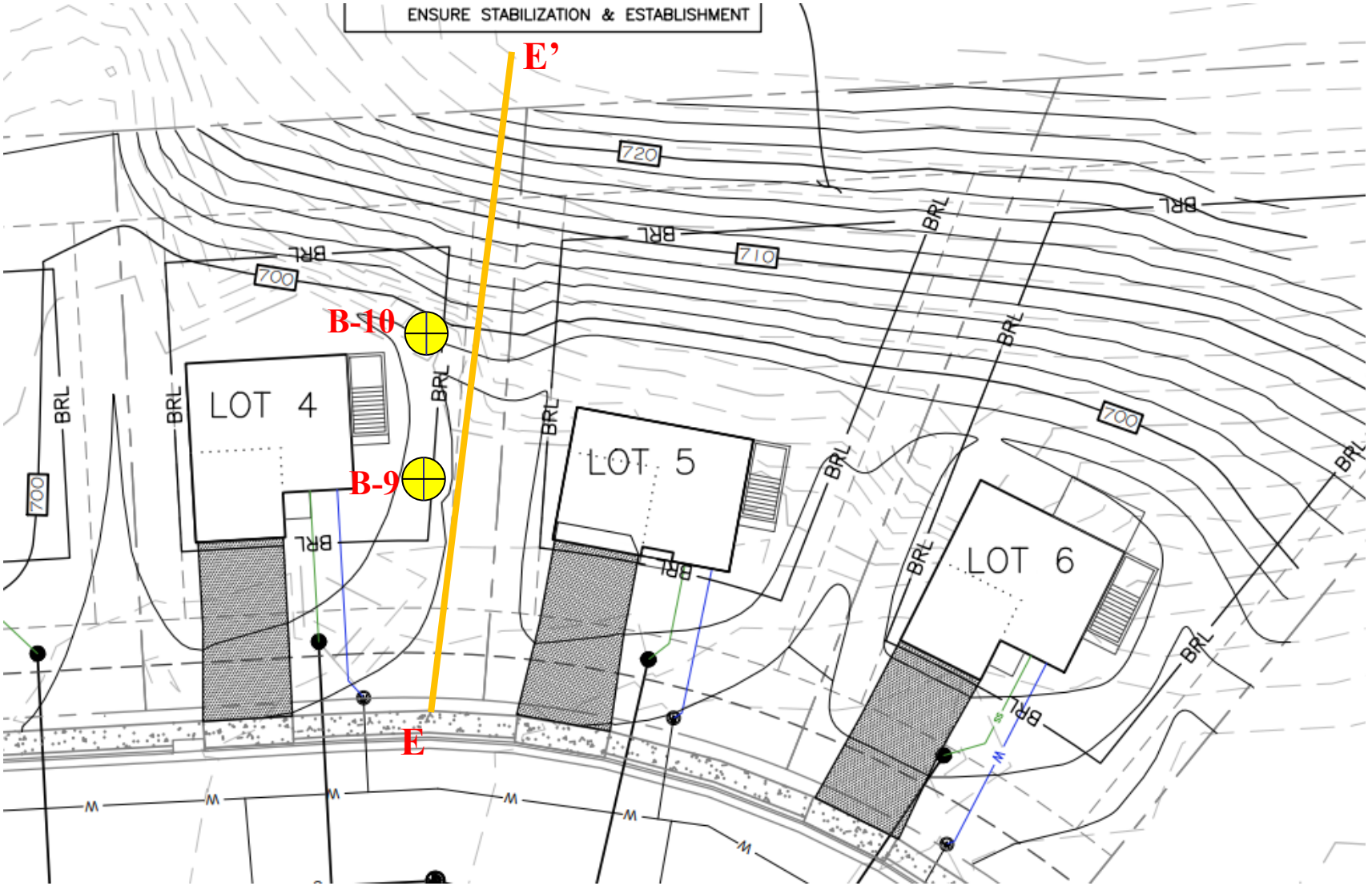
Approx. Cross Section Location

A — A'

CROSS SECTION AND BORING LOCATION PLAN
Happy Creek Knolls

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CONSTRUCTION PROFESSIONALS · SOIL SCIENTISTS & GEOLOGISTS

TM: 20A213-4-4 to -6, Warren County, VA 22630		12/09/2024
WN	Not Drawn To Scale	24-0367V



LEGEND

B-1 Approx. Boring Location

Approx. Cross Section Location

A — A'

CROSS SECTION AND BORING LOCATION PLAN
Happy Creek Knolls

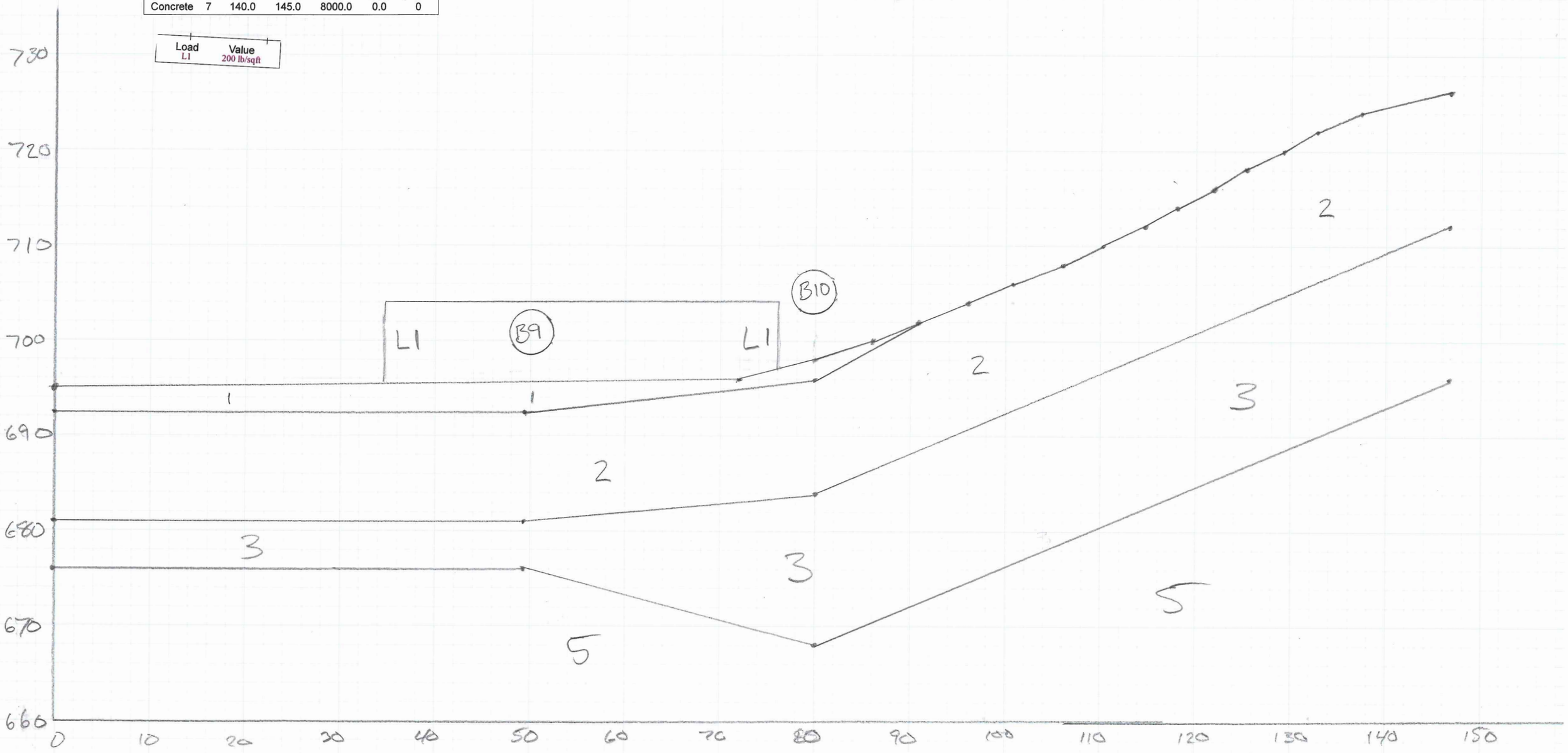
SCE SOIL CONSULTANTS ENGINEERING
CONSULTING ENGINEERS · BUILDING OFFICIALS CONSTRUCTION PROFESSIONALS · SOIL SCIENTISTS & GEOLOGISTS

TM: 20A213-4-4 to -6, Warren County, VA 22630		12/09/2024
WN	Not Drawn To Scale	24-0367V

24-0367V_Happy_Creek_Lot_4_E-E'

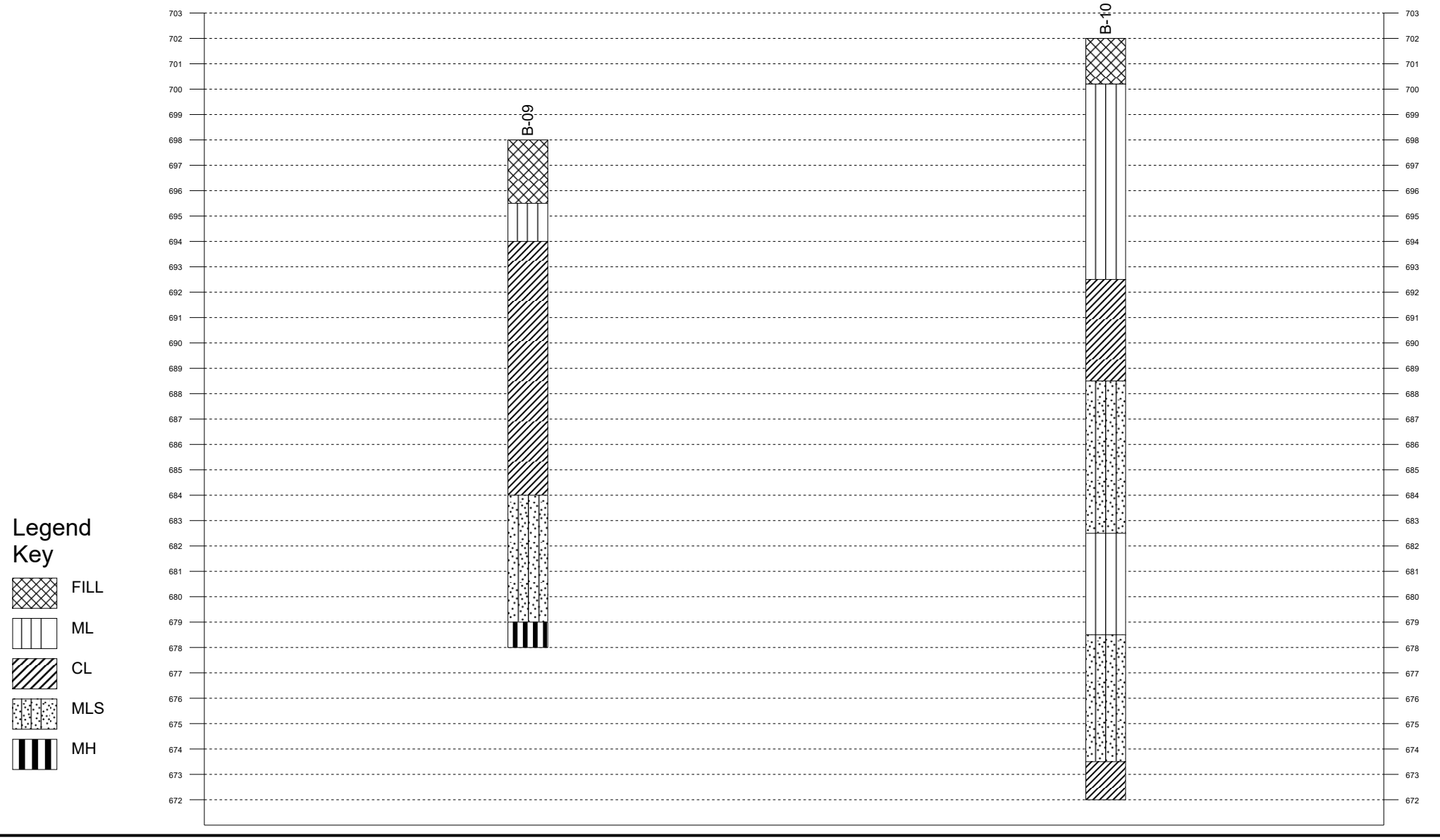
Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.0	125.0	0.0	28.0	0
CL ML	2	115.0	120.0	0.0	26.0	0
ML CL	3	120.0	125.0	0.0	30.0	0
CL ML	4	120.0	125.0	0.0	32.0	0
MH	5	120.0	125.0	0.0	30.0	0
GM	6	130.0	135.0	0.0	35.0	0
Concrete	7	140.0	145.0	8000.0	0.0	0

Load	Value
L1	200 lb/sqft



Lot 4 E-E' Subsurface

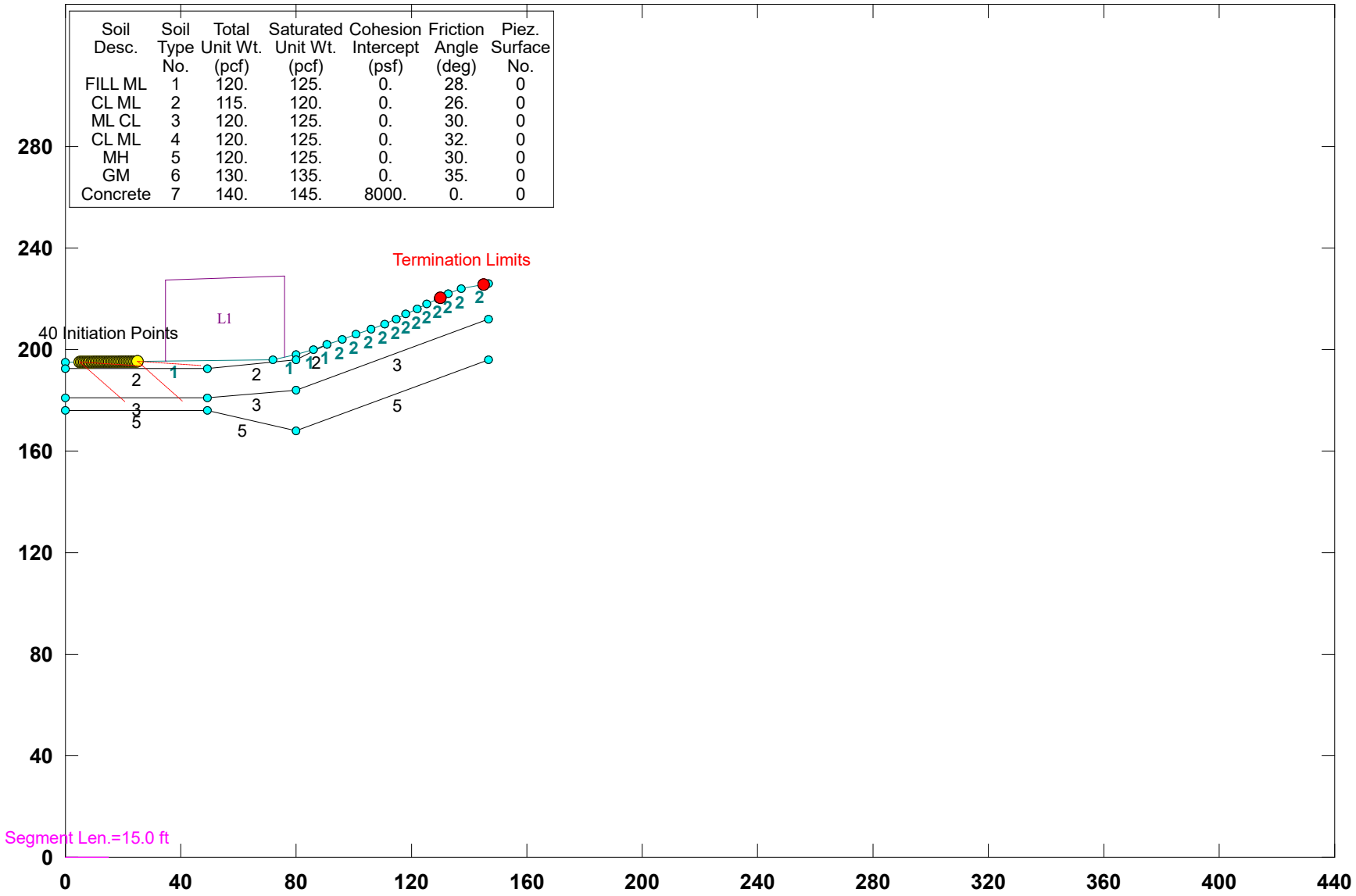
CLIENT	Mr. Marty Rhodes	**PROJECT NAME**	Happy Creek Knolls	**VERTICAL SCALE**	1:64
PROJECT NUMBER	24-0367V	**PROJECT LOCATION**	TM: 20A213-4-4 to -6, Warren County, 22630	**HORIZONTAL SCALE**	1:191



24-0367V_Happy_Creek_Lot_4_E-E'

c:\users\lpeytchev\onedrive - soils consultants engineering\desktop\stedwin and stabl\24-0367v_happy_creek_lot_4_12-9-24.pl0 Geometry Preview 12/9/2024 11:47 AM

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.	125.	0.	28.	0
CL ML	2	115.	120.	0.	26.	0
ML CL	3	120.	125.	0.	30.	0
CL ML	4	120.	125.	0.	32.	0
MH	5	120.	125.	0.	30.	0
GM	6	130.	135.	0.	35.	0
Concrete	7	140.	145.	8000.	0.	0



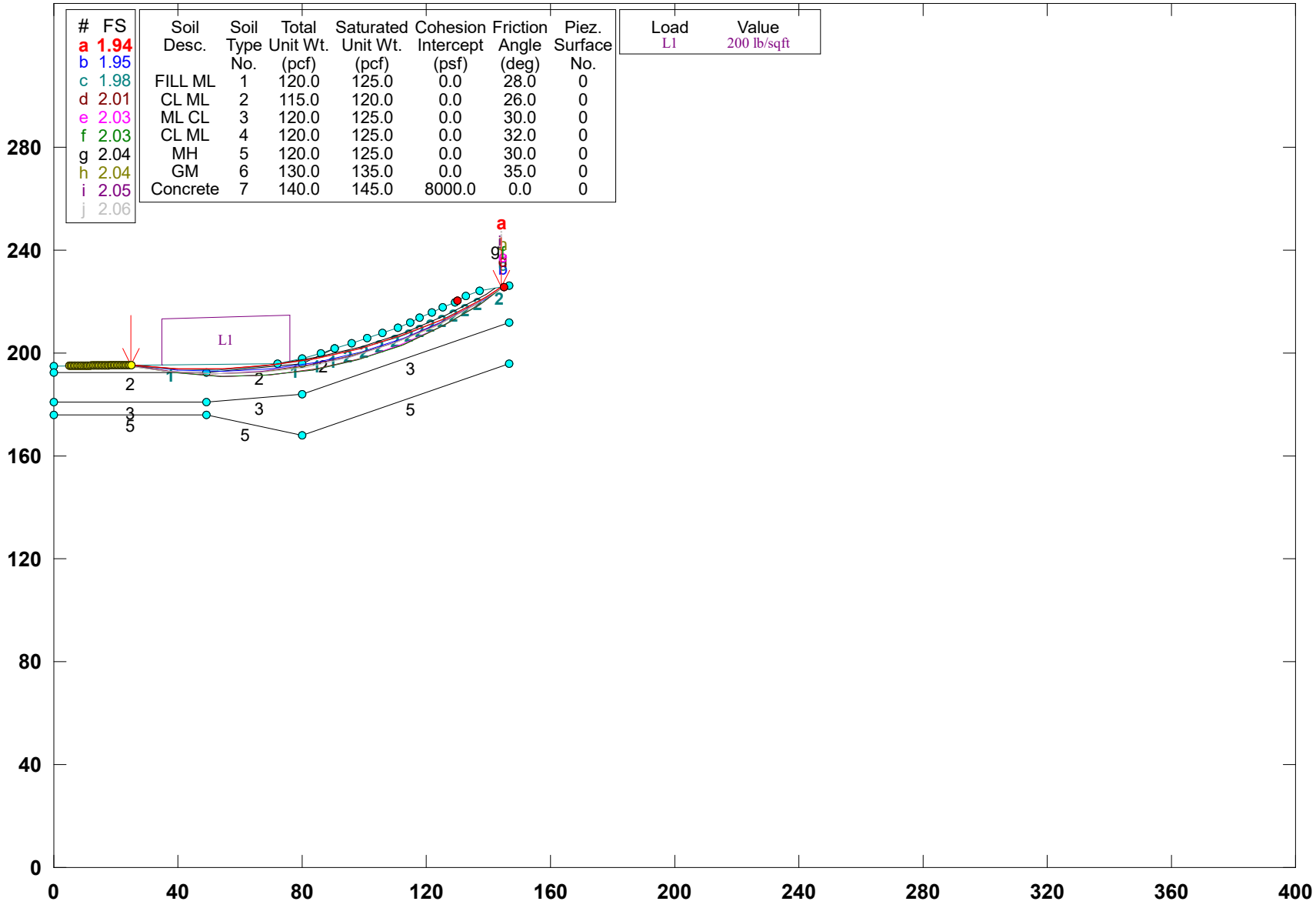
24-0367V_Happy_Creek_Lot_4_E-E'

c:\users\lpeytchev\onedrive - soils consultants engineering\desktop\stedwin and stabl\24-0367v_happy_creek_lot_4_12-9-24.pl2 Run By: Username 12/9/2024 11:46AM

#	FS
a	1.94
b	1.95
c	1.98
d	2.01
e	2.03
f	2.03
g	2.04
h	2.04
i	2.05
j	2.06

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.0	125.0	0.0	28.0	0
CL ML	2	115.0	120.0	0.0	26.0	0
ML CL	3	120.0	125.0	0.0	30.0	0
CL ML	4	120.0	125.0	0.0	32.0	0
MH	5	120.0	125.0	0.0	30.0	0
GM	6	130.0	135.0	0.0	35.0	0
Concrete	7	140.0	145.0	8000.0	0.0	0

Load	Value
L1	200 lb/sqft



STABL6H FSmin=1.94

Safety Factors Are Calculated By The Modified Bishop Method

**** STABL6H ****
by
Purdue University
--Slope Stability Analysis--
Simplified Janbu, Simplified Bishop
or Spencer`s Method of Slices

Run Date: 12/9/2024
Time of Run: 11:46AM
Run By: Username
Input Data Filename: C:24-0367v_happy_creek_lot_4_12-9-24.
Output Filename: C:24-0367v_happy_creek_lot_4_12-9-24.OUT
Plotted Output Filename: C:24-0367v_happy_creek_lot_4_12-9-24.PLT
PROBLEM DESCRIPTION 24-0367V_Happy_Creek_Lot_4_E-E'
BOUNDARY COORDINATES
16 Top Boundaries
25 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	195.00	72.00	196.00	1
2	72.00	196.00	80.00	198.00	1
3	80.00	198.00	86.00	200.00	1
4	86.00	200.00	90.70	202.00	1
5	90.70	202.00	96.00	204.00	2
6	96.00	204.00	100.70	206.00	2
7	100.70	206.00	106.00	208.00	2
8	106.00	208.00	110.70	210.00	2
9	110.70	210.00	114.70	212.00	2
10	114.70	212.00	118.00	214.00	2
11	118.00	214.00	122.00	216.00	2
12	122.00	216.00	125.30	218.00	2
13	125.30	218.00	129.30	220.00	2
14	129.30	220.00	132.70	222.00	2
15	132.70	222.00	137.30	224.00	2
16	137.30	224.00	146.70	226.00	2
17	0.00	192.50	49.30	192.50	2
18	49.30	192.50	80.00	196.00	2
19	80.00	196.00	90.70	202.00	2
20	0.00	181.00	49.30	181.00	3
21	49.30	181.00	80.00	184.00	3
22	80.00	184.00	146.70	212.00	3
23	0.00	176.00	49.30	176.00	5
24	49.30	176.00	80.00	168.00	5
25	80.00	168.00	146.70	196.00	5

ISOTROPIC SOIL PARAMETERS
7 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	120.0	125.0	0.0	28.0	0.00	0.0	0
2	115.0	120.0	0.0	26.0	0.00	0.0	0
3	120.0	125.0	0.0	30.0	0.00	0.0	0
4	120.0	125.0	0.0	32.0	0.00	0.0	0
5	120.0	125.0	0.0	30.0	0.00	0.0	0
6	130.0	135.0	0.0	35.0	0.00	0.0	0
7	140.0	145.0	8000.0	0.0	0.00	0.0	0

BOUNDARY LOAD(S)
1 Load(s) Specified

Load No.	X-Left (ft)	X-Right (ft)	Intensity (lb/sqft)	Deflection (deg)
1	34.70	76.00	200.0	0.0

NOTE - Intensity Is Specified As A Uniformly Distributed
Force Acting On A Horizontally Projected Surface.
A Critical Failure Surface Searching Method, Using A Random
Technique For Generating Circular Surfaces, Has Been Specified.
1600 Trial Surfaces Have Been Generated.
40 Surfaces Initiate From Each Of 40 Points Equally Spaced
Along The Ground Surface Between X = 5.00 ft.
and X = 25.00 ft.
Each Surface Terminates Between X = 130.00 ft.
and X = 145.00 ft.

Unless Further Limitations Were Imposed, The Minimum Elevation
At Which A Surface Extends Is Y = 0.00 ft.
15.00 ft. Line Segments Define Each Trial Failure Surface.
Following Are Displayed The Ten Most Critical Of The Trial
Failure Surfaces Examined. They Are Ordered - Most Critical
First.
* * Safety Factors Are Calculated By The Modified Bishop Method * *
Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	25.00	195.35
2	39.94	193.98
3	54.94	193.97
4	69.88	195.33
5	84.63	198.04
6	99.07	202.09
7	113.09	207.43
8	126.56	214.03
9	139.38	221.82
10	144.34	225.50

Circle Center At X = 47.5 ; Y = 358.5 and Radius, 164.7
*** 1.935 ***
Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	25.00	195.35
2	39.86	193.28
3	54.85	192.75
4	69.81	193.76
5	84.60	196.29
6	99.05	200.32
7	113.01	205.81
8	126.33	212.70
9	138.88	220.92
10	144.59	225.55

Circle Center At X = 52.5 ; Y = 339.1 and Radius, 146.4
*** 1.953 ***
Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	22.95	195.32
2	37.87	193.79
3	52.87	193.62
4	67.82	194.81
5	82.60	197.36
6	97.09	201.25
7	111.17	206.43
8	124.71	212.87
9	137.62	220.52
10	144.56	225.54

Circle Center At X = 47.2 ; Y = 358.3 and Radius, 164.8
*** 1.981 ***
Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	25.00	195.35
2	39.70	192.36
3	54.65	191.11
4	69.64	191.64
5	84.46	193.91
6	98.92	197.92
7	112.81	203.59
8	125.93	210.86
9	138.11	219.62
10	144.59	225.55

Circle Center At X = 57.7 ; Y = 318.6 and Radius, 127.5
*** 2.005 ***
Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)

1	23.97	195.33
2	38.66	192.28
3	53.60	190.97
4	68.60	191.42
5	83.44	193.61
6	97.92	197.53
7	111.84	203.11
8	125.01	210.29
9	137.25	218.95
10	144.58	225.55

Circle Center At X = 57.3 ; Y = 318.9 and Radius, 128.0

*** 2.027 ***

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	23.97	195.33
2	38.65	192.22
3	53.59	190.86
4	68.58	191.27
5	83.42	193.44
6	97.90	197.35
7	111.82	202.94
8	124.98	210.14
9	137.21	218.83
10	144.62	225.56

Circle Center At X = 57.6 ; Y = 317.7 and Radius, 126.9

*** 2.031 ***

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	25.00	195.35
2	39.94	194.05
3	54.94	194.13
4	69.87	195.58
5	84.61	198.40
6	99.02	202.55
7	112.99	208.01
8	126.40	214.73
9	139.14	222.65
10	142.35	225.08

Circle Center At X = 46.6 ; Y = 357.3 and Radius, 163.4

*** 2.035 ***

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	21.41	195.30
2	36.21	192.86
3	51.19	191.98
4	66.17	192.66
5	81.00	194.88
6	95.53	198.64
7	109.58	203.88
8	123.02	210.55
9	135.69	218.58
10	144.49	225.53

Circle Center At X = 52.2 ; Y = 336.3 and Radius, 144.4

*** 2.039 ***

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	22.44	195.31
2	37.24	192.92
3	52.22	192.09
4	67.20	192.85
5	82.02	195.19
6	96.51	199.07
7	110.51	204.45
8	123.87	211.28
9	136.43	219.47
10	143.64	225.35

Circle Center At X = 52.5 ; Y = 334.4 and Radius, 142.3
*** 2.049 ***
Failure Surface Specified By 10 Coordinate Points

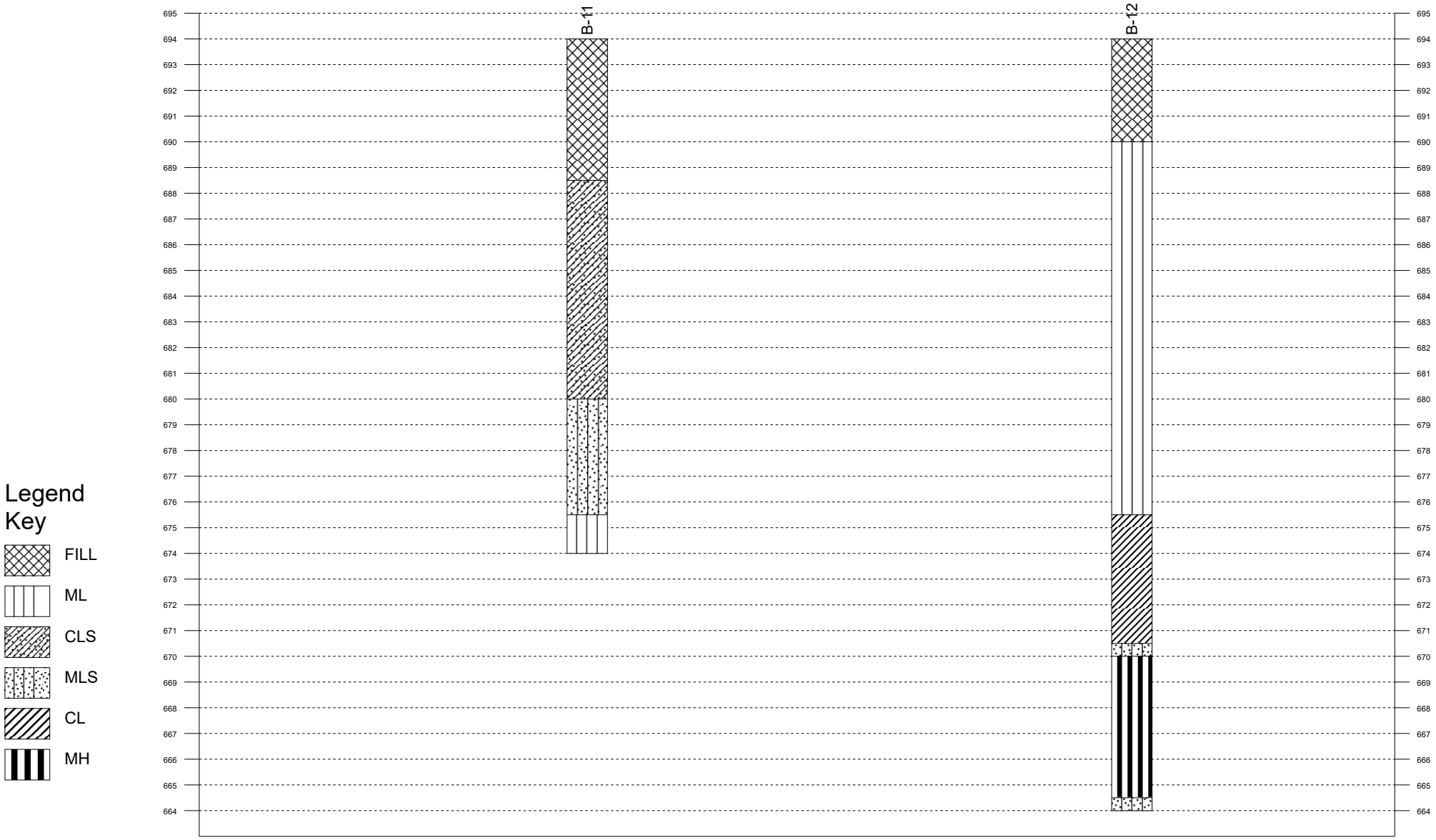
Point No.	X-Surf (ft)	Y-Surf (ft)
1	21.41	195.30
2	36.19	192.74
3	51.16	191.77
4	66.15	192.39
5	80.98	194.60
6	95.50	198.37
7	109.54	203.66
8	122.93	210.41
9	135.53	218.54
10	144.07	225.44

Circle Center At X = 52.8 ; Y = 332.9 and Radius, 141.1
*** 2.059 ***

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

Lot 6 F-F' Subsurface

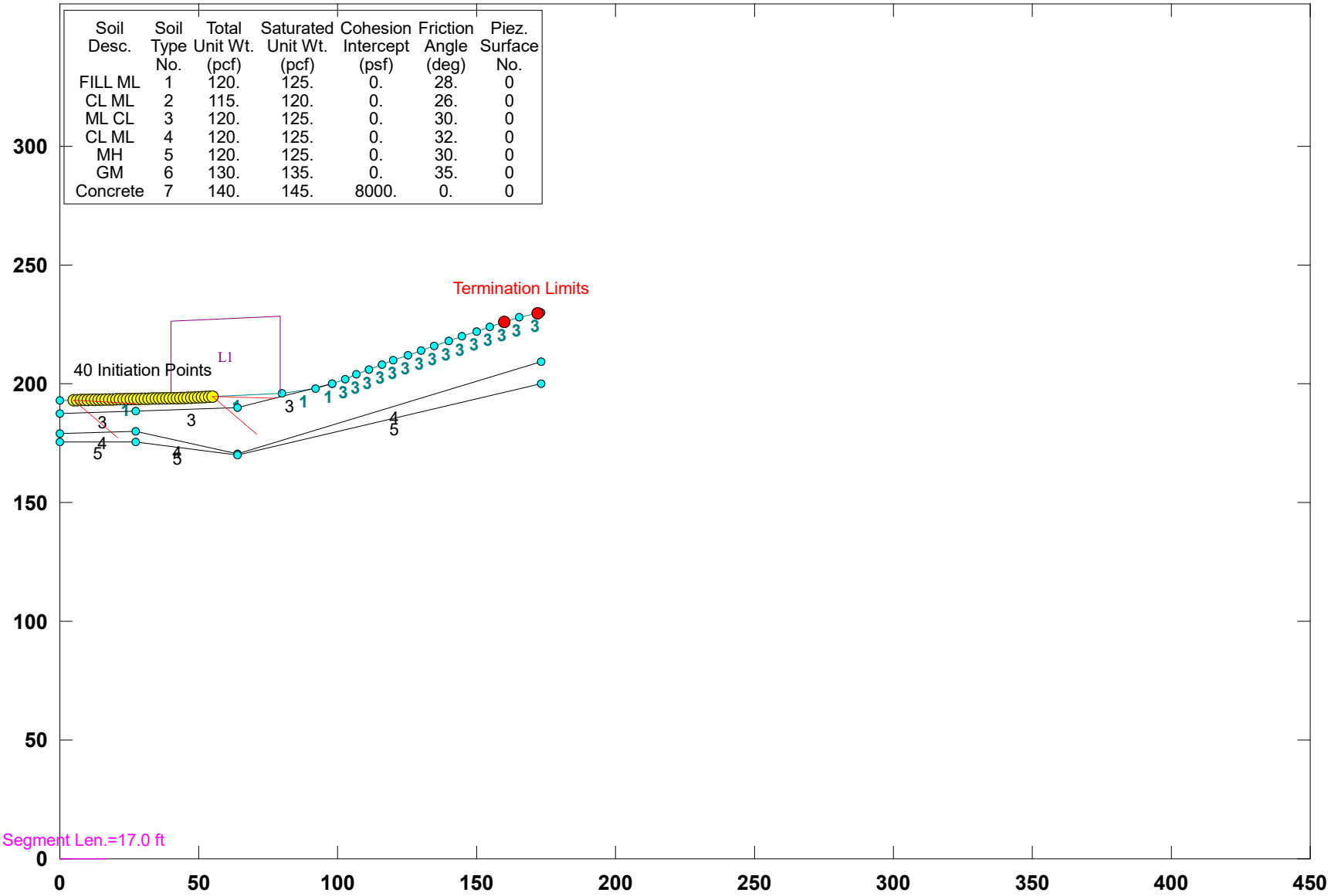
CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-4 to -6, Warren County, 22630
VERTICAL SCALE 1:64
HORIZONTAL SCALE 1:173



