

Town of Strasburg

SPECIAL MESSAGE TO THE PUBLIC
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To make public comment please submit to:
comment@strasburgva.com
by 4:00 p.m., Tuesday, May 23, 2023

Planning Commission
Tuesday, July 25, 2023
7:00 PM

Planning Commission Members:

Vince Poling, Chairperson
Hank Dean, Vice Chairperson
Bill Foster
Steve Nicholson
John Rhodes
Symantha Zeimet
Emily Reynolds, Council Representative

Staff Contacts:

Brian Otis, Planning & Zoning Administrator



Agenda

Call to Order: *Chairperson Poling*

Approval of Agenda

Public Hearings (if needed):

- To receive public comment on a Comprehensive Plan Amendment (CPA23-0001) requested by Landmark Atlantic Holdings, LLC, owner, for property identified as Tax Map 016 A 167A located at 144 Fort Bowman Road, approximately seven hundred feet east of the intersection of Fort Bowman Road and Old Valley Pike and containing 3.306 acres. The request is to recategorize the Highway Commercial Development Area to a Residential Development Area.
- To receive public comment on a Rezoning application (REZ23-0001) requested by Landmark Atlantic Holdings, LLC, owner, for property identified as Tax Map 016 A 167A located at 144 Fort Bowman Road, approximately seven hundred feet east of the intersection of Fort Bowman Road and Old Valley Pike and containing 3.306 acres. The request is to rezone the subject property from the Highway Commercial District to the Multi-Family Residential District, construct 29 townhomes, and extend Homewood Way to this development as the primary access.

Citizen Comments on non-agenda items:

Action Items:

1.) Approval of Minutes

Description: Approval of Minutes of the June 27, 2023 Planning Commission Meeting

Staff Contact: Amy Keller, Clerk of Council

Support Materials: Minutes of the June 27, 2023 Planning Commission Meeting

2.) Recommendation to the Town Council of a Comprehensive Plan Amendment (CPA23-0001) requested by Landmark Atlantic Holdings, LLC.

Description: Comprehensive Plan Amendment (CPA23-0001) requested by Landmark Atlantic Holdings, LLC, owner, for property identified as Tax Map 016 A 167A located at 144 Fort Bowman Road, approximately seven hundred feet east of the intersection of Fort Bowman Road and Old Valley Pike and containing 3.306 acres. The request is to recategorize the Highway Commercial Development Area to a Residential Development Area.

Staff Contact: Brian Otis, Planning & Zoning Administrator

Support Materials: Staff Report

3.) Rezoning application (REZ23-0001) requested by Landmark Atlantic Holdings, LLC, owner, for property identified as Tax Map 016 A 167A located at 144 Fort Bowman Road.

Description: Rezoning application (REZ23-0001) requested by Landmark Atlantic Holdings, LLC, owner, for property identified as Tax Map 016 A 167A located at 144 Fort Bowman Road, approximately seven hundred feet east of the intersection of Fort

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Amy Keller, Clerk of Council, at 1-(540)-465-9197, or akeller@strasburgva.com. Three (3) days of notice is required.

Bowman Road and Old Valley Pike and containing 3.306 acres. The request is to rezone the subject property from the Highway Commercial District to the Multi-Family Residential District, construct 29 townhomes, and extend Homewood Way to this development as the primary access.

Staff Contact: Brian Otis, Planning & Zoning Administrator

Support Materials: Staff Report

Staff Updates:

Old Business:

New Business:

Adjournment

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Amy Keller, Clerk of Council, at 1-(540)-465-9197, or akeller@strasburgva.com. Three (3) days of notice is required.

MINUTES OF THE STRASBURG PLANNING COMMISSION MEETING HELD ON TUESDAY, JUNE 27, 2023 AT 7 P.M. IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL.

PLANNING COMMISSIONERS PRESENT: Chairperson Poling, Vice Chairperson Dean and Commissioners Foster, Nicholson, Rhodes, and Zeimet. Absent: Vice Chairperson Dean and Commissioner Rhodes.

STAFF PRESENT: Planning & Zoning Administrator Otis and Clerk of Council Keller.

Chairperson Poling called the meeting to order and reviewed the agenda.

Approval of Agenda:

The agenda was approved as presented.

Public Hearings (if needed):

- To receive public comment on a Special Use Permit application (SUP2023-0007) requested by FIDUM COMPANY, owner, for property identified as Tax Map 025A201B059 006 located at 395 Stonewall Street fifty feet north of the intersection of Stonewall Street and Thompson Street and containing 0.138 acres. The request is to permit short-term rental use within the existing detached single-family dwelling.

P&Z Administrator Otis reviewed the staff report by saying application is in conformance with the Short-Term Rental Ordinance approve by Council. The property is located in medium density residential zoning, listed as a three-bedroom detached dwelling, which requires a Special Use Permit for approval. The application shows the entire dwelling will be used as a STR. The applicant lives in Luray which is within the one-hour travel time required by the ordinance. The property currently shows two parking spaces which does not meet the required parking for the use. The ariel picture shows three cars parked, but the third is parked in the grass.

The Public Hearing opened at 7:04 p.m.

Seth Newman, 404 Rose Lane, Strasburg, VA: **Mr. Newman** asked what a short-term rental is and **P&Z Administrator Otis** said it is any rental less than 30 days. These are typically known as airBnBs.

Being no other speakers, the Public Hearing closed at 7:05 p.m.

- To receive public comment on a Special Use Permit application (SUP2023-0006) requested by TRI-J DRD LLC, owner, for property identified as Tax Map Numbers (025A201B052 010; 025A201B052 012; 025A201B052 014; 025A201B052 016; 025A201B052 018; 025A201B052 020; 025A201B052 022; 025A201B052 024; 025A201B052 026; 025A201B052 028; 025A201B052 030; 025A201B052 032; 025A201B055 011; 025A201B055 013; 025A201B055 015; 025A201B055 017; 025A201B055 019; 025A201B055 021; 025A201B055 023; 025A201B055 026) located along the unimproved portion of Mineral Street from John Marshall Highway to Pendleton Lane, approximately 430 feet west of North Massanutten Street on John Marshall Highway. The property is within the Medium Density

Residential District and contains 3.68 acres. The request is to increase the density from 8 dwelling units per acre to 16 dwelling units per acre and increase the number of units per building from 4 units per building to 8 units per building for a townhouse development.

Planning and Zoning Administrator Otis said the entire property is 5.16 acres and of this, 3.68 acres is the developable acreage.

Roger Van Norton, 519 Burgess Street, Strasburg, VA: Stated, "I am not against growth or construction. I realize a healthy community needs to balance the growth of its population with the growth of its businesses and jobs. Right now, I see an enormous growth in population. At some point in the past, a group of residents and planners got together to determine reasonable criteria for a medium density residential district within the town limits of Strasburg. What has changed to warrant granting an exception in allowing an increase in density in this case? What did those past residents and planners miss? If I understand correctly, and I talked to **Brian (P&Z Administrator Otis)** a little bit about the numbers so my numbers might be a little bit off, this builder wants a waiver in order to increase the number of individual housing units from roughly 192 to 320. They want to go from approximately 24 buildings to 40. That is an additional 128 living units beyond the current zoning guidelines." He asked for a correction if he was wrong. **P&Z Administrator Otis** said the total number of units would just be 40 dwelling units. Five buildings with eight units each for a total of 40 townhouses. **Mr. Van Norton** said they are looking at 40 townhouses and if the waiver doesn't go through, what would it be. **P&Z Administrator Otis** said it would be the by-right basis which would be four units per building and then it would depend on how they would fit onto the property. **Mr. Van Norton** apologized and said he thought they were looking at 320 townhouses, and that was worrying him, which is mainly why he was in attendance.

Mr. Van Norton continued by saying, "If builders and real estate agents are using the proximity to I81 and I66 as a selling point, then the Town of Strasburg should be utilizing this value when it comes to builders making money in our town." Then these variances go in, he wants the town to be able to leverage the value for the town. Very rarely do big builders use local trades people and before we start providing variances to these builders, he would like for Strasburg to make the big builder make an investment to the town, and he doesn't just mean the hook-up fees as he doesn't think that is an investment. This is small scale, but there will be larger scale in the future, and he would like them to make an investment.

Seth Newman, 404 Rose Lane, Strasburg, VA: Said this is increasing density for no reason other than profit. There is a sheer drop-off on the property, so what will protect the buildings from that? Will there be a retaining wall and if so, will the town have to maintain it? He doesn't think the town should. He doesn't think the town should be in the business of maintaining builders retaining walls. This development is not on a massive scale, but what is the town getting for this? We are losing green space so what are we increasing density for? We have failures of infrastructure all over town. He has had four water breaks on his street in the past three years and his street is only one block long. Town employees have told him that is nothing compared to the other side of town. So, are we getting anything for the additional housing and vehicles and the green space we will be losing? Big builders will put complete infrastructure to their property, and he used Toll Brothers

as an example. What are we getting?

Patrick Sowers, Dave Holliday Construction: There are 20 existing parcels now. This presents itself as the completion of the loop for the Hupps Hill Townhouse development. It is extending Mineral Street as a public street, along with an eight foot trail. It will link the water main at the end of Pendleton Lane to Route 55 which will create another loop and having redundancy in your water system is important. This is zoned Medium Density Residential. A new zoning amendment was done, and they are not seeking the 16 units per acre which would be allowed, but only eight units per acre. Having eight units made sense in making the completion of the Hupps Ridge Development.

Roger Van Norton: There is a stop sign at the end of Route 55 and Massanutten street and more traffic will be created. Are the builders willing to invest the additional profit to the town? The building opportunities in Strasburg should be more than just a water and sewer tap. He concluded by saying if granting the variance will lower his taxes, he might be willing to do this.

P&Z Administrator Otis said he has heard from the property owner at the end of Mineral Street and he was interested in selling the property to the developer.

P&Z Administrator Otis said he received a comment from the resident behind the church and he did not have any negative comments.

Being no other comments, the Public Hearing closed at 7:19 p.m.

Citizen Comments on non-agenda items:

Action Items:

1.) Approval of Minutes

Description: Approval of Minutes of the May 23, 2023 Planning Commission Meeting

Commissioner Zeimet moved to approve the minutes of the May 23, 2023 meeting; second by Commissioner Foster. With no discussion, the motion passed unanimously.

2.) Special Use Permit application (SUP2023-0007) requested by FIDUM

COMPANY – Short-Term Rental

Description: Special Use Permit application (SUP2023-0007) requested by FIDUM COMPANY, owner, for property identified as Tax Map 025A201B059 006 located at 395 Stonewall Street fifty feet north of the intersection of Stonewall Street and Thompson Street and containing 0.138 acres. The request is to permit short-term rental use within the existing detached single-family dwelling.

Planning & Zoning Administrator Otis showed the location and the zoning map and surrounding area. Staff does not recommend approval and it is strictly on the requirement of one parking space for each guest space; this application does not meet this. Being a three bedroom house, it would require three parking spaces and this lot does not have that.

Vice Mayor Reynolds said when this ordinance was written, she felt that she heard from all involved that they did not want these in residential areas. All that have been approved

have been closer to downtown and the tourism area. She doesn't feel this is a good fit especially when you consider the sentiment of the ordinance. She is leaning to not approving.

Chairperson Poling said when this ordinance came before the Planning Commission, he missed the requirement of the local representative being within 60 minutes. Sixty minutes is not local. He somehow missed this.

Vice Mayor Reynolds moved to recommend to Town Council the denial of SUP2023-007, FIDUM Company, Short-Term Rental; second by Commissioner Zeimet.

Discussion:

Vice Mayor Reynolds said no one was extremely satisfied with this ordinance when it was passed, but they knew we needed something on the books because of the rise of AirBnB. There are sections that need to be tweaked.

Josephine Surprenant, applicant, said she actually has property in Woodstock and Front Royal so is closer than the 60-minute timeframe; she wanted to make this clear. They are asking for this SUP for instances when they accept a lease under 30 days. They like to provide housing for people that want to stay for less than 30 days. They specialize in furnished housing for professionals and insurance purposes.

Vice Mayor Reynolds thanked for the clarification. She asked if the SUP stays with the property and **Planning & Zoning Administrator Otis** said they will have to renew the application every year and if it does not maintain the use for a two-year period, the SUP is void.

Vice Mayor Reynolds asked if they only rent to professionals or do they have tourists and they do tourism, too, but mainly the professionals. They will work with what Strasburg wants.

Chairperson Poling asked if there were any other comments.

The motion passed for denial unanimously.

Chairperson Poling clarified that this is a recommendation to Town Council. The Council will have the final say on the issue.

3.) Special Use Permit application (SUP2023-0006) requested by TRI-J DRD LLC, owner, for property located along the unimproved portion of Mineral Street, from John Marshall Highway to Pendleton Lane.

Description: Special Use Permit application (SUP2023-0006) requested by TRI-J DRD LLC, owner, for property identified as Tax Map Numbers (025A201B052 010; 025A201B052 012; 025A201B052 014; 025A201B052 016; 025A201B052 018; 025A201B052 020; 025A201B052 022; 025A201B052 024; 025A201B052 026; 025A201B052 028; 025A201B052 030; 025A201B052 032; 025A201B055 011; 025A201B055 013; 025A201B055 015; 025A201B055 017; 025A201B055 019; 025A201B055 021; 025A201B055 023; 025A201B055 026) located along the

unimproved portion of Mineral Street from John Marshall Highway to Pendleton Lane, approximately 430 feet west of North Massanutten Street on John Marshall Highway. The property is within the Medium Density Residential District and contains 3.68 acres. The request is to increase the density from 8 dwelling units per acre to 16 dwelling units per acre and increase the number of units per building from 4 units per building to 8 units per building for a townhouse development.

Planning and Zoning Administrator Otis said this is a proposal to increase from four units to eight units per townhouse building. There are 20 lots that can be developed. It is not in a flood zone; it is adjacent to Town Run but does not affect it in any way. They are proposing a storm water pond, and the pipes will run underground so it will not dump directly to Town Run. He added that he is not sure if it ultimately goes into Town Run.

Planning and Zoning Administrator Otis said VDOT requested parking spaces be moved from the main entrance. They also identified that they would want a traffic study be done when a site plan comes in. They will probably say it is at least 400 trips per day for the development.

Planning and Zoning Administrator Otis discussed the density of the development. He said he is used to an actual definition of density. If you go by the 5.13 acres, they would be allowed 41 units. If you remove the right-of-way, you come down to 32 units with the 4.40 acres.

The retaining wall would be maintained by the HOA, as well as the retention pond.

Chairperson Poling said we will be looking at 40 units. **Planning & Zoning Administrator Otis** said they are proposing five, eight unit buildings.

Commissioner Foster said he owned the property on the top of Burgess Street. He assumes Mineral will connect to Pendleton Lane so this is an issue.

Commissioner Foster said he noticed a significant drop down to Town Run. **Planning and Zoning Administrator Otis** said there will not be any houses on the Massanutten Street side of Town Run.

Commissioner Foster said it is overgrown on the bank. He also questioned the increasing need for utilities and the amount of traffic on John Marshall Highway. There will be a traffic flow issue. His biggest concern was the Massanutten Street side of Town Run.

Vice Mayor Reynolds said this seems like a classic infill building project. It is a difficult area to develop. A recent change to the ordinance made it possible to increase housing in the town. She has heard talk about consistency in the UDO. The townhouse standards were very dense, but the rewrite helped make this more consistent and help make properties developable. We have a housing shortage here and that is why we are hesitant to approve STR and this seems like a good opportunity to get more housing.

Planning & Zoning Administrator Otis said in speaking to Public Works, it will close the loop on the water system. There were concerns in having multiple access points to all subdivisions and this gives that. The town has a concern with the cliff and the erosion, and the retaining wall will help that.