24-0367V_Happy_Creek_Lot_6_F-F'

c:\users\lpeytchev\onedrive - soils consultants engineering\desktop\stedwin and stabl\24-0367v_happy_creek_lot_6_12-9-24.pl0 Geometry Preview 12/9/2024 11:58 AM

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.	125.	0.	28.	0
CL ML	2	115.	120.	0.	26.	0
ML CL	3	120.	125.	0.	30.	0
CL ML	4	120.	125.	0.	32.	0
MH	5	120.	125.	0.	30.	0
GM	6	130.	135.	0.	35.	0
Concrete	7	140.	145.	8000.	0.	0



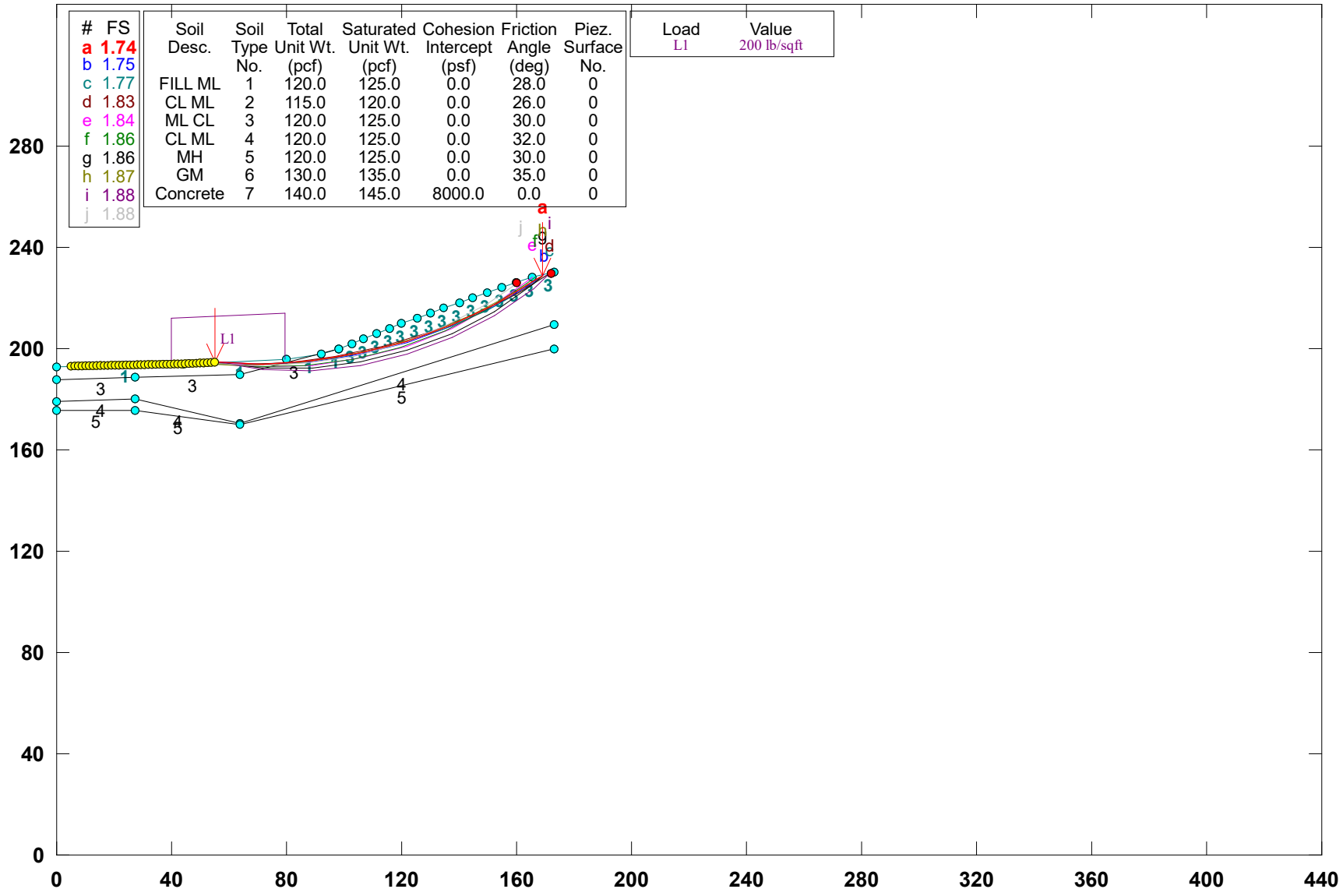
24-0367V_Happy_Creek_Lot_6_F-F'

c:\users\lpeytchev\onedrive - soils consultants engineering\desktop\stedwin and stabl\24-0367v_happy_creek_lot_6_12-9-24.pl2 Run By: Username 12/9/2024 11:57AM

#	FS
a	1.74
b	1.75
c	1.77
d	1.83
e	1.84
f	1.86
g	1.86
h	1.87
i	1.88
j	1.88

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.0	125.0	0.0	28.0	0
CL ML	2	115.0	120.0	0.0	26.0	0
ML CL	3	120.0	125.0	0.0	30.0	0
CL ML	4	120.0	125.0	0.0	32.0	0
MH	5	120.0	125.0	0.0	30.0	0
GM	6	130.0	135.0	0.0	35.0	0
Concrete	7	140.0	145.0	8000.0	0.0	0

Load	Value
L1	200 lb/sqft



STABL6H FSmin=1.74

Safety Factors Are Calculated By The Modified Bishop Method

**** STABL6H ****
by
Purdue University
--Slope Stability Analysis--
Simplified Janbu, Simplified Bishop
or Spencer`s Method of Slices

Run Date: 12/9/2024
Time of Run: 11:57AM
Run By: Username
Input Data Filename: C:24-0367v_happy_creek_lot_6_12-9-24.
Output Filename: C:24-0367v_happy_creek_lot_6_12-9-24.OUT
Plotted Output Filename: C:24-0367v_happy_creek_lot_6_12-9-24.PLT
PROBLEM DESCRIPTION 24-0367V_Happy_Creek_Lot_6_F-F'
BOUNDARY COORDINATES
19 Top Boundaries
28 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	193.00	44.00	194.00	1
2	44.00	194.00	80.00	196.00	1
3	80.00	196.00	92.00	198.00	1
4	92.00	198.00	98.00	200.00	1
5	98.00	200.00	102.70	202.00	3
6	102.70	202.00	106.70	204.00	3
7	106.70	204.00	111.30	206.00	3
8	111.30	206.00	116.00	208.00	3
9	116.00	208.00	120.00	210.00	3
10	120.00	210.00	125.30	212.00	3
11	125.30	212.00	130.00	214.00	3
12	130.00	214.00	134.70	216.00	3
13	134.70	216.00	140.00	218.00	3
14	140.00	218.00	144.70	220.00	3
15	144.70	220.00	150.00	222.00	3
16	150.00	222.00	154.70	224.00	3
17	154.70	224.00	160.00	226.00	3
18	160.00	226.00	165.30	228.00	3
19	165.30	228.00	173.30	230.00	3
20	0.00	187.50	27.30	188.50	3
21	27.30	188.50	64.00	190.00	3
22	64.00	190.00	98.00	200.00	3
23	0.00	179.00	27.30	180.00	4
24	27.30	180.00	64.00	170.50	4
25	64.00	170.50	173.30	209.30	4
26	0.00	175.50	27.30	175.50	5
27	27.30	175.50	64.00	170.00	5
28	64.00	170.00	173.30	200.00	5

ISOTROPIC SOIL PARAMETERS
7 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	120.0	125.0	0.0	28.0	0.00	0.0	0
2	115.0	120.0	0.0	26.0	0.00	0.0	0
3	120.0	125.0	0.0	30.0	0.00	0.0	0
4	120.0	125.0	0.0	32.0	0.00	0.0	0
5	120.0	125.0	0.0	30.0	0.00	0.0	0
6	130.0	135.0	0.0	35.0	0.00	0.0	0
7	140.0	145.0	8000.0	0.0	0.00	0.0	0

BOUNDARY LOAD(S)
1 Load(s) Specified

Load No.	X-Left (ft)	X-Right (ft)	Intensity (lb/sqft)	Deflection (deg)
1	40.00	79.30	200.0	0.0

NOTE - Intensity Is Specified As A Uniformly Distributed
Force Acting On A Horizontally Projected Surface.
A Critical Failure Surface Searching Method, Using A Random
Technique For Generating Circular Surfaces, Has Been Specified.
1600 Trial Surfaces Have Been Generated.
40 Surfaces Initiate From Each Of 40 Points Equally Spaced
Along The Ground Surface Between X = 5.00 ft.

and X = 55.00 ft.
Each Surface Terminates Between X = 160.00 ft.
and X = 172.00 ft.
Unless Further Limitations Were Imposed, The Minimum Elevation
At Which A Surface Extends Is Y = 0.00 ft.
17.00 ft. Line Segments Define Each Trial Failure Surface.
Following Are Displayed The Ten Most Critical Of The Trial
Failure Surfaces Examined. They Are Ordered - Most Critical
First.
* * Safety Factors Are Calculated By The Modified Bishop Method * *
Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	55.00	194.61
2	71.99	194.01
3	88.95	195.21
4	105.68	198.20
5	122.01	202.95
6	137.74	209.40
7	152.69	217.47
8	166.71	227.09
9	168.80	228.88

Circle Center At X = 69.2 ; Y = 354.3 and Radius, 160.3
*** 1.740 ***
Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	55.00	194.61
2	71.98	193.84
3	88.95	194.92
4	105.70	197.82
5	122.04	202.51
6	137.77	208.95
7	152.72	217.05
8	166.70	226.72
9	169.36	229.01

Circle Center At X = 70.6 ; Y = 350.8 and Radius, 157.0
*** 1.749 ***
Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	51.15	194.40
2	68.14	193.76
3	85.11	194.78
4	101.90	197.46
5	118.35	201.77
6	134.29	207.66
7	149.59	215.08
8	164.08	223.96
9	171.46	229.54

Circle Center At X = 66.2 ; Y = 367.5 and Radius, 173.8
*** 1.770 ***
Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	46.03	194.11
2	63.02	193.56
3	79.99	194.53
4	96.81	197.02
5	113.33	201.01
6	129.43	206.46
7	144.98	213.34
8	159.85	221.58
9	171.65	229.59

Circle Center At X = 60.7 ; Y = 382.9 and Radius, 189.4
*** 1.826 ***
Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	55.00	194.61

2	71.92	192.94
3	88.91	193.48
4	105.69	196.23
5	121.96	201.13
6	137.47	208.10
7	151.94	217.03
8	165.12	227.76
9	165.36	228.01

Circle Center At X = 76.3 ; Y = 323.5 and Radius, 130.6

*** 1.843 ***

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.44	194.47
2	69.37	192.91
3	86.36	193.42
4	103.16	195.99
5	119.53	200.58
6	135.22	207.12
7	150.01	215.51
8	163.66	225.64
9	166.45	228.29

Circle Center At X = 73.7 ; Y = 332.7 and Radius, 139.9

*** 1.857 ***

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	55.00	194.61
2	71.85	192.33
3	88.85	192.34
4	105.69	194.65
5	122.07	199.20
6	137.69	205.92
7	152.26	214.68
8	165.51	225.32
9	168.91	228.90

Circle Center At X = 80.3 ; Y = 317.9 and Radius, 125.9

*** 1.858 ***

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	46.03	194.11
2	63.00	193.25
3	79.99	194.05
4	96.81	196.49
5	113.32	200.55
6	129.35	206.19
7	144.77	213.37
8	159.41	222.00
9	168.85	228.89

Circle Center At X = 63.3 ; Y = 368.2 and Radius, 174.9

*** 1.874 ***

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	55.00	194.61
2	71.77	191.85
3	88.77	191.44
4	105.66	193.41
5	122.11	197.69
6	137.80	204.23
7	152.43	212.88
8	165.73	223.48
9	171.46	229.54

Circle Center At X = 83.2 ; Y = 313.3 and Radius, 122.0

*** 1.880 ***

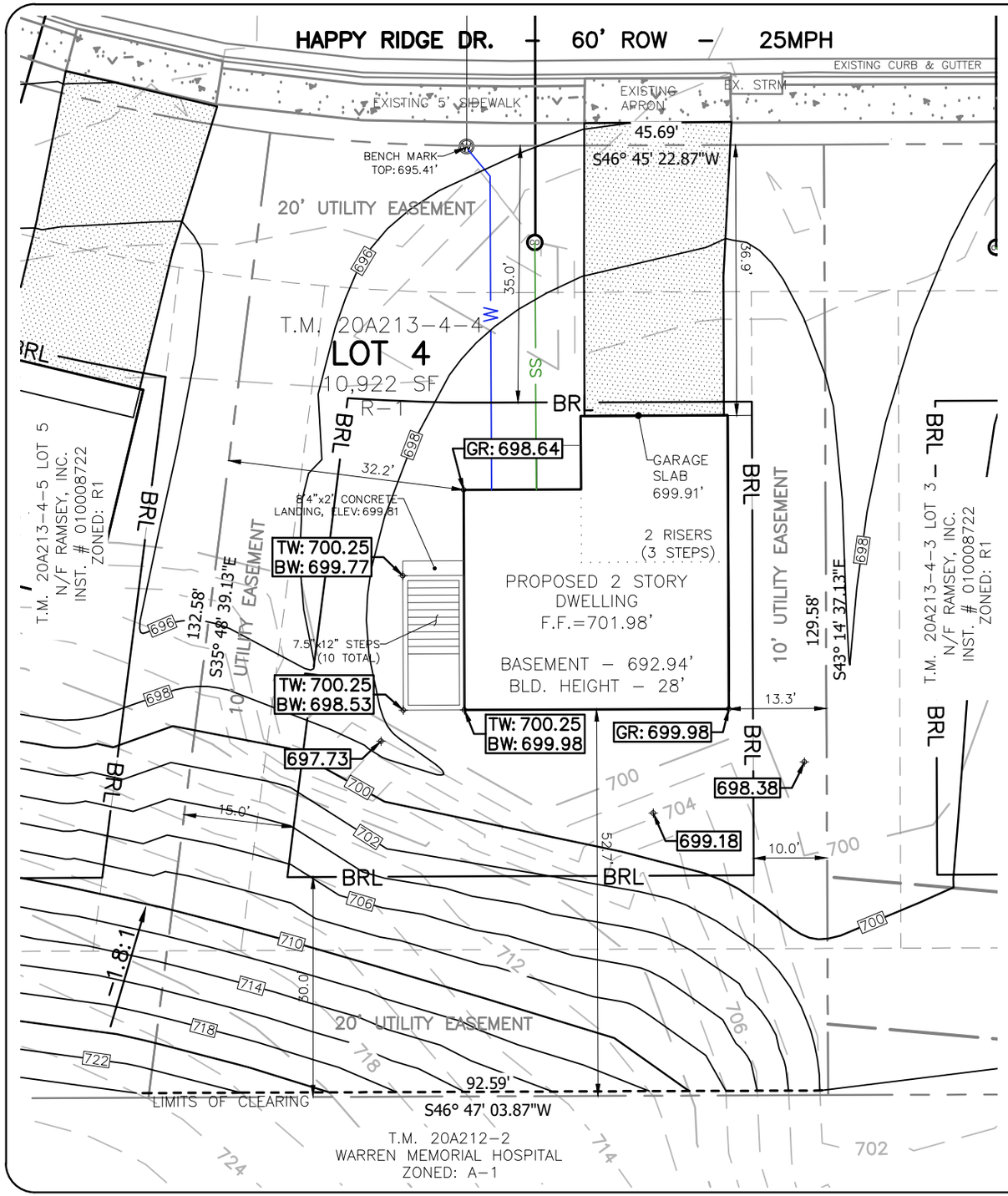
Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.44	194.47

2	69.39	193.25
3	86.37	194.10
4	103.12	196.99
5	119.40	201.90
6	134.96	208.73
7	149.59	217.41
8	161.43	226.54

Circle Center At X = 70.9 ; Y = 333.3 and Radius, 140.1

*** 1.881 ***



LOT 4

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

EX. CONTOUR — — 706 — — —
PR. CONTOUR 706
SETBACK LINE BRL
EX. WATER W
EX. SANITARY S
PR. WATER W
PR. SANITARY SS
EX. WATER METER (W)
EX. SANITARY CLEANOUT ●

✳THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING

✳THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED – PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,280 SF
AREA OF DISTURBANCE: 10,922 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
12/23/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
06/11/24	1ST SUB GRADING PLAN	HV	JPT
09/04/24	2ND SUB GRADING PLAN	HV	JPT
12/23/24	3RD SUB GRADING PLAN	ZEW	JPT

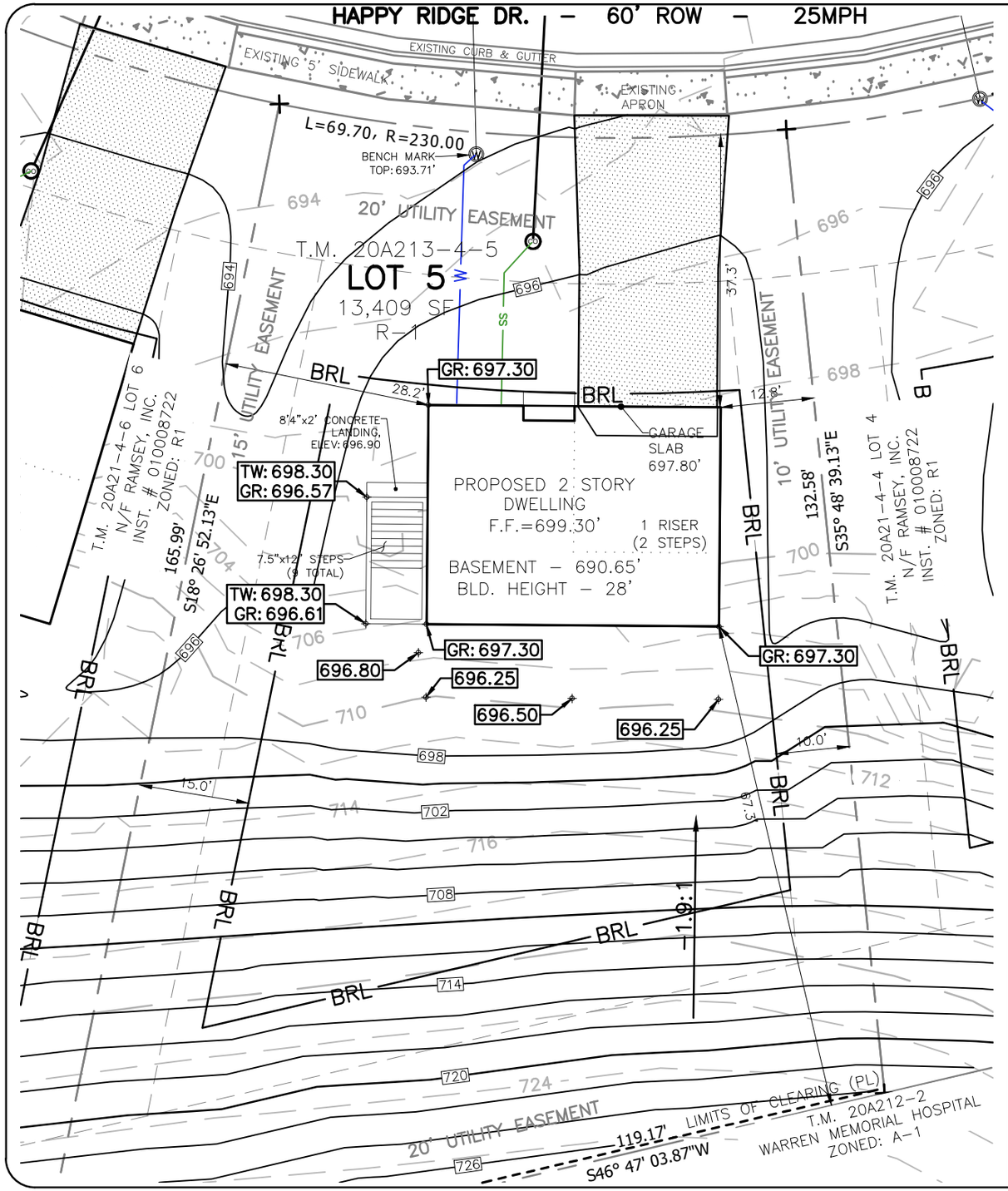
MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY – LOT 4

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'

PRO. 10089



LOT 5

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

EX. CONTOUR	— — 706 — — —
PR. CONTOUR	706
SETBACK LINE	BRL
EX. WATER	W
EX. SANITARY	S
PR. WATER	W
PR. SANITARY	SS
EX. WATER METER	Ⓦ
EX. SANITARY CLEANOUT	●

✳THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING

✳THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED – PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,186 SF
AREA OF DISTURBANCE: 13,409 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
12/23/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
9/25/24	1ST SUB GRADING PLAN	HV	JPT
12/23/24	2ND SUB GRADING PLAN	ZEW	JPT

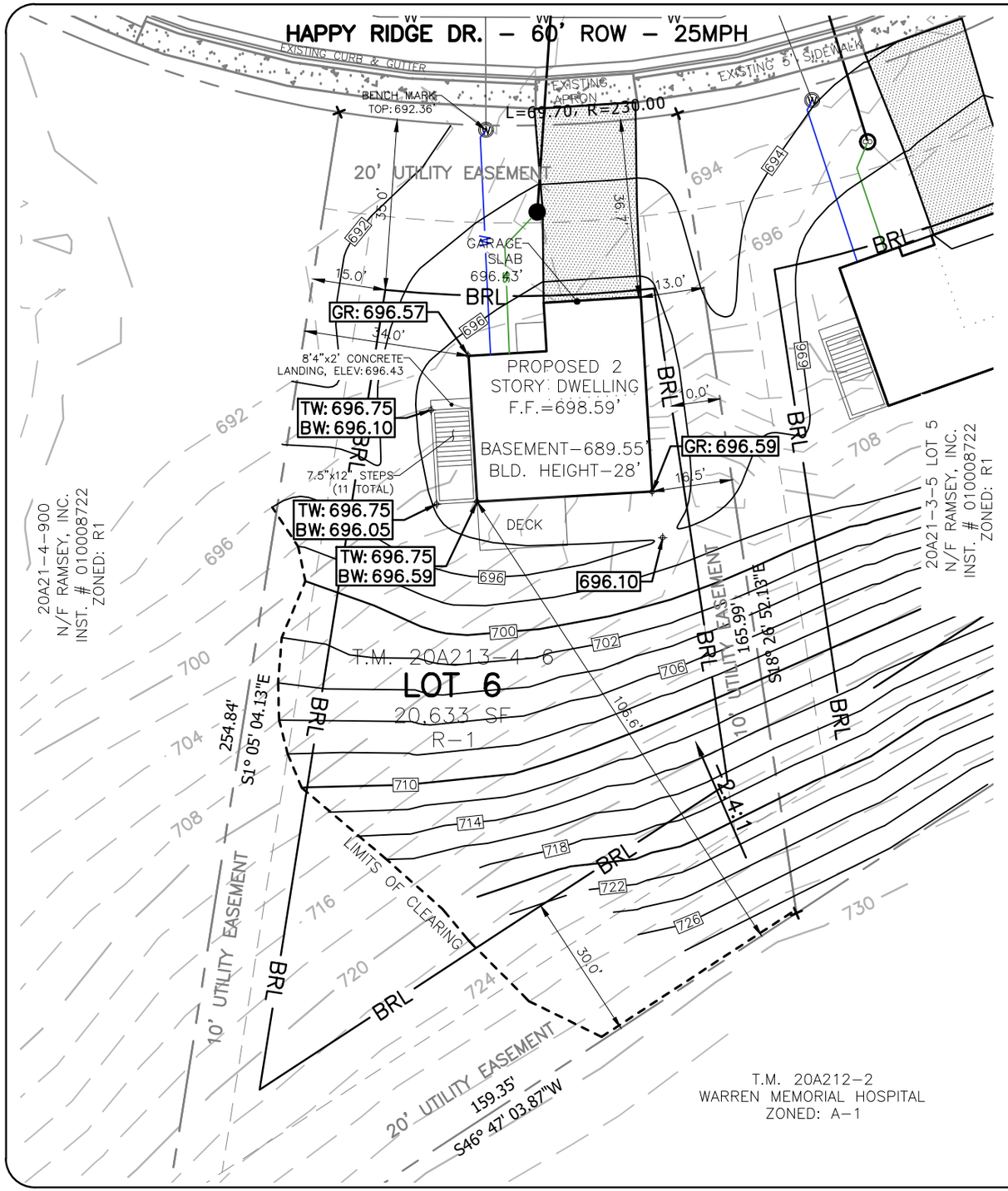
MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY – LOT 5

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'

PRO. 10089



LOT 6

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA

EX. CONTOUR — 706

PR. CONTOUR 706

SETBACK LINE BRL

EX. WATER W

EX. SANITARY S

PR. WATER W

PR. SANITARY SS

EX. WATER METER Ⓦ

EX. SANITARY CLEANOUT ●

✳THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON–EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1–800–552–7001 BEFORE DIGGING

✳THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED – PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC–5).

BUILDING FOOTPRINT AREA: 1,316 SF
AREA OF DISTURBANCE: 15,085 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)–743–9227

0 30' 60'
SCALE 1" = 30'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
12/23/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
08/07/24	1ST SUB GRADING PLAN	HV	JPT
09/04/24	2ND SUB GRADING PLAN	HV	JPT
12/23/24	3RD SUB GRADING PLAN	ZEW	JPT

MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY – LOT 6

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=30'

PRO. 10089

1193 Happy Ridge Drive
Lot 4

Zoning Approval

APPROVED

FOR ZONING

Town of Front Royal
102 E. Main Street
Front Royal, VA 22630
540-635-4236
Permit Number: 2400399

Job Location: 1193 HAPPY RIDGE DR
City, State, Zip: FRONT ROYAL, VA 22630
Tax Map #: 20A213 4 4
Square Feet: [Square Feet]
Valuation:
Status: Approved Pending Payment

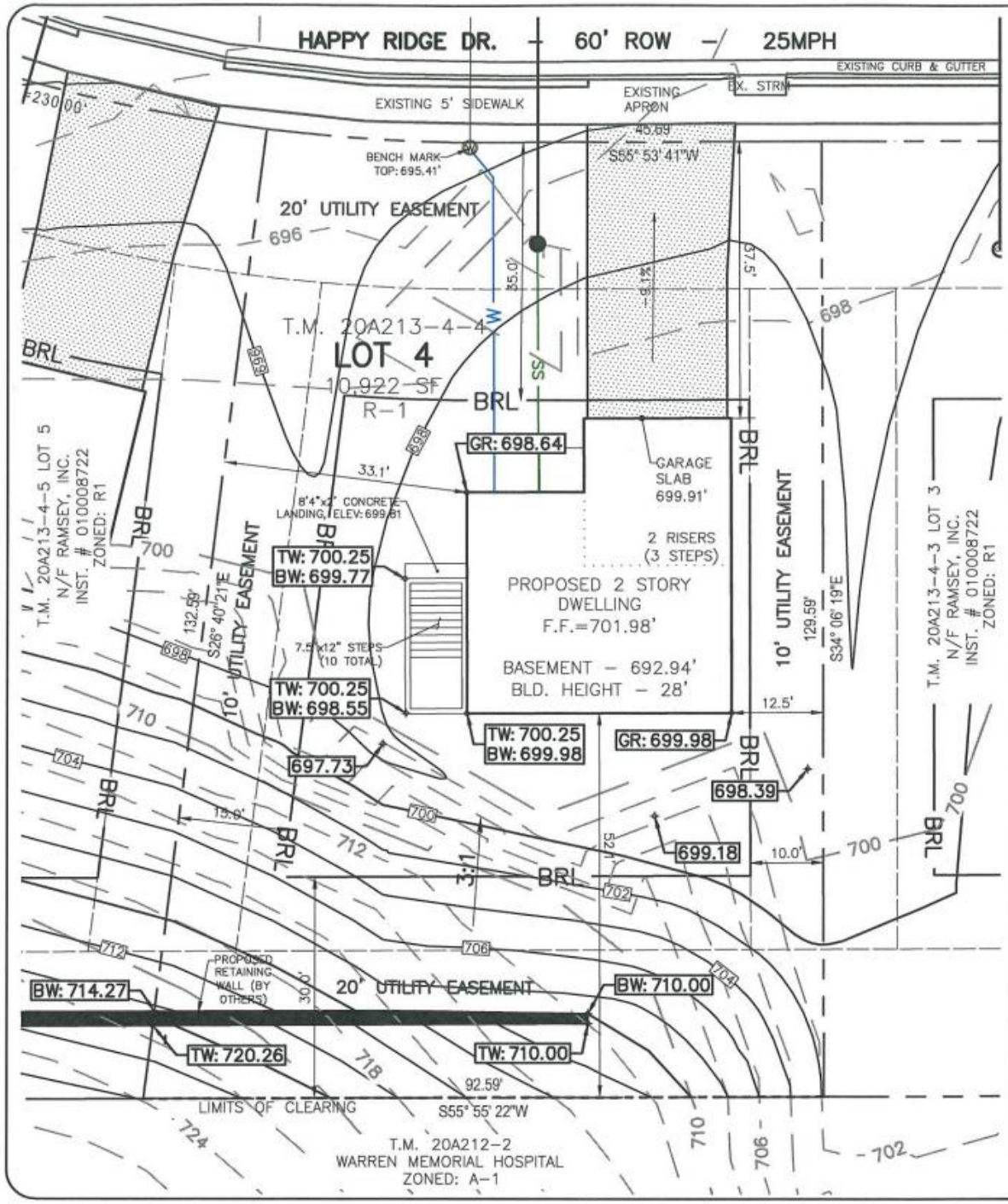
Plan Type: Zoning - Major Construction - New Single Family Detached
Work Class:
Project:
District: Front Royal
Completion Date: 09/06/2024

Request Description: New Residential Single-Family Dwelling - Detached

Company Name: Maronda Homes
Applicant Name: Johnson, Amber
Address: 7051 Heathcote Village Way Suite 255
City, State, Zip: Gainesville VA 20155
Phone: (703) 753-7020 / Cell: 540-935-6077-Amber Johnson
Email: permittingva@maronda.com

Owner: MARONDA HOMES OF VIRGINIA LLC
Address: 7051 HEATHCOTE VILLAGE WAY SUITE 255
City, State, Zip: GAINESVILLE , VA 20155
Phone: (703) 753-7020
Email: permittingva@maronda.com

REVIEW INFORMATION	Pass/Fail
Department of Planning and Zoning Review Approved for the Location to construct an SFD. NEW ADDRESS is 1193 Happy Ridge Drive. Rear Yard RETAINING WALL SHALL BE CONSTRUCTED & COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. Rear of the Lot Tree Plantings required are as follows: five (5) 3" caliper White Pines (Pinus strobus), one (1) 2" caliper Thornless Honey Locust (Gleditsia triacanthos) and one (1) 2" caliper Red Maple (Acer rubrum "Red Sunset"). Street Tree Plantings required are as follows: one (1) 2" caliper Pin Oak (Quercus palustrus). Please consult the Happy Creek Knolls Section 4 approved Landscape Plan for planting locations. A WARREN COUNTY BUILDING PERMIT IS REQUIRED.	Approved
Department of Planning and Zoning Review - Utility System Development & Energy Services Charges are DUE at the time of permit issuance. - A FOUNDATION LOCATION SURVEY is required. - A FINAL ZONING COMPLIANCE INSPECTION IS REQUIRED prior to final occupancy and use. - Call Planning & Zoning to schedule Final Compliance inspection (540) 635-4236. Final Compliance to include but not limited to: house numbers posted, landscaping, seed and straw. - All Site work shall be constructed per the approved house location survey, including but not limited to parking, grading and landscaping. - Any changes must be approved by Planning & Zoning. - It is the APPLICANT'S RESPONSIBILITY to obtain necessary permits from Warren County Building Inspections.	Complete



LOT 4

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA

EX. CONTOUR	706
PR. CONTOUR	706
SETBACK LINE	BRL
EX. WATER	W
EX. SANITARY	S
PR. WATER	W
PR. SANITARY	SS
EX. WATER METER	Ⓦ
EX. SANITARY CLEANOUT	●

*THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING

*THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED – PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,280 SF
AREA OF DISTURBANCE: 10,922 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
09/04/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING, PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH:540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
06/11/24	1ST SUB GRADING PLAN	HV	JPT
09/04/24	2ND SUB GRADING PLAN	HV	JPT

MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY – LOT 4

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'

PRO. 10089

1191 Happy Ridge Drive
Lot 5

Zoning Approval

APPROVED

10/23/24

FOR ZONING

Town of Front Royal
102 E. Main Street
Front Royal, VA 22630
540-635-4236
Permit Number: 2400598

Job Location: 1191 HAPPY RIDGE DR
City, State, Zip: FRONT ROYAL, VA 22630
Tax Map #: 20A213 4 5
Square Feet: [Square Feet]
Valuation:
Status: Approved Pending Payment