Chairperson Poling said he questions how many townhouses the core area of Strasburg

can maintain. He gave numbers in Hupps Ridge and Summit Crossing and said this will double the amount of housing proposed in the single family lots. He thinks there will be problems with the site plan when it comes before the Planning Commission. There will be no off-street parking except for the nine being provided. The rezoning next month will not be in the core area, so he does not have as much concern. With the number of townhomes in Summit Crossing, he thinks the density is too great.

Vice Mayor Reynolds moved for recommendation of approval to the Town Council (SUP2023-0006) requested by TRI-J DRD LLC; Commissioner Foster offered the second.

The motion passed on a roll call vote with the following results:

Commissioner Nicholson	Aye
Vice Mayor Reynolds	Aye
Chairperson Poling	Nay
Commissioner Foster	Aye
Commissioner Zeimet	Nay

Staff Updates:

Planning & Zoning Administrator Otis said he is moving along on the rewrite of the UDO. A public meeting was held earlier in the month, and his biggest take away was a focus on adding more pocket parks or tot lots throughout town.

He is trying to find solutions for industrial areas in the core area of town. Another meeting on July 13., and will focus on light industrial and the business park.

A draft of the proposed ordinance has been sent to legal counsel for review. Staff is still in line for adoption by July 1, 2024.

Planning & Zoning Administrator Otis said he found out that the financial backer for the townhouses on Summit Crossing has bought the property. He has heard that they want to come back with a redesign. He is hoping something better comes through.

Regarding the rezoning for the Village at Cedar Creek, this is the same lot they wanted to do an extended stay hotel on. The developer and **Planning & Zoning Administrator Otis** met with residents, and they realize this is the best use they will get from that property. The townhouse traffic will come down Hite Lane and through the development.

Planning & Zoning Administrator Otis had a meeting with the landscape architect for a project on Radio Station Road and Route 11. The project is moving along.

Initially, the Valley Health Medical Office building was approved but **Planning & Zoning Administrator Otis** said the applicant wanted to downsize so the site plan might change so they will be coming back before the Commission.

Old Business:

New Business:

Chairperson Poling commented that when we did the recommendation for the change to the townhouse ordinance, he never heard if Council approved it. He would like to receive updates on things such as this.

Adjournment

Commissioner Nicholson moved for adjournment; second by Vice Mayor Reynolds. With no discussion, the motion passed unanimously, and the meeting adjourned at 7:58 p.m.



Comprehensive Plan Amendment CPA23-0001 - Cedar Creek Townhomes STAFF REPORT

PC Meeting Date: July 25, 2023
Agenda Title: Comprehensive Plan Amendment
CPA23-0001 - Cedar Creek Townhomes

Summary

Landmark Atlantic Holdings, LLC has requested a rezoning of a parcel from Highway Commercial to Future Residential. The 2018 Comprehensive Plan identifies this area as Highway Commercial within the Future Land Use Map.

Background

A: Site Location:

Address: 144 Fort Bowman Rd
Tax Map #: 016 A 167A
Relative Intersection: 700 feet east of Fort Bowman Road and Old Valley Pike

B: Surrounding Land Uses: This site is bordered by;

- Vacant Highway Commercial to the West (across Homewood Way)
- Interstate 81 to the North
- Parkland (Belle Grove) to the East
- Parkland (Shenandoah Valley Battlefields) to the South

Comprehensive Plan Analysis

A. Highway Commercial

1. Comp Plan definition - *The Highway Commercial (H.C.) district supports commercial and wholesale uses generally located on major roads that generate high volumes of vehicular traffic. It is the intent of the Town to link these commercial uses to residential areas through a suitable network of trails, greenways, and bike paths.*
2. Highway Commercial consists of 45 acres and is 1.7% of the town's total area.

B. Future Residential

1. Multifamily Residential definition - *The Multi-Family Residential (M.F.R.) zoning district blends single-family detached dwellings, two-family dwellings (duplexes), townhomes, apartment buildings, and condominiums. This zoning district is best suited for individuals desirous of a diverse array of housing options and a walkable proximity to business districts.*
2. Multifamily Residential consists of 300 acres and is 11.4% of the town's total area.



**Comprehensive Plan Amendment
CPA23-0001 - Cedar Creek Townhomes
STAFF REPORT**

Staff Recommendation

Staff recommends approval of Comprehensive Plan Amendment #CPA24-0001, Cedar Creek Townhomes, for the following reasons.

- Since the adoption of the Future Land Use map VDOT has identified the access to Fort Bowman Road as a right-in/right-out only onto northbound Old Valley Pike with no southbound access. This would challenge any future commercial use from developing this location.
- Adequate transportation access to this location would be from Hite Lane and Homewood Way through the existing single-family residential development. Residential uses would create a reduced impact on these roadways.
- Residential uses have a reduced light-shed, noise and traffic impacts on the vicinity's residential and parkland parcels.
- Residential uses are in high demand with limited undeveloped land zoned residential. Higher density residential uses typically provide better opportunities for workforce housing.
- Location and residential use will not adversely affect any viewshed of the valley east of town for existing or future development.
- SWOT analysis of the I-81/Route 11 corridor does not identify concerns with inclusion of residential uses.



Comprehensive Plan Amendment CPA23-0001 - Cedar Creek Townhomes STAFF REPORT

Community Input

- Notice to the Comprehensive Plan Amendment was sent via registered mail to all property owners with 500 feet on June 13, 2023
- Signs were posted at the location starting on June 16, 2023
- Notice was posted in the Northern Virginia Daily newspaper publications dated Tuesday, July 11, 2023 and Tuesday, July 18, 2023
- Citizen comments to staff via phone/email.

Timing

The Planning Commission has until Thursday, August 24, 2023, which is 30 days from the first public hearing date, to act on the rezoning proposal. A recommendation to approve, approve with condition, or deny the request would meet the 30-day requirement.

Possible Actions

Actions the Planning Commission can make are.

- Recommendation to the Town Council for approval
- Recommendation to the Town Council for approval with conditions
- Recommendation to the Town Council for denial
- Request deferral for further conversation by the Planning Commission

of Comprehensive Plan Amendment CPA23-0001 - Cedar Springs Townhomes.

Further Actions

If the Planning Commission recommends approval of the Comprehensive Plan, the following actions moving forward must be completed prior to the commencement of work.

- Approval of the Comprehensive Plan Amendment by Town Submission.
- Approval of the Rezoning REZ23-0001 by Town Council
- Approval of a site plan in conformance with the General Design Plan.
- Post Performance Bond, Landscape Escrow
- Record the subdivision plat
- Obtain Land Disturbance Permit with the county
- Obtain a Land Development Permit

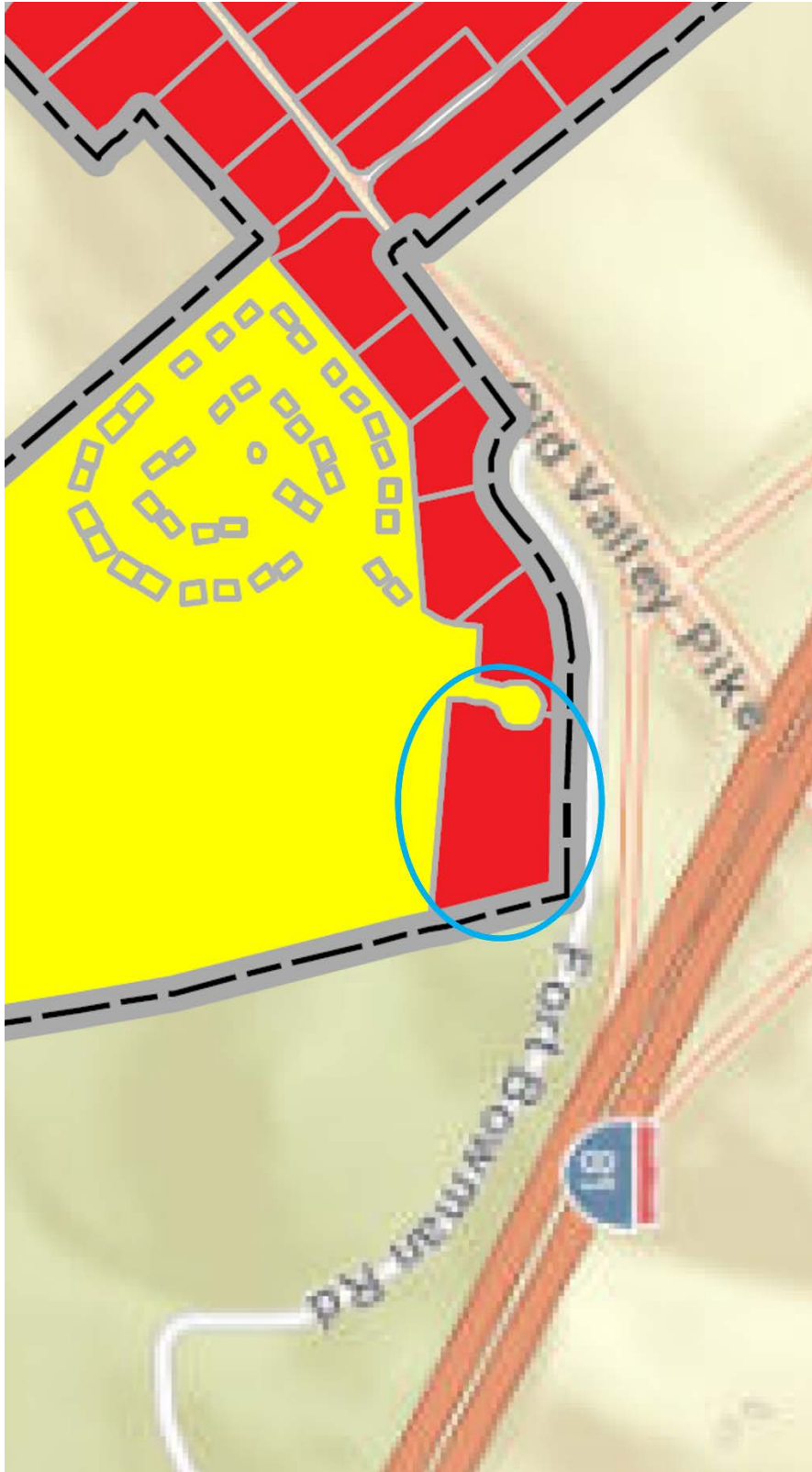
Attachments

Attachment A – GIS aerial image
Attachment B – Zoning map
Attachment C – Future Land Use Map

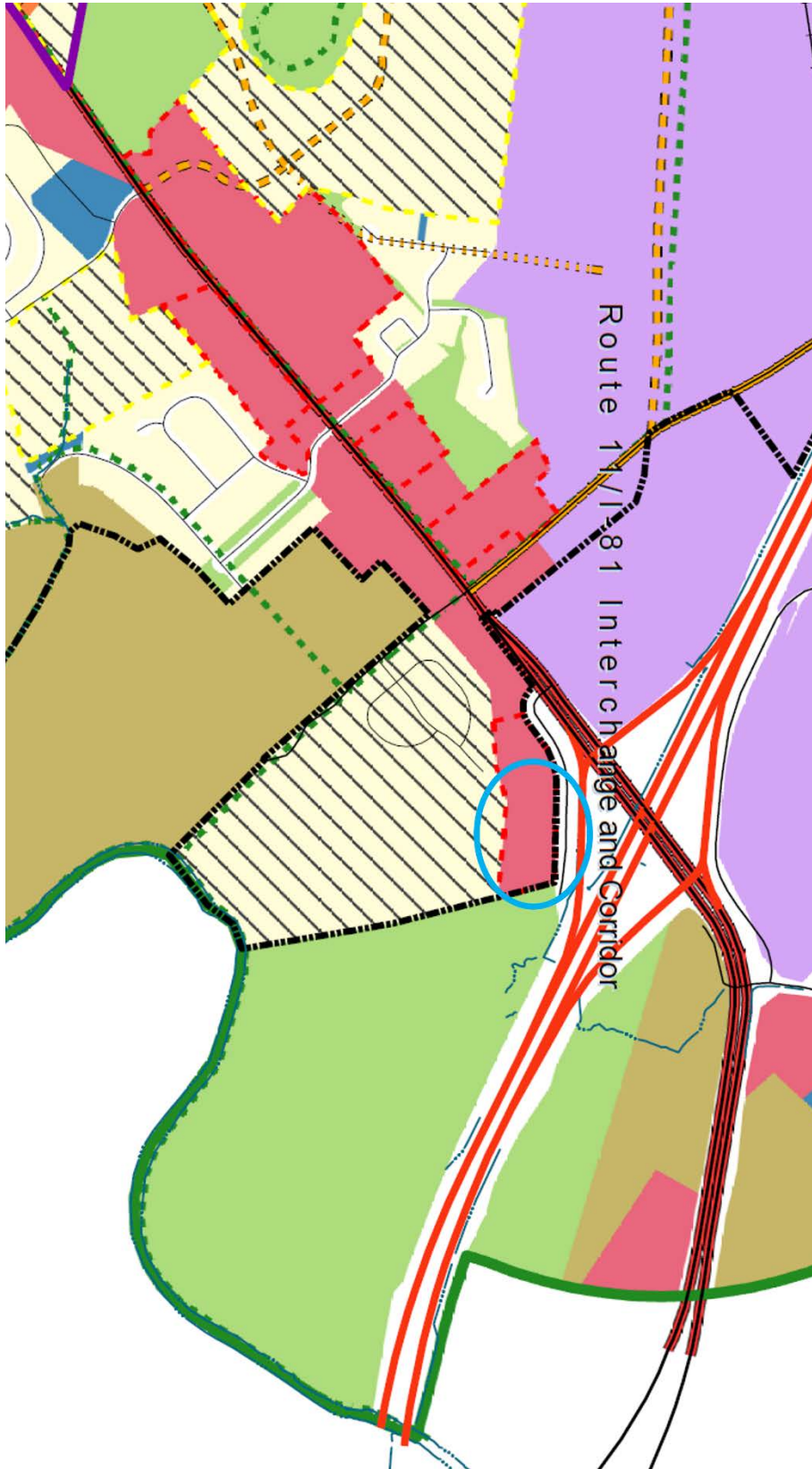
Attachment A – GIS aerial image



Attachment B - Zoning map



Attachment C – Future Land Use Map





Rezoning REZ23-0001 - Cedar Creek Townhomes STAFF REPORT

PC Meeting Date: July 25, 2023
Agenda Title: Rezoning
REZ23-0001 - Cedar Creek Townhomes

Summary

Landmark Atlantic Holdings, LLC has requested a rezoning of a 3.306 acres parcel from Highway Commercial to Multifamily Residential for the purpose of constructing 29 townhomes.

Background

This parcel was rezoned to Highway Commercial with the original Homewood rezoning approved February 13, 2006. With this rezoning, the intent was that Fort Bowman Road would be an extension of the Route 11 Highway Commercial Corridor.

Since the 2006 approval, VDOT has identified that they will not support a Route 11 southbound left turn lane. Therefore, limiting access for commercial use on Fort Bowman Road. Commercial developers have proposed to the Planning Commission and Town Council designs that require access through the Villages at Cedar Creek subdivision by use of Homewood Way. The Commission and Council had reservations about serving a commercial use through a residential community.

Analysis

A. Multifamily Residential District - Consistency Analysis

1. Comprehensive Plan Amendment - CPA23-0001, submitted concurrently with this rezoning, proposes this parcel to become Future Residential.
2. Design Standards for townhouses

Feature	Ordinance Standards	Proposed
Density	16 per acre (52 units)	11.4 per acre (29 units)
Units per building	8 units per building	2 buildings w/ 8 units 1 building w/ 7 units 1 building w/ 6 units
Max building height	35 feet	35 feet
Parking	2.25 per unit (66 total)	66 spaces

B. Comprehensive Plan - Consistency Analysis

1. Concurrent Comprehensive Plan Amendment, if approved will amend this parcel to Future Residential.

C. Location

1. Site Location:

Address: 144 Fort Bowman Rd
Tax Map #: 016 A 167A
Relative Intersection: 700 feet east of Fort Bowman Road and Old Valley Pike

2. Surrounding Land Uses: This site is bordered by;
Vacant Highway Commercial to the West (across Homewood Way)
Interstate 81 to the North
Parkland (Belle Grove) to the East
Parkland (Shenandoah Valley Battlefields) to the South

D. Proffer Statement

1. REFERENCES

- a. The site plan shall be substantially conforming to the referenced General Design Plan.

2. USES & DEVELOPMENT

- a. The development shall consist of a maximum of 29 townhouse dwellings.

3. Water

- a. Public connections will be made at Homewood Way and Fort Bowman Rd to create a loop of the utility.
- b. Monetary offsets are in place to address the impact on the potable water system.

4. SEWER

- a. Sewer will connect to the gravity system for the Hite Lane pumpstation.
- b. Monetary offsets are in place to address the impact on the sewer system.

5. TRANSPORTATION

- a. Homewood Way – Improved with sidewalk to Fort Bowman Rd.
- b. Fort Bowman Rd – Will be provided with a gate that will be controlled by first responders in case of emergency use.
- c. A parking lot will be installed to accommodate the 0.25 parking beyond the 2.00 required at each dwelling.

6. LANDSCAPING, OPEN SPACE & BUFFERS

- a. Landscaping and buffers shall be determined and identified on the site plan.
- b. Stormwater facilities shall be on commonly owned and maintained property. The General Design Plan identifies an underground system located at the parking lot.

7. POLICE

- a. Monetary offsets are in place to address the impact on the police services.

8. PARKS & RECREATION

- a. Monetary offsets are in place to address the impact on the P&R services.

9. ADMINISTRATION

- a. Monetary offsets are in place to address the impact on the administrative services.



Rezoning REZ23-0001 - Cedar Creek Townhomes STAFF REPORT

Planning & Zoning Administration
174 E. King Street, P.O. Box 351
Strasburg, VA 22657
(540) 465-9197 ext. 127

Staff Recommendation

Staff recommends approval of rezoning #REZ23-0001, Cedar Creek Townhomes, for the following reasons.

- The Rezoning is consistent with the CPA23-0001 application.
- Adequate transportation access to this location would be from Hite Lane and Homewood Way through the existing single-family residential development. Residential uses would create a reduced impact on these roadways in comparison to a commercial use.
- Multifamily Residential uses have a reduced light-shed, noise and traffic impacts on the vicinity's residential and parkland parcels.
- Residential uses are in high demand with limited undeveloped land zoned residential. Higher density residential uses typically provide better opportunities for workforce housing.
- Limitations of access via Fort Bowman Rd and 100-foot-wide gas easement pose significant challenges for commercial use of this parcel.

Community Input

- Notice to the Rezoning was sent via registered mail to all property owners with 500 feet on June 13, 2023
- Signs were posted at the location starting on June 16, 2023
- Notice was phone posted in the Northern Virginia Daily newspaper publications dated Tuesday, July 11, 2023 and Tuesday, July 18, 2023
- Citizen comments to staff via /email.

Timing

The Planning Commission has until Thursday, August 24, 2023, which is 30 days from the first public hearing date, to act on the rezoning proposal. A recommendation to approve, approve with condition, or deny the request would meet the 30-day requirement.



Rezoning REZ23-0001 - Cedar Creek Townhomes STAFF REPORT

Planning & Zoning Administration
174 E. King Street, P.O. Box 351
Strasburg, VA 22657
(540) 465-9197 ext. 127

Possible Actions

Actions the Planning Commission can make are.

- Recommendation to the Town Council for approval
- Recommendation to the Town Council for approval with conditions
- Recommendation to the Town Council for denial
- Request deferral for further conversation by the Planning Commission

of rezoning case REZ23-0001 - Cedar Creek Townhomes.

Further Actions

If the Planning Commission recommends approval of the Comprehensive Plan, the following actions moving forward must be completed prior to the commencement of work.

- Approval of the Comprehensive Plan Amendment CPA23-0001 by Town Submission.
- Approval of the Rezoning REZ23-0001 by Town Council
- Approval of a site plan in conformance with the General Design Plan.
- Post Performance Bond, Landscape Escrow
- Record the subdivision plat
- Obtain Land Disturbance Permit with the county
- Obtain a Land Development Permit

Attachments

Attachment A – Proffer Statement
Attachment B – General Design Plan
Attachment C – Exterior elevations
Attachment D – GIS aerial image
Attachment E – Zoning map



**Rezoning REZ23-0001 - Cedar Creek Townhomes
STAFF REPORT**

Planning & Zoning Administration
174 E. King Street, P.O. Box 351
Strasburg, VA 22657
(540) 465-9197 ext. 127

Attachment A – Proffer Statement

PROFFER AMENDMENT STATEMENT

#REZ2023-0001, Village at Cedar Creek Townhomes Rezoning
Applicant: Landmark Atlantic Holdings, LLC
Date: 6/16/2023

PROFFER STATEMENT

RE: Rezoning REZ2023-0001, Cedar Creek Townhomes
Owners: Landmark Atlantic Holdings LLC
Applicant: Racey Engineering, PLLC
Property: 144 Fort Bowman Road
Tax Map Numbers: 016 A 167A
Location: Located on the corner of Homewood Way and Fort Bowman Road
Approximately 3.306 acres

Date: June 16, 2023

The Applicant hereby submits the following voluntary proffers (“Proffer Statement”), which are contingent upon the Town approval for the above referenced rezoning. This Proffer Statement shall supersede all other proffers made prior hereto in effect for the Property. In the event the above-referenced rezoning is not granted as applied for by the Applicant, this Proffer Statement shall be withdrawn and are null and void and the zoning ordinance for the Highway Commercial District shall remain in full force and effect.

The headings set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provisions of the proffers. The improvements proffered herein shall be provided at the time of development of that portion of the site adjacent to the improvement, unless otherwise specified herein or authorized by the Town. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

“Final Rezoning,” as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Strasburg Town Council (the “Council”) decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Council which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

PROFFER AMENDMENT STATEMENT

#REZ2023-0001, Village at Cedar Creek Townhomes Rezoning

Applicant: Landmark Atlantic Holdings, LLC

Date: 6/16/2023

SECTION 1. REFERENCES

1.1 References in this Proffer Statement to plans and exhibits shall include the following:

- A. General Design Plan entitled "Village at Cedar Creek Townhomes Rezoning," prepared by Racey Engineering, dated May 24, 2023, consisting of the following sheets (the "GDP"):
- Cover Sheet
 - Project Notes
 - Existing Features
 - Layout Plan
 - Preliminary Site Plan

1.2 These conditions shall supersede conditions identified in REZ2006-04 Planned Development titled "Homewood at the Shenandoah Valley" that were initially approved on June 17, 2008.

SECTION 2. USES & DEVELOPMENT

2.1 General. The proposed development will include improvements to extend Homewood Way and utilities to the property, the construction of a Townhouse development with a maximum of 29 dwelling units.

SECTION 3. COMMUNITY DESIGN

3.1 Entrance and Streetscape. Any proposed entrance feature, signage and streetscape plantings shall be indicated on the site plan.

3.2 Mailboxes. Mailboxes shall be of the gang type. Location will be coordinated with the USPS and indicated on the site plan.

3.3 Waste removal. The site plan shall indicate the location and design of dumpster enclosures. If trash bins for each dwelling and community center are provided in lieu of dumpsters, the site plan shall indicate sufficient street-side locations for bins on pick-up days.

SECTION 4. WATER

4.1 Public Connections. All development on the Property shall connect to public water. The Applicant shall be responsible for the costs and construction of those on and offsite improvements required in order to provide such service for the demand generated by the development on the Property.

4.2 Water system design. The site plan shall incorporate a loop of the potable water system. This loop shall contain a connection at Homewood Way from the Villages at Cedar Creek development and from an existing system near the Fort Bowman Road/Old Valley Pike intersection.

4.3 Monetary Proffer. The applicant shall make a monetary contribution to the Town of Strasburg in the amount of \$215.00 per single-family attached residential unit on the property. Said contribution shall be used for water plant and water systems purposes and shall be paid prior to

PROFFER AMENDMENT STATEMENT

#REZ2023-0001, Village at Cedar Creek Townhomes Rezoning

Applicant: Landmark Atlantic Holdings, LLC

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and as a condition of the zoning occupancy permit issuance for each residential unit constructed on the Property.

SECTION 5. SEWER

5.1 Public Connections. All development on the Property shall connect to public sewer. The Applicant shall be responsible for the costs and construction of those on and offsite improvements required in order to provide such service for the demand generated by the development on the Property.

5.2 Monetary Proffer. The applicant shall make a monetary contribution to the Town of Strasburg in the amount of \$385.00 per single-family attached residential unit on the property. Said contribution shall be used for sewer plant and sewer systems purposes and shall be paid prior to and as a condition of the zoning occupancy permit issuance for each residential unit constructed on the Property.

SECTION 6. TRANSPORTATION

6.1 Homewood Way improvements. Any improvements to Homewood Way shall be completed (minus topcoat) prior to the issuance of the first dwelling occupancy.

6.2 Fort Bowman Road improvements. Access to Fort Bowman Road from Homewood Way shall be by locked gate. The gate shall have a Knox Box or similar device approved by the Fire Department to allow emergency personnel to unlock the gate as needed.

6.3 Access. Access to the property shall be by Homewood Way as generally shown on the GDP. The final location and design of the entrance shall be shown on the approved site plan.

6.4 Internal street design. Internal streets shall be publicly owned, publicly maintained, platted as public right of way, and built to public road standards set forth by VDOT regulations.

6.5 Parking. Off-street parking shall be provided to accommodate 2.25 parking spaces per dwelling. Each dwelling lot is provided with 2 spaces. The remaining spaces are provided within a common parking area.

SECTION 7. LANDSCAPING, OPEN SPACE & BUFFERS

7.1 Landscape design. Landscaping shall be provided in accordance with the UDO and reflected on the site plan.

7.2 Landscaping maintenance. Landscaping shall be maintained by the property owner as shown on the approved site plan.

7.3 Open space maintenance. Areas designated as open space shall only be developed for the uses of trails, parks, and SWM/BMP facilities. The open space may never be developed for any other use and be owned by a property management company or HOA.

7.4 Buffers.

PROFFER AMENDMENT STATEMENT

#REZ2023-0001, Village at Cedar Creek Townhomes Rezoning

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Date: 6/16/2023

- A. A 25-foot landscape buffer shall be installed and maintained with the intent to separate the proposed residential development from the commercial district to the east. All buffers shall be in general conformance with the GDP.

SECTION 7. POLICE

7.1 Monetary Proffer. The applicant shall make a monetary contribution to the Town of Strasburg in the amount of \$130.00 per single-family attached residential unit on the property. Said contribution shall be used for police purposes and shall paid prior to and as a condition of the zoning occupancy permit issuance for each residential unit constructed on the Property.

SECTION 8. PARKS & RECREATION

8.1 Monetary Proffer. The applicant shall make a monetary contribution to the Town of Strasburg in the amount of \$350.00 per single-family attached residential unit on the property. Said contribution shall be used for parks and recreation purposes and shall paid prior to and as a condition of the zoning occupancy permit issuance for each residential unit constructed on the Property.

SECTION 9. ADMINISTRATION

9.1 Monetary Proffer. The applicant shall make a monetary contribution to the Town of Strasburg in the amount of \$700.00 per single-family attached residential unit on the property. Said contribution shall be used for administrative systems and structures purposes and shall paid prior to and as a condition of the zoning occupancy permit issuance for each residential unit constructed on the Property.

Owner/Owners Agent Signature: _____

Date _____

All conditions set forth within this proffer statement were approved by the Strasburg Town Council on _____.

Planning and Zoning Administrator _____

Date _____



**Rezoning REZ23-0001 - Cedar Creek Townhomes
STAFF REPORT**

Planning & Zoning Administration
174 E. King Street, P.O. Box 351
Strasburg, VA 22657
(540) 465-9197 ext. 127

Attachment B – General Design Plan

STRASBURG TOWNHOUSES

FOR

LANDMARK ATLANTIC HOLDINGS, LLC

SHENANDOAH COUNTY

PROJECT SITE SUMMARY:

SITE ADDRESS: 144 FORT BOWMAN ROAD
STRASBURG, VA 22657

OWNER/APPLICANT: LANDMARK ATLANTIC HOLDINGS, LLC
CONTACT: SCOTT HERRICK
ADDRESS: 8550 LEE HIGHWAY, SUITE 250
FAIRFAX, VA 22031-1577
(703) 998-5200 X8969

TELEPHONE NO: (703) 998-5200 X8969

PROJECT ENGINEER: RACEY ENGINEERING, PLLC
CONTACT: JOSHUA P. TURNER, P.E.
ADDRESS: 312 WEST MAIN STREET
LURAY, VIRGINIA 22835
(540) 743-9227

TELEPHONE NO: (540) 743-9227

TAX MAP/PARCEL ID: 16--(A)--167A

DEED BOOK/INST NO: BOOK: 1492, PAGE: 344

PRESENT ZONING: C2 (COMMERCIAL)

MAG DISTRICT: DAVIS

PROPERTY CLASS: COMMERCIAL

FLOOD ZONE; FEMA MAP NO.: X; 51171C0075C

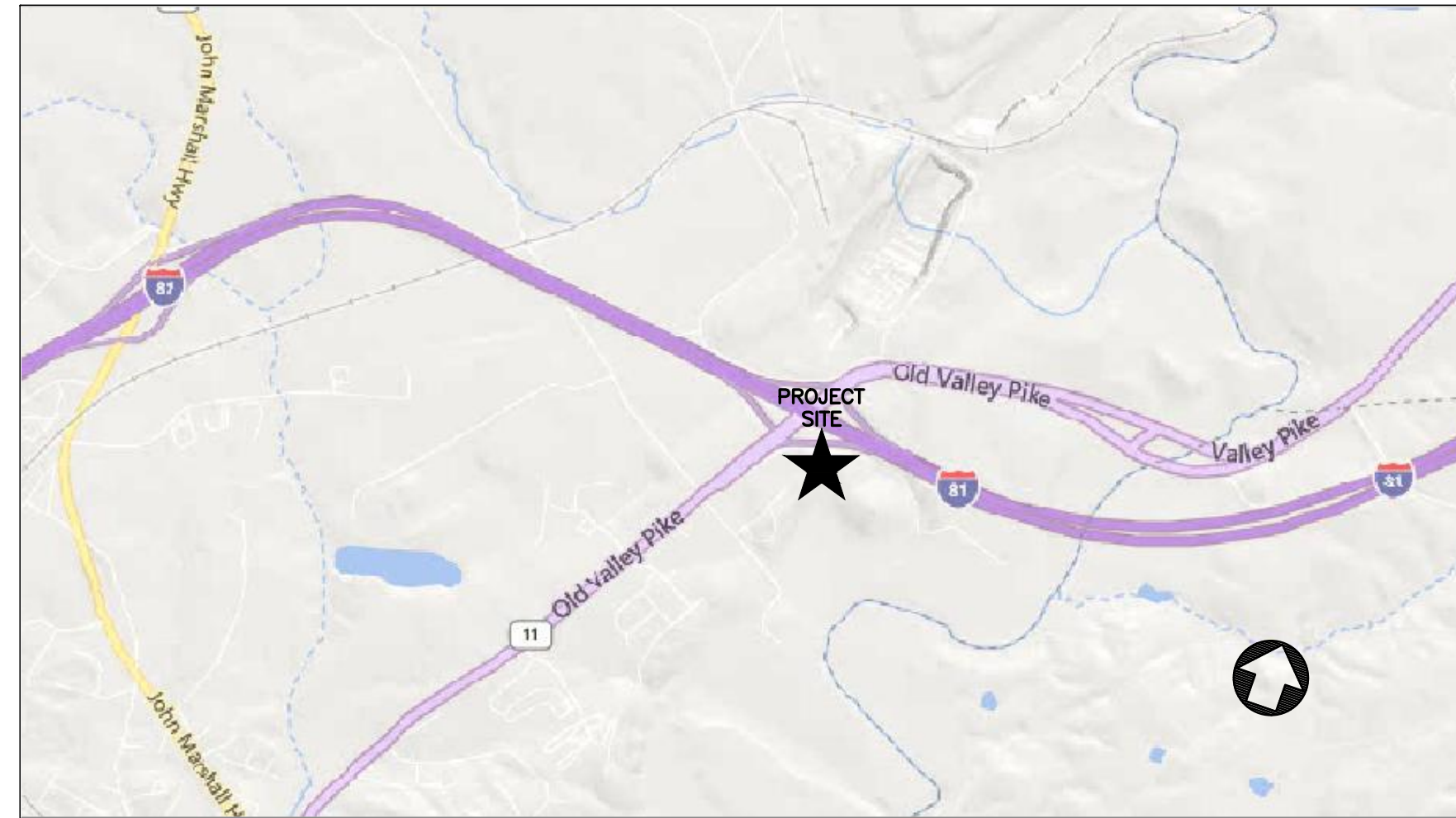
PRESENT USE: VACANT LOT
PROPOSED USE: RESIDENTIAL