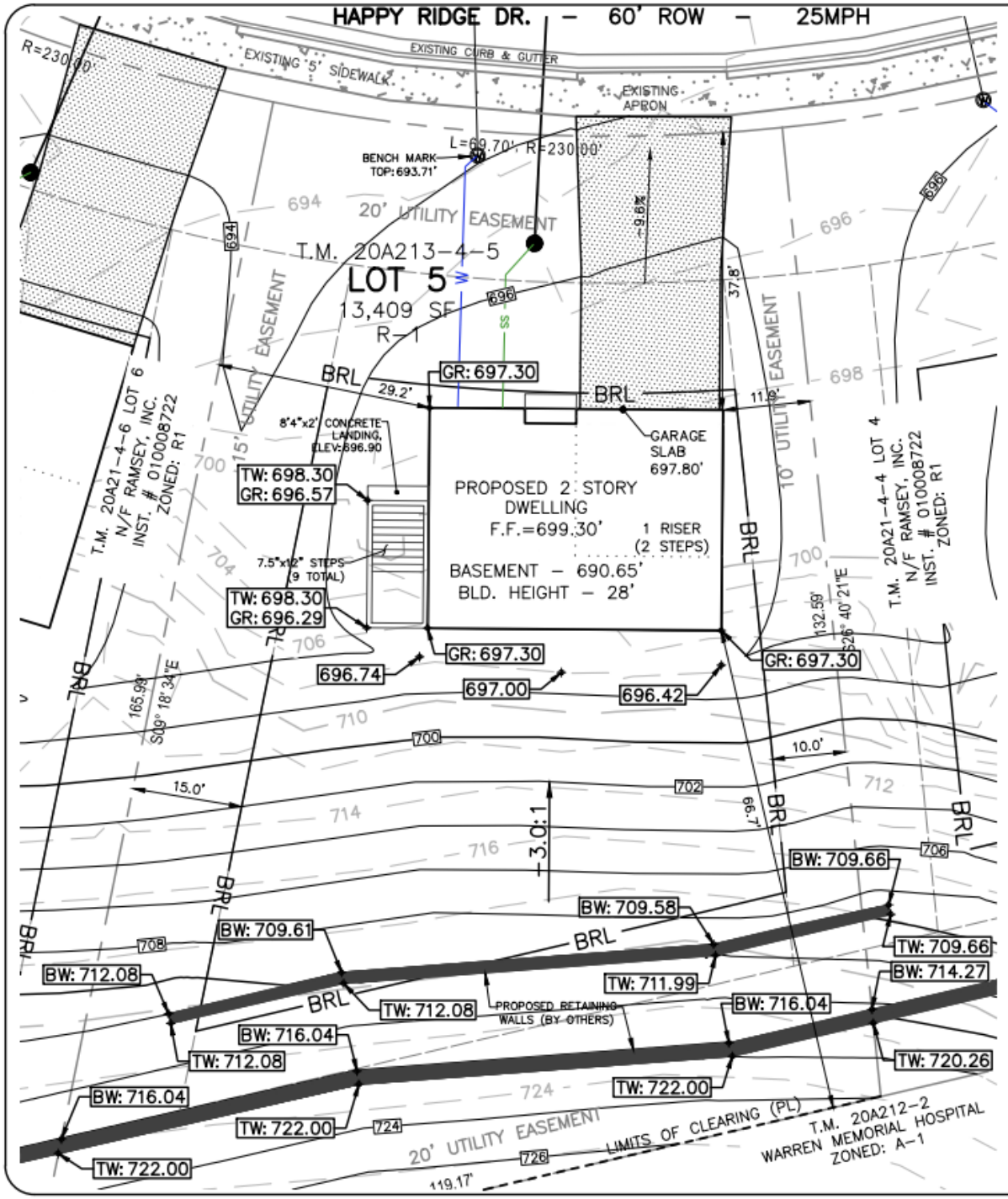
Plan Type: Zoning - Major Construction - New Single Family Detached
Work Class:
Project:
District: Front Royal
Completion Date: 10/23/2024

Request Description: New Residential Single-Family Dwelling - Detached

Company Name: Maronda Homes
Applicant Name: Johnson, Amber
Address: 7051 Heathcote Village Way Suite 255
City, State, Zip: Gainesville VA 20155
Phone: (703) 753-7020 / Cell: 540-935-6077-Amber Johnson
Email: permittingva@maronda.com

Owner: MARONDA HOMES OF VIRGINIA LLC
Address: 7051 HEATHCOTE VILLAGE WAY SUITE #255
City, State, Zip: GAINESVILLE , VA 20155
Phone: (703) 753-7020
Email: permittingva@maronda.com

REVIEW INFORMATION	Pass/Fail
Department of Planning and Zoning Review Approved for the Location to construct an SFD. NEW ADDRESS is 1191Happy Ridge Drive. The Rear Yard RETAINING WALLS SHALL BE CONSTRUCTED & COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. Rear of the Lot Tree Plantings required are as follows: six (6) 3" caliper White Pines (Pinus strobus), one (1) 2" caliper Red "Sunset" Maple (Acer rubrum "red sunset") and one (1) 2" caliper Pin Oak (Quercus palustrus) for a Total of eight (8) Trees. Please consult the Happy Creek Knolls Section 4 approved Landscape Plan for planting locations. A WARREN COUNTY BUILDING PERMIT IS REQUIRED.	Approved
Department of Planning and Zoning Review - Utility System Development & Energy Services Charges are DUE at the time of permit issuance. - A FOUNDATION LOCATION SURVEY is required. - A FINAL ZONING COMPLIANCE INSPECTION IS REQUIRED prior to final occupancy and use. - Call Planning & Zoning to schedule Final Compliance inspection (540) 635-4236. Final Compliance to include but not limited to: house numbers posted, landscaping, seed and straw. - All Site work shall be constructed per the approved house location survey, including but not limited to parking, grading and landscaping. - Any changes must be approved by Planning & Zoning. - It is the APPLICANT'S RESPONSIBILITY to obtain necessary permits from Warren County Building Inspections.	Complete



LOT 5

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

EX. CONTOUR — — 706 — — —
PR. CONTOUR 706
SETBACK LINE BRL
EX. WATER W
EX. SANITARY S
PR. WATER W
PR. SANITARY SS
EX. WATER METER Ⓦ
EX. SANITARY CLEANOUT ●

✳THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING

✳THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED – PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,186 SF
AREA OF DISTURBANCE: 13,409 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
09/25/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
9/25/24	1ST SUB GRADING PLAN	HV	JPT

MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY – LOT 5

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'
PRO. 10089

1189 Happy Ridge Drive
Lot 6

Zoning Approval

APPROVED

FOR ZONING

Town of Front Royal
102 E. Main Street
Front Royal, VA 22630
540-635-4236
Permit Number: 2400434

Job Location: 1189 HAPPY RIDGE DR
City, State, Zip: FRONT ROYAL, VA 22630
Tax Map #: 20A213 4 6
Square Feet: [Square Feet]
Valuation:
Status: Approved Pending Payment

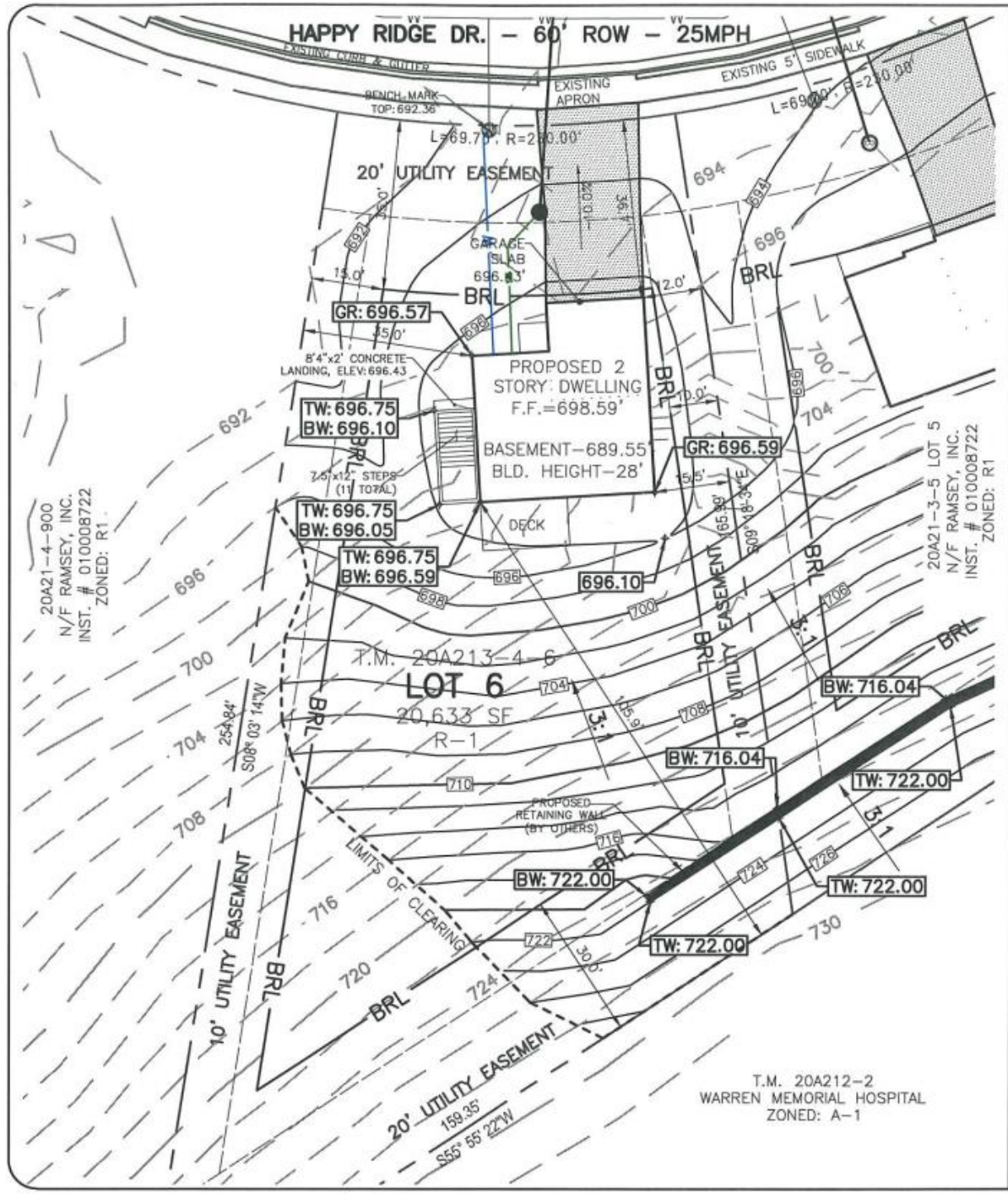
Plan Type: Zoning - Major Construction - New Single Family Detached
Work Class:
Project:
District: Front Royal
Completion Date: 09/06/2024

Request Description: New Residential Single-Family Dwelling Detached

Company Name: Maronda Homes of Virginia LLC
Applicant Name: Johnson, Amber
Address: 7051 Heathcote Village Way Suite #255
City, State, Zip: Gainesville VA 20155
Phone: (540) 935-6077
Email: permittingva@maronda.com

Owner: MARONDA HOMES OF VIRGINIA LLC
Address: 7051 HEATHCOTE VILLAGE WAY SUITE #255
City, State, Zip: GAINESVILLE, VA 20155
Phone:
Email:

REVIEW INFORMATION	Pass/Fail
Department of Planning and Zoning Review Approved for the Location to construct an SFD. NEW ADDRESS is 1189 Happy Ridge Drive. Rear Yard RETAINING WALL SHALL BE CONSTRUCTED & COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. Rear of the Lot Tree Plantings required are as follows: seventeen (17) 3" caliper White Pines (Pinus strobus), one (1) 2" caliper Thornless Honey Locust (Gleditsia triacanthos) and one (1) 2" caliper Pin Oak (Quercus palustrus). Street Tree Plantings required are as follows: one (1) 2" caliper Thornless Honey Locust (Gleditsia triacanthos). Please consult the Happy Creek Knolls Section 4 approved Landscape Plan for planting locations. A WARREN COUNTY BUILDING PERMIT IS REQUIRED.	Approved
Department of Planning and Zoning Review - Utility System Development & Energy Services Charges are DUE at the time of permit issuance. - A FOUNDATION LOCATION SURVEY is required. - A FINAL ZONING COMPLIANCE INSPECTION IS REQUIRED prior to final occupancy and use. - Call Planning & Zoning to schedule Final Compliance inspection (540) 635-4236. Final Compliance to include but not limited to: house numbers posted, landscaping, seed and straw. - All Site work shall be constructed per the approved house location survey, including but not limited to parking, grading and landscaping. - Any changes must be approved by Planning & Zoning. - It is the APPLICANT'S RESPONSIBILITY to obtain necessary permits from Warren County Building Inspections.	Complete



LOT 6

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA

EX. CONTOUR — —706— — —
PR. CONTOUR ——706——
SETBACK LINE ——BRL——
EX. WATER ——W——
EX. SANITARY ——S——
PR. WATER ——W——
PR. SANITARY ——SS——
EX. WATER METER Ⓦ
EX. SANITARY CLEANOUT ●

✳THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING

✳THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED – PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,316 SF
AREA OF DISTURBANCE: 15,085 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 30' 60'
SCALE 1" = 30'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
09/04/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
08/07/24	1ST SUB GRADING PLAN	HV	JPT
09/04/24	2ND SUB GRADING PLAN	HV	JPT

MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

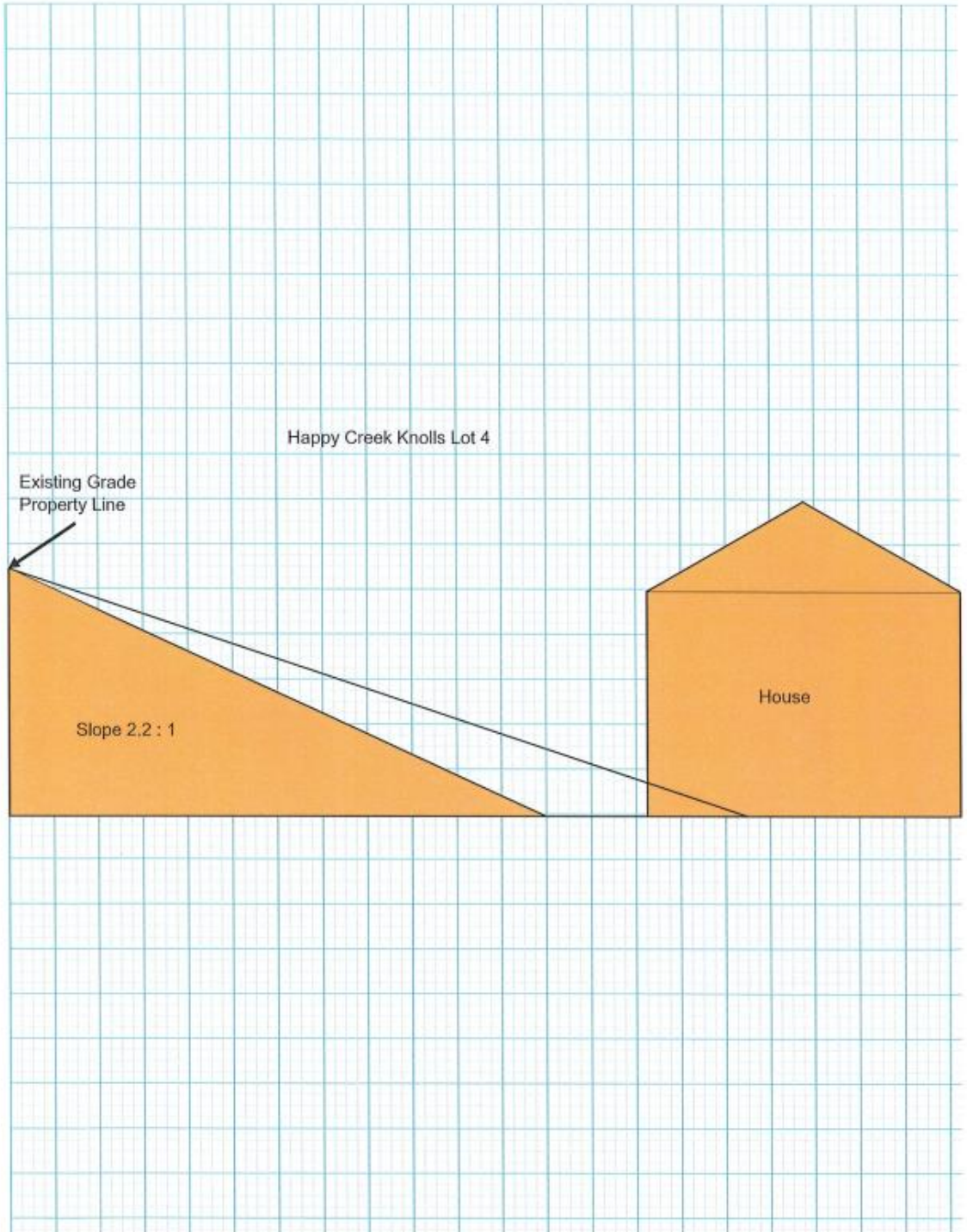
HAPPY CREEK KNOLLS
LOT GRADING SURVEY – LOT 6

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'

PRO. 10089

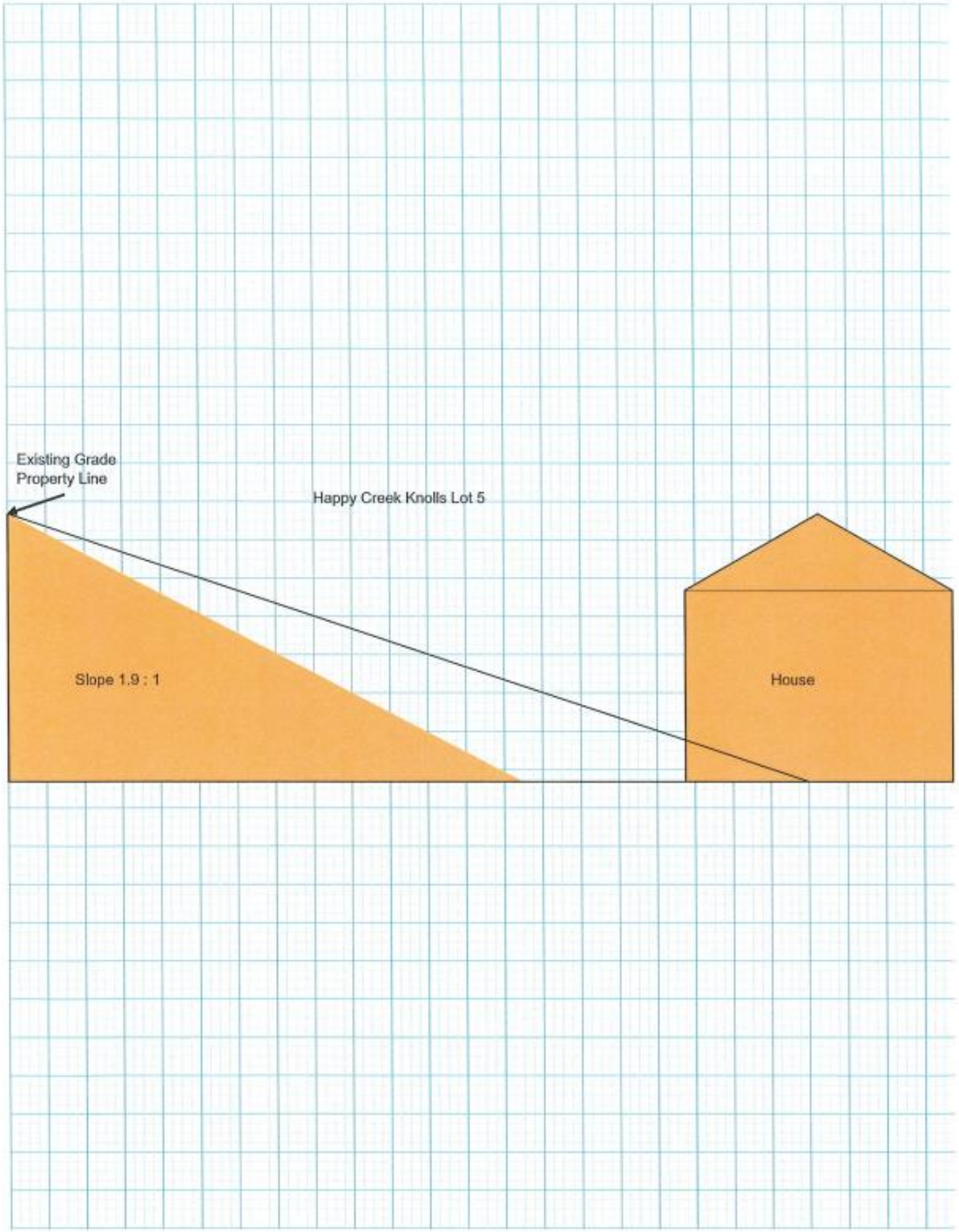
LOT 4


Happy Creek Knolls Lot 4
Existing Grade
Property Line
Slope 2.2 : 1
House

LOT 4



LOT 5


Existing Grade
Property Line
Happy Creek Knolls Lot 5
Slope 1.9 : 1
House

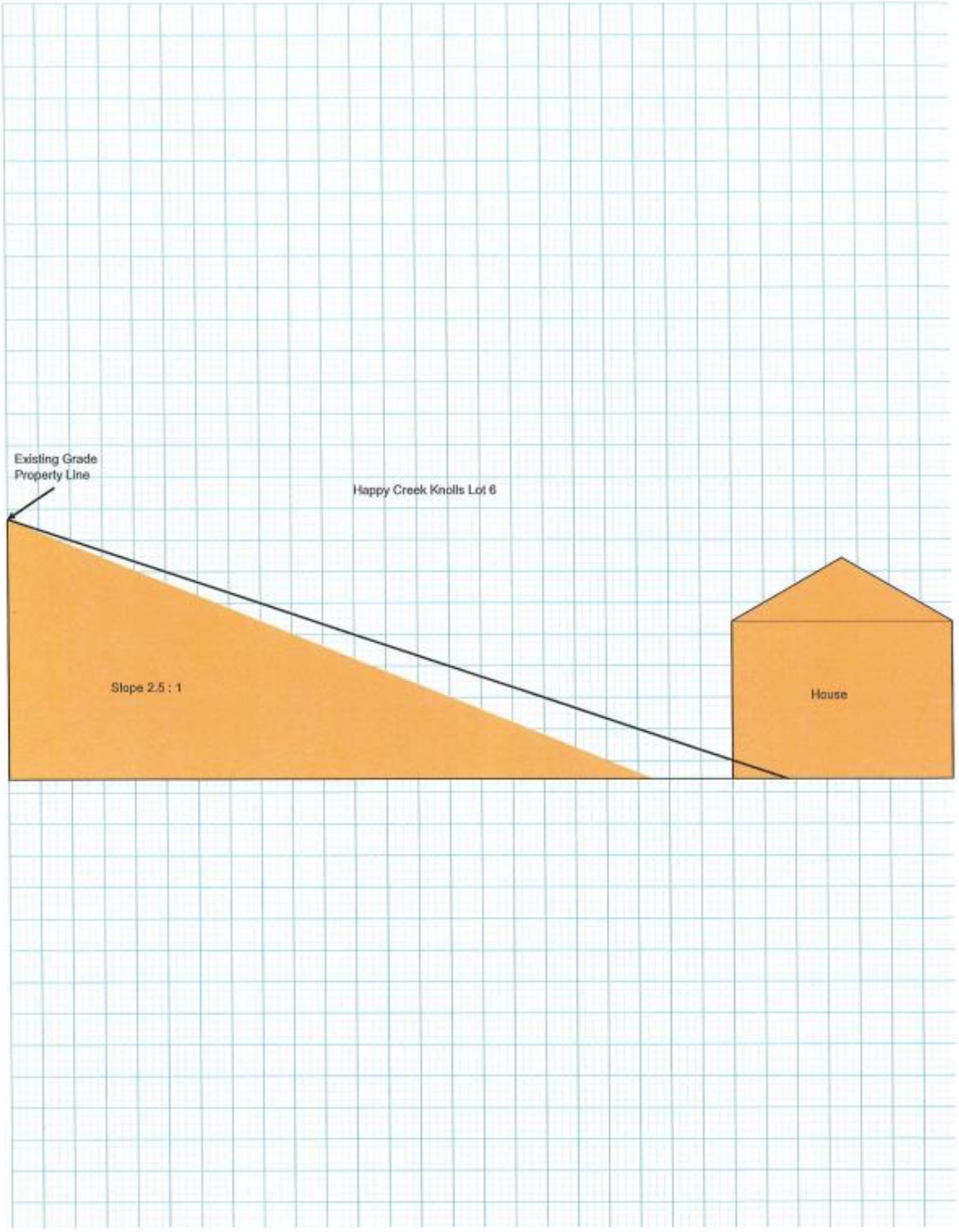
LOT 5



LOT 5



LOT 6


Existing Grade
Property Line
Happy Creek Knolls Lot 6
Slope 2.5 : 1
House

LOT 6



LOT 6



LOT 6



LOT’S 4, 5, & 6



LOT’S 4, 5 & 6



2500022

Connie Potter

From: Lauren Kopishke
Sent: Friday, January 31, 2025 10:33 AM
To: Connie Potter
Subject: FW: [--EXTERNAL--]: FW: Geotechnical Report

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

From: Steele, Stephen <SSteele@chasolutions.com>
Sent: Thursday, January 30, 2025 10:56 AM
To: John Ware <jware@frontroyalva.com>
Cc: Lauren Kopishke <lkopishke@frontroyalva.com>
Subject: RE: [--EXTERNAL--]: FW: Geotechnical Report

John,

My Geotech looked at the report and has the following concerns:

- It is concerning that the report is based on modeling all failure surfaces as passing beneath the house, with the house providing a stabilizing surcharge force of 200 psf over its entire footprint. The cut slopes typically fail are generally relatively shallow slides that happen when soils get saturated from rain, which push out from the toe of the cut.
- The Town should recommend evaluation of potential failures that send slide debris into the back yard (or the back door). It doesn't appear that the report evaluated those scenarios.
- The report says that they have some direct shear lab tests in progress. The Town should request that information.

Let me know if this helps.

Stephen Steele, PE*
Vice President
Key Account Manager
CHA
Office: (540) 212-4368
ssteele@chasolutions.com
www.chasolutions.com
*VA, NC

SOIL CONSULTANTS ENGINEERING

CONSULTING ENGINEERS • BUILDING OFFICIALS
CONSTRUCTION PROFESSIONALS • SOIL SCIENTISTS & GEOLOGISTS

December 9, 2024

Mr. Marty Rhodes
Moranda Homes
7051 Heathcote Village Way, Suite 255
Gainesville, VA 20155

Re: Slope Stability Analysis for Happy Creek Lots 29-30 TM: 20A213-4-29 to -30, Warren County, 22630.

Dear Mr. Rhodes:

In accordance with your authorization, Soil Consultants Engineering Inc. (SCE) has completed a Slope Stability Analysis for the existing slope along the lots at TM: 20A213-4-29 to -30, Warren County, and we are pleased to provide you this Slope Stability Analysis for the above referenced project. The following paragraphs present the results from subsurface exploration performed by Soil Consultants Engineering, LLC (SCE) and Slope Stability Analysis of the encountered soil conditions. SCE personnel explored the subsurface conditions of the site on November 16, 2024 using an ATV-Mounted CME45 Drill Rig equipped with a manual drop hammer and rotary hollow stem augers (HSA 3 ¼-inch). Soil Consultants personnel were also on-site November 21, 2024 advancing one (1) 3.0-inch hand auger boring on the slope where the drill rig could not access.

In the soil test borings, the soil was tested using continuous penetration through fill material and sampled using split-spoon samplers in accordance with ASTM D-1586 sampling procedures. A geologist from SCE logged the soil cuttings and samples in the field as the drilling proceeded.

The cuttings and samples were visually classified in accordance with the Unified Soil Classification System (USCS). Samples of the soils were obtained at selected depths and were taken to our geotechnical laboratory for further visual examination and testing.

The approximate test boring locations are shown on a copy of the site plan entitled “Boring Location Plan”, which is in the appendix in this report.

Soil Consultants selected the number and location of the test borings to provide general coverage subject for stability review at the required slope locations onsite. The crew estimated the location of the borings in the field by using existing site features.

While performing the subsurface exploration, our staff engineer logged the recovered soil samples and observed ground water conditions during the drilling. The samples were transported to our office where representative samples were logged into our laboratory for soil classification.

The Soil Consultants laboratory performed one (1) classification test, per ASTM D-2487, on representative soil samples and two (2) natural moisture samples in accordance with ASTM D-2216.

The logs of the soil test borings, along with our laboratory classification of the recovered soil samples, are presented in the appendices. The strata boundaries indicated on our logs are an interpretation of the soil profile. Soil types often grade into one another, and the strata changes are usually gradual rather than distinct.

OBSERVED SUBSURFACE CONDITIONS

The subsurface conditions at the site generally consist of two (2) distinct soil strata, as summarized within the table below. Detailed boring logs can be found in the appendix; the boring logs included in the appendix should be reviewed for specific information at the boring locations, in the attached "**Boring Logs**". The strata boundaries indicated on our logs are an interpretation of the subsurface profile. Soil types often grade into one another, and the strata changes are usually gradual rather than distinct.

Summary of Subsurface Boring Profiles

Approximate Depth Range (feet)	Approximate Elevation Range (feet)	Stratum	Description	SPT N-Values (bpf)
0.0 – 0.2	708.0 – 707.8	N/A	Approximately 2.0-inch Organic Surface Layer in HA-5	N/A
0.0 – 3.7	705.0 – 697.0	I	FILL consisting of firm to stiff SILT (ML) and soft to firm SILT with sand (ML)	4 – 12
0.0 – 30.0	721.0 – 666.0	II	Native, interbedded stiff to hard SILT with sand (ML), very stiff to hard ELASTIC SILT (MH), and stiff to hard Sandy SILT (ML)	12 – >100

*The approximate elevation ranges and depth ranges represent the highest and lowest elevations that the associated stratum were found at. The ranges overlap while presented as a summary within this report, but this overlap is due to the different elevations of the borings onsite.

Groundwater was not encountered at the time of drilling. Observed water level elevations serve as an indication of the water level at the specified elevations at a specific time of year and may be higher or lower depending on the season. Mottling, an indication of high seasonal water table, was also not encountered.

The Soil Consultants laboratory performed two (2) classification tests in accordance with ASTM D-2487 and two (2) natural moisture content tests in accordance with ASTM D-2216 on representative soil samples. The results of the laboratory classification tests are summarized in the following table:

Summary of Laboratory Testing Results

Boring No.	Depth (feet)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	% <200 Sieve	Classification USCS	Water Content (%)
B-7	14.5	58	38	20	0.0	6.2	93.8	MH	39.1
B-8	24.5	43	NP	NP	0.0	20.3	79.7	ML	24.0

"NP" is abbreviated for "non-plastic", a term used when soils exhibit non-plastic behavior. Typically, these soils contain limited amounts of cohesive soils, i.e., silt and clay, and mainly consist of "clean" coarse-grained soils. Non-plastic soils do not have a transitionary phase between the solid phase and liquid phases, and immediately exhibit liquid properties when water is added to the sample.

SLOPE STABILITY ANALYSIS

To investigate the stability of the existing steep slope, Soil Consultants Engineering performed global stability analysis at the cross-section D-D'.

The geometry of the slope at the selected cross section locations was modeled for the stability analysis after reviewing the provided Warren County global stability analyses request and Site Plan. Global stability analysis of the slope cross section was performed using the simplified Bishop method.

SCE test borings indicate a soil profile of stiff to hard SILT with sand (ML), very stiff to hard ELASTIC SILT (MH), and stiff to hard Sandy SILT (ML). The table below summarizes the soil parameters used in the slope stability analysis.

Summary of Material Parameters used in the Global Stability Analyses

Soil Description	Soil Type No	Total Unit Weight (pcf)	Saturated Unit Weight (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)
FILL	1	120	125		28
CL ML	2	115	120		26
ML CL	3	120	125		30
CL ML	4	120	125		32
MH	5	120	125		30
GM	6	130	135		35
Concrete	7	140	145	8000	

Slope stability analysis of the proposed slope cross-section was performed and the minimum factor of safety was calculated for globally stable conditions.

Factors of Safety from Global Stability Analyses

Cross Section	Minimum Factor of Safety Required	Modelled Factor of Safety
D-D'	1.5	1.94

The failure plane with the factor of safety is shown in the slope stability results for the cross section of the slope included in Appendix of this report.

SCE global stability analysis results indicated that the proposed west retaining wall does have sufficient factor of safety against global stability. The failure surface presented in our analyses is an indication of potential future deep global instability.

At the time of this report, we are still awaiting the results of simple direct shear testing on soil samples taken in Shelby Tubes during drilling. If these results differ from our assumed values, we will conduct the slope stability analysis again and re-issue the report with the updated results.

CONCLUSIONS

In summary, it is our professional opinion based on the results of our evaluation that the slopes will be stable. Since there is no planned development on the top of the slope, man-caused factors will only affect the surface of the slope. We recommend surface protection measures such as vegetative matting to protect the surface of the slope from erosion and weathering that could lead to minor slope failures. We thank you for the opportunity to be of service. If you should have any questions regarding this letter, please do not hesitate to contact us.

Sincerely,

For: SOIL CONSULTANTS ENGINEERING, LLC.