PROPERTY AREA: 3.306 ACRES

TOTAL DISTURBED AREA: 2.50 ACRES

SETBACKS:
FRONT - 25' BUILDING
BACK - 25' BUILDING
SIDE - 10' BUILDING, 20' FROM ROW

BUILDING HEIGHT: 35'



VICINITY MAP
SCALE: 1" = 2000'

PROJECT COORDINATES
39° 0' 21.96" N
78° 20' 0.96" W

PROPOSED USE:

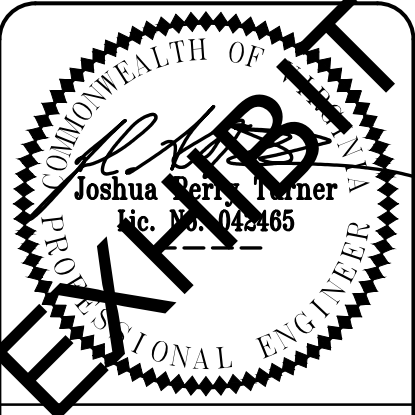
THE PROPOSED SITE INCLUDES THE CONSTRUCTION OF A NEW TOWNHOUSE DEVELOPMENT WITH ASSOCIATED PARKING AREAS, ACCESS DRIVES, AND STORMWATER MANAGEMENT.



SINCE THE SITE DISTURBANCE IS GREATER THAN ONE (1) ACRE, A VSMP GENERAL CONSTRUCTION PERMIT IS REQUIRED. CONTRACTOR TO OBTAIN PERMIT COVERAGE NUMBER FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) THROUGH THE VSMP PROGRAM ADMINISTRATOR. SEE "VPDES GENERAL PERMIT REQUIREMENTS" ON SHEET T101 FOR MORE INFORMATION.

Sheet List Table	
Sheet Number	Sheet Title
T100	COVER SHEET
T101	PROJECT NOTES
C100	EXISTING FEATURES
C200	LAYOUT PLAN
C300	PRELIMINARY SITE PLAN

No.	Submittal / Revision	By	App'd	Date
1	30% PLANS	HV	JPT	05/24/23
NOT APPROVED FOR CONSTRUCTION				



PRELIMINARY REVIEW SET

RACEY ENGINEERING, PLLC
312 WEST MAIN ST. - P.O. BOX 387
LURAY, VA 22835
PH: (540) 743-9227 - FAX: (540) 743-6118

CHECKED: TSA
DRAWN: HV
DESIGNED: HV

STRASBURG TOWNHOUSES
COVER SHEET
LANDMARK ATLANTIC HOLDINGS, LLC
SHENANDOAH COUNTY

PUBLISH DATE: 5/24/2023
RACEY PROJECT NUMBER: 9620

T100

GENERAL NOTES AND STANDARDS:

CONSTRUCTION STANDARDS

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THESE DRAWINGS, PROJECT SPECIFICATIONS, WITH ALL CURRENT APPLICABLE CODES, AND UNLESS OTHERWISE SPECIFIED, WITH THE LATEST REVISIONS OF THE FOLLOWING REFERENCE DOCUMENTS:

- THE COUNTY OF SHENANDOAH CONSTRUCTION STANDARDS AND SPECIFICATIONS
VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD & BRIDGE SPECIFICATIONS
VDOT ROAD AND BRIDGE STANDARDS
VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH)
VIRGINIA STORMWATER MANAGEMENT HANDBOOK
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
VIRGINIA WORK AREA PROTECTION MANUAL

CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING LICENSES AT THEIR EXPENSE, MAINTAIN COPIES OF THE PERMITS AND LICENSES ON-SITE AT ALL TIMES DURING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL MAINTAIN A SET OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND A STORMWATER POLLUTION PREVENTION PLAN (IF APPLICABLE) ON-SITE AT ALL TIMES DURING CONSTRUCTION. A DESIGNATED RESPONSIBLE PERSON SHALL BE AVAILABLE FOR CONTACT BY INSPECTORS OR AGENCY OFFICIALS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES ARE FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, SITE CONDITIONS, OR ANY RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM. DEVIATIONS FROM OR CHANGES TO THESE PLANS WILL NOT BE ALLOWED, UNLESS OTHERWISE APPROVED BY THE ENGINEER. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT OBTAINING WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
5. CONTRACTOR TO VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY, ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS WITH THE OWNER AND THE ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AND IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES ASSOCIATED WITH THE PROJECT WORK SCOPE DURING CONSTRUCTION. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY MISS UTILITY OF VIRGINIA @811 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE. A CERTIFIED UTILITIES LOCATION COMPANY SHALL BE HIRED TO IDENTIFY ANY ADDITIONAL EXISTING UTILITIES ON PRIVATE PROPERTY. IN ANY SITUATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
7. PROPERLY SECURE THE CONSTRUCTION AREA AT ALL TIMES AGAINST UNAUTHORIZED ENTRY AND ADEQUATELY PROTECT EQUIPMENT, MATERIALS, AND COMPLETED WORK FROM THEFT AND VANDALISM. THE OWNER IS NOT RESPONSIBLE FOR THE LOSS OF ANY MATERIAL STORED AT THE SITE.
8. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION UNTIL CLOSEOUT PROCEDURES ARE COMPLETED.
9. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REQUEST THE MEETING WITH THE VESCP AUTHORITY AT LEAST ONE WEEK IN ADVANCE AND AT LEAST ONE HOUR PRIOR TO THE MEETING. IF THE MEETING IS NOT GUARANTEED, AND CONTRACTOR SHOULD PROVIDE AMPLE NOTICE FOR DESIRED MEETING TIMES.
10. ANY DAMAGE OCCURRING TO THE EXISTING SITE INFRASTRUCTURE ON THIS OR THE ADJACENT SITE DURING THE CONSTRUCTION OPERATIONS AND/OR MOBILIZATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXISTING DAMAGED ITEMS INCLUDING CONCRETE AND/OR PAVEMENT SECTIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS PRIOR TO PROJECT COMPLETION AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, AND CURB & GUTTERS THAT ARE DAMAGED DURING CONSTRUCTION INSIDE AND OUTSIDE OF THE LIMITS OF CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL THE REMOVED/DEMOLISHED MATERIAL FROM THE PROJECT SITE, UNLESS OTHERWISE NOTED, AND DISPOSE OF THE MATERIAL IN A SAFE, LEGAL MANNER.
13. ANY AND ALL UTILITIES AND/OR OBSTRUCTIONS (POWER POLES, TELEPHONE PEDESTALS, GUY WIRES, WATER METERS, ETC.) THAT ARE REQUIRED TO BE RELOCATED OR ADJUSTED DUE TO CONSTRUCTION SHALL BE DONE SO AT THE OWNERS/DEVELOPERS EXPENSE.
14. DIMENSIONS AND RADII ARE TO FACE OF CURB AND TO OUTSIDE FACE OF BUILDINGS, WHERE APPLICABLE, UNLESS OTHERWISE INDICATED.
15. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.
16. SLOPES WITHIN THE LIMITS OF THE HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. CROSSWALKS AND SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.0% IN DIRECTION OF TRAVEL. SLOPES IN HANDICAP RAMPS SHALL BE BUILT IN CONFORMANCE WITH THE LATEST ADA AND LOCAL DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.
17. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
18. FIRE LANE DESIGNATION AND MARKING (IF REQUIRED) IS TO BE DETERMINED BY THE LOCAL FIRE DEPARTMENT WITH JURISDICTION, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
19. ALL GROUND COVER AND LANDSCAPING SHALL BE PROPERLY MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED DURING THE NORMAL PLANTING SEASON.
20. ALL GRASS OR TURF AREAS THAT ARE IMPACTED OR DISTURBED BY VEHICLES, EQUIPMENT, OR ACTIVITY SHALL BE REPAIRED, REGRADED, AND RESEEDED TO THE SATISFACTION OF THE OWNER.
21. WHENEVER CONSTRUCTION OPERATIONS ENCOACH ON THE RIGHT-OF-WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.
22. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.
23. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.

VPDES GENERAL PERMIT REQUIREMENTS:

- 1. LAND DISTURBANCE SHALL NOT COMMENCE UNTIL A REGISTRATION STATEMENT FOR THE VPDES GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES (9VAC25-880) HAS BEEN SUBMITTED AND A PERMIT COVERAGE NUMBER FROM THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY IS PROVIDED TO THE PROGRAM ADMINISTRATOR. THIS INCLUDES THE DEVELOPMENT AND IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE VESCP AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE, AND ONE WEEK PRIOR TO FINAL INSPECTION. NO WORK ON-SITE CAN BE CONDUCTED WITHOUT FIRST HOLDING A PRE-CONSTRUCTION CONFERENCE WITH THE VESCP AUTHORITY.
3. THE FULL AND COMPLETE SWPPP SHALL BE KEPT ONSITE AT ALL TIMES DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE APPROVED VERSION OF THIS DOCUMENT FROM THE OWNER OR ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE SWPPP SHALL BE COMPRISED OF THE FOLLOWING:
A. EROSION AND SEDIMENT CONTROL NARRATIVE AND PLAN
B. STORMWATER MANAGEMENT NARRATIVE AND PLAN, ALONG WITH ANY SWM CALCULATIONS, REPORTS, AND/OR SUPPORTING APPENDICES
C. POLLUTION PREVENTION PLAN (PPP)
D. ANY ADDITIONAL CONTROL MEASURES NECESSARY TO ADDRESS A TMDL PURSUANT TO 9VAC25-870-54.E OF THE CODE OF VIRGINIA.
4. THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO STATE WATERS

AND THAT HAS NOT BEEN PREVIOUSLY ADDRESSED IN THE SWPPP. THE SWPPP MUST BE MAINTAINED AT A CENTRAL LOCATION ONSITE. IF AN ONSITE LOCATION IS UNAVAILABLE, NOTICE OF THE SWPPP'S LOCATION MUST BE POSTED NEAR THE MAIN ENTRANCE AT THE CONSTRUCTION SITE.

- 5. RETAIN A COPY OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION ON SITE AND ADHERE TO THE STANDARDS LISTED AT ALL TIMES.
6. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTRACTOR SHALL PROVIDE THE NAME, CERTIFICATION INFORMATION, AND CONTACT INFORMATION OF THE DESIGNATED RESPONSIBLE LAND DISTURBER (RLD) TO THE APPROPRIATE AUTHORITY.

DEMOLITION NOTES:

- 1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS SHALL ENSURE THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW. CONTRACTOR ALSO SHALL HAVE COMPLETED THE PRE-CONSTRUCTION CONFERENCE.
2. CONTRACTOR SHALL INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
3. CONTRACTOR SHALL LOCATE (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL CONTACT THE APPLICABLE UTILITY SERVICE PROVIDER AND SHALL BE RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES & ADJACENT LANDOWNERS/BUSINESSES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS WHICH MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE ADJACENT PROPERTY OWNERS/TENANTS.
6. CONTRACTOR SHALL PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE THE SAFETY OF THE PUBLIC AND ALL PARTIES INVOLVED.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF THEIR ACTIVITIES.
8. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST DURING DEMOLITION IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

GRADING AND EARTHWORK NOTES:

- 1. ALL MATERIALS USED FOR FILL OR BACK-FILL SHALL BE FREE OF WOOD, ROOTS, OR ANY OTHER NON-COMPACTIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DERIVED FROM ANY SOURCE.
2. SATISFACTORY MATERIAL FOR USE AS FILL FOR THIS PROJECT (UNLESS OTHERWISE SPECIFIED) INCLUDE THOSE CLASSIFIED IN ASTM D-2487 AS GW, GP, GM, FC, GW, SW, SP, SM, SC, ML, AND CL GROUPS. THE MOISTURE CONTENT SHALL BE CONTROLLED WITHIN PLUS OR MINUS 2 PERCENTAGE POINTS OF OPTIMUM TO FACILITATE COMPACTION. GENERALLY, UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS PT, CH, MH, OL, OH, AND ANY SOIL TOO WET TO FACILITATE COMPACTION. CH AND MH SOILS MAY BE USED SUBJECT TO APPROVAL BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
3. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACK-FILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR ANY OTHER DEPRESSION REQUIRING FILL OR BACK-FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-698. THE CONTRACTOR SHALL PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
4. EMBANKMENT FILL AND TRENCH BACK-FILL SHALL BE PLACED IN LIFTS AT A MAXIMUM UN-COMPACTED DEPTH OF 8-INCHES AND 6-INCHES, RESPECTIVELY. DENSITY TESTS SHALL BE CONDUCTED AT THE FOLLOWING MINIMUM FREQUENCIES:
• EMBANKMENTS FOR ROADS, STREETS, DAMS, ETC.: ONE TEST PER LIFT PER 10,000 SQUARE FEET.
• BACK-FILL AROUND STRUCTURES AND IN TRENCHES: ONE TEST PER LIFT PER 500 LINEAL FEET.
5. THE BUILDING'S STRUCTURAL ENGINEER SHALL DETERMINE SUITABLE SOILS TO BE USED AS FILL UNDER THE BUILDING PAD AND/OR ANY MODIFICATIONS OR TREATMENTS THE SOIL MUST UNDERGO PRIOR TO USE AS FILL.

PAVEMENT AND DRAINAGE NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S, LATEST EDITION, EXCEPT WHERE SHENANDOAH COUNTY STANDARDS ARE APPLICABLE.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. ALL STORM SEWER SHALL BE DUAL WALL HDPE PIPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR WALLS, EXCEPT AS NOTED. MINIMUM COVER IN PAVED AREAS SHALL BE 2' UNLESS OTHERWISE NOTED.
4. STORM DRAIN PIPE AND FLARED END SECTIONS ARE TO BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR HDPE PIPE AND END SECTIONS, OR SECTION 302 OF VDOT ROAD AND BRIDGE SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-76 FOR REINFORCED CONCRETE CULVERT AND STORM DRAIN PIPE.
5. CONCRETE DRAINAGE STRUCTURES MAY BE EITHER PRECAST OR CAST-IN-PLACE. ALL SHALL BE VDOT STANDARD (PER SECTION 100 OF THE ROAD AND BRIDGE STANDARDS).
6. ALL EXISTING STORM SEWER PIPES, DROP INLETS, AND CURB INLETS BEING UTILIZED BY A PART OF THE DRAINAGE SYSTEM SHALL BE CLEANED OF ERODED MATERIAL AT ALL STAGES OF CONSTRUCTION, AS DIRECTED BY THE ENGINEER. THE COST INCIDENTAL TO THIS IS TO BE INCLUDED IN THE CONTRACT PRICE FOR THE OTHER DRAINAGE ITEMS.
7. ALL STORM SEWER SHALL HAVE A MINIMUM OF 6" AGGREGATE BEDDING MATERIAL.
8. FOR STORM SEWER LINES WITH 8' OF COVER, REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER BACKFILL.
9. DRAIN BASINS AND INLINE DRAINS SHALL BE NYLONPLAST OR APPROVED EQUAL.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING (UNLESS OTHERWISE NOTED) AND BE INSTALLED ACCORDINGLY.
11. STORM SEWER PIPES AS SHOWN ON THE PLANS ARE MEASURED FROM THE CENTERLINE OF EACH STRUCTURE AND INVERT ELEVATIONS ARE ESTABLISHED BASED ON THIS CENTER LINE DISTANCE. LENGTH CALL OUTS FOR PIPES WITH FLARED END SECTIONS WILL BE MEASURED TO THE JOINT. CONTRACTOR SHALL LOCATE ALL END SECTIONS TO MATCH THE BANK SLOPE AND THE PIPE SLOPE SHALL BE ADJUSTED AS NECESSARY.
12. ALL DROP INLETS AND CURB INLETS SHALL HAVE VDOT STD. IS-1 SHAPING AND ST-1 STEPS, WHERE APPLICABLE.
13. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
14. BOOT CONNECTIONS SHALL BE PROVIDED FOR ALL PLASTIC PIPES THAT TIE INTO A CONCRETE STRUCTURE.
15. ALL STORM SEWER PIPES, MANHOLES, AND CURB INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT THE LAST STAGES OF CONSTRUCTION.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITIONS.
17. ALL CURB AND GUTTER SHALL BE VDOT STANDARD, EXCEPT AS NOTED.
18. THE PAVEMENT DESIGN IS SUBJECT TO CHANGE DUE TO SOIL CONDITIONS AT THE TIME OF

CONSTRUCTION, AS DETERMINED BY THE INSPECTORS FOR THE OWNER OR THE LOCALITY.

- 19. ANY NECESSARY PAVEMENT WIDENING BETWEEN THE EXISTING PAVEMENT AND PROPOSED IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
20. WHERE PAVEMENT IS BEING REMOVED, THE CONTRACTOR SHALL REMOVE AGGREGATE BASE MATERIAL TO SUB-GRADE.
21. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO LIKE-NEW CONDITION.
22. IN ACCORDANCE WITH HANDICAP ACCESSIBILITY REQUIREMENTS, ALL APPLICABLE CODES AND REQUIREMENTS FOR ACCESSIBILITY FOR DISABLED PERSONS SHALL BE STRICTLY COMPLIED WITH.
23. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET FLOW OVERLAND.
24. ALL UNSUITABLE MATERIAL UNDER STRUCTURES AND/OR PAVED AREAS SHALL BE DISPOSED OFFSITE AT THE CONTRACTOR'S EXPENSE.
25. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
26. WHEN TYING INTO EXISTING PAVEMENT THE CONTRACTOR SHALL NEATLY SAW CUT TO A STRAIGHT LINE THE EXISTING PAVEMENT AND AT PAVING ON THE NEW PAVEMENT SIDE OF THE CUT, THE CUT SHALL BE COMPLETELY REMOVED AND REPLACED WITH SPECIFIED MATERIAL. THE CUT LINE SHALL BE FULL-DEPTH AND COATED WITH A TACK COAT TO FURNISH A BOND BETWEEN THE EXISTING SURFACE COURSE AND THE NEW SURFACE COURSE.
27. WHEN TYING TO EXISTING CURB/GUTTER, THE CONTRACTOR SHALL NEATLY SAW CUT THE EXISTING PAVEMENT AND IT SHALL BE REMOVED FOR A DISTANCE OF 2'0" FROM FACE OF THE CURB AND 2'0" FROM THE EDGE OF CURB AND GUTTER AND THE SUBGRADE, BASE COURSE, AND PAVING SHALL BE REPLACED WITH NEW PRODUCTS.

GENERAL UTILITY NOTES:

- 1. NOTHING ON THESE CONTRACT DRAWINGS SHALL BE CONSTRUED AS A GUARANTEE THAT UTILITIES INDICATED AS EXISTING ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE, LOCATIONS, AND ELEVATIONS OF EXISTING UTILITIES IN THE WORK AREA. CONTACT THE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS TO PERMIT REVISIONS.
2. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT SHOWN ON THESE PLANS. IF A UTILITY IS DAMAGED DURING CONSTRUCTION, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER. DAMAGE TO UTILITIES (INCLUDING UNDERGROUND) OR PROPERTY OF OTHERS BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY CONTRACTOR AT NO COST TO OWNER.
3. THE CONTRACTOR SHALL PROVIDE SHENANDOAH COUNTY A MINIMUM OF 96 HOURS NOTIFICATION PRIOR TO ANY INTERRUPTION OF WATER SERVICES, SEWER SERVICES, STREET TRAFFIC, OR STORM WATER, AND THE WORK SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF SHENANDOAH COUNTY.
4. THE CONTRACTOR SHALL COORDINATE WATER, SEWER, AND STORM WATER CONNECTIONS/CONSTRUCTION WITH SHENANDOAH COUNTY FOR PURPOSES OF ON-SITE INSPECTION.
5. THE CONTRACTOR SHALL CONTACT THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND UPPER DEVIATIONS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE.
7. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATION OR OTHER INVESTIGATION IS NECESSARY TO VERIFY TIE-IN INVERTS, CROSSINGS, LOCATIONS AND CLEARANCES, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ENGINEER.
8. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND. ALL OF THESE UTILITIES (WATER, SANITARY SEWER, ELECTRICITY, ETC.) SHALL BE INSTALLED AND TESTED SATISFACTORILY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
10. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND THE MEP ENGINEERS ON THE REQUIREMENTS AND LIMITS OF UNDERGROUND ELECTRICAL SERVICES, GAS SERVICES, COMMUNICATION SERVICES AND OTHER UTILITIES NOT DETAILED ON THE CIVIL PLANS.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH SECTION 59.1-406, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD) VOLTAGE LINES SAFETY ACT.
12. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT.
13. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN STORM, SANITARY, AND ALL UTILITIES (UNLESS OTHERWISE NOTED).
14. CROSS CONNECTION CONTROL AND BACK FLOW PREVENTION SHALL BE IN ACCORDANCE WITH THE VA UNIFORM STATEWIDE BUILDING CODE.
15. ALL CLEANOUTS AND VAULTS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC BEARING.
16. CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SANITARY SEWER, WATER, AND COMMUNICATION CONDUITS.
17. UNDERGROUND UTILITIES INSTALLED ON PRIVATE PROPERTY OR IN PRIVATE UTILITY EASEMENTS AND BUILDING RELATED STORM DRAINS SHALL BE DESIGNED AND INSTALLED PER THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
18. THE RIM ELEVATIONS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
19. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR; THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.

WATER AND SANITARY SEWER NOTES:

- 1. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF SHENANDOAH COUNTY OR THE VDOT ROAD AND BRIDGE STANDARDS, THE MOST STRINGENT SHALL APPLY.
2. WATER LINES WITHIN THE RIGHT-OF-WAY SHALL BE SDR-18 PVC CONFORMING TO THE APPLICABLE ASTM, AWWA, ANSI, OR OTHER APPROPRIATE STANDARD.
3. ONSITE WATER LINES (3" AND LARGER) SHALL BE AWWA C900, CLASS 200, PVC OR CEMENT-LINED DUCTILE IRON PRESSURE PIPE.
4. DUCTILE IRON PIPE SHALL BE OF THE MECHANICAL JOINT OR RESTRAINED JOINT VARIETY, CONFORMING TO ANSI AWWA C151, LATEST REVISION. ALL PIPE SHALL BE A MINIMUM THICKNESS CLASS 52 FOR ALL PIPE DIAMETERS. ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON IN ACCORDANCE WITH AWWA SPECIFICATIONS C110/C111, LATEST REVISIONS, WITH A MINIMUM PRESSURE RATING OF 250 POUNDS PER SQUARE INCH.
5. ONSITE WATER LINES (2" AND SMALLER) SHALL BE SDR-11 (200 PSI), OR BETTER, HDPE CONFORMING TO AWWA C901/C906.
6. MINIMUM COVER OVER TOP OF DOMESTIC WATER PIPE MUST BE 42 INCHES.
7. DOMESTIC WATER LINES SHALL BE BACTERIA TESTED. ALL WATER LINES SHALL BE TESTED AT 200 PSI IN ACCORDANCE WITH NFPA 24, NFPA 33 AND ALL OTHER LOCAL AND STATE REQUIREMENTS.
8. SANITARY SEWER LINES SHALL BE DUCTILE IRON OR SDR-26 PVC CONFORMING TO THE APPLICABLE ASTM, AWWA, ANSI, OR OTHER APPROPRIATE STANDARD.
9. MINIMUM COVER OVER TOP OF SEWER PIPE MUST BE 36 INCHES.
10. WATER AND SANITARY LINES SHALL BE INSTALLED WITH A MINIMUM OF 6" OF BEDDING STONE AS INDICATED IN THE STANDARD DETAILS.
11. CONTRACTOR SHALL LOCATE AND UNCOVER ALL SEWER MANHOLES OR WATER VALVE BOXES AFTER COMPLETION OF ALL PAVING AND TO ADJUST THEM TO THE FINAL GRADES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING OUT SEWER MAINS FOR FINAL INSPECTION, IF NECESSARY.
12. FINAL ACCEPTANCE BY THE OWNER AND SHENANDOAH COUNTY SHALL NOT BE MADE UNTIL ALL WORK SHOWN ON APPROVED UTILITY PLANS IS COMPLETED INCLUDING PAVING, GRADING, AND ALL REQUIRED ADJUSTMENTS.
13. THE OWNER OR THEIR REPRESENTATIVES AND SHENANDOAH COUNTY WILL INSPECT ALL WATER AND SANITARY SEWER LINES, CONNECTIONS, AND APPURTENANCES THERETO, AS SHOWN ON THE APPROVED UTILITY PLANS.

REQUIRED SHOP DRAWING SUBMITTALS:

- 1. IF NOTED WITHIN THE PLANS OR REQUIRED FOR THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER COMPLETE SHOP DRAWING SUBMITTAL PACKAGES FOR REVIEW AND APPROVAL. THE REQUIRED SUBMITTALS IN THIS SET HAVE NOT BEEN LIMITED TO: DETENTION SYSTEMS, RETAINING WALLS, SHORING, STORMWATER QUALITY DEVICES OR MEASURES.

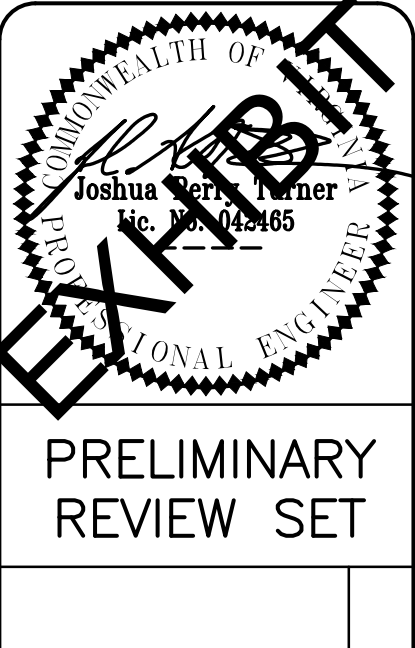
VIRGINIA RUNOFF REDUCTION METHOD (VRRM) DESIGN DISCLAIMER:

THE METHODOLOGY OF THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) IS CONTINGENT UPON THE UNDERSTANDING THAT ALL PROPOSED BMP'S WILL BE MAINTAINED AND REMAIN FULLY FUNCTIONAL THROUGHOUT THE LIFE OF THE DEVELOPMENT (FOREVER). THE PLANS, SEQUENCE OF CONSTRUCTION, DETAILS, AND MAINTENANCE PROCEDURES PROPOSED IN THIS PLAN SET HAVE BEEN PROVIDED TO ENSURE THE PROPOSED BMP'S ARE PROPERLY INSTALLED AND MAINTAINED. THE ENGINEER-OF-RECORD IS NOT RESPONSIBLE FOR ANY DAMAGE OF DOWNSTREAM PROPERTIES OR WATERWAYS DUE TO THE STRUCTURAL AND/OR NON-STRUCTURAL BMP'S NOT FULLY SERVICED AND CONTINUALLY MAINTAINED AS SPECIFIED IN THE BMP SPECIFICATIONS AND MAINTENANCE PROCEDURES PROVIDED IN THIS PLAN SET AND ADDITIONAL REQUIREMENTS FROM DEQ, THE LOCALITY, AND OTHER AGENCIES.

LEGEND

Table with 3 columns: Description, EXISTING, PROPOSED. Includes symbols for Property Line, Building Restriction Line, Contour, Culvert Pipe, Water Line, Sanitary Sewer Line, Underground Electric Line, Overhead Electric, Underground Fiber Optic, Storm Drain Piping, Limits of Disturbance, Center of Road, Gas Line, Landscape Buffer Line, Fence, Curbs and Gutters, Gravel Area, Asphalt Area, Concrete Area, Landscaped Area, Tree Line, Iron Pin/Rod, Spot Elevation, Manhole, Storm Manhole, Sewer Manhole, Water Meter, Hydrant, Water Valve/Water Valve Box, Cleanout, Grate Inlet, Gas Valve, Telephone Pedestal, Utility Pole, Light Pole, Sign, Bore Location, Benchmark, Station Marker, Guide Wire, Quantity of Parking Spaces, Tree.

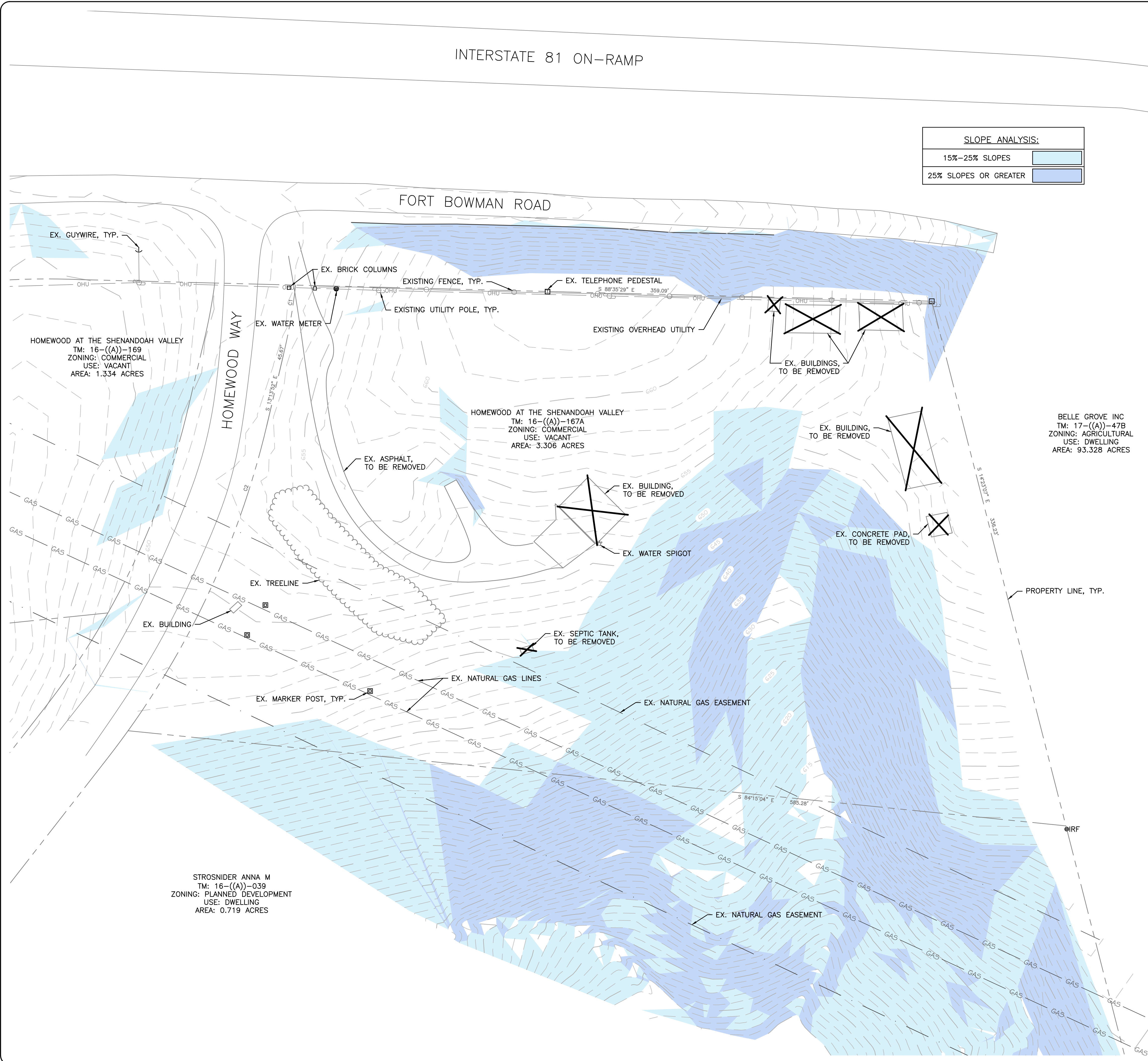
Revision table with columns: No., Submittal / Revision, Date. Includes '30% PLANS' and 'NOT APPROVED FOR CONSTRUCTION' stamp.