12/10/2024

Warner Neal
Geotechnical Assistant

Lubomir Peytchev, P.E.
Principal Engineer

SCE #: 24-0367V

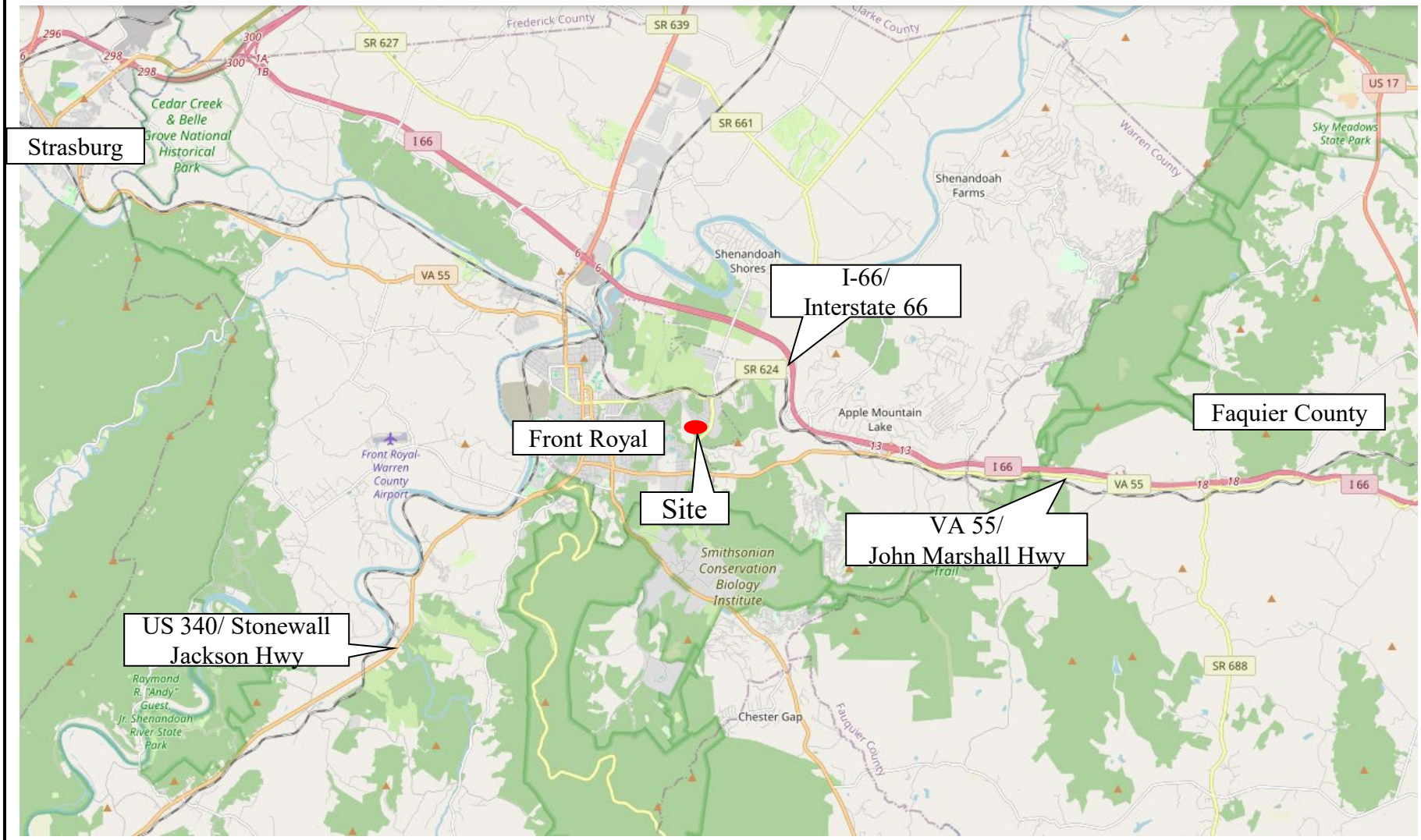
Enclosed:
Site Vicinity Map
Boring Locations Plan
Log of Test Borings with Key to Terms and Symbols
Laboratory Test Results
Slope Stability Analysis

SOIL CONSULTANTS ENGINEERING

APPENDIX

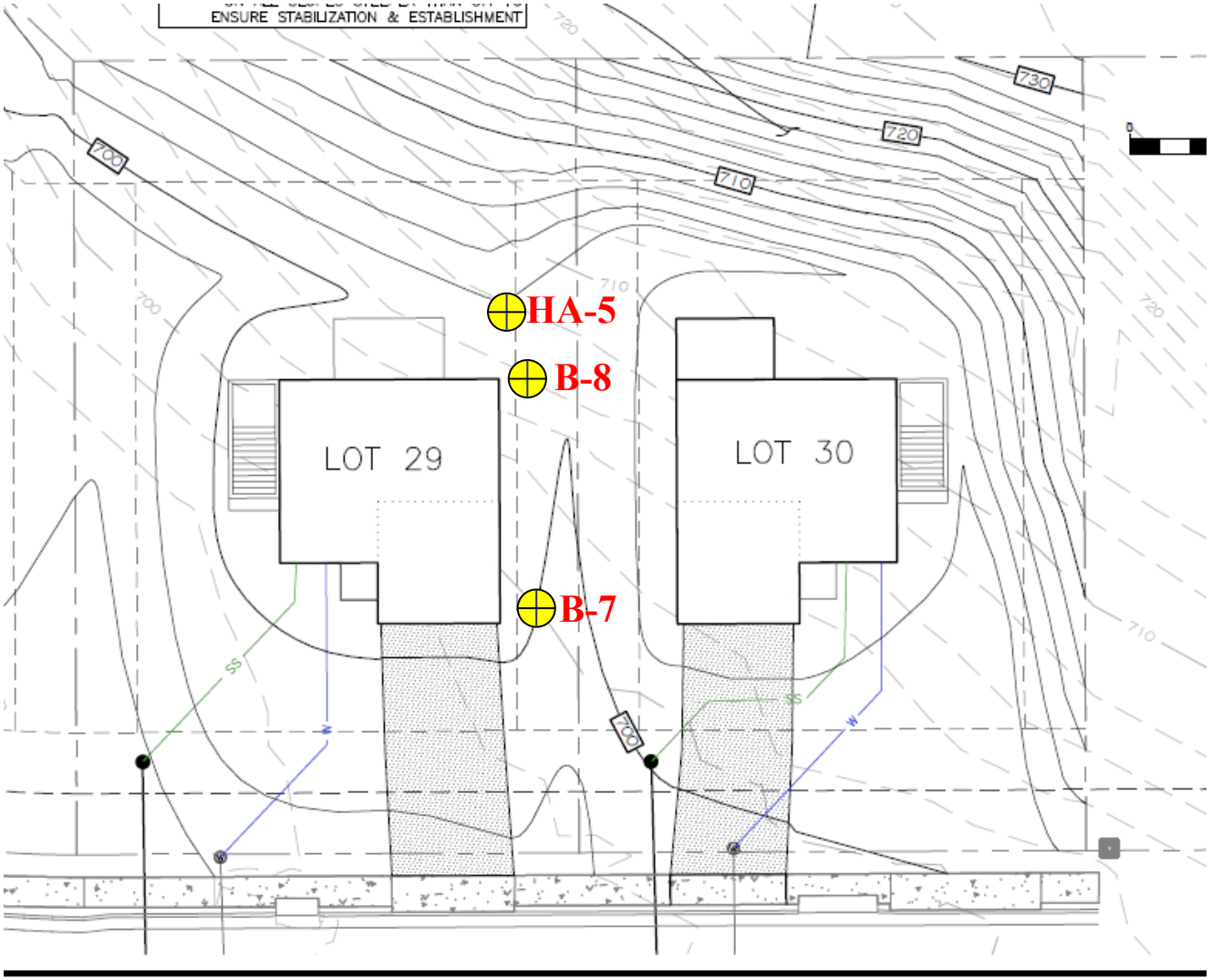
9303 Center Street · Manassas, VA 20110-5547 · 703.366.3000 · (F) 703.366.3400 · www.SoilConsultants.net

Map Source: USGS 2024– Not to Scale



N

SITE VICINITY MAP **Happy Creek Knolls**	SCE SOIL CONSULTANTS ENGINEERING CONSULTING ENGINEERS · BUILDING OFFICIALS CONSTRUCTION PROFESSIONALS · SOIL SCIENTISTS & GEOLOGISTS	
TM: 20A213-4-29 to -30, Warren County, 22630		12/09/2024
WN	Not Drawn To Scale	24-0367V



LEGEND
Approx. Boring Location
B-1

BORING LOCATION PLAN
Happy Creek Knolls

SCE — Consulting Engineers · Building Officials · Construction Professionals · Soil Scientists & Geologists

TM: 20A213-4-29 to -30, Warren County, 22630		12/09/2024
LH	Not Drawn To Scale	24-0367V

BOREHOLE NUMBER B-07

CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
DATE STARTED 11-16-2024 **COMPLETED** 11-16-2024
DRILLING CONTRACTOR RECON Drilling
DRILLING METHOD Hollow Stem Auger, 3 1/4 inch
EQUIPMENT ATV-Mounted CME45 with Manual Drop Hammer
HOLE SIZE 6.0 in.
LOGGED BY Warner Neal **CHECKED BY** Lubo Peytchev

PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-29 to -30, Warren County, 22630
POSITION
GROUND ELEVATION 700.00 ft **FINAL DEPTH** 20.00 ft
GROUNDWATER LEVELS:
AT TIME OF DRILLING Dry
AT END OF DRILLING Dry; Cave-in at 14.0 ft
AFTER DRILLING N/A

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
			SILT (ML): firm to stiff; yellow; moist; few sand; FILL.		42	2-3-4-3 (7)					
			3.00 697.00								
			3.40 Sandy SILT (ML): stiff; red and yellow; moist; Natural. 696.60		100	5-6-6-8 (12)					
			SILT with sand (ML): stiff; yellow; moist; Natural.								
5	695		5.10 694.90		83	3-4-8-9 (12)					
			Sandy SILT (ML): stiff; yellow; moist; Natural.								
			8.50 691.50								
			Elastic SILT (MH): very stiff to hard; moist; with sand, Natural.		83	5-10-18 (28)					
10	690										
			- 6.0-inch layer of Sandy SILT at 13.5 ft		83	7-8-13 (21)	39	58	38	20	94
15	685										
			- 3.0 inches of layered rock/gravel with silt at 18.9 ft		94	27-35-49 (84)					
			20.00 680.00								
20	680		Terminated at 20.00 ft.								

NOTES

BOREHOLE NUMBER B-08

CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
DATE STARTED 11-16-2024 **COMPLETED** 11-16-2024
DRILLING CONTRACTOR RECON Drilling
DRILLING METHOD Hollow Stem Auger, 3 1/4 inches
EQUIPMENT ATV-Mounted CME45 with Manual Drop Hammer
HOLE SIZE 6.0 in.
LOGGED BY Warner Neal **CHECKED BY** Lubo Peytchev

PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-29 to -30, Warren County, 22630
POSITION
GROUND ELEVATION 705.00 ft **FINAL DEPTH** 30.00 ft
GROUNDWATER LEVELS:
AT TIME OF DRILLING Dry
AT END OF DRILLING Dry; Cave-in at 22.0 ft
AFTER DRILLING N/A

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0			SILT with sand (ML): soft to firm; yellow; moist; FILL.		29	1-2-2-1 (4)					
					67	2-3-4-7 (7)					
3.70	701.30		SILT with sand (ML): firm to very stiff; red and yellow; moist; Natural.								
5	700				71	3-6-8-11 (14)					
					72	5-8-12 (20)					
10	695										
13.50	691.50		Sandy SILT (ML): hard; red and yellow; moist; Natural.		100	9-24-38 (62)					
15	690										
18.50	686.50		SILT with sand (ML): very stiff; yellow and white; moist; Natural.		94	9-15-14 (29)					
20	685										
23.80	681.20		SILT with sand (ML): hard; grayish-brown; moist; Natural.		94	12-21-35 (56)	24	43	NP	NP	80
25	680										
					94	22-33-29 (62)					
30	675										
30.00	675.00		Terminated at 30.00 ft.								

NOTES

BOREHOLE NUMBER HA-5

CLIENT Mr. Marty Rhodes
PROJECT NUMBER 24-0367V
DATE STARTED 11-21-2024 **COMPLETED** 11-21-2024
DRILLING CONTRACTOR SCE, LLC
DRILLING METHOD Hand Auger, 3.0 inches
EQUIPMENT Dynamic Cone Penetrometer (DCP)
HOLE SIZE 3.0 in.
LOGGED BY Julia DiGaetano **CHECKED BY** Lubo Peytchev

PROJECT NAME Happy Creek Knolls
PROJECT LOCATION TM: 20A213-4-29 to -30, Warren County, 22630
POSITION
GROUND ELEVATION 708.00 ft **FINAL DEPTH** 6.00 ft
GROUNDWATER LEVELS:
AT TIME OF DRILLING Dry
AT END OF DRILLING Dry
AFTER DRILLING N/A

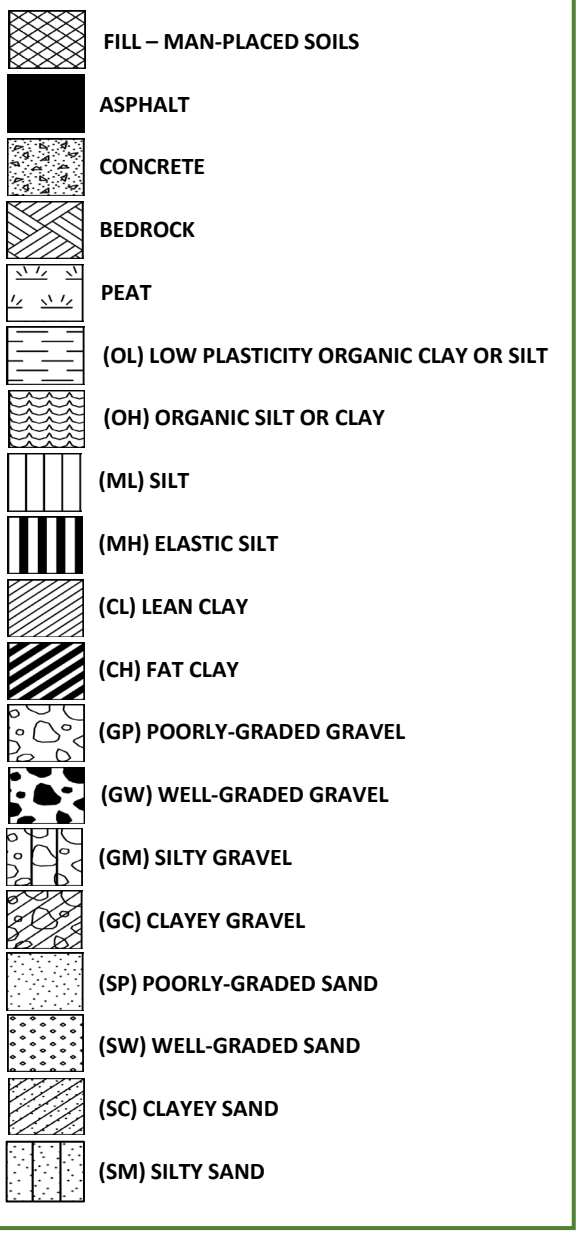
DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
			Approximately 2.0-Inch Organic Surface Layer		
			0.20 — 707.80		
			Sandy SILT (ML): very stiff; brown; moist; few gravel, trace organics; Natural.		12-19-30/1" (R)
			1.60 — 706.40		
			Sandy SILT (ML): very stiff; yellowish-red; moist; trace gravel; Natural.		13-17-15 (32)
					17-18-16 (34)
					9-12-15 (27)
5	703		5.00 — 703.00		
			Sandy SILT (ML): stiff; yellowish-red; moist; trace gravel; Natural.		
			6.00 — 702.00		
			Terminated at 6.00 ft.		

NOTES

KEY TO TERMS AND SYMBOLS

SCE SOIL CONSULTANTS ENGINEERING

USCS SYMBOLS



- FILL – MAN-PLACED SOILS
- ASPHALT
- CONCRETE
- BEDROCK
- PEAT
- (OL) LOW PLASTICITY ORGANIC CLAY OR SILT
- (OH) ORGANIC SILT OR CLAY
- (ML) SILT
- (MH) ELASTIC SILT
- (CL) LEAN CLAY
- (CH) FAT CLAY
- (GP) POORLY-GRADED GRAVEL
- (GW) WELL-GRADED GRAVEL
- (GM) SILTY GRAVEL
- (GC) CLAYEY GRAVEL
- (SP) POORLY-GRADED SAND
- (SW) WELL-GRADED SAND
- (SC) CLAYEY SAND
- (SM) SILTY SAND

PENETRATION (SPT) RESISTANCE

DENSITY (SANDS, GRAVELS)		CONSISTENCY (SILTS, CLAYS)	
N-VALUE	**TERM**	**N-VALUE**	**TERM**
0 – 4	VERY LOOSE	0 – 2	VERY SOFT
5 – 10	LOOSE	3 – 4	SOFT
11 – 30	MED. DENSE	5 – 8	FIRM
31 – 50	DENSE	9 – 15	STIFF
50+	VERY DENSE	16 – 30	VERY STIFF
		31 – 50	HARD
		50+	VERY HARD

PARTICLE SIZE IDENTIFICATION

BOULDERS	GREATER THAN 12 INCHES
COBBLES	3 TO 12 INCHES
GRAVEL	COARSE - 3/4 INCH - 3 INCHES FINE - 4.75 MM - 3/4 INCH
SAND	COARSE - 2 MM – 4.75 MM MEDIUM - 0.425 MM – 2 MM FINE - 0.075 MM – 0.42 MM
SILT	0.005 MM – 0.075 MM
CLAY	LESS THAN 0.005 MM

WATER LEVEL DESIGNATION



- LEVEL AT TIME OF DRILLING
- LEVEL AT END OF DRILLING
- LEVEL AFTER DRILLING (24H+)

RELATIVE COMPOSITION OF SOILS

MAJOR CONSTITUENT

CONSTITUENT 50% OR MORE OF THE SAMPLE AND IS WRITTEN IN CAPITAL LETTERS. IF NO COMPONENT IS GREATER THAN 50%, THE PREDOMINANT COMPONENT IS CAPITALIZED.

MINOR CONSTITUENT

CONSTITUENT 25% - 40% OF SOIL TYPE AND WILL BE WRITTEN WITH THE FIRST LETTER OF THE SOIL TYPE CAPITALIZED.

ACCESSORY CONSTITUENTS

TRACE = <5%, *FEW* = 5 TO 10%, *LITTLE* = 11 TO 20%, *WITH* = 15 TO 25%, *SOME* = 21 TO 35%, *AND* = 36 TO 50%

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ROCK KEY TO TERMS AND SYMBOLS

DEGREE OF WEATHERING

UNWEATHERED	ROCK GENERALLY FRESH, JOINTS LIGHTLY STAINED AND DISCOLORATION EXTENDS INTO ROCK NO MORE THAN ½ IN, OPEN JOINTS MAY CONTAIN CLAY, CORE RINGS UNDER HAMMER IMPACT.
WEATHERED	ROCK MASS DECOMPOSED 50% OR LESS, SIGNIFICANT DISCOLORATION, CORE CANNOT BE BROKEN BY HAND OR SCRAPED BY KNIFE
HIGHLY WEATHERED	ROCK MASS IS MORE THAN 50% DECOMPOSED, COMPLETE DISCOLORATION OF ROCK FABRIC, CORE MAY BE EXTREMELY BROKEN AND GIVES CLUNK SOUND WHEN STRUCK BY HAMMER, MAY BE SHAVED WITH A KNIFE.

ROCK QUALITY DESCRIPTION

ROCK MASS DESCRIPTION	RQD VALUE (%)
EXCELLENT	90-100
GOOD	75-90
FAIR	50-75
POOR	25-50
VERY POOR	LESS THAN 25

SCALE OF RELATIVE ROCK HARDNESS

CONSISTENCY	TSF
EXTREMELY SOFT	2.5 - 10
VERY SOFT	10 - 50
SOFT	50 - 250
MEDIUM HARD	250 – 525
MODERATELY HARD	525-1,050
HARD	1,050 – 2,600
VERY HARD	> 2,600

ROCK BEDDING THICKNESS

DESCRIPTION	CRITERIA
VERY THICK BEDDED	GREATER THAN 3 FT
THICK BEDDED	1 FT – 3 FT
MEDIUM BEDDED	4 IN – 1 FT
THIN BEDDED	1 ¼ IN – 4 IN
VERY THIN BEDDED	½ IN – 1 ¼ IN
THICKLY LAMINATED	1/8 IN – ½ IN
THINLY LAMINATED	1/8 IN OR LESS

ROCK VOIDS

VOIDS	VOID DIAMETER
PIT	< ½ IN
VUG	½ IN – 2 IN
CAVITY	2 IN – 24 IN
CAVE	>24 IN

GRAIN SIZE TERMINOLOGY

COMPONENT	SIZE RANGE
VERY COARSE GRAINED	>4.76 MM
COARSE GRAINED	2.0 MM – 4.76 MM
MEDIUM GRAINED	0.42 MM – 2.0 MM
FINE GRAINED	0.075 MM – 0.42 MM
VERY FINE GRAINED	<0.075 MM

STRUCTURE DESCRIPTION

DESCRIPTION	CRITERIA	DESCRIPTION	CRITERIA
STRATIFIED	ALTERNATING LAYERS OF VARYING MATERIAL OR COLOR WITH LAYERS AT LEAST ¼ -IN THICK	LENSED	INCLUSION OF SMALL POCKETS OF DIFFERENT SOILS
LAMINATED	ALTERNATING LAYERS OF VARYING MATERIAL OR COLOR WITH LAYERS LESS THAN ¼ -IN THICK	LAYER	INCLUSION GREATER THAN 3-IN THICK
FISSURED	BREAKS ALONG DEFINITE PLANES OF FRACTURE WITH LITTLE RESISTANCE TO FRACTURING	SEAM	INCLUSION 1/8 IN – 3 IN THICK EXTENDING THROUGH THE SAMPLE
SLICKENED	FRACTURE PLANES APPEAR POLISHED OR GLOSSY, SOMETIMES STRIATED	PARTING	INCLUSION LESS THAN 1/8 IN THICK
BLOCKY	COHESIVE SOIL THAT CAN BE BROKEN DOWN INTO SMALL ANGULAR LUMPS WHICH RESIST FURTHER BREAKDOWN		

Soil Consultants Engineering, LLC
9303 Center Street
Manassas, VA 20110
Telephone: (703) 366-3000
Fax: (703) 366-3400

SUMMARY OF LABORATORY RESULTS

CLIENT Mr. Marty Rhodes **PROJECT NAME** Happy Creek Knolls

PROJECT NUMBER 24-0367V **PROJECT LOCATION** TM: 20A213-4-29 to -30, Warren County, 22630

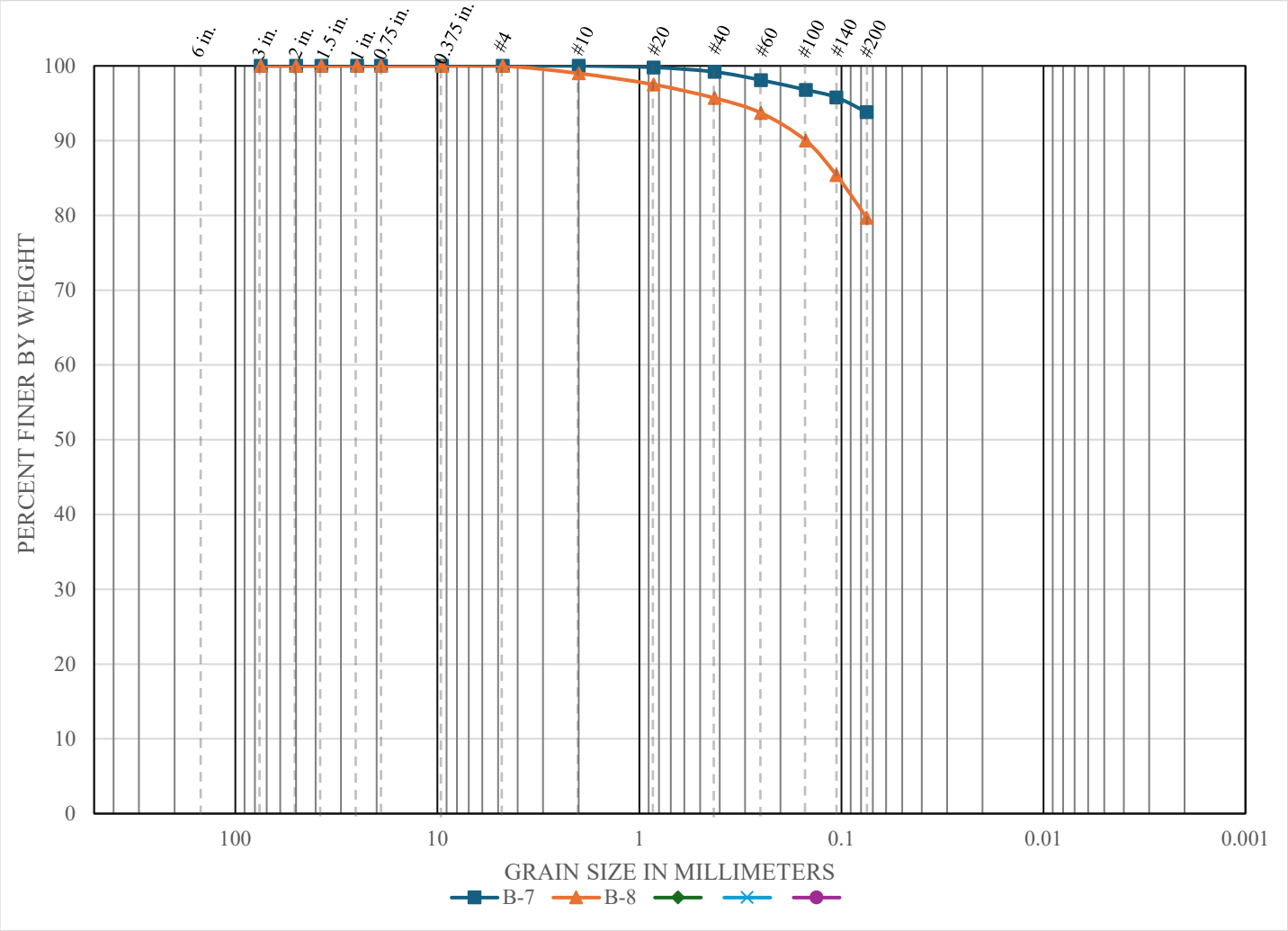
Borehole	Depth	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%<#200 Seive	Classification	Water Content (%)
B-7	14.5	58	38	20	2.00	93.8	MH	39.1
B-8	24.5	43	NP	NP	4.75	79.7	ML	24.0

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GRAIN SIZE DISTRIBUTION

CLIENT Mr. Marty Rhodes **PROJECT NAME** Happy Creek Knolls

PROJECT NUMBER 24-0367V **PROJECT LOCATION** TM: 20A213-4-29 to -30, Warren County, 22630



BOREHOLE	DEPTH	CLASSIFICATION	LL	PL	PI	Cc	Cu
B-7	14.5	ELASTIC SILT (ML)	58	38	20		
B-8	24.5	SILT WITH SAND (ML)	43	NP	NP		

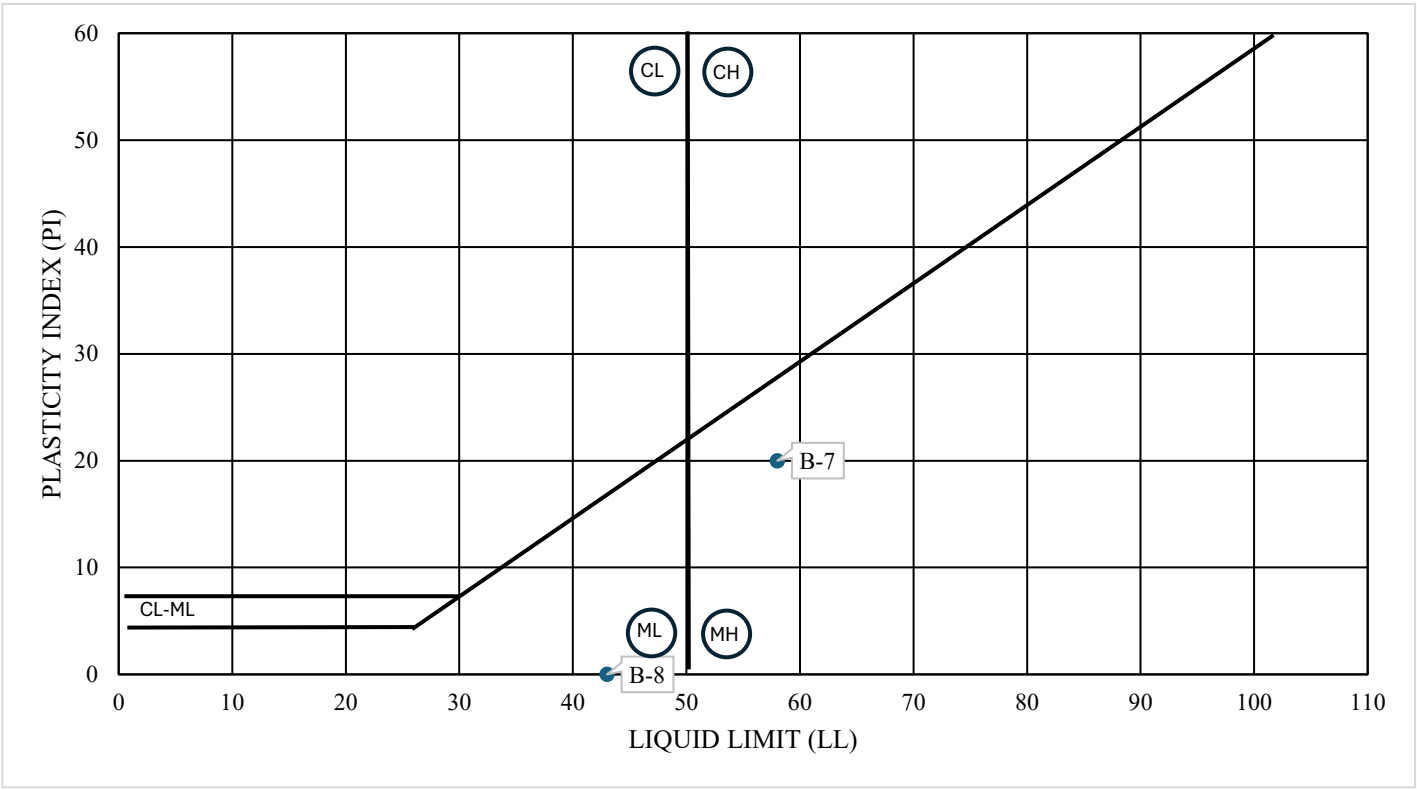
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Fines
B-7	14.5	75				0.0	6.2	93.8
B-8	24.5	75				0.0	20.3	79.7

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Manassas, VA 20110
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ATTERBERG LIMITS' RESULTS

CLIENT Mr. Marty Rhodes **PROJECT NAME** Happy Creek Knolls

PROJECT NUMBER 24-0367V **PROJECT LOCATION** TM: 20A213-4-29 to -30, Warren County, 22630

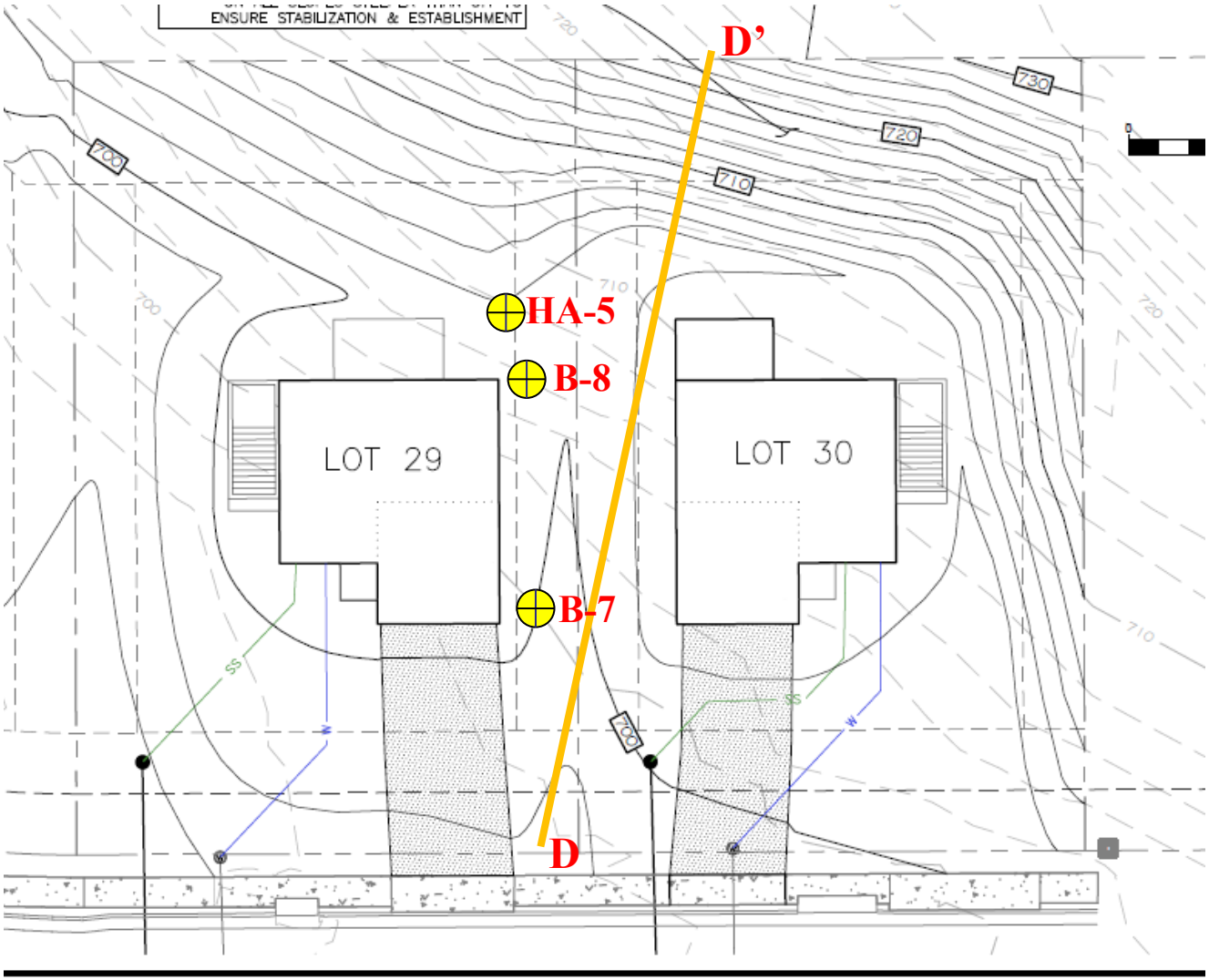


BOREHOLE	DEPTH	LL	PL	PI	Fines	Classification
B-7	14.5	58	38	20	93.8	ELASTIC SILT (MH)
B-8	24.5	43	NP	NP	79.7	SILT WITH SAND (ML)

SCE
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SLOPE STABILITY ANALYSIS

9303 CENTER STREET · MANASSAS, VA 20110-5547 · 703.366.3000 · (F) 703.366.3400 · WWW.SOILCONSULTANTS.NET



LEGEND	
B-1	Approx. Boring Location
Approx. Cross Section Location	
A ——— A'	