RACEY ENGINEERING, PLLC logo and contact information: 312 WEST MAIN ST., P.O. BOX 387, LURAY, VA 22835. Phone: (404) 749-9277, Fax: (404) 743-6118.

Project notes table with columns: Project Notes, Design Date, Publish Date, Project Number. Includes 'PROJECT NOTES', 'DESIGNED:HVH', 'DRAWN:HVH', 'CHECKED:ISTA', 'PUBLISH DATE: 5/24/2023', 'RACEY PROJECT NUMBER: 9620'.

P:\2023\9620 - LandmarkAtlantic - Strasburg Townhouse Planning - Civil\8. DESIGN\4. DWG\CIVIL\COMP\SITE



SLOPE ANALYSIS:

15%-25% SLOPES	
25% SLOPES OR GREATER	

SURVEY SOURCE AND INFORMATION:

SOURCE: THIS TOPOGRAPHIC SURVEY WAS COMPLETED BY RACEY ENGINEERING, PLLC ON OR BEFORE MAY 5, 2021, FROM ACTUAL CONVENTIONAL AND RTK GPS SURVEY METHODS FROM RACEY ENGINEERING, PLLC ESTABLISHED CONTROL. THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL DATUM: VA NAD83 BASED UPON GPS OBSERVATION PERFORMED BY RACEY ENGINEERING, PLLC.

CONTOUR INTERVAL: 1 FT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY INDICATE ALL EASEMENTS AND ENCUMBRANCES ON THE PROPERTY THAT MIGHT BE DISCLOSED IN A TITLE SEARCH.

UTILITIES SHOWN HEREON ARE BASED ON VISIBLE, PHYSICAL EVIDENCE. UNDERGROUND UTILITIES WERE NOT MARKED AS PART OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE UTILITIES MARKED PRIOR TO LAND DISTURBANCE OF ANY KIND. SEE SHEET T101 FOR MORE INFORMATION.

PROPERTY LINES SHOWN HEREON ARE COMPILED FROM A BOUNDARY PLAT BY DICE ENGINEERING, PLC, DATED 08/02/2018 RECORDED AS DEED BOOK 1492, PAGE 344.

RACEY ENGINEERING, PLLC MAY PROVIDE BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.

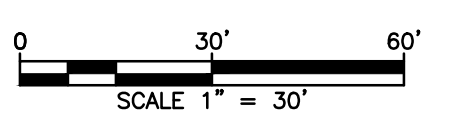
DEMOLITION NOTES:

- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL ENSURE THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW. CONTRACTOR ALSO SHALL HAVE COMPLETED THE PRE-CONSTRUCTION CONFERENCE.
- CONTRACTOR SHALL INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
- CONTRACTOR SHALL LOCATE (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- CONTRACTOR SHALL CONTACT THE APPLICABLE UTILITY SERVICE PROVIDER AND SHALL BE RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES & ADJACENT LANDOWNERS/BUSINESSES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS WHICH MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE ADJACENT PROPERTY OWNERS/TENANTS.
- CONTRACTOR SHALL PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE THE SAFETY OF THE PUBLIC AND ALL PARTIES INVOLVED.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF THEIR ACTIVITIES.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST DURING DEMOLITION IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

TO BE REMOVED

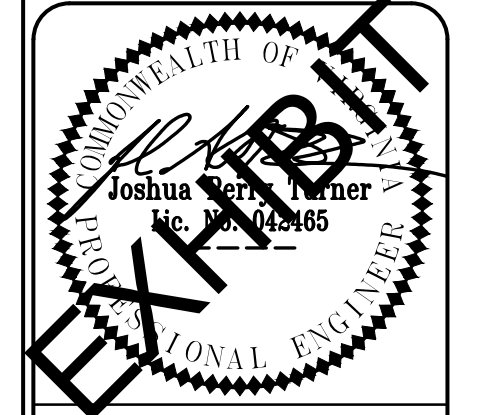
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.92'	375'	6°42'39"	N9°52'32"E	43.90'
C2	208.96'	535'	22°22'44"	N24°25'14"E	207.64'

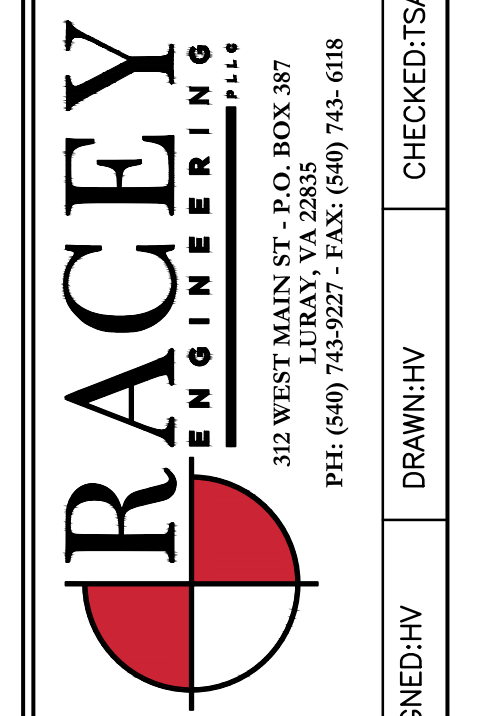


Date	05/24/23
App'r'd	JPT
By	HV
Submittal / Revision	
No.	308 PLANS

NOT APPROVED FOR CONSTRUCTION



PRELIMINARY REVIEW SET

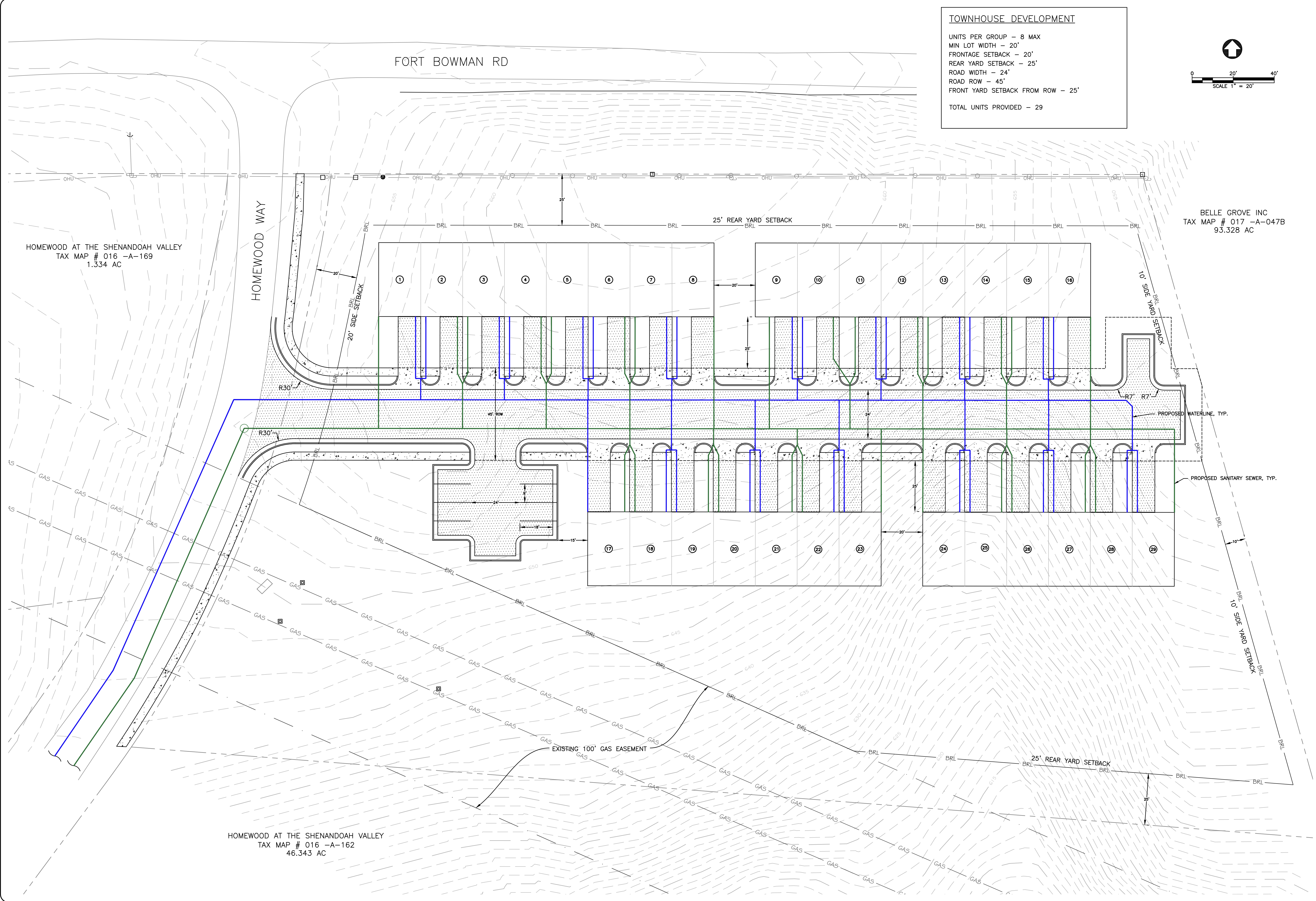


STRASBURG TOWNHOUSES
EXISTING FEATURES
LANDMARK ATLANTIC HOLDINGS, LLC
SHENANDOAH COUNTY

RACEY PROJECT NUMBER: 9620
DESIGNED:HV
DRAWN:HV
CHECKED:ISA
PUBLISH DATE: 5/24/2023

C100

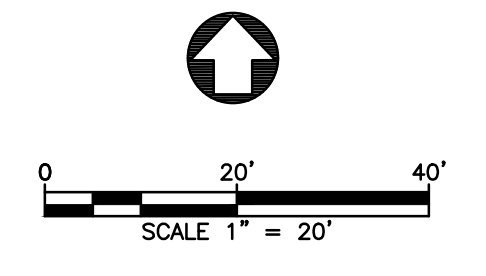
P:\2023\9620 - LandmarkAtlantic - Strasburg Townhouse Planning - Civil\8. DESIGN\4. DWG\CIVIL\COMPOSITE



TOWNHOUSE DEVELOPMENT

UNITS PER GROUP - 8 MAX
 MIN LOT WIDTH - 20'
 FRONTAGE SETBACK - 20'
 REAR YARD SETBACK - 25'
 ROAD WIDTH - 24'
 ROAD ROW - 45'
 FRONT YARD SETBACK FROM ROW - 25'

TOTAL UNITS PROVIDED - 29



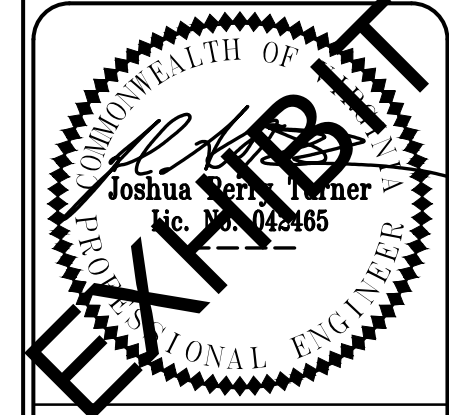
HOMWOOD AT THE SHENANDOAH VALLEY
 TAX MAP # 016 -A-169
 1.334 AC

BELLE GROVE INC
 TAX MAP # 017 -A-047B
 93.328 AC

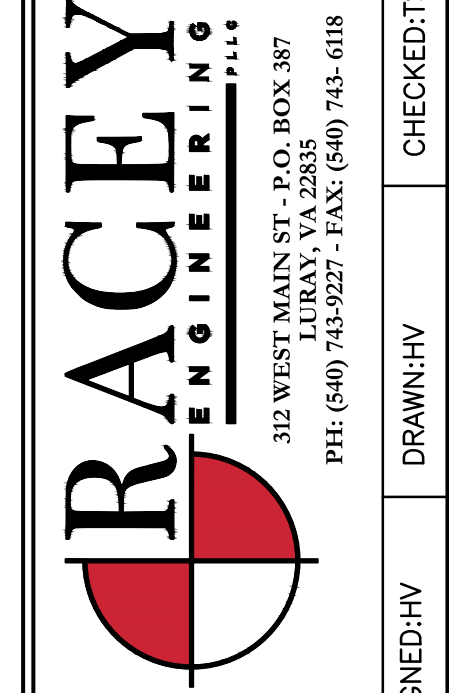
HOMWOOD AT THE SHENANDOAH VALLEY
 TAX MAP # 016 -A-162
 46.343 AC

Date	05/24/23
App'd	JPT
By	HV
Submittal / Revision	
No.	30% PLANS

NOT APPROVED FOR CONSTRUCTION



PRELIMINARY REVIEW SET



DESIGNED:HV

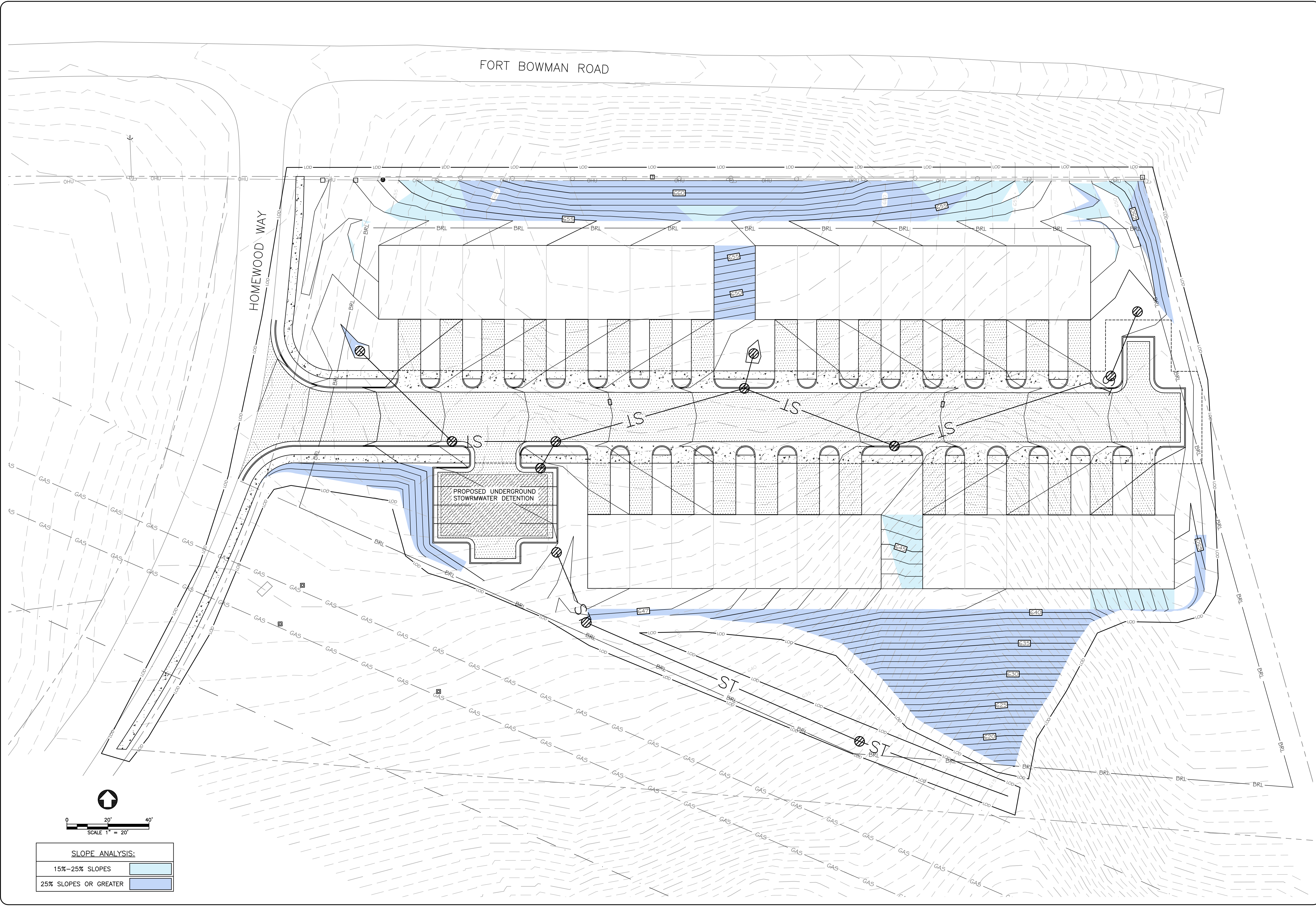
DRAWN:HV

CHECKED:ISA

STRASBURG TOWNHOUSES
 LAYOUT PLAN
 LANDMARK ATLANTIC HOLDINGS, LLC
 SHENANDOAH COUNTY
 RACEY PROJECT NUMBER: 9620
 PUBLISH DATE: 5/24/2023

C200

P:\2023\9620 - LandmarkAtlantic - Strasburg Townhouse Planning - Civil\A.8. DESIGN\4. DWG\CIVIL\COMPOSITE



SLOPE ANALYSIS:

15%-25% SLOPES	
25% SLOPES OR GREATER	

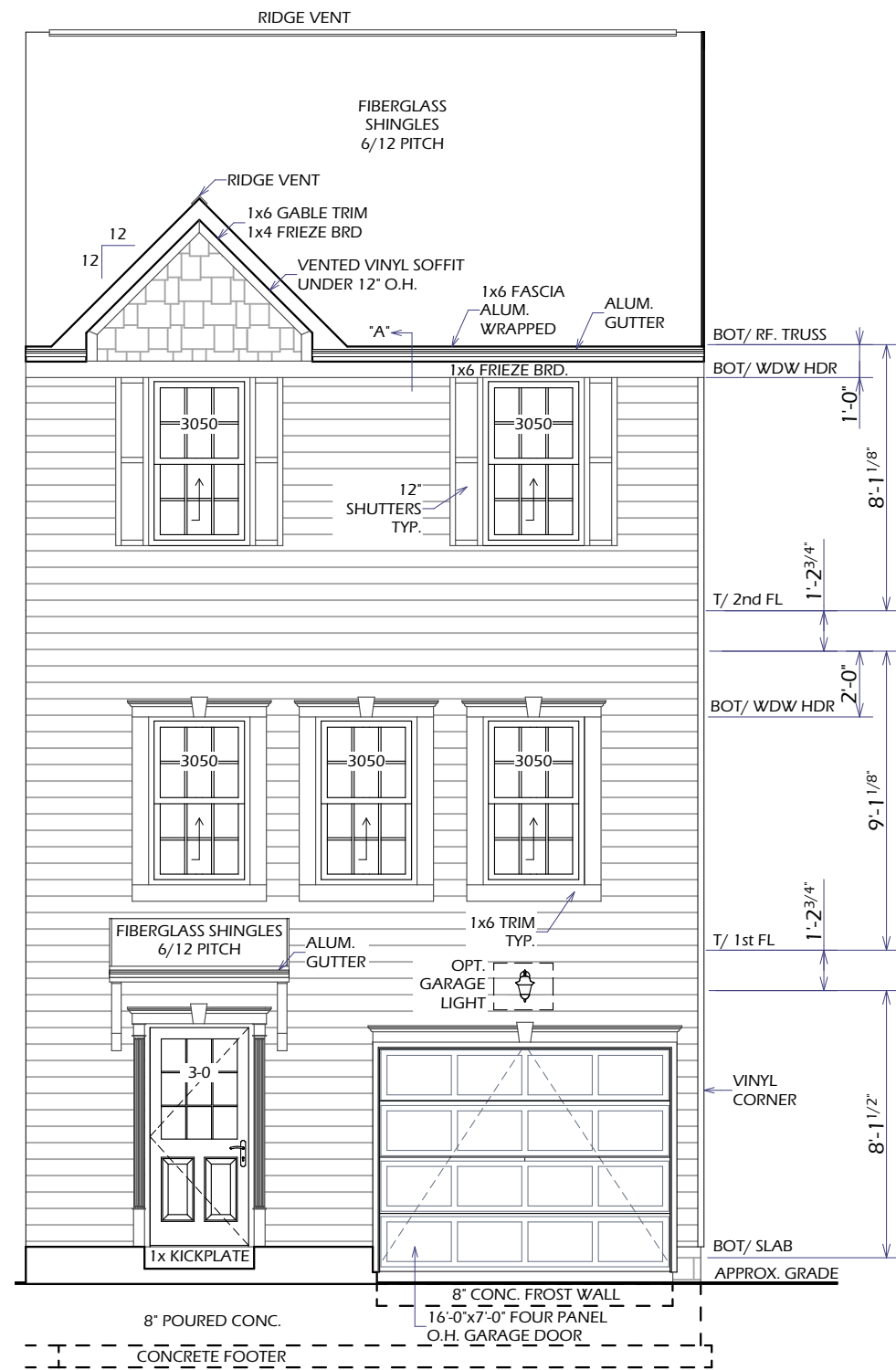
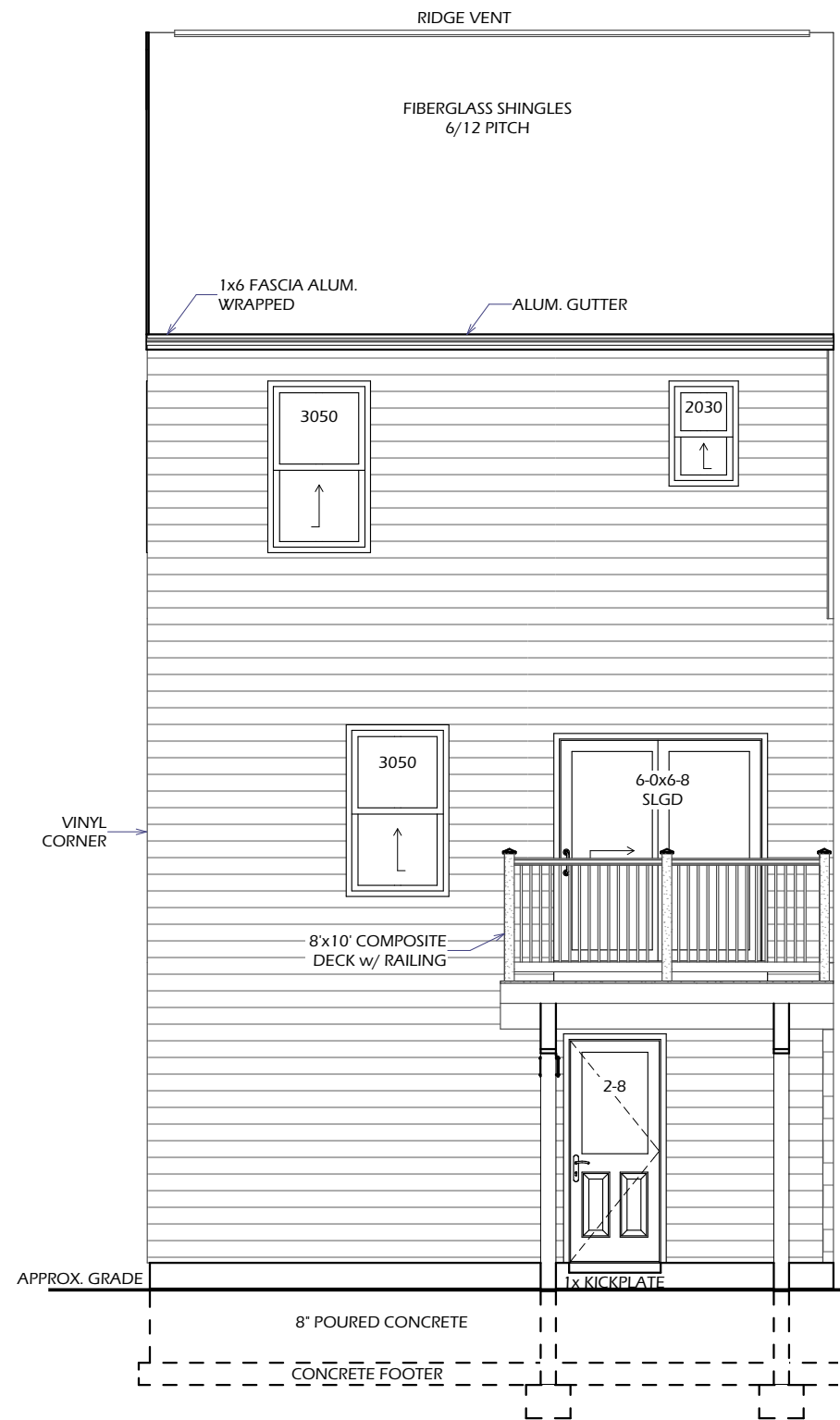
No. 30% PLANS	By HV	App'd JPT	Date 05/24/23	NOT APPROVED FOR CONSTRUCTION
PRELIMINARY REVIEW SET				
312 WEST MAIN ST. - P.O. BOX 387 LURAY, VA 22835 PH: (640) 743-9227 - FAX: (640) 743-6118				
DESIGNED:HV		DRAWN:HV		CHECKED:TSA
STRASBURG TOWNHOUSES PRELIMINARY SITE PLAN LANDMARK ATLANTIC HOLDINGS, LLC SHENANDOAH COUNTY				
RACEY PROJECT NUMBER: 9620		PUBLISH DATE: 5/24/2023		
C300				



**Rezoning REZ23-0001 - Cedar Creek Townhomes
STAFF REPORT**

Planning & Zoning Administration
174 E. King Street, P.O. Box 351
Strasburg, VA 22657
(540) 465-9197 ext. 127

Attachment C – Exterior Elevations



DRAWN BY: SADIE PARADISE

REVISIONS:

DATE: 3/16/2022

MARONDA
Homes

TITLE:

ST. PAUL
FRONT ELEVATION
"A" ELEVATION

SHT:

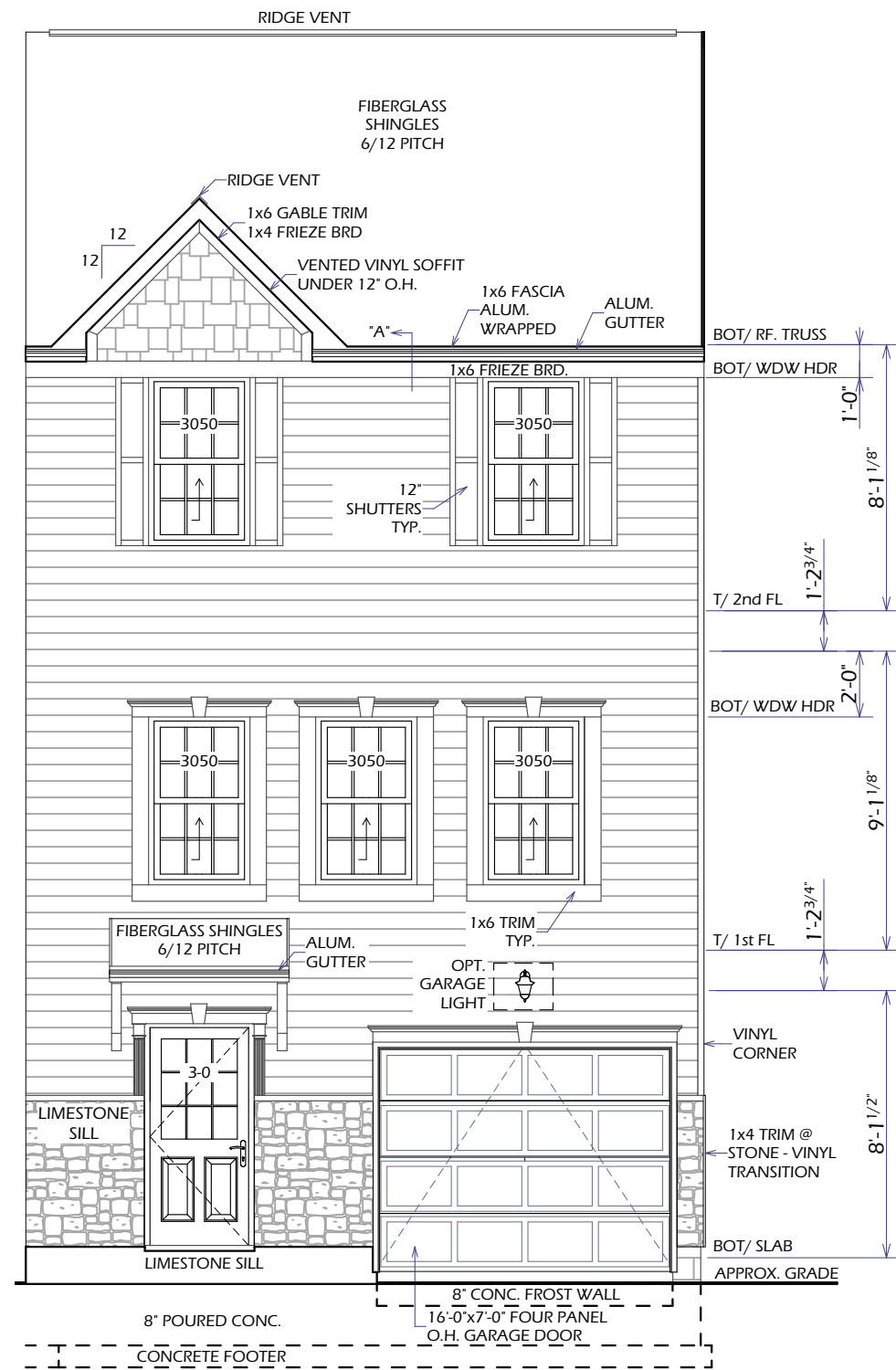
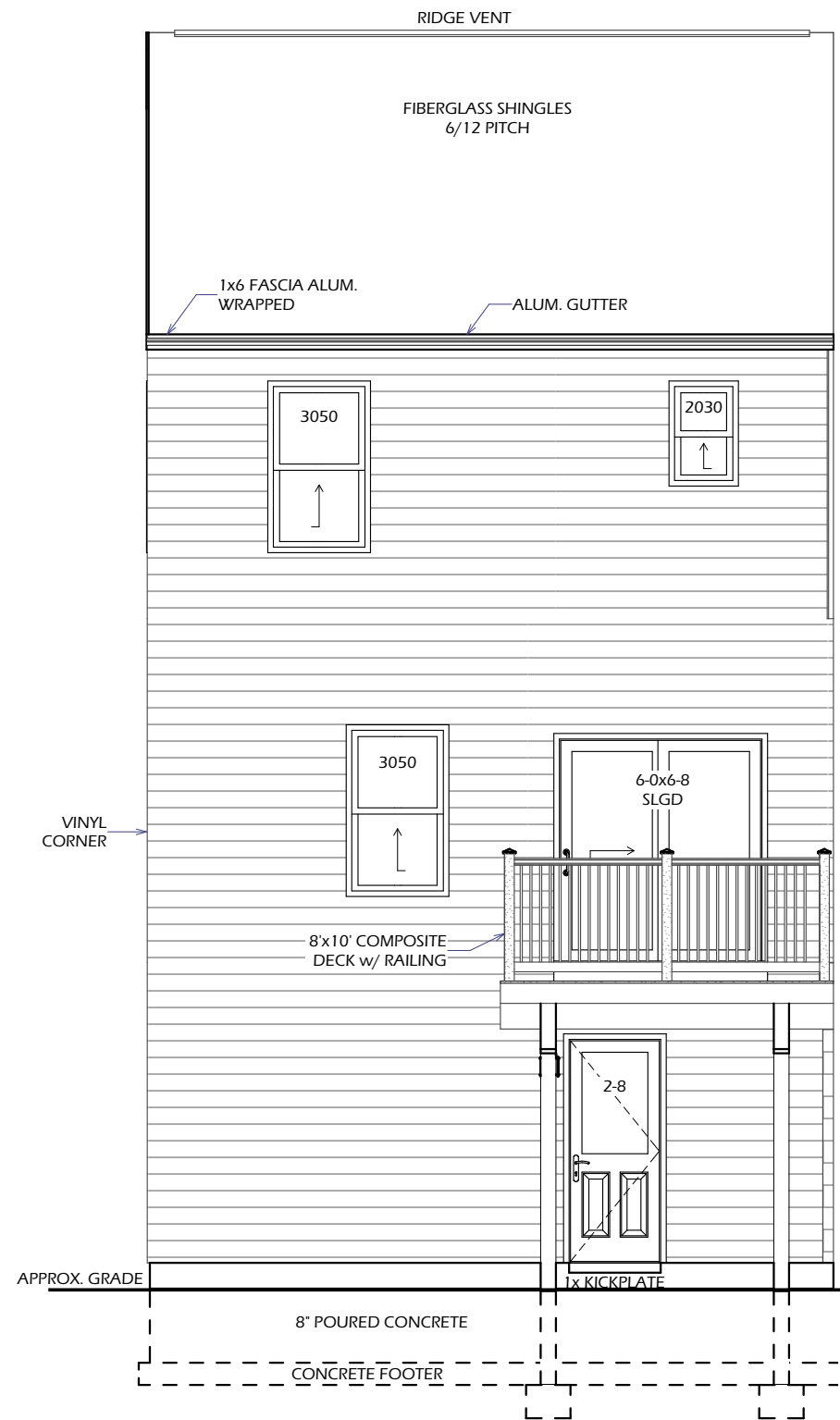
SOURCE DWG: J:\Townhomes\St. Paul\St. Paul.pln