CROSS SECTION AND BORING LOCATION PLAN
Happy Creek Knolls Lots 29-30

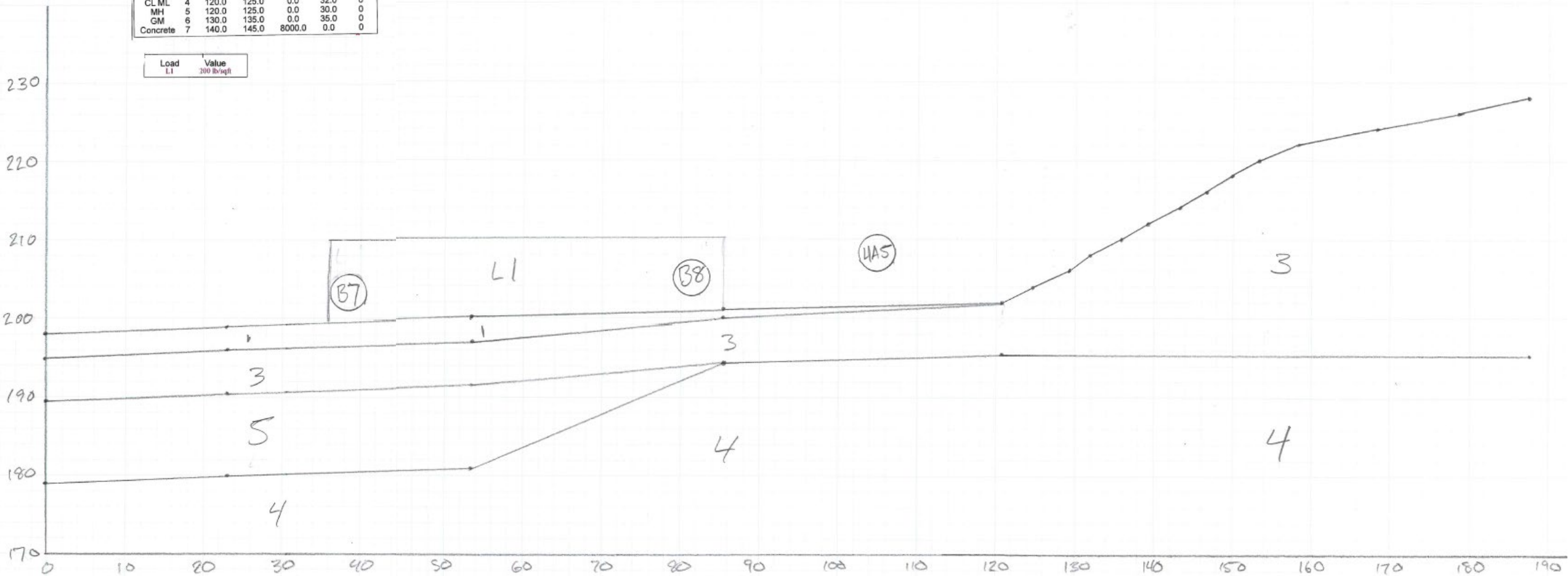
SCE SOIL CONSULTANTS ENGINEERING
CONSULTING ENGINEERS · BUILDING OFFICIALS CONSTRUCTION PROFESSIONALS · SOIL SCIENTISTS & GEOLOGISTS

TM: 20A213-4-29 to -30, Warren County, VA 22630		12/09/2024
LH	Not Drawn To Scale	24-0367V

24-0367V_Happy_Creek_Lot_29_D-D'

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.0	125.0	0.0	28.0	0
CL ML	2	115.0	120.0	0.0	26.0	0
ML CL	3	120.0	125.0	0.0	30.0	0
CL ML	4	120.0	125.0	0.0	32.0	0
MH	5	120.0	125.0	0.0	30.0	0
GM	6	130.0	135.0	0.0	35.0	0
Concrete	7	140.0	145.0	8000.0	0.0	0

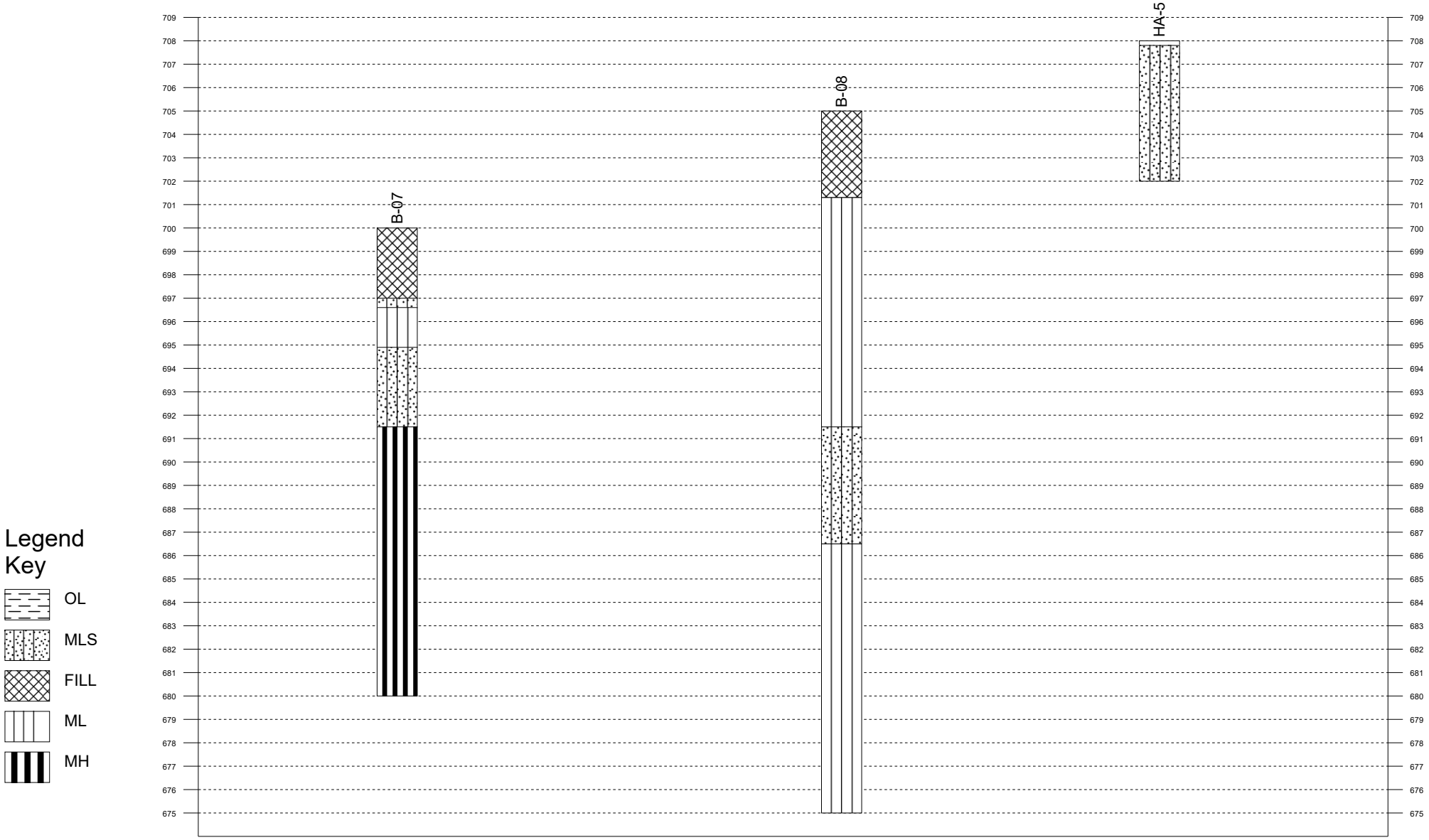
Load	Value
L1	200 lb/sqft



Bentley®

Lot 29 D-D' Subsurface

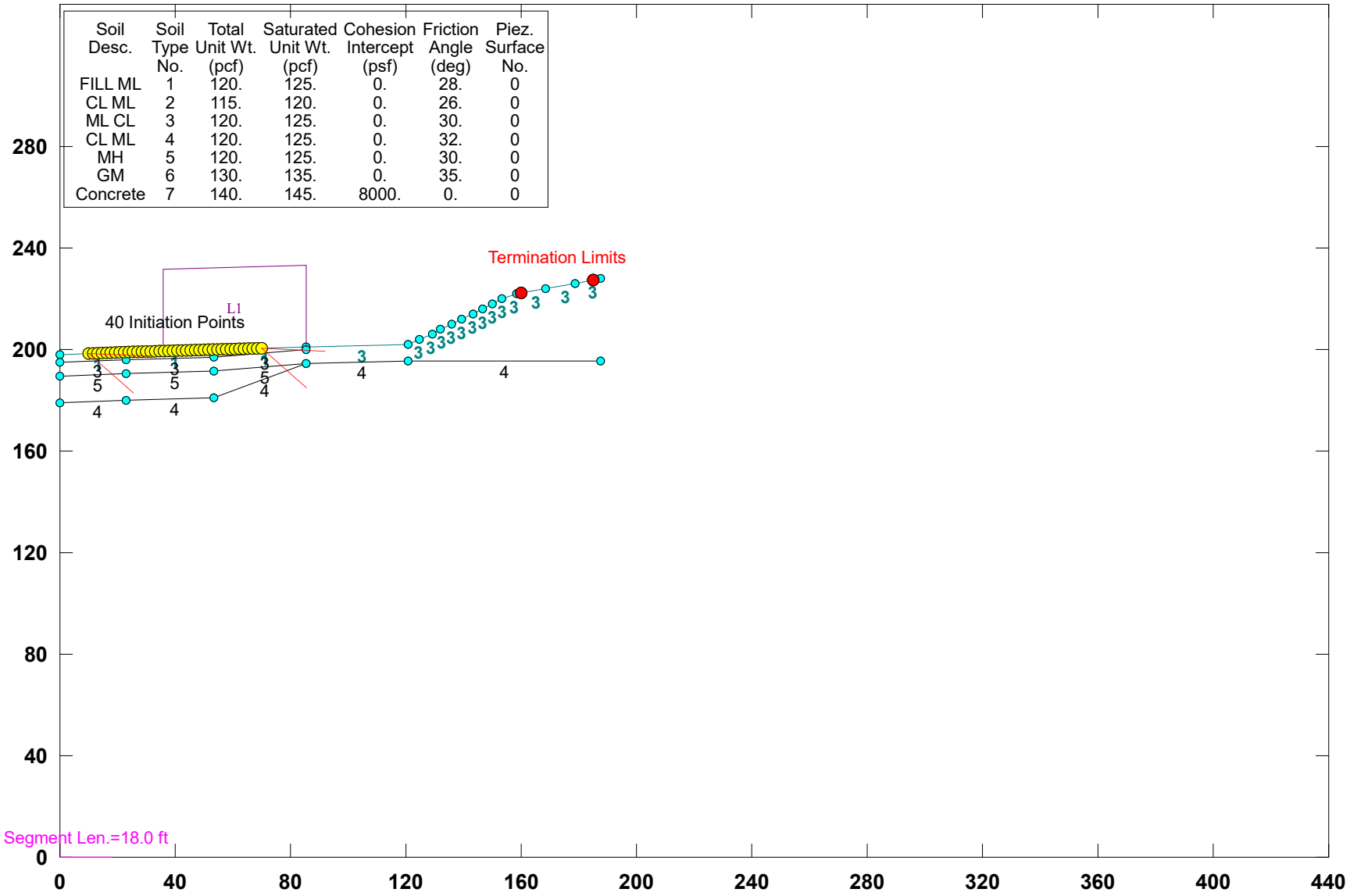
CLIENT	Mr. Marty Rhodes	**PROJECT NAME**	Happy Creek Knolls	**VERTICAL SCALE**	1:70
PROJECT NUMBER	24-0367V	**PROJECT LOCATION**	1198 Happy Ridge Dr, Front Royal, VA 22630	**HORIZONTAL SCALE**	1:246



24-0367V_Happy_Creek_Lot_29_D-D'

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Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.	125.	0.	28.	0
CL ML	2	115.	120.	0.	26.	0
ML CL	3	120.	125.	0.	30.	0
CL ML	4	120.	125.	0.	32.	0
MH	5	120.	125.	0.	30.	0
GM	6	130.	135.	0.	35.	0
Concrete	7	140.	145.	8000.	0.	0



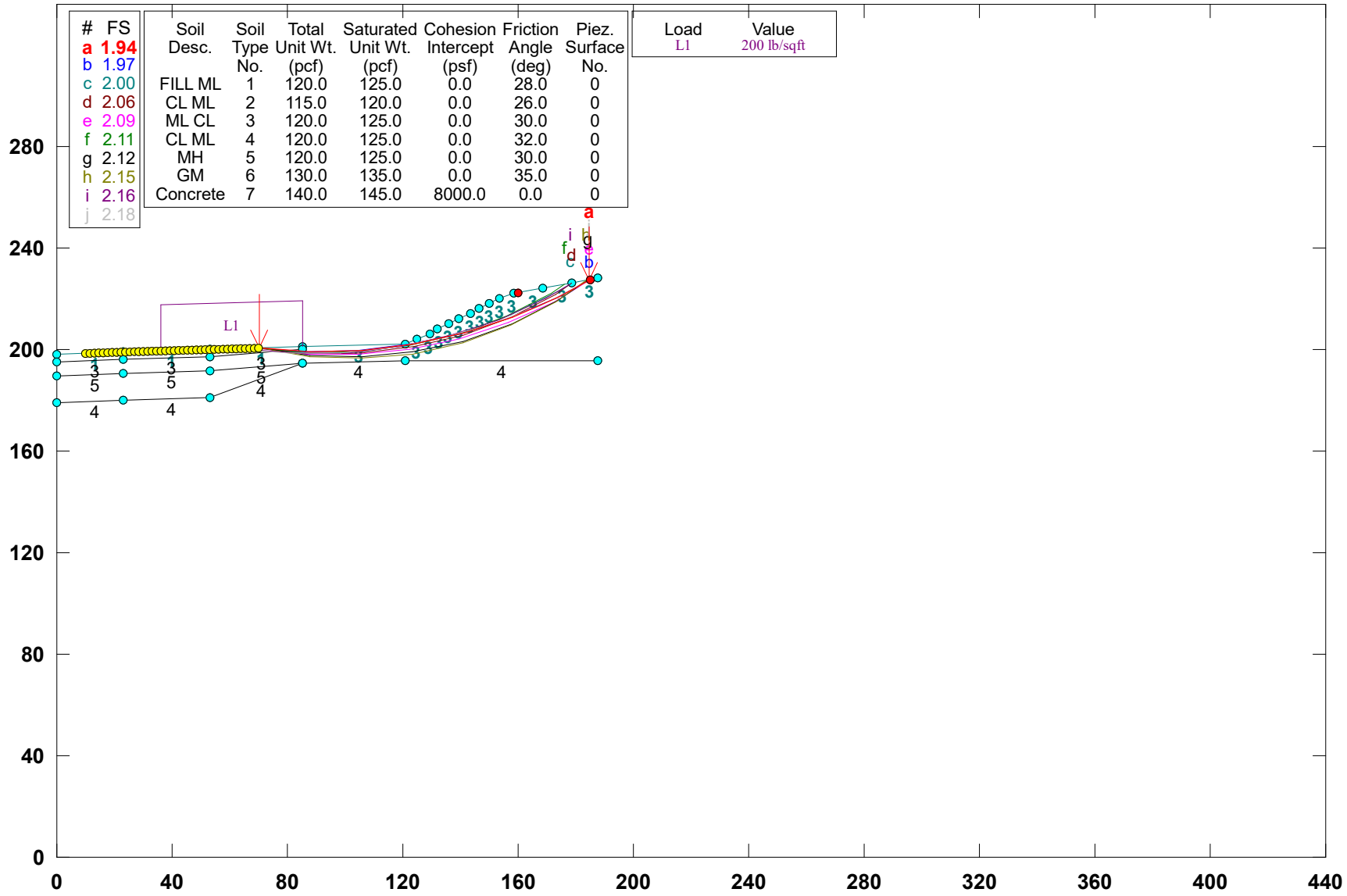
24-0367V_Happy_Creek_Lot_29_D-D'

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#	FS
a	1.94
b	1.97
c	2.00
d	2.06
e	2.09
f	2.11
g	2.12
h	2.15
i	2.16
j	2.18

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
FILL ML	1	120.0	125.0	0.0	28.0	0
CL ML	2	115.0	120.0	0.0	26.0	0
ML CL	3	120.0	125.0	0.0	30.0	0
CL ML	4	120.0	125.0	0.0	32.0	0
MH	5	120.0	125.0	0.0	30.0	0
GM	6	130.0	135.0	0.0	35.0	0
Concrete	7	140.0	145.0	8000.0	0.0	0

Load	Value
L1	200 lb/sqft



STABL6H FSmin=1.94

Safety Factors Are Calculated By The Modified Bishop Method

**** STABL6H ****
by
Purdue University
--Slope Stability Analysis--
Simplified Janbu, Simplified Bishop
or Spencer`s Method of Slices

Run Date: 12/9/2024
Time of Run: 12:14PM
Run By: Username
Input Data Filename: C:24-0367v_happy_creek_lot_29_12-9-24.
Output Filename: C:24-0367v_happy_creek_lot_29_12-9-24.OUT
Plotted Output Filename: C:24-0367v_happy_creek_lot_29_12-9-24.PLT
PROBLEM DESCRIPTION 24-0367V_Happy_Creek_Lot_29_D-D'
BOUNDARY COORDINATES
17 Top Boundaries
28 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	198.00	23.00	199.00	1
2	23.00	199.00	53.40	200.00	1
3	53.40	200.00	85.40	201.00	1
4	85.40	201.00	120.80	202.00	3
5	120.80	202.00	124.70	204.00	3
6	124.70	204.00	129.20	206.00	3
7	129.20	206.00	132.00	208.00	3
8	132.00	208.00	135.90	210.00	3
9	135.90	210.00	139.30	212.00	3
10	139.30	212.00	143.30	214.00	3
11	143.30	214.00	146.60	216.00	3
12	146.60	216.00	150.00	218.00	3
13	150.00	218.00	153.30	220.00	3
14	153.30	220.00	158.40	222.00	3
15	158.40	222.00	168.50	224.00	3
16	168.50	224.00	178.70	226.00	3
17	178.70	226.00	187.60	228.00	3
18	0.00	195.00	23.00	196.00	3
19	23.00	196.00	53.40	197.00	3
20	53.40	197.00	85.40	200.00	3
21	0.00	189.50	23.00	190.50	5
22	23.00	190.50	53.40	191.50	5
23	53.40	191.50	85.40	194.50	5
24	85.40	194.50	120.80	195.50	4
25	120.80	195.50	187.60	195.50	4
26	0.00	179.00	23.00	180.00	4
27	23.00	180.00	53.40	181.00	4
28	53.40	181.00	85.40	194.50	4

ISOTROPIC SOIL PARAMETERS
7 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	120.0	125.0	0.0	28.0	0.00	0.0	0
2	115.0	120.0	0.0	26.0	0.00	0.0	0
3	120.0	125.0	0.0	30.0	0.00	0.0	0
4	120.0	125.0	0.0	32.0	0.00	0.0	0
5	120.0	125.0	0.0	30.0	0.00	0.0	0
6	130.0	135.0	0.0	35.0	0.00	0.0	0
7	140.0	145.0	8000.0	0.0	0.00	0.0	0

BOUNDARY LOAD(S)
1 Load(s) Specified

Load No.	X-Left (ft)	X-Right (ft)	Intensity (lb/sqft)	Deflection (deg)
1	35.90	85.40	200.0	0.0

NOTE - Intensity Is Specified As A Uniformly Distributed
Force Acting On A Horizontally Projected Surface.
A Critical Failure Surface Searching Method, Using A Random
Technique For Generating Circular Surfaces, Has Been Specified.
1600 Trial Surfaces Have Been Generated.
40 Surfaces Initiate From Each Of 40 Points Equally Spaced
Along The Ground Surface Between X = 10.00 ft.

and X = 70.00 ft.
Each Surface Terminates Between X = 160.00 ft.
and X = 185.00 ft.
Unless Further Limitations Were Imposed, The Minimum Elevation
At Which A Surface Extends Is Y = 0.00 ft.
18.00 ft. Line Segments Define Each Trial Failure Surface.
Following Are Displayed The Ten Most Critical Of The Trial
Failure Surfaces Examined. They Are Ordered - Most Critical
First.
* * Safety Factors Are Calculated By The Modified Bishop Method * *
Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	70.00	200.52
2	87.95	199.15
3	105.94	199.71
4	123.77	202.19
5	141.23	206.58
6	158.11	212.81
7	174.23	220.81
8	184.35	227.27

Circle Center At X = 91.7 ; Y = 366.8 and Radius, 167.6
*** 1.941 ***
Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	68.46	200.47
2	86.41	199.15
3	104.41	199.71
4	122.24	202.13
5	139.73	206.38
6	156.69	212.43
7	172.92	220.20
8	184.50	227.30

Circle Center At X = 90.1 ; Y = 372.4 and Radius, 173.3
*** 1.971 ***
Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	70.00	200.52
2	87.92	198.84
3	105.92	199.34
4	123.72	202.01
5	141.06	206.81
6	157.70	213.67
7	173.39	222.50
8	177.97	225.86

Circle Center At X = 92.8 ; Y = 347.5 and Radius, 148.7
*** 2.002 ***
Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	70.00	200.52
2	87.87	198.34
3	105.87	198.49
4	123.70	200.97
5	141.05	205.74
6	157.64	212.72
7	173.19	221.79
8	178.60	225.98

Circle Center At X = 95.7 ; Y = 336.7 and Radius, 138.6
*** 2.061 ***
Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	68.46	200.47
2	86.31	198.12
3	104.31	197.96
4	122.19	200.02
5	139.69	204.24

6	156.53	210.58
7	172.48	218.93
8	184.61	227.33

Circle Center At X = 96.5 ; Y = 344.5 and Radius, 146.7

*** 2.094 ***

Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	68.46	200.47
2	86.36	198.57
3	104.36	198.92
4	122.17	201.52
5	139.51	206.33
6	156.12	213.27
7	171.73	222.24
8	176.02	225.47

Circle Center At X = 92.6 ; Y = 342.0 and Radius, 143.6

*** 2.105 ***

Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	70.00	200.52
2	87.75	197.50
3	105.74	196.96
4	123.63	198.90
5	141.09	203.28
6	157.78	210.02
7	173.38	219.00
8	183.92	227.17

Circle Center At X = 100.7 ; Y = 327.4 and Radius, 130.5

*** 2.121 ***

Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	70.00	200.52
2	87.69	197.19
3	105.67	196.44
4	123.58	198.28
5	141.04	202.67
6	157.68	209.52
7	173.17	218.69
8	183.61	227.10

Circle Center At X = 101.9 ; Y = 321.4 and Radius, 125.1

*** 2.153 ***

Failure Surface Specified By 8 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	65.39	200.37
2	83.29	198.57
3	101.29	198.83
4	119.14	201.16
5	136.61	205.51
6	153.46	211.84
7	169.47	220.06
8	178.23	225.91

Circle Center At X = 90.0 ; Y = 355.2 and Radius, 156.8

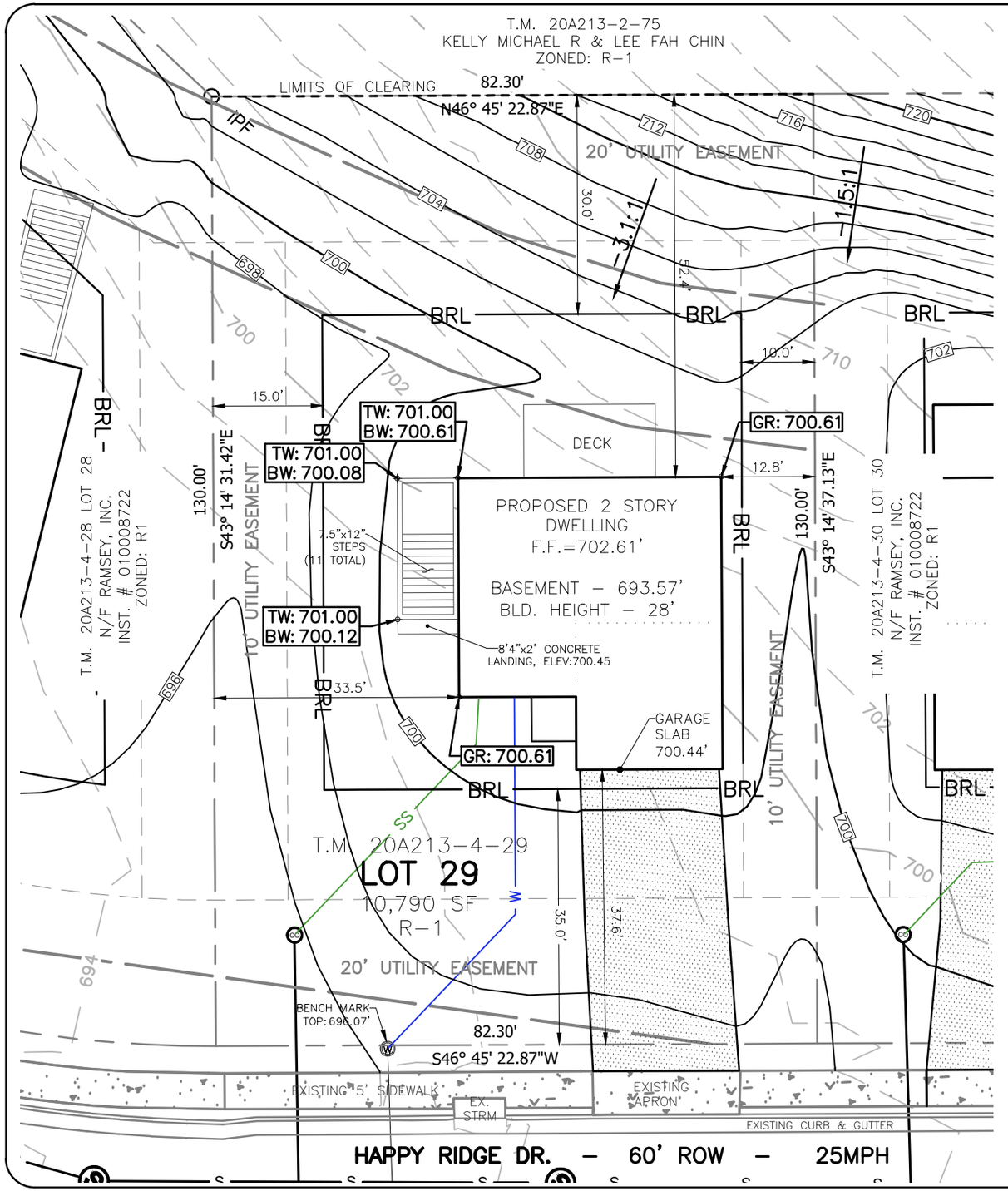
*** 2.164 ***

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	62.31	200.28
2	80.23	198.57
3	98.23	198.70
4	116.12	200.66
5	133.72	204.43
6	150.84	209.99
7	167.31	217.26
8	182.95	226.17
9	184.56	227.32

Circle Center At X = 88.0 ; Y = 374.7 and Radius, 176.3

*** 2.178 ***



LOT 29

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA

EX. CONTOUR — — 706 — — —
PR. CONTOUR 706
SETBACK LINE BRL
EX. WATER W
EX. SANITARY S
PR. WATER W
PR. SANITARY SS
EX. WATER METER (W)
EX. SANITARY CLEANOUT ●

✳THIS PLAT DOES NOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING

✳THE LOT GRADING SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION AND DRAINAGE FOR THE SPECIFIC LOT ONLY. ADJACENT LOT GRADING AND HOUSE LOCATION IS ILLUSTRATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

ELEVATION DATUM: NAVD 88

BOUNDARIES SHOWN HEREON ARE BASED ON FINAL PLAT PER INST. # 190006202 BY BOWMAN CONSULTING GROUP, LTD.

RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

NO TITLE REPORT FURNISHED - PROJECT SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,280 SF
AREA OF DISTURBANCE: 10,790 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
12/23/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
08/06/24	1ST SUB GRADING PLAN	HV	JPT
09/09/24	2ND SUB GRADING PLAN	HV	JPT
12/23/24	3RD SUB GRADING PLAN	ZEW	JPT

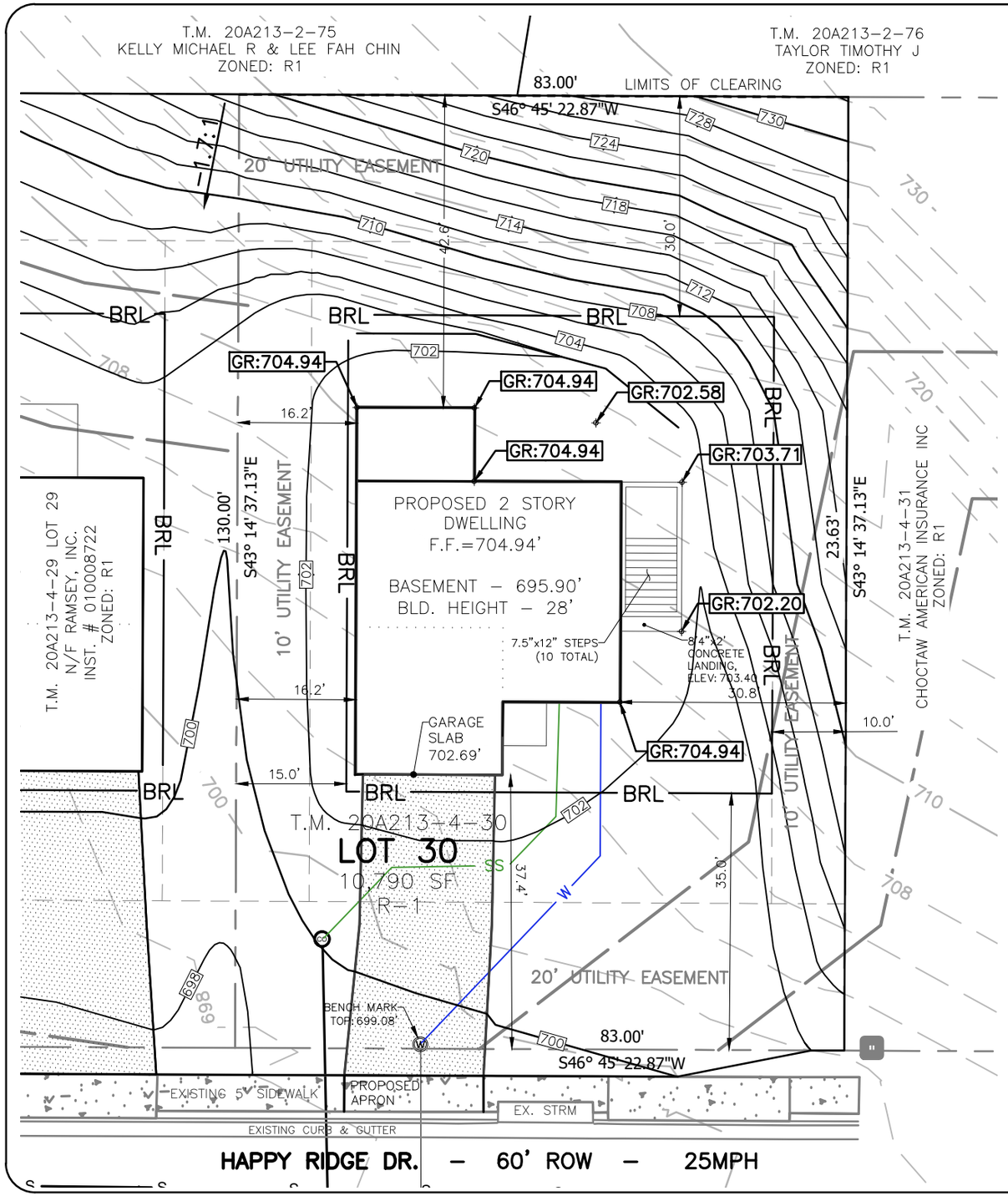
MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY - LOT 29

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'

PRO. 10089



LOT 30

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

EX. CONTOUR — — 706 — — —
PR. CONTOUR 706
SETBACK LINE BRL
EX. WATER W
EX. SANITARY S
PR. WATER W
PR. SANITARY SS
EX. WATER METER (W)
EX. SANITARY CLEANOUT ●

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DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

DRIVEWAY APRON AND DRIVEWAY SURFACE TO BE PAVED OR CONCRETE AND IN CONFORMANCE WITH TOWN STANDARD (RC-5).

BUILDING FOOTPRINT AREA: 1,440 SF
AREA OF DISTURBANCE: 10,790 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
12/23/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
07/19/24	1ST SUB GRADING PLAN	BSR	JPT
09/09/24	2ND SUB GRADING PLAN	BSR	JPT
10/18/24	3RD SUB GRADING PLAN	BSR	JPT
12/23/24	4TH SUB GRADING PLAN	ZEW	JPT

MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY - LOT 30

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'
PRO. 10089

1194 Happy Ridge Drive
Lot 29

Zoning Approval

APPROVED

FOR ZONING

Town of Front Royal
102 E. Main Street
Front Royal, VA 22630
540-635-4236
Permit Number: 2400535

Job Location: 1194 HAPPY RIDGE DR
City, State, Zip: FRONT ROYAL, VA 22630
Tax Map #: 20A213 4 29
Square Feet: [Square Feet]
Valuation:
Status: Approved Pending Payment

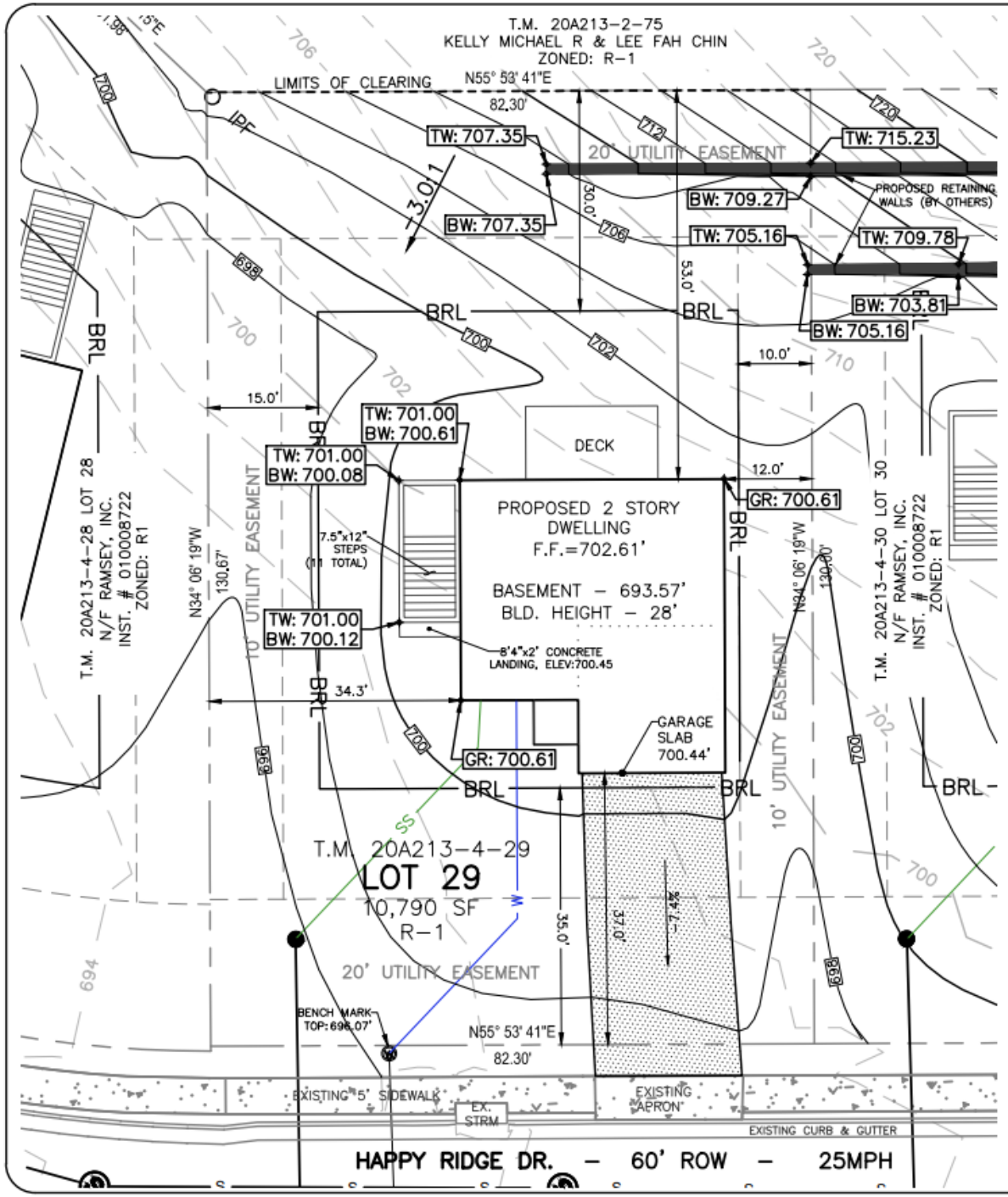
Plan Type: Zoning - Major Construction - New Single Family Detached
Work Class:
Project:
District: Front Royal
Completion Date: 09/17/2024

Request Description: New Residential Single-Family Dwelling - Detached

Company Name: Maronda Homes
Applicant Name: Johnson, Amber
Address: 7051 Heathcote Village Way Suite 255
City, State, Zip: Gainesville VA 20155
Phone: (703) 753-7020 / Cell: 540-935-6077-Amber Johnson
Email: permittingva@maronda.com

Owner: MARONDA HOMES OF VIRGINIA LLC
Address: 7051 HEATHCOTE VILLAGE WAY SUITE 255
City, State, Zip: GAINESVILLE, VA 20155
Phone: (703) 753-7020
Email: permittingva@maronda.com

REVIEW INFORMATION	Pass/Fail
Department of Planning and Zoning Review Approved for the Location to construct a Single-Family Dwelling (SFD). NEW ADDRESS is 1194 Happy Ridge Drive. Rear Yard RETAINING WALL SHALL BE CONSTRUCTED & COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. Rear of the Lot Tree Plantings required are as follows: four (4) 3" caliper White Pines (Pinus strobus), one (1) 2" caliper Pin Oak (Quercus palustrus) and one (1) 2" caliper Red Maple (Acer rubrum "Red Sunset"). Street Tree Plantings required are as follows: one (1) 2" caliper Thornless Honey Locust (Gleditsia triacanthos). Please consult the Happy Creek Knolls Section 4 approved Landscape Plan for planting locations. A WARREN COUNTY BUILDING PERMIT IS REQUIRED.	Approved
Department of Planning and Zoning Review - Utility System Development & Energy Services Charges are DUE at the time of permit issuance. - A FOUNDATION LOCATION SURVEY is required. - A FINAL ZONING COMPLIANCE INSPECTION IS REQUIRED prior to final occupancy and use. - Call Planning & Zoning to schedule Final Compliance inspection (540) 635-4236. Final Compliance to include but not limited to: house numbers posted, landscaping, seed and straw. - All Site work shall be constructed per the approved house location survey, including but not limited to parking, grading and landscaping. - Any changes must be approved by Planning & Zoning. - It is the APPLICANT'S RESPONSIBILITY to obtain necessary permits from Warren County Building Inspections.	Complete



LOT 29

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

EX. CONTOUR — — 706 — — —
PR. CONTOUR — 706 —
SETBACK LINE — BRL —
EX. WATER — W —
EX. SANITARY — S —
PR. WATER — W —
PR. SANITARY — SS —
EX. WATER METER Ⓦ
EX. SANITARY CLEANOUT ●

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ELEVATION DATUM: NAVD 88

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RESTRICTIVE COVENANTS PER INST. #210007168 REFERS TO UTILITY EASEMENTS AS SHOWN ON THESE PLANS.

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DERIVATION OF TITLE TO: RAMSEY, INC. PER INST. #010008722

SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

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BUILDING FOOTPRINT AREA: 1,280 SF
AREA OF DISTURBANCE: 10,790 SF

PREPARED BY:
RACEY ENGINEERING, PLLC
312 WEST MAIN STREET
LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
09/09/24
PROFESSIONAL ENGINEER

RACEY ENGINEERING PLLC
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
08/06/24	1ST SUB GRADING PLAN	HV	JPT
09/09/24	2ND SUB GRADING PLAN	HV	JPT

MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY - LOT 29

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'
PRO. 10089

1196 Happy Ridge Drive
Lot 30

Zoning Approval

APPROVED

FOR ZONING

Town of Front Royal
102 E. Main Street
Front Royal, VA 22630
540-635-4236
Permit Number: 2400435

Job Location: 1196 HAPPY RIDGE DR
City, State, Zip: FRONT ROYAL, VA 22630
Tax Map #: 20A213 4 30
Square Feet: [Square Feet]
Valuation:
Status: Approved Pending Payment

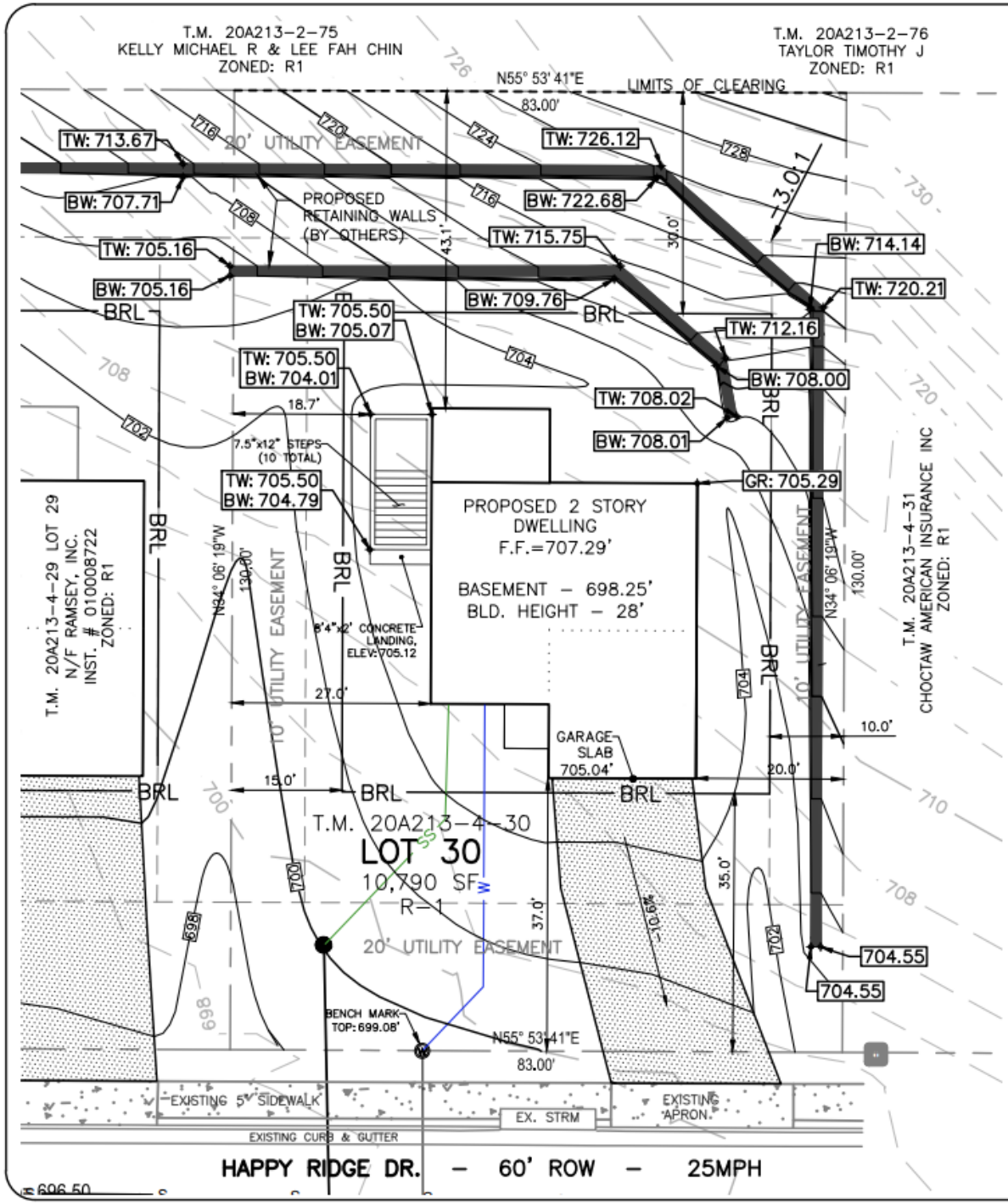
Plan Type: Zoning - Major Construction - New Single Family Detached
Work Class:
Project:
District: Front Royal
Completion Date: 09/11/2024

Request Description: New Residential Single-Family Dwelling Detached

Company Name: Maronda Homes of Virginia LLC
Applicant Name: Johnson, Amber
Address: 7051 Heathcote Village Way Suite #255
City, State, Zip: Gainesville VA 20155
Phone: (540) 935-6077
Email: permittingva@maronda.com

Owner: MARONDA HOMES OF VIRGINIA LLC
Address: 7051 HEATHCOTE VILLAGE WAY SUITE #255
City, State, Zip: GAINESVILLE, VA 20155
Phone:
Email:

REVIEW INFORMATION	Pass/Fail
Department of Planning and Zoning Review Approved for the Location to construct an SFD. NEW ADDRESS is 1196 Happy Ridge Drive. Rear and Side Yard RETAINING WALLS SHALL BE CONSTRUCTED & COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. Street Tree Plantings require one (1) 2" caliper Red Maple (Acer rubrum "Red Sunset"), Rear of the Lot Tree Plantings required are as follows: five (5) 3" caliper White Pines (Pinus strobus), one (1) 2" caliper Red Maple (Acer rubrum "Red Sunset") and one (1) 2" caliper Pin Oak (Quercus palustrus). Please consult the Happy Creek Knolls Section 4 approved Landscape Plan for planting locations. A WARREN COUNTY BUILDING PERMIT IS REQUIRED.	Approved
Department of Planning and Zoning Review - Utility System Development & Energy Services Charges are DUE at the time of permit issuance. - A FOUNDATION LOCATION SURVEY is required. - A FINAL ZONING COMPLIANCE INSPECTION IS REQUIRED prior to final occupancy and use. - Call Planning & Zoning to schedule Final Compliance inspection (540) 635-4236. Final Compliance to include but not limited to: house numbers posted, landscaping, seed and straw. - All Site work shall be constructed per the approved house location survey, including but not limited to parking, grading and landscaping. - Any changes must be approved by Planning & Zoning. - It is the APPLICANT'S RESPONSIBILITY to obtain necessary permits from Warren County Building Inspections.	Complete



LOT 30

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

EX. CONTOUR	706
PR. CONTOUR	706
SETBACK LINE	BRL
EX. WATER	W
EX. SANITARY	S
PR. WATER	W
PR. SANITARY	SS
EX. WATER METER	Ⓦ
EX. SANITARY CLEANOUT	●

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AREA OF DISTURBANCE: 10,790 SF

PREPARED BY:
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LURAY, VA 22835
(540)-743-9227

0 20' 40'
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
Joshua Perry Turner
Lic. No. 042465
09/09/24
PROFESSIONAL ENGINEER

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312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH.540-743-9227-FAX: 540-743-6118

DATE:	DESCRIPTION:	DRAWN	CHECK
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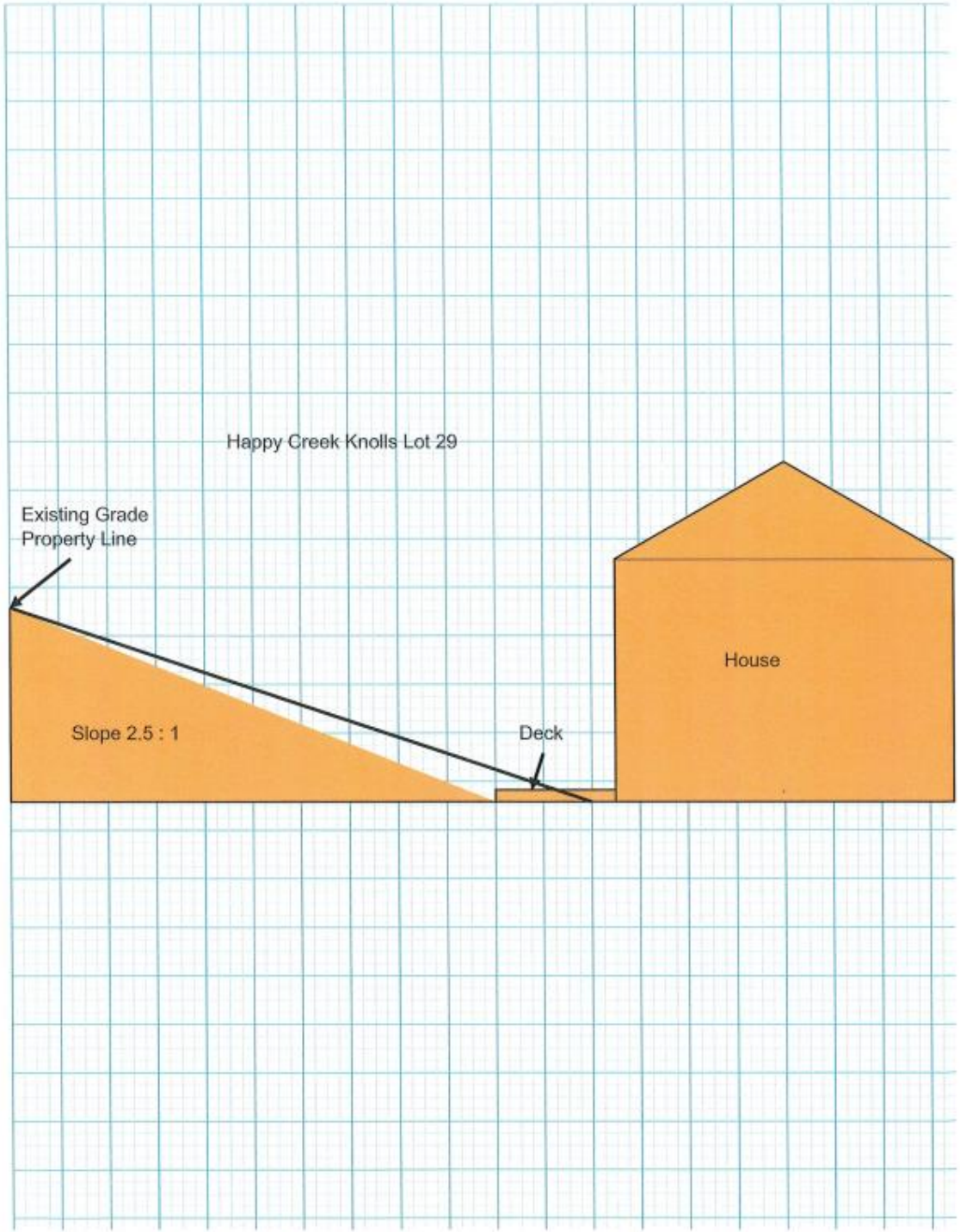
MARONDA HOMES
7051 HEATCOTE VILLAGE WAY SUITE 255
GAINESVILLE, VA 20155

HAPPY CREEK KNOLLS
LOT GRADING SURVEY - LOT 30

TOWN OF FRONT ROYAL, VIRGINIA

SCALE: 1"=20'
PRO. 10089

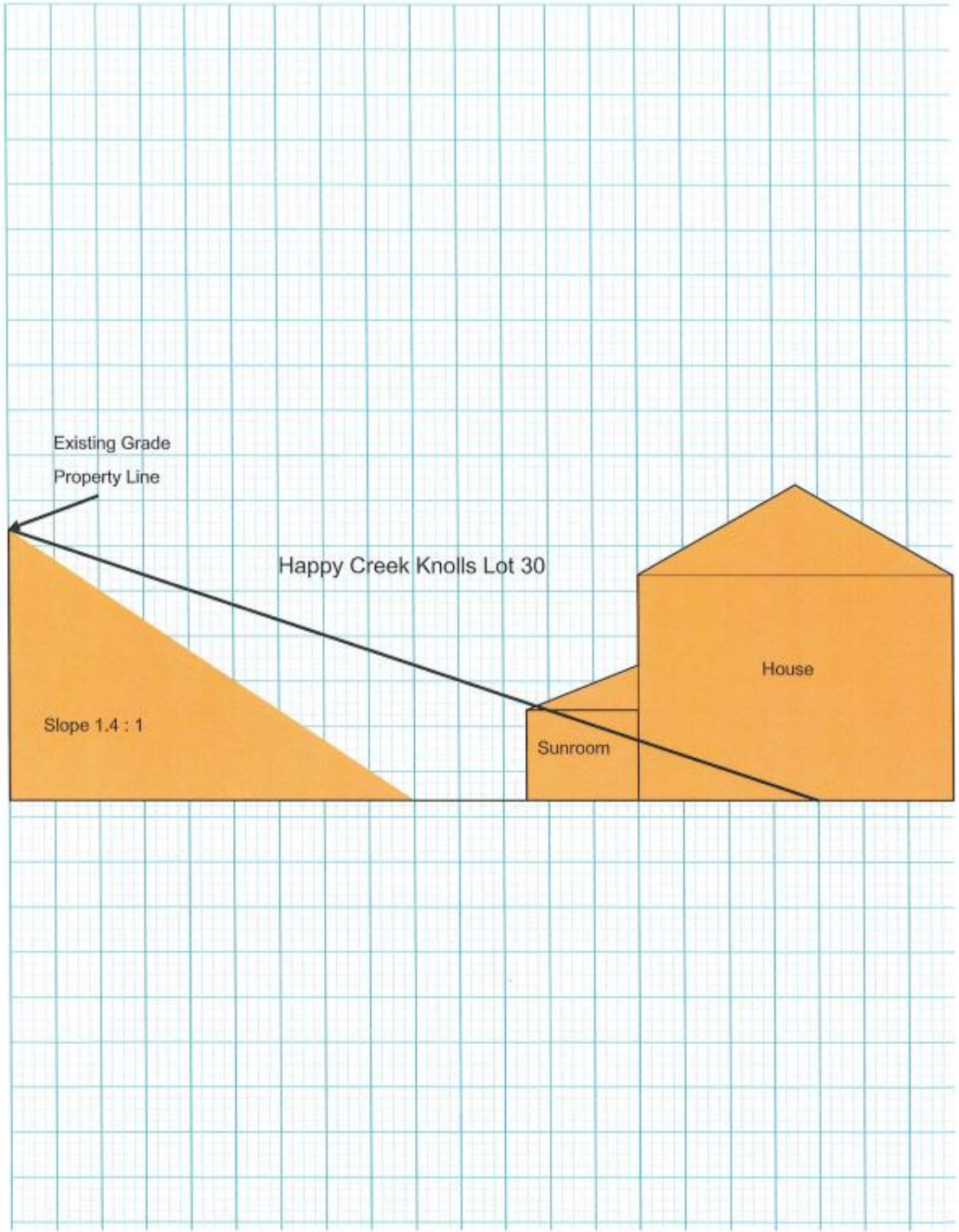
LOT 29


Happy Creek Knolls Lot 29
Existing Grade
Property Line
Slope 2.5 : 1
Deck
House

LOT 29



LOT 30


Existing Grade
Property Line
Happy Creek Knolls Lot 30
House
Slope 1.4 : 1
Sunroom

LOT 30



LOT 30



LOT 30



LOT 30



2500022

Connie Potter

From: Lauren Kopishke
Sent: Friday, January 31, 2025 10:33 AM
To: Connie Potter
Subject: FW: [--EXTERNAL--]: FW: Geotechnical Report

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

From: Steele, Stephen <SSteele@chasolutions.com>
Sent: Thursday, January 30, 2025 10:56 AM
To: John Ware <jware@frontroyalva.com>
Cc: Lauren Kopishke <lkopishke@frontroyalva.com>
Subject: RE: [--EXTERNAL--]: FW: Geotechnical Report

John,

My Geotech looked at the report and has the following concerns:

- It is concerning that the report is based on modeling all failure surfaces as passing beneath the house, with the house providing a stabilizing surcharge force of 200 psf over its entire footprint. The cut slopes typically fail are generally relatively shallow slides that happen when soils get saturated from rain, which push out from the toe of the cut.
- The Town should recommend evaluation of potential failures that send slide debris into the back yard (or the back door). It doesn't appear that the report evaluated those scenarios.
- The report says that they have some direct shear lab tests in progress. The Town should request that information.

Let me know if this helps.

Stephen Steele, PE*
Vice President
Key Account Manager
CHA
Office: (540) 212-4368
ssteele@chasolutions.com
www.chasolutions.com
*VA, NC

148-860 - ENVIRONMENTAL IMPROVEMENTS

A. *Steep Slopes.*

1.*Purpose:* Steep slopes, when developed, require more grading and land disturbance than development of flat to gently sloping topographical areas. Therefore, the purpose of this section is to establish protective regulations to:

a. Minimize soil disturbance on steep or critical slopes due to the potential for erosion problems;

b. Assist in the prevention of soil erosion from stormwater runoff, protect downstream buildings and yards from water and soil intrusion, and protect the Town's surface and groundwater resources from siltation and contamination;

c. Promote stable building sites that prevent soil erosion and are structurally sound so as to maintain slope stability;

d. Promote accessibility for fire and rescue apparatus;

e. Maintain the visual and environmental resources that are part of the character of Front Royal; and

f. Encourage innovative development in Front Royal by providing the flexibility necessary to produce environmentally sensitive subdivisions which direct building, parking and street locations to terrain more suitable to development while maximizing conservation of the original slopes, native cover, prominent land forms, rocky outcrops, natural open space, wildlife habitat and scenic resources.

2. *Applicability:* All proposed subdivisions which result in the creation of an additional building lot or lots with the exception of boundary line adjustments, must submit a plan, in addition to any required subdivision development, street construction or erosion & sediment control plan, identifying predevelopment areas of steep slope. Clear cutting or grading for the purpose of altering predevelopment slopes shall not be permitted.

3. *Establishment of Steep Slope Areas:* The predevelopment slopes shall be computed by rise over run from naturally occurring contour lines based on topographic information showing two-foot contour intervals and based on NAVD 88 vertical datum. The topographic data may be field run or from aerial photography, provided the information is current and the contouring method provides the precision expected for the contour interval used.

a. *Identification of Steep Slope Areas:* Steep slopes areas are classified into one (1) of the following two (2) categories:

[1] All areas of slope between fifteen percent (15%) and twenty-five percent (25%) which contain highly erodible, highly permeable or shrink-swell soils. Determination of soils which are highly erodible, highly permeable or shrink-swell shall be based on the USDA Soil Conservation Service Soil Survey of Warren County, Virginia, or based on soils analysis prepared by a geotechnical engineer or other appropriate licensed professional.

[2] All areas of slope greater than twenty-five percent (25%).

b. *Minimum Size of Steep Slope Area*: Steep slope standards do not apply to isolated steep slope areas that are less than five thousand (5,000) square feet in land area. For the purposes of this

provision, the entire contiguous area of the steep slopes shall be included in the minimum size calculations, regardless of the number of individual lots or different land ownerships involved.

4. *Creation of Slope Overlays:* The plan identifying steep slopes and critical slopes must include overlays over the entire tract involved identifying by color coding the following:

a. All areas of slope between fifteen percent (15%) to twenty-five percent (25%) which contain highly erodible, highly permeable or shrink-swell soils.

b. All areas of slope greater than twenty-five percent (25%).

5. *Plan Requirements:* An overlot grading plan, prepared by a professional licensed by the State of Virginia to prepare such a plan, for the development, management, stabilization and preservation of steep slope areas shall be prepared in accordance with the detail requirements of Town Code Section 148 and upon submission of a report by a certified soil or geotechnical engineer, and/or other appropriate licensed professional, indicating if and how the steep slope may be safely developed.

The final subdivision plat showing any lot or portion of any lot located within a steep slope overlay area must contain a note stating that the property shown hereon is subject to the provisions of Section 148-42, Steep Slopes, of the Town of Front Royal Subdivision Ordinance, in accordance with the conditions shown on the approved overlot grading plan and/or geotechnical report filed with the applicable and appropriate subdivision application.

6. *Building Site Requirements:* In addition to the requirements of the grading plan described herein, the plan shall include the following standards:

a. Site development shall be designed in a manner that requires a minimum amount of alteration to the steep slope.

b. Existing vegetation shall be preserved to the maximum extent possible.

c. No finished slopes are to be created with a final grade greater than fifteen percent (15%) unless deemed feasible by a geotechnical report.

d. Residential driveway grades exceeding ten percent (10%) are not recommended. Residential driveway grades greater than ten percent (10%) shall be constructed in conformance with Virginia Department of Transportation's (VDOT) standard CG-9 or other applicable entrance detail requirements. Commercial or industrial driveway grades shall be constructed in conformance with VDOT standard CG-11 or other applicable entrance detail requirements. All driveways shall have a nonerodable surface treatment, such as asphalt or concrete pavement. Side slopes for driveway cuts shall not exceed twenty-five percent (25%), (4:1) unless deemed feasible by a geotechnical report.

e. Use of retaining wall is encouraged to reduce the steepness of man-made slopes and to provide planting pockets conducive to vegetation and landscaping. All retaining walls shall require an engineered design with the exception of non-tiered retaining walls with level backfill and no surcharge loading with a height of twenty-four (24) inches, (2.0 feet) or less from the finished grade. Retaining walls shall not exceed seventy-two (72) inches, (6.0 feet) in height from the finished

grade, however, the Town Council, at its discretion, may waive the maximum height requirement for retaining walls located within non-residentially zoned areas. This provision is not intended to preclude a structure's foundation or basement wall or the creation of a walkout basement.

f. Landscaping and plantings shall be in accordance with Town Standards.

7. *As-Built Plan Required:* A post construction as-built survey of the approved steep slope overlot grading plan shall be required prior to the issuance of an approved occupancy permit. The as-built drawings shall clearly show any changes or variations from the approved design, and if deemed significant by the Director, may require any such change or variation be brought into compliance with the approved plan. The as-built information shall be shown on the original plan and include the following:

a. Horizontal variations greater than onr (1.0) foot should be shown dimensionally or through plus stations. Horizontal variations greater than five (5.0) feet should also show the graphic relocation of the object. Vertical elevation variations greater than 0.1 feet shall be provided for all shown design elevations.

b. All as-built information shall be shown on the original plan either as blocked in or drawn in a different text style or font from that as shown on the original plan.

c. Each sheet of the plan shall contain the words "AS-BUILT" in bold text on or near the title block.

d. Date, plan legend, bar scale and north arrow.

e. Retaining walls. Indicate type and show elevations of the top of wall and the lowest adjacent finished grade.

f. Curb cut, driveway and material. Centerline grade of driveway with spot elevations.

g. Spot elevations of graded areas to determine grade of finished slope. Highlight all areas of finished slopes exceeding design grade by more than one percent (1%).

h. Horizontal location with dimensions of all structures with dimensions including porches, decks, garages, etc. Show vertical elevations of first floor and basement floor.

i.Horizontal and vertical location of roof drains, foundation drains and other drainage outlets. Locations of utility services.

j. Location of required plantings.

k. The final as-built plan must be stamped by Licensed Land Surveyor or Professional Engineer and include certification that the as-built plan is substantially in conformance with the original plan. If a geotechnical report is used, the appropriate licensed professional must certify that the as-built is in conformance with the report.

GENERAL NOTES:

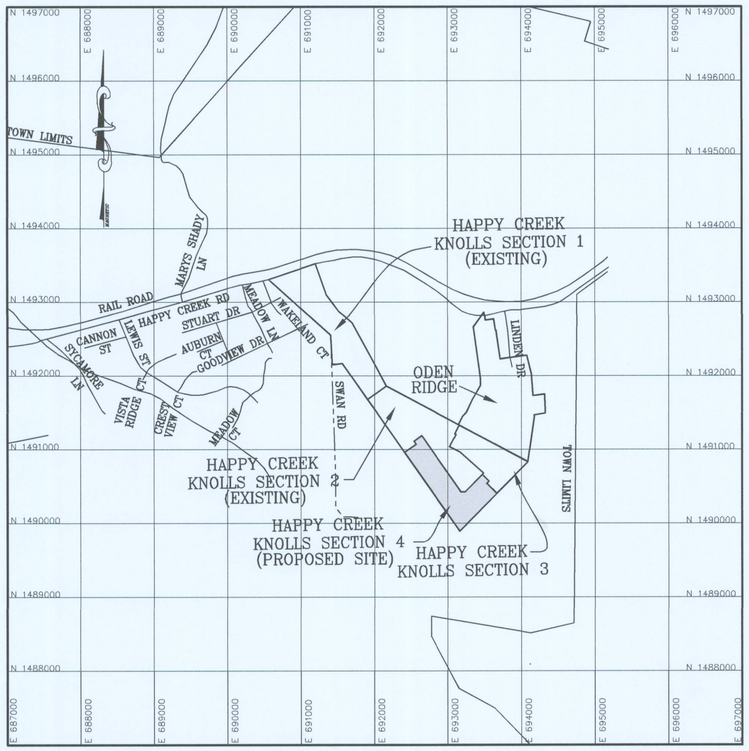
1. BOUNDARY AND NORTH MERIDIAN INFORMATION AS SHOWN HEREON ARE BASED ON A RECORD PLAT OF HAPPY CREEK KNOLLS, SECTION 1 AS RECORDED IN INSTRUMENT 01-0009421 AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA.
2. THESE PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DO NOT NECESSARILY INDICATE ALL ENCUMBRANCES.
3. TOPOGRAPHIC DATA AS CONTAINED HEREIN WAS OBTAINED FROM FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING GROUP LTD. SAID SURVEY BEING DATED OCT. 12, 2017. DATUM BASED ON ASSUMED DATUM PER EXISTING FACILITIES. THE CONTOUR INTERVAL IS 2 FOOT. STEEP AND VERY STEEP SLOPES HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY BASED ON FIELD RUN TOPO BY BOWMAN CONSULTING.
4. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-552-7001, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFORMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BOUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, BOWMAN CONSULTING GROUP HAS INDICATED HEREIN CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS, ANY DECREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF BOWMAN CONSULTING GROUP.
7. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE.
8. UNLESS OTHERWISE NOTED HEREIN ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
9. FOR THE PURPOSE OF DESIGN COORDINATION, CERTAIN FUTURE CONSTRUCTION IMPROVEMENTS ARE SHOWN HEREIN AS EXISTING. THESE FEATURES MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE HORIZONTAL & VERTICAL LOCATION OF CURBS, SIDEWALKS, PAVEMENTS AND UTILITIES.
10. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER OR SIDEWALK.
11. NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITIES LINE OR STRUCTURES. BLASTING TO BE EXTENDED TO 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
12. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
13. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE DEVELOPER TO TRESPASS ON OFF-SITE PROPERTIES.
14. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
15. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE 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, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
16. IN RESPONSE TO THE TOWN OF FRONT ROYAL PUBLIC WORKS REQUEST FOR FIELD ASSISTANCE, WHEN REQUIRED TO IDENTIFY SPECIFICATIONS OF PROPOSED DEVELOPMENT, AS RELATED TO SPECIFIC SITE CONDITIONS, PLEASE CONTACT JERRY DOVE AT BOWMAN CONSULTING GROUP (703) 443-2400.
17. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION.
18. WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTION.
19. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER
20. ALL EXISTING ON-SITE WELLS AND DRAINFIELDS WHICH ARE NOT REQUIRED TO SUPPORT THIS PROJECT WILL BE ABANDONED BY THE CONTRACTOR ACCORDING TO LAW.
21. NO KNOWN GRAVE SITES EXIST ON THIS SITE, IN THE EVENT GRAVE SITES ARE DISCOVERED DURING CONSTRICTION, THE OWNER AND ENGINEER MUST BE NOTIFIED IMMEDIATELY. SHOULD GRAVE SITES BE FOUND THEY WILL BE PROTECTED IN ACCORDANCE WITH THE STATE LAW.
22. MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE HAPPY CREEK POA.
23. FINAL DESIGN OF THIS DEVELOPMENT HAS BEEN DONE IN CONFORMANCE TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS MID-ATLANTIC, LLC, DATED 10/05/2018.
24. STORMWATER MANAGEMENT FOR THE SITE HAS BEEN PROVIDED HEREIN IN ACCORDANCE WITH PART IIB CRITERIA.
25. A NOTICE OF TERMINATION PACKAGE NEEDS TO BE SUBMITTED TO DEQ PRIOR TO ARRANGING FOR A FINAL DEQ INSPECTION. THIS INSPECTION WILL BE REQUIRED PRIOR TO TERMINATION OF THE CONSTRUCTION GENERAL PERMIT.

GENERAL SPECIFICATIONS:

1. UNLESS OTHERWISE NOTED OR SHOWN HEREIN, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED IN STRICT CONFORMANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
   - A. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD & BRIDGE SPECIFICATIONS AS AMENDED TO DATE.
   - B. THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION, AND WARREN COUNTY CODE CHAPTER 150 SOIL EROSION AND SEDIMENT CONTROL.
   - C. THE TOWN OF FRONT ROYAL MUNICIPAL CODE.
   - D. THE TOWN OF FRONT ROYAL SANITATION AUTHORITY STANDARDS.
   - E. THE DEPARTMENT OF JUSTICE FEDERAL REGISTER IMPLEMENTING TITLE III OF THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336 FOR NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
4. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
5. ALL UTILITIES NOTED TO BE RELOCATED OR REMOVED SHALL BE AT THE DEVELOPERS EXPENSE, TO INCLUDE ALL POLES AND STRUCTURES AS REQUIRED. ALL POLES REQUIRED TO BE RELOCATED MUST BE MOVED PRIOR TO CONSTRUCTION.
6. CONTROLLED FILLS SHALL BE COMPACTED TO MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT PER STANDARD PROCTOR AASHTO-T99, ASTM-D698 OR VTM-1 AS APPLICABLE. DENSITY SHALL BE CONFIRMED AND CERTIFIED BY A QUALIFIED AND REGISTERED PROFESSIONAL ENGINEER.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. AN ENTRANCE PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ANY WORK WITHIN DEDICATED RIGHT-OF-WAYS OR FOR ANY TEMPORARY AND/OR PERMANENT ENTRANCE OFF OF A STATE MAINTAINED ROADWAY.
8. THE CONTRACTOR AND/OR OWNER SHALL OBTAIN A GRADING PERMIT FROM THE WARREN COUNTY BUILDING AND INSPECTIONS DEPARTMENT PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.
9. THE CONTRACTOR SHALL NOTIFY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, THE TOWN OF FRONT ROYAL AND THE WATER AND SEWER AUTHORITY A MINIMUM OF THREE DAYS PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS SUBJECT TO INSPECTION AND/OR MAINTENANCE BY SAID AGENCIES.
10. STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE LATEST EDITION OF A.A.S.H.T.O. DESIGNATION M170. UNLESS OTHERWISE NOTED AND/OR SPECIFIED HEREIN ALL STORM SEWER AND CULVERT PIPE SHALL BE CLASS THREE, WALL B
11. REFER TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS FOR CONSTRUCTION DETAILS NOT SHOWN OR CONTAINED HEREIN.
12. UNLESS OTHERWISE NOTED HEREIN V.D.O.T. STANDARD IS-1 SHAPING SHALL BE APPLIED TO THE INVERTS OF ALL DRAINAGE STRUCTURES.
13. UNLESS OTHERWISE NOTED OR SHOWN HEREIN ALL COMMERCIAL/RESIDENTIAL STREET ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH V.D.O.T. STANDARD CG-11.
14. ALL STRIPING AND SIGNAGE SHOWN HEREIN IS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS CONTAINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS (M.U.T.C.D.) AND THE VIRGINIA SUPPLEMENTS THERE TO.
15. STRIPING AND SIGNAGE PLANS (AS REQUIRED) SHALL BE SUBMITTED AND APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO SUBMISSION OF AN ENTRANCE PERMIT APPLICATION.

FINAL SUBDIVISION PLAN FOR HAPPY CREEK KNOLLS SECTION 4

HAPPY CREEK MAGISTERIAL DISTRICT
WARREN COUNTY. VIRGINIA



VICINITY MAP
SCALE: 1"=1000'

OWNER:
RAMSEY INC.
508 COMMERCE AVENUE
FRONT ROYAL, VIRGINIA 22630
(540) 635-5637

DEVELOPER
RAMSEY INC.
508 COMMERCE AVENUE
FRONT ROYAL, VIRGINIA 22630
(540)635-5637

MISS UTILITY

CALL "MISS UTILITY" AT 811 OR 1-800-552-7001, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF TOWN OF FRONT ROYAL, VIRGINIA CODES AND REGULATIONS.

NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. NAMES AND TELEPHONE NUMBERS OF THE OPERATORS OF UNDERGROUND UTILITY LINES APPEAR BELOW. THESE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION.

WATER/SEWER: TOWN OF FRONT ROYAL - DEPARTMENT OF PUBLIC UTILITIES
800 CROSBY ROAD
FRONT ROYAL, VIRGINIA 22630
(540) 635-7819

PHONE: SPRINT
450 REMOUNT ROAD
FRONT ROYAL, VIRGINIA 22630
(540) 635-3197

POWER: TOWN OF FRONT ROYAL - ELECTRIC DEPARTMENT
1101 MANASSAS AVENUE
FRONT ROYAL, VIRGINIA 22630
(540) 635-3027

MISS UTILITY: (800) 552-7001

APPROVED
Stormwater Management Plan
Date: 11/12/21 Project #: 2020-0110
Reviewed:
Approved: JJM
Department of Environmental Quality

SITE AND ZONING DATA

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON WARREN COUNTY TAX ASSESSMENT MAP 20A2 ((13)) PARCEL G.
2. THE SUBJECT PROPERTY CONTAINS 541,330 SQUARE FEET OR 12.4272 ACRES OF LAND BE THE SAME MORE OR LESS.
3. THE SITE IS CURRENTLY ZONED R-1 AND IS BEING ADMINISTERED UNDER THE TOWN OF FRONT ROYAL ZONING ORDINANCE.
   - MINIMUM LOT SIZE: 10,000 SF
   - REQUIRED YARD SETBCKS:
     - FRONT: 35'
     - SIDE: 15'/10' (25' TOTAL)
     - REAR: 30'
   - LOT COVERAGE: 30% MAX
   - MAX BUILDING HT: 35'
   - REQ. PARKING: 2 SPACES/DWELLING UNIT
4. THE FOLLOWING "APPROVED LAND DEVELOPMENT APPLICATIONS" WHICH PRECEDE THIS APPLICATION ARE ASSOCIATED WITH THIS PROJECT:
   - A. HAPPY CREEK KNOLLS - SECTION II APPROVED
   - B. HAPPY CREEK KNOLLS - SECTION III APPROVED
5. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR TOWN OF FRONT ROYAL VIRGINIA, WARREN COUNTY, COMMUNITY-PANEL NUMBER 51067 0003 B, EFFECTIVE DATE JULY 15, 1988.
6. COMMON OPEN SPACE AREAS ARE TO BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.
7. WATER AND SEWER SERVICES ARE TO BE PROVIDED BY THE TOWN OF FRONT ROYAL DEPARTMENT OF PUBLIC UTILITIES.

CONTINUED ON SHEET 2

Sheet Index

1 COVER SHEET
2 DETAILS, TYPICAL SECTIONS, & SOILS MAP
3 SCHEMATIC PLAN
4 GEOMETRIC PLAN
4A UTILITY PLAN
5 GRADING PLAN
6 GRADING PLAN
7 PLAN AND PROFILE - HAPPY RIDGE DRIVE
8 PLAN AND PROFILE - HAPPY RIDGE DRIVE
9 PLAN AND PROFILE - HAYMAKER LANE
10 STORM SEWER PROFILES
11 STORM SEWER PROFILES & COMPUTATIONS
11A STORM SEWER DETAILS & COMPUTATIONS
12 SANITARY SEWER PROFILES AND COMPUTATIONS
~~13 PUMP STATION PLAN & DETAILS~~
~~14 PUMP STATION SPECIFICATIONS~~
~~15 PUMP STATION ELECTRICAL NOTES & CONTROL DIAGRAM~~
~~16 PUMP STATION ELECTRICAL SITE PLAN~~
~~17 PUMP STATION ELECTRICAL SPECS & DETAILS~~
(PAGES REMOVED)
18 PRE-DEVELOPMENT DRAINAGE DIVIDES
19 POST-DEVELOPMENT DRAINAGE DIVIDES
20 POND 1 DETAILS AND COMPUTATIONS
20A GEOTECHNICAL POND RECOMMENDATIONS
21 PRE-DEVLOPED OUTFALL HYDROLOGY
21A POST-DEVELOPED OUTFALL HYDROLOGY
22 POND ROUTING INFORMATION
22A BMP MAP, COMPUTATIONS AND NARRATIVE
22B POST-DEVELOPED VRRM SPREADSHEET & NUTRIENT CREDIT LETTER
~~22C POST-DEVELOPED VRRM SPREADSHEET & NUTRIENT CREDIT LETTER~~
23 EROSION AND SEDIMENT CONTROL - PHASE I
24 EROSION AND SEDIMENT CONTROL - PHASE II
25 EROSION AND SEDIMENT CONTROL NARRATIVE
26 EROSION AND SEDIMENT CONTROL COMPUTATIONS AND DETAILS
26A EROSION AND SEDIMENT CONTROL DETAILS
27 LANDSCAPE AND LIGHTING PLAN
27A SWM LANDSCAPE PLAN
28 LANDSCAPE DETAILS
29 FIRE HYDRANT LOCATION AND SIGNAGE PLAN
30 TOWN OF FRONT ROYAL WATER AND SEWER DETAILS
31 VDOT STORM AND PAVEMENT DETAILS
32 VDOT STORM AND PAVEMENT DETAILS
33 VDOT STORM AND PAVEMENT DETAILS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE LAND SIHOWN IN THIS FINAL SUBDIVISION PLAN IS A PORTION OF THE LAND CONVEYED TO RAMSEY INC., BY DEEDS DATED MAY 29, 2001 AND NOVEMBER 6, 2001 OF RECORD IN THE WARREN COUNTY CIRCUIT COURT CLERK'S OFFICE IN INSTRUMENT # 010004122 AND 010008722.

PAUL SWARTZ, L.S. #002701

OWNER'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING FINAL SUBDIVISION PLAN FOR THE RESUBDIVISION OF A PORTION OF HAPPY CREEK KNOLLS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

REVISION BLOCK

NO.	REVISION	DATE
1	SHEETS 1, 3-4A, 6-8, & 27-29I - COUNTY COMMENTS	10/01/2019
2	SHEETS 1, 22A, 25, 26, & 26A - DEQ COMMENTS	11/15/2019
3	SHEETS 1, 4-6, 11A, 18-23, 25-26A & 27A - DEQ COMMENTS	09/14/2020
4	SHEETS 1, 2, 6, 10, 11A, 18-20, 20A, 21, 21A, 22, 22A, 22B, 22C, 24, 26, 26A, 27, & 27A - DEQ COMMENTS	03/30/2021
5	SHEETS 1, 2, 4, 11A, 18-22A, 22C, 23, 25, 26, 26A, & 27 - DEQ COMMENTS	06/07/2021
6	SHEETS 1, 4, 6, 11A, 20, 22A, 22B, 24, 25, 27 & 27A - DEQ COMMENTS	08/26/2021
7	SHEETS 1, 4, 20, 22A, & 27 - IDEQ COMMENTS	10/07/2021
8	SHEETS 1, 4, 5, 6, 9, 23, 25, &~~ 33~~ - COUNTY COMMENTS	10/07/2021
9	SHEETS 1, 6, 9, 23, & 25 - COUNTY COMMENTS	11/01/2021

APPROVAL BLOCK

ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL

DIRECTOR OF FINANCE — DATE

REVIEWED AND APPROVED BY THE TOWN OF FRONT ROYAL

DIRECTOR OF PLANNING AND ZONING — DATE

TOWN COUNCIL — DATE

DIRECTOR OF ENVIRONMENTAL SERVICES — DATE

DIRECTOR OF ENERGY SERVICES — DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
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COVER SHEET
HAPPY CREEK KNOLLS
SECTION 4
FINAL SUBDIVISION PLAN
TOWN OF FRONT ROYAL WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DOUGLAS H. WAGNER
Lic. No. 032903
11/01/2021
PROFESSIONAL ENGINEER

PLAN STATUS

07/24/19	COUNTY SUBMISSION
10/01/19	COUNTY COMMENTS
09/22/20	DEQ COMMENTS
03/30/21	DEQ COMMENTS
06/07/21	DEQ COMMENTS
08/26/21	DEQ COMMENTS
10/07/21	DEQ COMMENTS
10/07/21	COUNTY COMMENTS
11/01/21	COUNTY COMMENTS

DATE	DESCRIPTION

GC DESIGN	MCW DRAWN	CHKD
SCALE	H: AS SHOWN V:	
JOB No.	1602-02-016	
DATE	JULY 19, 2019	
FILE No.	1602-D-CP-005	
SHEET	1 OF 33	

Cad file name:P:\1602 - HAPPY CREEK KNLLS SEC 3\1602-04-001 (DNO)\ACREENING\DGN\SHEETS\1602-D-CP-001.DWG

STANDARD LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	CG-6
	TRANSITION FROM CG-6R TO CG-6	CG-6R CG-6
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE	
	REDUCER	
EX 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
+ 25.32	SPOT ELEVATION	25.32
	UTILITY POLE	
	SIGN	
SMH	SANITARY SEWER IDENTIFIER	1 A
DMH	STORM DRAIN IDENTIFIER	1
E	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	200 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
EX 9" 15" OAK	TREE	
	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

EASEMENT LEGEND

- (IE) DENOTES INGRESS/EGRESS EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SW) DENOTES SIDEWALK EASEMENT
- (PA) DENOTES PRIVATE ACCESS EASEMENT
- (W) DENOTES WATER MAIN EASEMENT
- (SI) DENOTES SIGHT DISTANCE EASEMENT
- (TR) DENOTES TRAIL EASEMENT
- (LS) DENOTES LANDSCAPE EASEMENT

NOTE: ALL EASEMENTS ARE PERMANENT UNLESS SPECIFICALLY NOTED AS TEMPORARY.

VDOT GENERAL NOTES
Revised 1/31/19

1. These plans were prepared in accordance with the requirements of (select one):
   ☒ VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective December 31, 2014 and VDOT Road Design Manual Appendix B1), Schematic street layout and computations of Connectivity Index are provided with these plans per 24VAC30-92-60.
   ☐ VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective December 31, 2014 and VDOT Road Design Manual Appendix B1). Schematic street layout with phasing diagram for street acceptance are provided with these plans per 24VAC30-92-60.
   ☐ VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective December 31, 2014 and VDOT Road Design Manual Appendix B2 as approved for use in designated high density development areas). Schematic street layout with phasing diagram for street acceptance are provided with these plans per 24VAC30-92-60.
2. Methods and materials used shall conform to the current county/town and VDOT standards and specifications.
3. All utilities, including all poles, are to be relocated at the developer's expense, prior to construction.
4. Open cutting of paved or surface treated roads is not permitted. All utilities which will be placed under existing streets are to be bored or jacked. Any exceptions, due to extenuating circumstances, are to be addressed at the permit stage.
5. Any type of reverse curb (spill curb, CG-6 with a revered slope, etc.) and transition to these curbs shall not be used with the public right of way.
6. The developer is responsible for any damage to existing roads and utilities which occur as a result of project construction within or contiguous to the existing right of way.
7. A smooth grade shall be maintained from the centerline of the existing road to the proposed edge of pavement to preclude the forming of false gutters and/or the ponding of any water in the roadway.
8. Standard guardrails and/or handrails shall be installed at hazardous locations as designated during the field review by the county/town inspector or VDOT.
9. The developer is responsible for all traffic control. The developer shall submit a signing, striping and/or signalization plan to the VDOT Land Development Section a minimum of thirty days prior to permit application. The developer shall not commence construction of any pavement course without an approved striping plan.
10. The pavement design is based on an assumed CBR value of 10 (use a CBR value of 8 in Loudoun Co.). Soil tests of subgrade must be submitted for the actual determination of the required thickness of the pavement including layers of asphalt and subbase prior to subbase placement.
11. All untreated aggregate used in base or subbase courses shall be 21B, except on roads with an ADT of 1000 vpd or less, where 21A aggregate may be used. When 21B aggregate is used, UD-4 underdrains must be provided.
12. A 4" (min.) layer of stone is required beneath curb and gutter (may be shown on typical section in lieu of a note).
13. Additional ditch linings or siltation and erosion control measures shall be provided, at the developer's expense, as determined necessary by VDOT and/or the county/town during field review. All costs shall be assumed by the developer.
14. The entire surface of the roadway (old and new portions) shall be overlaid and re-striped as required by VDOT personnel. Overlay of existing pavement shall be a minimum of 1.25" depth; any costs associated with pavement overlay, or the milling of existing pavement to obtain required depth, shall be assumed by the developer.
15. The developer is responsible for the design and construction of any traffic signal installation or modification which will be necessary as a result of the development of this site.
16. All right of way dedicated to public use shall be clear and unencumbered.
17. The county/town shall obtain a permit for all sidewalks within the right of way that do not qualify for VDOT maintenance.
18. Traffic control devices or advisory signs, such as multiway stops, speed limits, Watch for Children, Pedestrian Traffic etc., shall not be installed unless specifically shown on these plans or a VDOT approved plan revision. A speed study certified by a professional engineer should be submitted for VDOT approval prior to the street acceptance for any road to be posted other than the statutory speed limit. Should unapproved signs be noted at the time of VDOT inspection, the road acceptance process shall be terminated immediately and not recommenced until a determination is made regarding the approval of any additional signs. Immediate removal of such signs shall not negate the need for the submission of a revision.
19. Landscaping and irrigation systems shall not be installed within the public right of way except as shown on these plans or a VDOT approved revision.
20. Beginning July 1, 2009 all Land Use Permit applications are required to provide at least one (1) person who, at a minimum, is verified by VDOT in Basic Work Zone Traffic Control for all permitted activities within state maintained right of way which involves installing, maintaining, or removing work zone traffic control devices. This person shall be responsible for the placement, maintenance and removal of all work zone traffic control devices.

HAPPY CREEK KNOLLS SECTION 4 ENVIRONMENTAL IMPACT STATEMENT

HAPPY CREEK KNOLLS SECTION 4 IS THE FINAL PHASE OF THE HAPPY CREEK KNOLLS SUBDIVISION AS PLATTED IN 2002. CONTAINING APPROXIMATELY 12.4272 ACRES, HAPPY CREEK KNOLLS SECTION 4 IS THE FINAL PARCEL TO BE DEVELOPED IN AN OVERALL DEVELOPMENT OF 96 ACRES. THE HAPPY CREEK KNOLLS SUBDIVISION AND ODEN RIDGE SUBDIVISION AS DEVELOPED BY RAMSEY INC. HAS INCLUDED THE CONSTRUCTION AND PLANNED CONSTRUCTION OF 235 SINGLE FAMILY HOMES. A PORTION OF THE OVERALL DEVELOPMENT IS PART OF THE WARREN COUNTY INTERMEDIATE SCHOOL SITE, THE LEACH RUN PARKWAY AND ADJACENT TO THE IMMANENT DEVELOPMENT AND CONSTRUCTION OF THE NEW WARREN MEMORIAL HOSPITAL, AND ADJACENT TO A 90 ACRE SITE ZONED FOR PLANNED NEIGHBORHOOD DEVELOPMENT.

THE TOPOGRAPHY IS ROLLING WITH A VARIETY OF SOILS AS DEPICTED ON THE SOILS MAP. HAPPY CREEK KNOLLS SECTION 4 SLOPES RANGE FROM BEING FLAT TO 2:1 EXISTING GRADES, PROPOSED GRADES DO NOT EXCEED 2:1 SLOPES. OVER LOT GRADING IS MINIMIZED IN THE PROPOSED DEVELOPMENT OF HAPPY CREEK KNOLLS DEVELOPMENT PLANS THROUGH THE USE OF SITE SPECIFIC ADAPTIVE HOUSING, FURTHER EXPLAINED BY PROPOSING FINAL GRADES IN CONJUNCTION WITH EXISTING GRADES THAT ARE MINIMALLY ADJUSTED TO ACCOMMODATE HOUSE CONSTRUCTION AS OPPOSED TO GRADING THE LOT TO FIT A HOUSE THAT WOULD REQUIRE EXTENSIVE GRADING, EXCESSIVELY STEEP DRIVEWAYS AND/OR RETAINING WALLS. AN EXAMPLE OF ADAPTIVE HOUSE CONSTRUCTION WOULD BE THE CONSTRUCTION OF A SPLIT FOYER HOUSE ON A LOT THAT HAS A POSITIVE GRADE FROM THE STREET, WHEREBY THE MAIN ENTRANCE IS ON THE LOWER LEVEL OF THE HOUSE WITH STEPS TO THE SECOND LEVEL AND THE SECOND LEVEL (MAIN LIVING LEVEL) EXITING ON GRADE TO THE REAR (BACK YARD) OF THE HOUSE.

HAPPY CREEK KNOLLS SECTION 4 HAS BEEN ALTERED TOPOGRAPHICALLY DURING THE CONSTRUCTION OF VARIOUS PUBLIC PROJECTS. SUITABLE STRUCTURAL FILL WAS NEEDED FOR THE CONSTRUCTION OF SAMUELS PUBLIC LIBRARY AND WAS OBTAINED FROM HAPPY CREEK KNOLLS SECTION 4 WITH PROPER TESTING AND PERMITS. OVERBURDEN WAS GENERATED FROM THE HAPPY CREEK ROAD IMPROVEMENT PROJECT. WITH PROPER TESTING AND PERMITS THE EXCESS ROCK, DIRT, AND APPROVABLE FILL COMPONENTS WERE PLACED ON THE PROPERTY AND CERTIFIED FOR BOTH APPROPRIATE USE AND COMPACTION FOR RESIDENTIAL HOUSE CONSTRUCTION.

DURING THE PREVIOUSLY PERMITTED LAND DISTURBING ACTIVITIES ON HAPPY CREEK KNOLLS SECTION 4 THERE WERE NO PHYSICAL OR GEOLOGIC FEATURES OBSERVED THAT WOULD QUALIFY AS RESTRICTING FACTORS IN THE FINAL DEVELOPMENT OF THE PROPERTY FOR SINGLE FAMILY RESIDENTIAL USE. FACTORS LACKING PRESENCE INCLUDE BUT ARE NOT LIMITED TO: WET LANDS, RARE SPECIES OF ANIMALS OR FAUNA, PROTECTED SIGNIFICANT VEGETATIVE GROWTH, SINKHOLES, UNUSUAL GEOLOGIC ROCK OR SOIL FORMATIONS.

THE SINGLE MOST INVASIVE ACTIVITY PROPOSED IN THE DEVELOPMENT OF HAPPY CREEK KNOLLS SECTION 4 IS THE REDESIGN AND RECONSTRUCTION OF THE EXISTING STORM WATER MANAGEMENT POND. THE STORM WATER MANAGEMENT POND WAS DESIGNED AND CONSTRUCTED AS A STORM WATER MANAGEMENT DEVICE IN CONJUNCTION WITH THE DEVELOPMENT HAPPY CREEK KNOLLS SECTION 3 IN 2006. IT WAS LATER RECALCULATED AND ADJUSTED TO RECEIVE A PORTION OF THE STORM WATER RUN-OFF FROM HAPPY CREEK KNOLLS SECTION 2 TO FACILITATE THE PLACEMENT OF THE ABOVE REFERENCE OVERBURDEN FROM THE HAPPY CREEK ROAD IMPROVEMENT PROJECT. THE FACT THAT THE POND ALREADY EXISTS AND IS BEING MODIFIED CREATES THE LEAST INVASIVE IMPACT POSSIBLE TO SITE AS WELL AS THE ENVIRONMENT. THE STORM WATER MANAGEMENT AREA AS REQUIRED BY THE TOWN OF FRONT ROYAL WILL BE MAINTAINED BY THE NOW EXISTING HAPPY CREEK KNOLLS PROPERTY OWNERS ASSOCIATION.

IN THAT HAPPY CREEK KNOLLS SECTION 4 IS PRIMARILY AN OPEN GRASSED AREA THERE WILL BE A MINIMAL IMPACT ON THE EXISTING TREE CANOPY. THROUGH THE PROPOSED LANDSCAPING PORTION OF THE FINAL DEVELOPMENT PLAN THE NET CHANGE WILL LIKELY RESULT IN A GREATER NUMBER OF TREES ON THE SITE THAN CURRENTLY EXISTS.

AIR QUALITY WILL BE MINIMALLY IMPACTED THROUGH THE USE OF ENERGY EFFICIENT HEAT PUMPS AND LP (LIQUEFIED PROPANE) GAS FURNACES. AS DICTATED BY EXISTING BUILDING CODES AND CONSTRUCTION STANDARDS, THE CURRENT HOME CONSTRUCTION ENERGY PACKAGE RESULTS IS LOWER ENERGY CONSUMPTION AND THEREFORE LESS DEMAND ON ENERGY SERVICES AND LESS MEASURABLE POLLUTION.

ALL HOUSES WILL BE CONNECTED TO THE PUBLIC SERVICES AS PROVIDED BY THE TOWN OF FRONT ROYAL, THEREFORE RESULTING IN MINIMAL IMPACT ON THE GROUND WATER TABLE, AS IMPACTED BY THE DRILLING OF PRIVATE WELLS, OR THE INSTALLATION AND MAINTENANCE OF PRIVATE INDIVIDUAL SEPTIC DISPOSAL SYSTEMS.

AS, IDENTIFIED ON USGS MAPPING, HAPPY CREEK KNOLLS SECTION 4 IS NOT CONTAINED IN, OR ABOUT TO ANY 100 YEAR FLOOD WAYS, FLOODPLAIN, OR FLOOD ZONES.

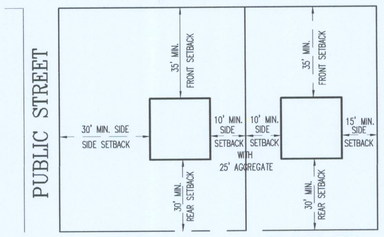
TOWN OF FRONT ROYAL GENERAL NOTES

1. FOR TECHNICAL SPECIFICATIONS AND DETAILS REFER TO THE TOWN OF FRONT ROYAL WATER AND SEWER STANDARDS AND SPECIFICATIONS, LATEST EDITION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THESE SPECIFICATIONS. ANY DEVIATIONS 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 PUBLICWORKS AT (540) 635-7819 OR FAX (540) 635-8973.
2. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, VERTICALLY AND HORIZONTALLY, OF THE UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND ALL APPLICABLE UTILITY COMPANIES FOR CLEARANCE PRIOR TO EXCAVATION. CONTRACTOR WILL 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 (7) CALENDAR DAYS. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE COUNTY BUILDING INSPECTION OFFICE AT (540) 636-9973 PRIOR TO SCHEDULE INSPECTIONS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
5. ANY STREET OR UTILITIES DAMAGED BY CONTRACTOR OR SUB-CONTRACTOR SHALL BE SOLE RESPONSIBILITY OF THE PRIMARY CONTRACTOR AND PROPERLY AND IMMEDIATELY REPAIRED BYTHE CONTRACTOR. SUCH REPAIRS SHALL BE TO THE ORIGINALCONDITION AND SHALL BE TO THE SATISFACTION OF THE TOWN INSPECTOR.
6. ALL PLASTIC SANITARY SEWER PIPE SHALL BE 8" DIAMETER S.D.R. 35, UNLESS OTHERWISE NOTED. PIPE BEDDING SHALL BE DETERMINED BY FIELD CONDITIONS AND TOWN SPECIFICATIONS.
7. SANITARY SEWER STRUCTURES SHALL BE PRE-CAST CONCRETE OR ACCEPTABLE EQUIVALENT APPROVED BY THE TOWN OF FRONT ROYAL'S PUBLIC WORKS DEPARTMENT.
8. 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.
9. ALL 2" AND SMALLER WATER SERVICES SHALL BE TYPE "K" COPPER PIPE. SOLDERED JOINTS ON BURIED LINES ARE NOT ACCEPTABLE.
10. ALL PRECAST CONCRETE STRUCTURES SHALL BE MINIMUM 4000 PSI AND 28 DAYS WITH BITUMINOUS COATING.
11. THE UNAUTHORIZED USE OF WATER WITHOUT DUE COMPENSATION IS ILLEGAL. NO PERSON SHALL CONNECT TO OR DO ANY WORK ON THAT PORTION OF THE SYSTEM OWNED BY THE TOWN UNLESS WRITTEN AUTHORIZATION IS RECEIVED PRIOR TO COMMENCING WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE ANY CONSTRUCTION BEGINS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF ALL UTILITY BOXES, VAULTS OR OTHER APPURTENANCES TO NEW FINISHED GRADE ELEVATIONS.
14. CONTRACTOR TO RELOCATE ALL SIGNS AND UTILITIES REQUIRED FOR THIS WORK.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE TRUE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
16. SANITARY SERVICE LATERALS AND CLEAN OUTS SHALL BE CONSTRUCTED AS SPECIFIED IN NOTE #1.
17. ALL CONSTRUCTION SHALL CONFORM TO ZONING AND CONSTRUCTION REQUIREMENTS OF THE TOWN OF FRONT ROYAL. ALL WATER AND SANITARY SEWER INSTALLATIONS SHALL BE INSPECTED BY THE TOWN OF FRONT ROYAL.
18. CONSTRUCTION SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS. CURB RAMPS SHALL BE PLACED WHERE ALL SIDEWALKS MEET CURBS.
19. CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED BY PLAN REQUIREMENTS.
20. ANY PLANNED DISRUPTIONS OF OR TIE INS TO EXISTING UTILITIES SHALL BE APPROVED AND COORDINATEDWITH THE APPROPRIATE UTILITY OWNER. WITH EXCEPTION OF EMERGENCIES, THERE SHALL BE A MINIMUM NOTIFICATION OF 24 HOURS NOTICE GIVEN BY THE CONTRACTOR TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL UTILITY USERS AFFECTED BY UTILITY INTERRUPTIONS.
21. ELECTRIC SERVICE TO BE IN COMPLIANCE WITH ENERGY SERVICES CONDUIT POLICY, TFR CODE 12-1 TFR CODE 70-50.1

NOTE: FRONT SHALL BE THE SHORTEST SIDE PER TOWN OF FRONT ROYAL MUNICIPAL CODE SECTION 175-18.

A. OF THE TWO (2) SIDES OF A CORNER LOT, THE FRONT SHALL BE DEEMED TO BE THE SHORTEST OF THE TWO (2) SIDES FRONTING ON STREETS.
B. THE SIDE YARD ON THE SIDE FACING THE SIDE OF THE STREET SHALL BE THIRTY (30) FEET OR MORE FOR BOTH MAIN ACCESSORY BUILDINGS.
C. EACH CORNER LOT SHALL HAVE A MINIUM WIDTH AT THE SETBACK LINE OF ONE HUNDRED (100) FEET.

PUBLIC STREET



SINGLE FAMILY DETACHED TYPICAL SET BACKS

(NOT TO SCALE)

ROADWAY NOTES:

1.) SUBBASE DEPTH IS BASED ON A C.B.R. VALUE OF 6, BASED ON AN ACTUAL DETERMINATION PER SOILS TESTS (OR) AN ESTIMATE WHICH WILL BE REVISED ONCE THE SOIL TESTS OF SUBGRADE ARE PREFORMED.

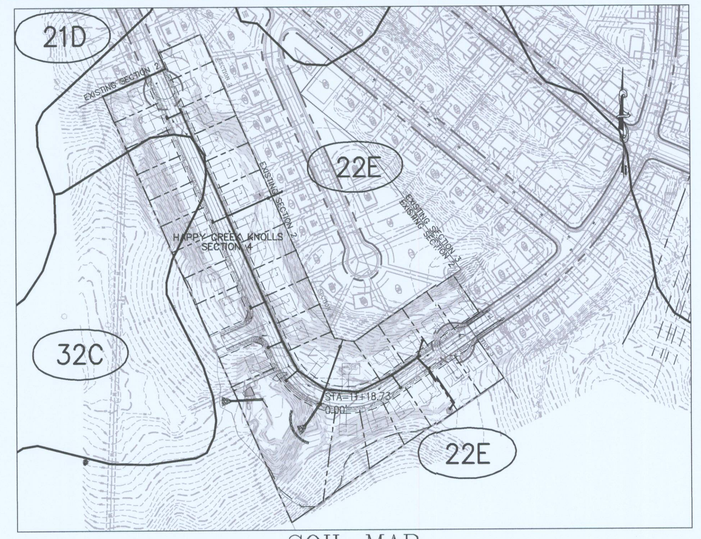
2.) A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.

3.) STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS.

4.) * SHOULDER TO BE WIDENED WHERE GUARD RAIL IS REQUIRED.

5.) SIDEWALKS AND TRAILS SHALL BE CONSTRUCTED ON A 4" THICK LAYER OF NUMBER 57 STONE.

6.) FOR DITCH & SHOULDER ROADWAY SECTIONS THE BACK SLOPE OF THE DITCH SHALL EXTEND UP AT A SLOPE OF 3:1 FOR A DISTANCE EQUAL TO THE DEPTH OF THE DITCH ASSOCIATED WITH THE FRONT SLOPE.



SOIL MAP

SCALE: 1"=200'

SITE AND ZONING DATA (CONTINUED)

HAPPY CREEK KNOLLS SECTION 4
LOT TABULATION

LOT #	LOT AREA (FT^2)	LOT AREA (ACRES)
1	10,374.97	0.238
2	10,371.85	0.238
3	10,368.73	0.238
4	10,921.77	0.251
5	13,409.14	0.308
6	20,632.84	0.474
7	13,026.90	0.299
8	10,545.86	0.242
9	10,563.41	0.243
10	10,580.96	0.243
11	10,598.51	0.243
12	10,616.06	0.244
13	10,633.61	0.244
14	10,651.16	0.245
15	10,668.71	0.245
16	10,795.67	0.248
17	10,795.42	0.248
18	10,794.86	0.248
19	10,794.29	0.248
20	10,793.73	0.248
21	10,793.17	0.248
22	10,792.60	0.248
23	10,792.04	0.248
24	10,791.47	0.248
25	10,790.91	0.248
26	10,790.35	0.248
27	12,859.23	0.295
28	13,073.76	0.300
29	10,790.24	0.248
30	10,790.00	0.248
31	10,790.00	0.248
32	10,790.00	0.248
33	12,987.73	0.298
Total	**374,769.43**	**8.604**

TABULATION

TOTAL SITE AREA	12.43 Acres
TOTAL DEVELOPED AREA	12.43 Acres
TOTAL DISTURBED AREA	12.02 Acres
TOTAL LOT AREA	8.60 Acres
TOTAL ON-SITE STREET AREA	2.28 Acres
TOTAL ON-SITE OPEN SPACE	0.41 Acres
STORMWATER MANAGEMENT FACILITY	1.55 Acres
TOTAL ON-SITE RESIDUE	0.00 Acres

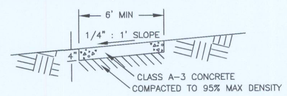
SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS	K-FACTOR
22E	LEW VERY STONTY LOAM	B	25-65%	VII	0.17
32C	MYERSVILLE AND) MONTALTA	B	7-15%	VI	0.32

78B DENOTES SOIL TYPE

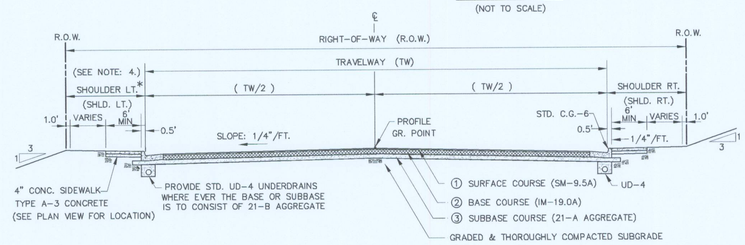
MODERATELY STEEP SLOPES (15%-25% SLOPE)

VERY STEEIP SLOPES (25% OR GREATER)



TYPICAL SECTION SIDEWALK

(NOT TO SCALE)



TYPICAL CURB AND GUTTER PUBLIC STREET SECTION

NOT TO SCALE

STREET NAME	CLASSIFICATION/TERRAIN	ADT (10x#LOTS)	DESIGN SPEED	①	②	③	④	R.O.W.	TW.	MEDIAN	SHLD. (LT.)	SHLD. (RT.)
HAPPY RIDGE DRIVE	URBAN COLLECTOR/ROLLING	330	25	1 1/2"	3"	8"	N/A	60'	40'	N.A.	10.0'	10.0'
HAYMAKER LANE	STUB/SLOPE	N/A	25	1 1/2"	3"	8"	N/A	60'	40'	N.A.	10.0'	10.0'

NOTE: NO TIA WAS PREFORMED FOR THIS SUBDIVISION

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DETAILS, TYPICAL SECTIONS, & SOILS MAP
HAPPY CREEK KNOLLS
SECTION 4
FINAL SUBDIVISION PLAN
TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA

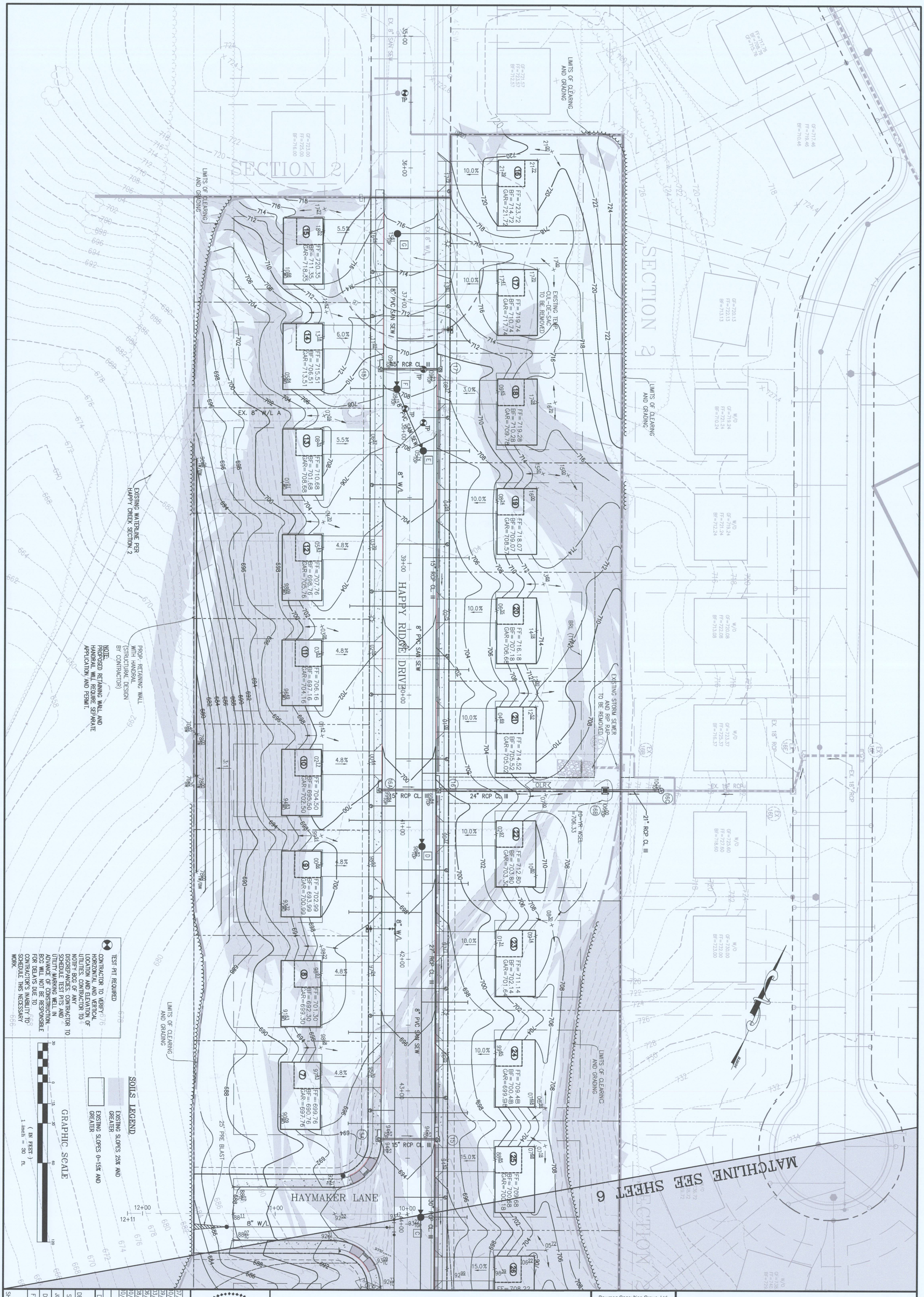
COMMONWEALTH OF VIRGINIA
DOUGLAS H. WAGNER
Lic. No. 032903
10/08/2021
PROFESSIONAL ENGINEER

PLAN STATUS	
07/24/19	COUNTY SUBMISSION
10/01/19	COUNTY COMMENTS
09/22/20	DEQ COMMENTS
03/30/21	DEQ COMMENTS
06/07/21	DEQ COMMENTS
08/26/21	DEQ COMMENTS
10/07/21	DEQ COMMENTS
10/07/21	COUNTY COMMENTS
DATE	DESCRIPTION

GC DESIGN	MCW DRAWN	CHKD
SCALE	H: AS SHOWN V:	

JOB No. 1602-02-016
DATE JULY 19, 2019
FILE No. 1602-D-CP-005
SHEET 2 OF 33

Cadd file name: P:\1602 - HAPPY CREEK KNOLLS SEC 3\1602-04-001 (CNG) \ENGINEERING\ENGINEERING PLANS\SHEETS\1602-D-CP-001-DETLTWG



GRADING PLAN

HAPPY CREEK KNOLLS
SECTION 4
FINAL SUBDIVISION PLAN

TOWN OF FRONT ROYAL WARREN COUNTY, VIRGINIA

PLAN STATUS	DATE
COUNTY SUBMISSION	07/24/19
COUNTY COMMENTS	01/01/19
DEQ COMMENTS	09/22/20
DEQ COMMENTS	03/30/21
DEQ COMMENTS	06/07/21
DEQ COMMENTS	08/26/21
DEQ COMMENTS	10/07/21
COUNTY COMMENTS	10/07/21

DESCRIPTION	DATE

GC MCW
DESIGN DRAWN CHKD
SCALE H: 1"=30'
V:

JOB No. 1602-02-016
DATE JULY 19, 2019
FILE No. 1602-D-CP-005
SHEET 5 OF 33

COMMONWEALTH OF VIRGINIA
DOUGLAS H. WARNER
Lic. No. 023903
PROFESSIONAL ENGINEER
10/08/2021

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Cad file name: P:\1602 - HAPPY CREEK KNOLLS SEC 3\1602-04-001 (ENG)\ENGINEERING\ENGINEERING PLANS\SHEETS\1602-D-CP-001-GRP.DWG

MATCHLINE SEE SHEET 5

HAYMAKER LANE

HAPPY RIDGE DRIVE

EX. EWELL STREET

NOTE: EX. EWELL STREET FROM THE INTERSECTION OF IMBODEN DRIVE SOUTH TO BE RENAMED HAPPY RIDGE DRIVE

HEPTAD LLC
INSTR# 4959
T.M. 20A212 1
ZONED: PID
USE: AGRICULTURE/UNDEVELOPED (20-99ACRES)

WARREN MEMORIAL HOSPITAL
INSTR# 3535
T.M. 20A212 2
ZONED: A-1
USE: AGRICULTURE/UNDEVELOPED (20-99ACRES)

- 22.5' X 26' CL 1 RIPRAP (2.5' DEEP)
- EX. SANITARY SEWER
- EX. SANITARY EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT INSTRUMENT #:210004424
- EX. SPILLWAY AND RIP-RAP TO BE REMOVED
- LIMITS OF CLEARING AND GRADING
- 38° 55' 13" N 78° 09' 30" W
- MICRO POOL
- PROP. ENHANCED EXTENDED DETENTION POND
  - 2-YEAR WSE= 677.97
  - 10-YEAR WSE= 678.17
  - 100-YEAR WSE= 679.76
- 6' SAFETY BENCH
- 10' AQUATIC BENCH
- FOREBAY #1
- 21'-VDOT CL I RIP-RAP
- FLOW PATH
- VDOT HR-1
- 10-YR WSEL =699.29
- 10-YR WSEL =703.75
- PROP. RETAINING WALL (STRUCTURAL DESIGN BY CONTRACTOR)
- PROPOSED GRADE PER HAPPY CREEK SECTION 3
- BRL (TYP.)
- EXISTING CUL-DE-SAC TO BE REMOVED
- 8" W/L
- 8" PVC SAN SEW
- 15" RCP CL III
- 30" RCP CL III
- 42" RCP CLASS V
- 8" W/A
- OLET
- TP
- FF=696.90 BF=687.90 GAR=694.90 (33)
- FF=703.24 BF=694.24 GAR=701.24 (27)
- FF=708.22 BF=699.22 GAR=698.72 (26)
- FF=709.68 BF=700.68 GAR=700.18 (25)
- FF=709.92 BF=700.92 GAR=707.92 (28)
- FF=716.15 BF=707.15 GAR=706.65 (29)
- FF=718.24 BF=709.24 GAR=708.74 (30)
- FF=722.94 BF=713.94 GAR=713.44 (31)
- FF=730.35 BF=721.35 GAR=720.85 (32)
- FF=713.97 BF=704.97 GAR=704.47 (6)
- FF=716.16 BF=707.16 GAR=706.66 (5)
- FF=714.55 BF=705.55 GAR=705.05 (4)
- FF=715.16 BF=706.16 GAR=705.66 (3)
- FF=710.98 BF=701.98 GAR=708.98 (2)
- FF=715.48 BF=706.48 GAR=713.48 (1)

LIMITS OF CLEARING AND GRADING

TEST PIT REQUIRED

CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION AND ELEVATION OF UTILITIES. CONTRACTOR TO NOTIFY BCG OF ANY DISCREPANCIES. CONTRACTOR TO SCHEDULE TEST PITS AND UTILITY MARKING WELL IN ADVANCE OF CONSTRUCTION. BCG WILL NOT BE RESPONSIBLE FOR DELAYS DUE TO CONTRACTOR'S INABILITY TO SCHEDULE THIS NECESSARY WORK.

SOILS LEGEND

- EXISTING SLOPES 25% AND GREATER
- EXISTING SLOPES 0-15% AND GREATER

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GRADING PLAN

HAPPY CREEK KNOLLS SECTION 4

FINAL SUBDIVISION PLAN

WARREN COUNTY, VIRGINIA

TOWN OF FRONT ROYAL

COMMONWEALTH OF VIRGINIA
DOUGLAS H. WAGNER
Lic. No. 032903
11/01/2021
PROFESSIONAL ENGINEER

PLAN STATUS	
07/24/19	COUNTY SUBMISSION
10/01/19	COUNTY COMMENTS
09/22/20	DEQ COMMENTS
03/30/21	DEQ COMMENTS
06/07/21	DEQ COMMENTS
08/26/21	DEQ COMMENTS
10/07/21	DEQ COMMENTS
10/07/21	COUNTY COMMENTS
11/01/21	COUNTY COMMENTS

DATE	DESCRIPTION

GC DESIGN	MCW DRAWN	CHKD

SCALE H: 1"=30'
V:

JOB No. 1602-02-016

DATE JULY 19, 2019

FILE No. 1602-D-CP-005

SHEET 6 OF 33

Cad file name:P:\1602 - HAPPY CREEK KNOLLS SEC 3\1602-04-001 ENG\ENGINEERING\ENGINEERING PLANS\SHEETS\1602-D-CP-001-GRP.DWG

REGULAR COUNCIL MEETING
AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 11D

Agenda Item: Request for Waiver of Curb, Gutter and Sidewalk by Aaron Hike at 1011 and 1013 Virginia Avenue

Summary: Council is requested to consider a request from Aaron Hike for the waiver of curb, gutter and sidewalk installation at 1011 and 1013 Virginia Avenue. The applicant is constructing duplex units and there are no sidewalks within 300 feet of the property. Pursuant to Town Code Chapter 148-850. waivers may be requested from the Town Council.

Note: The Towns paving plan calls for this portion of Virginia Avenue to have curb and gutter installed in 2026.

Budget/Funding: N/A

Meetings: Work Session held March 3, 2025

Proposed Motion: I move that Council _____ the waiver of curb, gutter and sidewalk installation at 1011 and 1013 Virginia Avenue as requested by Aaron Hike.

Moved _____ Seconded _____

Wood _____ Veitenthal _____ Sealock _____ Rappaport _____ Ingram _____ DeDomenico-Payne _____

Request for Sidewalk Waiver for 1011 and 1013 Virginia Avenue submitted by Aaron Hike

Town Code Section 148-850.D.1:
D. Sidewalks.

1. Sidewalks shall be installed by the applicant along both sides of all new streets. For subdivisions involving the creation of an additional lot and for all new development projects, sidewalk sections shall be required along the frontage of all existing public streets. This requirement may be waived on vote of the Town Council in residential areas under the following conditions: where the character of the area is relatively low-density, after consideration of the traffic impact created by the subdivision and the total lots on a given street, drainage considerations and other environmental design parameters. The Town Engineer may waive sidewalks for development projects comprising of no more than two (2) dwelling units in residential areas along existing streets where sidewalks are not currently present within 1000 feet of the property.

Secondary Paving Plan

2026-2032

YEAR	STREET/ RATING	STREET	FROM	TO	ASPHALT	LINE PAINTING	WATER	SEWER	STORM SEWER	CURB	SIDEWALK	TOTAL
2026	72	Luray Ave	W. Main St	W. Criser Rd	$ 62,208.00	N/A	N/A			$ 47,500.00	$ 25,830.00	$ 135,538.00
	72	W. 12th St	Royal Ave	Shenandoah Ave	$ 145,000.00					$ 26,200.00	$ 55,000.00	$ 226,200.00
	75	W. 13th St	Royal Ave	Shenandoah Ave	$ 145,000.00					$ 16,300.00	$ 50,000.00	$ 211,300.00
	70	Virginia Ave	W. 8th St	W. 11th St	$ 173,160.00	N/A				$ 109,122.00	$ 91,000.00	$ 373,282.00
	58	Kendrick Ln	N. Shenandoah Ave	Massanutten Ave	$ 115,200.00		$ 340,000.00			$ 141,538.00	$ 70,938.00	$ 667,676.00

The Town's paving plan anticipates installing curb and gutter on this portion of Virginia Ave in 2026. The estimated cost of this installation will be $373,282.00.









The onsite photos show the lack of sidewalk, curb and gutter facilities on this street. There is a large culvert at the entrance to the applicant's property which appears to be well maintained. Installation of curb and gutter at this time would create a sidewalk to nowhere situation and it does not make sense to only have a small, isolated length of sidewalk. However, the requirement of new development having to install curb and gutter facilities allows for the developer to incur the cost of the improvements not that Town at large.

Staff recommends that in lieu of requiring the construction of the sidewalk, the Council require the applicant to bond the amount of the sidewalk so that the Town may complete the improvement when the rest of the street is improved.

Primary Paving Plan
2026-2032

YEAR		STREET	FROM	TO
2025		W. 6th	Royal Ave	Kendrick Ln
2026		N. Royal Ave	Commerce Ave	E. 6th St
2027		N.Royal Ave	E.6TH ST	Academy Dr
2028		John Marshall Hwy	Jamestown Rd	E/T/L
2029		N.Royal Ave	Academy Dr	Main St
2030		N.Royal Ave	Main St	South St
2031		Chester Gap Rd	Criser Rd	E/T/L
2032		N. Shenandoah Ave	W. 14th St	Kendrick Ln
IARY TOTAL (2026-2032)				

Secondary Paving Plan
2026-2032

YEAR	STREET/ RATING	STREET	FROM	TO
2026	72	Luray Ave	W. Main St	W. Criser Rd
	72	W. 12th St	Royal Ave	Shenandoah Ave
	75	W. 13th St	Royal Ave	Shenandoah Ave
	70	Virginia Ave	W. 8th St	W. 11th St
	58	Kendrick Ln	N. Shenandoah Ave	Massanutten Ave
TOTAL				
2027	74	Oak St	Luray Ave	Cherry St
	73	Jamestown Rd	JMH	Cul-De-Sac
	58	W. 8th St	N. Shenandoah Ave	N. Royal Ave
	60	Kendrick Ln	Massanutten Ave	Adams Ave
	69	Virginia Ave	W. 11th St	W. 14th St
TOTAL				

2028	60	Sherwood Ave	Luray Ave	Cherry St
	78	River Dr	Dead end	Cherrydale Ave
	70	Cherry St	Sherwood Ave	Grand Ave
	68	Grand Ave	Cherry St	S. Shenandoah Ave
TOTAL				
2029	74	Brown Ave	S. Shenandoah Ave	Salem Ave
	60	Skyline Place	Grand Ave	Salem Ave
	75	Cypress St	Salem Ave	Grand Ave
TOTAL				
2030	58	Front St	Prospect St	Short St
	60	Short St	Front St	Blue Ridge Ave
	59	Cable St	Front St	Ritenour St
	52	Pullen St	Prospect St	Short St
TOTAL				
YEAR		**STREET**	**FROM**	**TO**
2031	**STREET/ RATING**			
	74	W.13TH ST	Massanutten St	Jefferson Ave
		Commonwealth Ave	W.14TH ST	W.13TH ST
	N/A	State Ave	W.14TH ST	W.13TH ST
	N/A	Mosby Ln	Prospect St	Stonewall Dr
TOTAL				
2032				
		E.Stonewall Dr	Commerce Ave	Dead End
		E.Stonewall Dr	Commerce Ave	N.Royal
		E.Stonewall Dr	N.Royal Ave	Luray Ave
TOTAL				

ALL YEARS SECONDARY TOTAL (2026-2032)

PRIMARY TOTAL

SECONDARY TOTAL

TOTAL

ASPHALT	LINE PAINTING	WATER	SEWER	STORM SEWER	CURB
$ 87,388.00	$ 6,000.00				N/A
$ 130,985.00	$ 3,022.00	$ 324,000.00	N/A	N/A	N/A
$ 95,785.00	$ 2,788.00	$ 336,000.00	N/A	N/A	N/A
$ 658,791.00	$ 15,000.00		N/A	N/A	N/A
$ 96,005.00	$ 10,000.00	$ 378,000.00	N/A	N/A	N/A
$ 135,000.00	$ 8,000.00	N/A	N/A	N/A	N/A
$ 216,880.00	$ 8,000.00		N/A	N/A	N/A
$ 153,186.00	$ 11,000.00	N/A	N/A	N/A	N/A
$ 1,574,020.00	**$ 63,810.00**	**$ 1,038,000.00**	**$ -**	**$ -**	**$ -**

ASPHALT	LINE PAINTING	WATER	SEWER	STORM SEWER	CURB
$ 62,208.00	N/A	N/A			$ 47,500.00
$ 145,000.00					$ 26,200.00
$ 145,000.00					$ 16,300.00
$ 173,160.00	N/A				$ 109,122.00
$ 115,200.00		$ 340,000.00			$ 141,538.00
$ 640,568.00	**$ -**	**$ 340,000.00**	**$ -**	**$ -**	**$ 340,660.00**
$ 85,000.00	N/A	$ 143,000.00			$ 38,653.00
$ 210,655.00	$ 10,000.00	$ 608,000.00			$ 161,839.00
$ 48,060.00	N/A				$ 20,112.00
$ 193,280.00	N/A	$ 472,000.00			$ 96,495.00
$ 101,758.00					$ 71,250.00
$ 638,753.00	**$ 10,000.00**	**$ 1,223,000.00**	**$ -**	**$ -**	**$ 388,349.00**

$ 70,000.00	N/A	$ 137,000.00			$ 136,600.00
$ 30,379.00		N/A			N/A
$ 25,896.00					N/A
$ 117,435.00					$ 61,775.00
$ 243,710.00	**$ -**	**$ 137,000.00**	**$ -**	**$ -**	**$ 198,375.00**
$ 50,427.00	N/A	$ 173,000.00			$ 76,426.00
$ 51,792.00					$ 33,576.00
$ 35,079.00	N/A				$ 25,643.00
$ 137,298.00	**$ -**	**$ 173,000.00**	**$ -**	**$ -**	**$ 135,645.00**
$ 82,769.00	N/A				$ 35,465.00
$ 97,934.00	N/A				$ 62,955.00
$ 36,252.00	N/A				$ 31,058.00
$ 82,769.00	N/A				$ 35,465.00
$ 299,724.00		$ -			**$ 164,943.00**
ASPHALT	**LINE PAINTING**	**WATER**	**SEWER**	**STORM SEWER**	**CURB**
$ 31,784.00	N/A	N/A			$ 17,284.00
$ 27,683.00	N/A	$ 72,700.00			$ 6,788.00
$ 13,887.00	N/A	N/A			N/A
$ 78,632.00	N/A				$ 36,513.00
$ 151,986.00	**$ -**	**$ 72,700.00**	**$ -**	**$ -**	**$ 60,585.00**
$ 174,120.00	$ 7,750.00				$ 67,375.00
$ 87,278.00	N/A	N/A			N/A
$ 42,258.00	N/A	N/A			N/A
$ 303,656.00	**$ 7,750.00**	**$ -**	**$ -**	**$ -**	**$ 67,375.00**
$ 2,415,695.00	$ 17,750.00	$ 1,945,700.00	$ -	$ -	$ 1,355,932.00

SIDEWALK	TOTAL
N/A	$ 93,388.00
N/A	$ 458,007.00
N/A	$ 434,573.00
N/A	$ 673,791.00
N/A	$ 484,005.00
N/A	$ 143,000.00
N/A	$ 224,880.00
N/A	$ 164,186.00
	$ -
$ -	**$ 2,675,830.00**

SIDEWALK	TOTAL
$ 25,830.00	$ 135,538.00
$ 55,000.00	$ 226,200.00
$ 50,000.00	$ 211,300.00
$ 91,000.00	$ 373,282.00
$ 70,938.00	$ 667,676.00
$ 292,768.00	**$ 1,613,996.00**
$ 19,373.00	$ 286,026.00
$ 81,112.00	$ 1,071,606.00
$ 39,438.00	$ 107,610.00
$ 86,845.00	$ 848,620.00
$ 42,000.00	$ 215,008.00
$ 268,768.00	**$ 2,528,870.00**

$ 40,040.00	$ 383,640.00
$ 26,901.00	$ 57,280.00
$ 14,000.00	$ 39,896.00
$ 123,550.00	$ 302,760.00
$ 204,491.00	**$ 783,576.00**
$ 34,902.00	$ 334,755.00
$ 14,000.00	$ 99,368.00
$ 12,852.00	$ 73,574.00
$ 61,754.00	**$ 507,697.00**
$ 21,150.00	$ 139,384.00
$ 37,485.00	$ 198,374.00
$ 18,495.00	$ 85,805.00
$ 21,150.00	$ 139,384.00
$ 98,280.00	**$ 562,947.00**
SIDEWALK	**TOTAL**
$ 45,518.00	$ 94,586.00
$ 10,584.00	$ 117,755.00
N/A	$ 13,887.00
$ 29,025.00	$ 144,170.00
$ 85,127.00	**$ 370,398.00**
$ 52,952.00	$ 302,197.00
	$ 87,278.00
	$ 42,258.00
$ 52,952.00	**$ 431,733.00**
$ 1,064,140.00	$ 6,799,217.00
	$ 2,675,830.00
	$ 6,799,217.00
	$ 9,475,047.00

Tina Presley

From: Connie Potter
Sent: Tuesday, February 18, 2025 11:17 AM
To: Tina Presley
Cc: Lauren Kopishke; Carol Buffa
Subject: FW: Sidewalk Waiver
Attachments: 2400636_Address Plat_1011 Virginia Ave_20A5 3 B3.pdf; 2400635_Address Plat_1013 Virginia Ave_20A5 3 B2.pdf

Hi Tina,

Below is a sidewalk waiver request from Aaron Hike. He is constructing a duplex. Attached is a copy of the house location survey plats for each address.

- 1011 Virginia Avenue – 20A5-3-B3
- 1013 Virginia Avenue – 20A5-3-B2

Thank you,
Connie

COPY

From: Lauren Kopishke <lkopishke@frontroyalva.com>
Sent: Tuesday, February 18, 2025 10:00 AM
To: Planning and Zoning <planning@frontroyalva.com>
Subject: FW: Sidewalk Waiver

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

From: build hikeconstruction.com <build@hikeconstruction.com>
Sent: Monday, February 17, 2025 3:14 PM
To: Lauren Kopishke <lkopishke@frontroyalva.com>
Subject: Sidewalk Waiver

Hi Lauren, I would like to request a sidewalk waiver for 1011 and 1013 Virginia Ave. There are no sidewalks in the area with the closest sidewalk being only in front of the entrance of the American Legion. There have been duplexes built on the same road in recent years without sidewalks as well.

Thank you for your consideration,

Thank you,

Aaron

Hike Construction Inc.

417 N Royal Ave

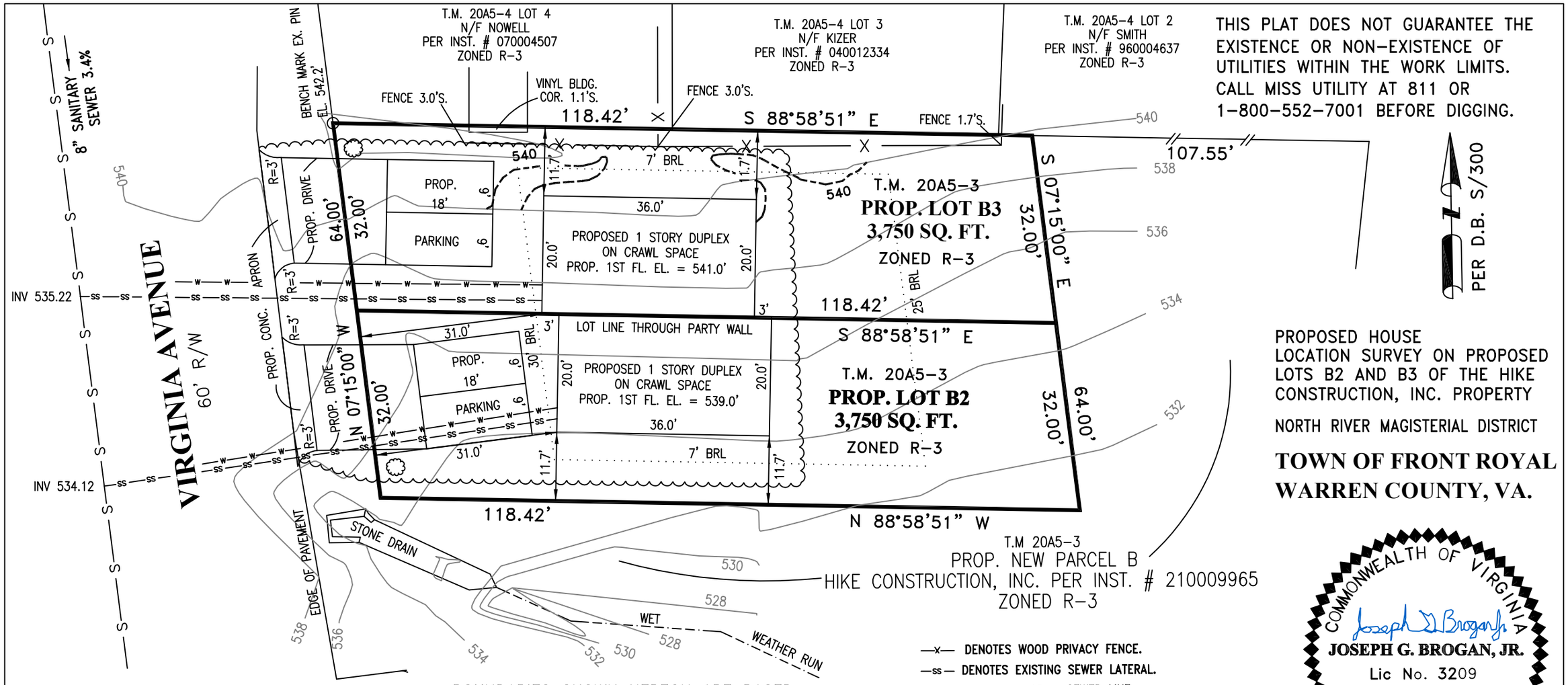
Front Royal, VA 22630

540-305-6643- Cell

540-313-6901- Office

COPY

NEW ADDRESS: 1013 VIRGINIA AVENUE 20A5-3-B2 AD24-54



THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING.

PER D.B. S/300

PROPOSED HOUSE LOCATION SURVEY ON PROPOSED LOTS B2 AND B3 OF THE HIKE CONSTRUCTION, INC. PROPERTY

NORTH RIVER MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

—x— DENOTES WOOD PRIVACY FENCE.
—ss— DENOTES EXISTING SEWER LATERAL.
—s— DENOTES EXISTING SEWER LINE.
—w— DENOTES PROPOSED WATER LINE.
DENOTES EXISTING CONTOUR LINE.
---- DENOTES PROPOSED CONTOUR LINE.
DENOTES PROP. 2" DIAMETER MAPLE TREE.
DENOTES LIMITS OF CONSTRUCTION.

0 20 40
SCALE 1" = 20'

ELEVATIONS DATUM: NAVD 88.
DRIVEWAY APRON TO BE CONCRETE AND DRIVEWAY SURFACE TO BE EITHER CONCRETE OR PAVED AND TO CONFORM TO TOWN OF FRONT ROYAL STANDARD (RC-5).
PROPOSED BUILDING COVERAGE AREA 1,400 SQ. FT.
PROPOSED TOTAL AREA OF DISTURBANCE = 4,900 SQ. FT.
PROPOSED TREES = 2 STREET TREES.
NOTE: NO PROPOSED SLOPE ON LOT IS GREATER THAN 15%.
A WAIVER TO CURB AND GUTTER WILL BE REQUESTED DUE TO LACK OF EXISTING CURB AND GUTTER ALONG VIRGINIA AVENUE.

BOUNDARIES SHOWN HEREON ARE BASED OFF OF A CURRENT FIELD SURVEY.

NO TITLE REPORT FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: HIKE CONSTRUCTION, INC. PER INST. # 210009965

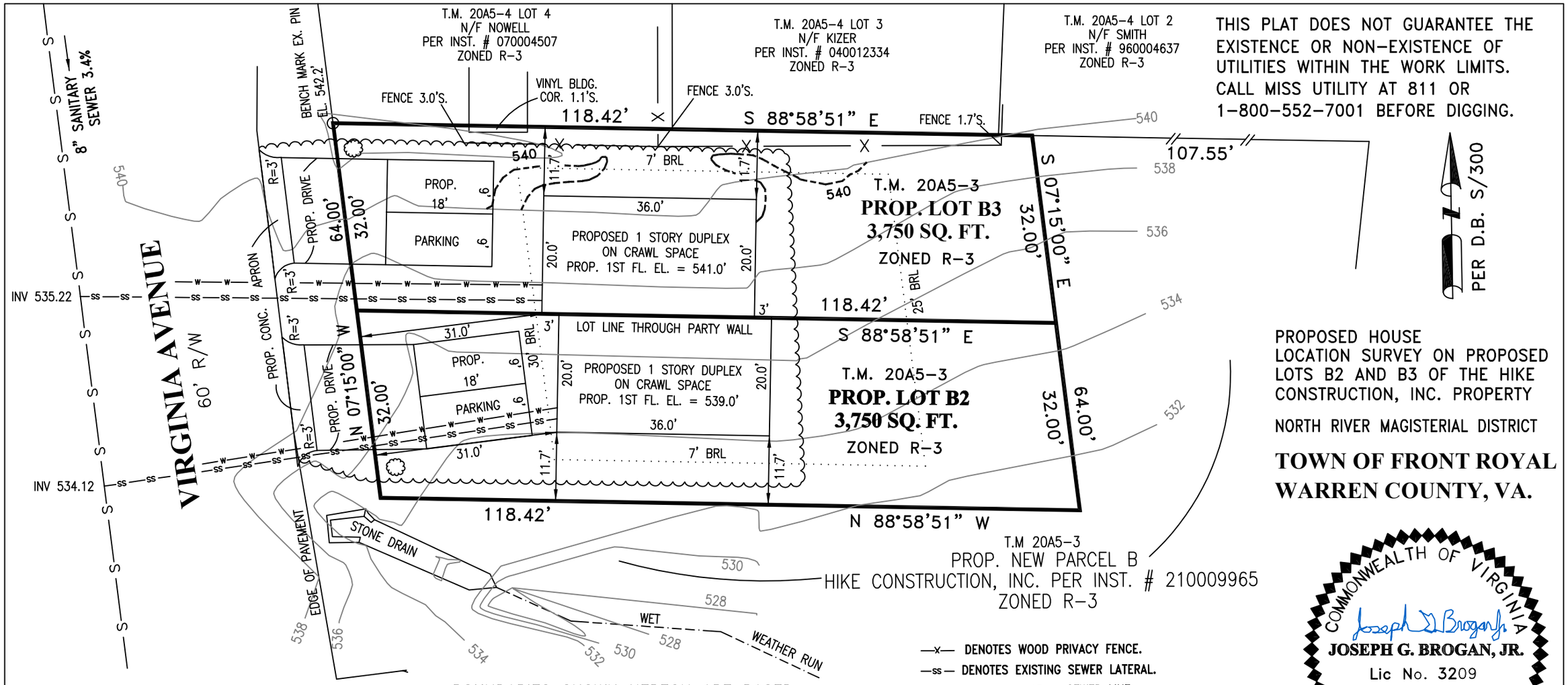
PLAT REF: SLIDE 298 H.

SUBJECT PROPERTY SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

COMMONWEALTH OF VIRGINIA
Joseph G. Brogan Jr.
JOSEPH G. BROGAN, JR.
Lic No. 3209
11/20/2023
LAND SURVEYOR

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
NOVEMBER 20, 2023

NEW ADDRESS: 1011 VIRGINIA AVENUE 20A5-3-B3 AD24-53



THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UTILITIES WITHIN THE WORK LIMITS. CALL MISS UTILITY AT 811 OR 1-800-552-7001 BEFORE DIGGING.

PER D.B. S/300

PROPOSED HOUSE LOCATION SURVEY ON PROPOSED LOTS B2 AND B3 OF THE HIKE CONSTRUCTION, INC. PROPERTY

NORTH RIVER MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

—x— DENOTES WOOD PRIVACY FENCE.
—ss— DENOTES EXISTING SEWER LATERAL.
—s— DENOTES EXISTING SEWER LINE.
—w— DENOTES PROPOSED WATER LINE.
DENOTES EXISTING CONTOUR LINE.
---- DENOTES PROPOSED CONTOUR LINE.
DENOTES PROP. 2" DIAMETER MAPLE TREE.
DENOTES LIMITS OF CONSTRUCTION.

0 20 40
SCALE 1" = 20'

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
11/20/2023
LAND SURVEYOR

ELEVATIONS DATUM: NAVD 88.
DRIVEWAY APRON TO BE CONCRETE AND DRIVEWAY SURFACE TO BE EITHER CONCRETE OR PAVED AND TO CONFORM TO TOWN OF FRONT ROYAL STANDARD (RC-5).
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NO TITLE REPORT FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: HIKE CONSTRUCTION, INC. PER INST. # 210009965

PLAT REF: SLIDE 298 H.

SUBJECT PROPERTY SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

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

NOVEMBER 20, 2023

CLOSED MEETING
AGENDA STATEMENT

Meeting Date: March 24, 2025 Item# 12

MOTION ON TO GO INTO CLOSED MEETING

[to be approved by affirmative recorded vote, with motion set forth in detail in the minutes. Council may take action in open session following closed meeting].

I move that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose:

1) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, more specifically, the Town Manager position

Motion to Certify Closed Meeting at its Conclusion

[At the conclusion of the Closed Meeting, immediately re-convene in open meeting and take a roll call vote on the following:]

I move that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Moved _____ ***Seconded*** _____

Wood _____ ***Veitenthal*** _____ ***Sealock*** _____ ***Rappaport*** _____ ***Ingram*** _____ ***DeDomenico-Payne*** _____