SCALE: 3/16" = 1'-0"

DWG:

VINYL FRONT FINISH
1 CAR FRONT ENTRY GARAGE

1



DRAWN BY: SADIE PARADISE

REVISIONS:

DATE: 3/16/2022

MARONDA
Homes

TITLE:

ST. PAUL
FRONT ELEVATION
"A" ELEVATION

SHT:

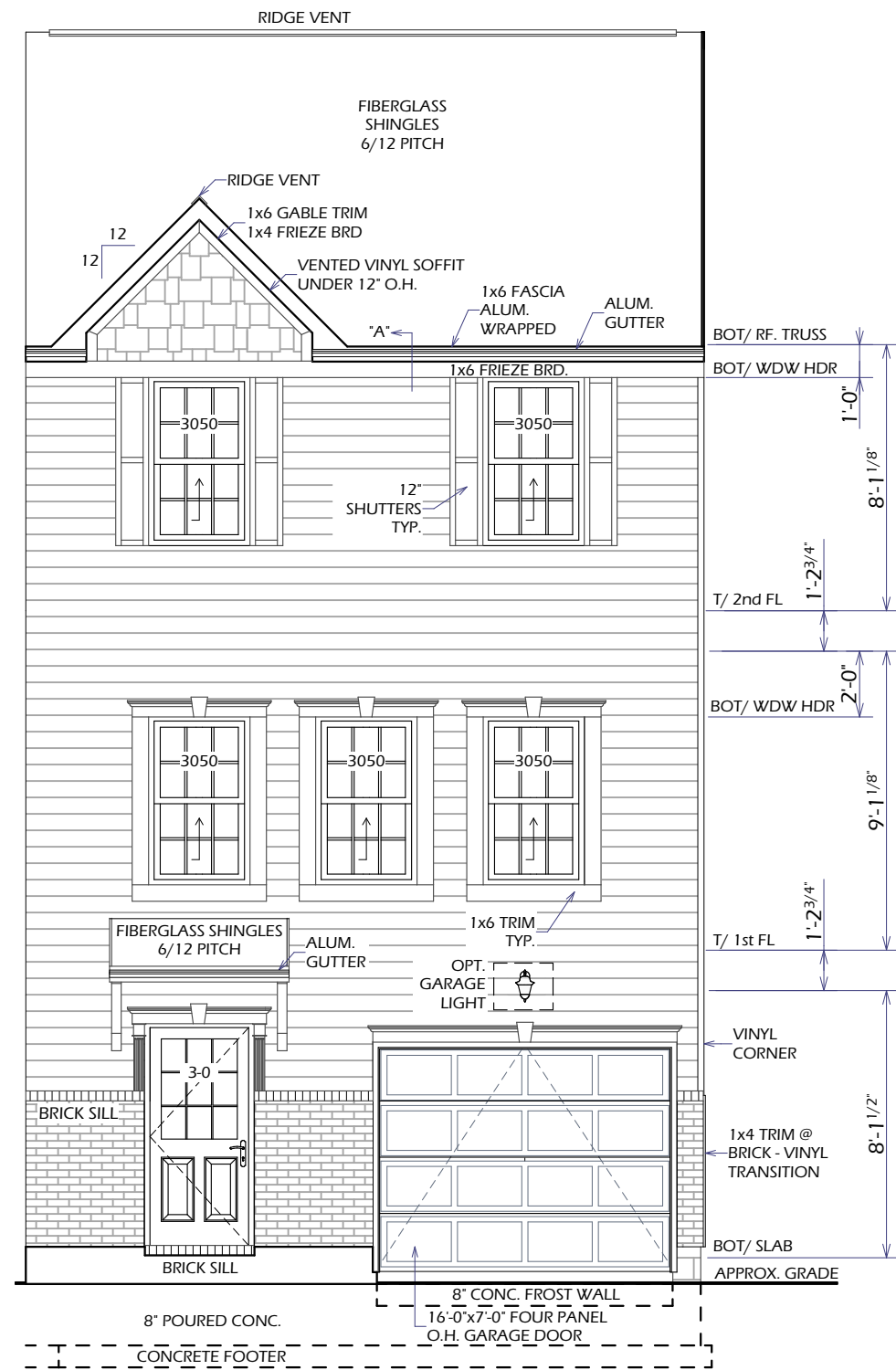
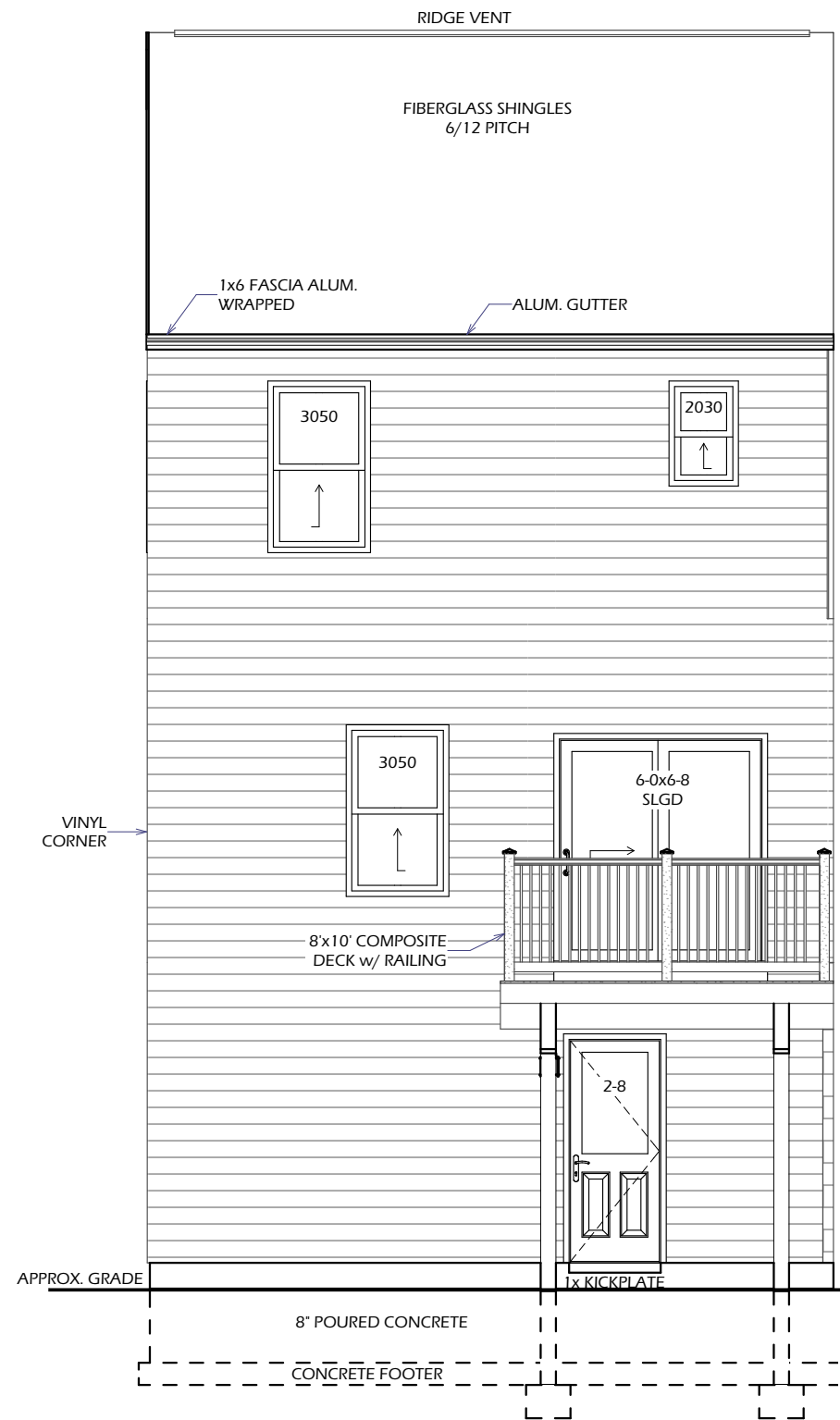
SOURCE DWG: J:\Townhomes\St. Paul\St. Paul.pln

SCALE: 3/16" = 1'-0"

DWG:

STONE WATERTABLE FRONT FINISH
1 CAR FRONT ENTRY GARAGE

1



DRAWN BY: SADIE PARADISE

REVISIONS:

DATE: 3/16/2022

MARONDA
Homes

TITLE:

ST. PAUL
FRONT ELEVATION
"A" ELEVATION
BRICK WATERTABLE FRONT FINISH
1 CAR FRONT ENTRY GARAGE

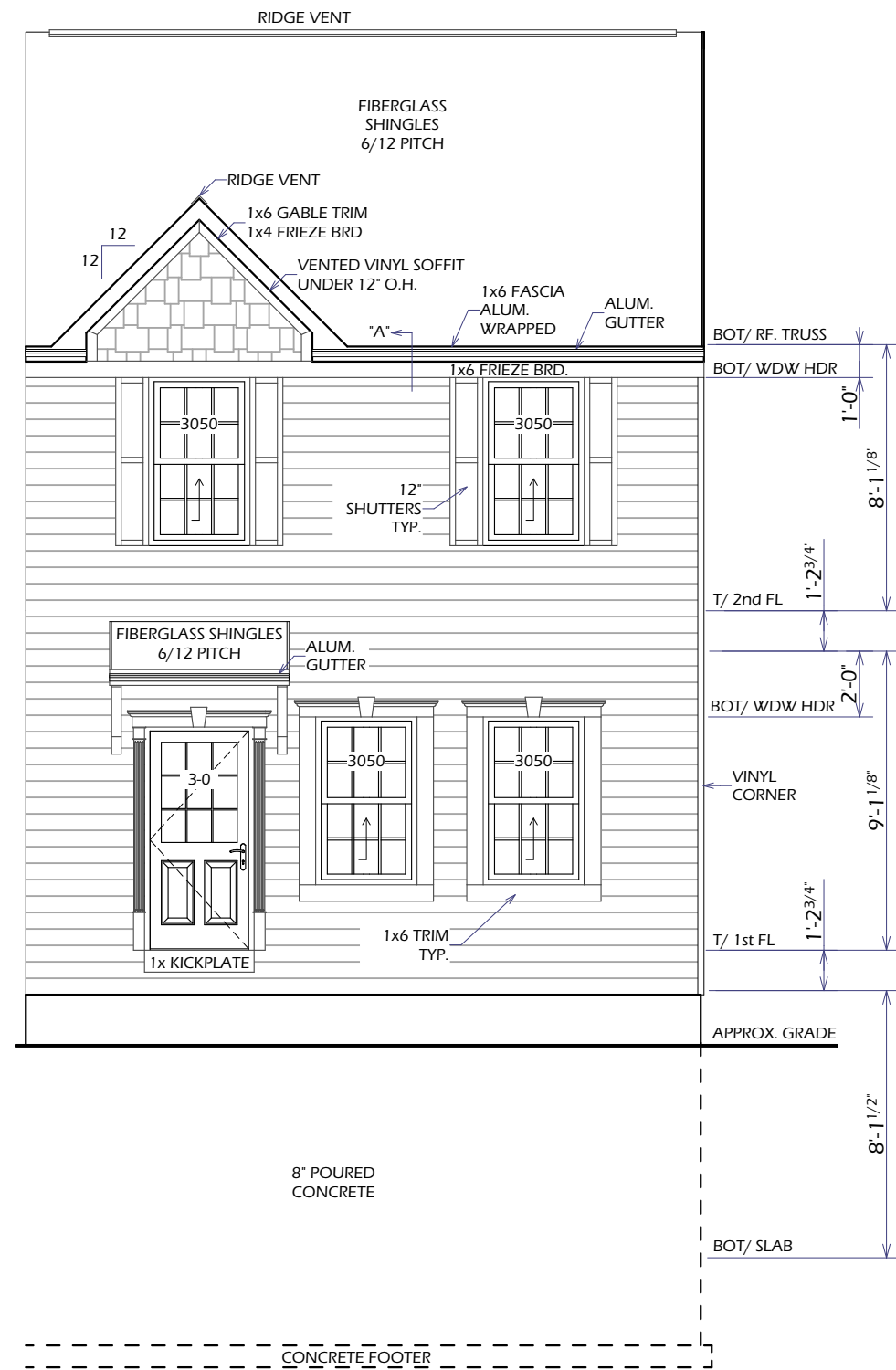
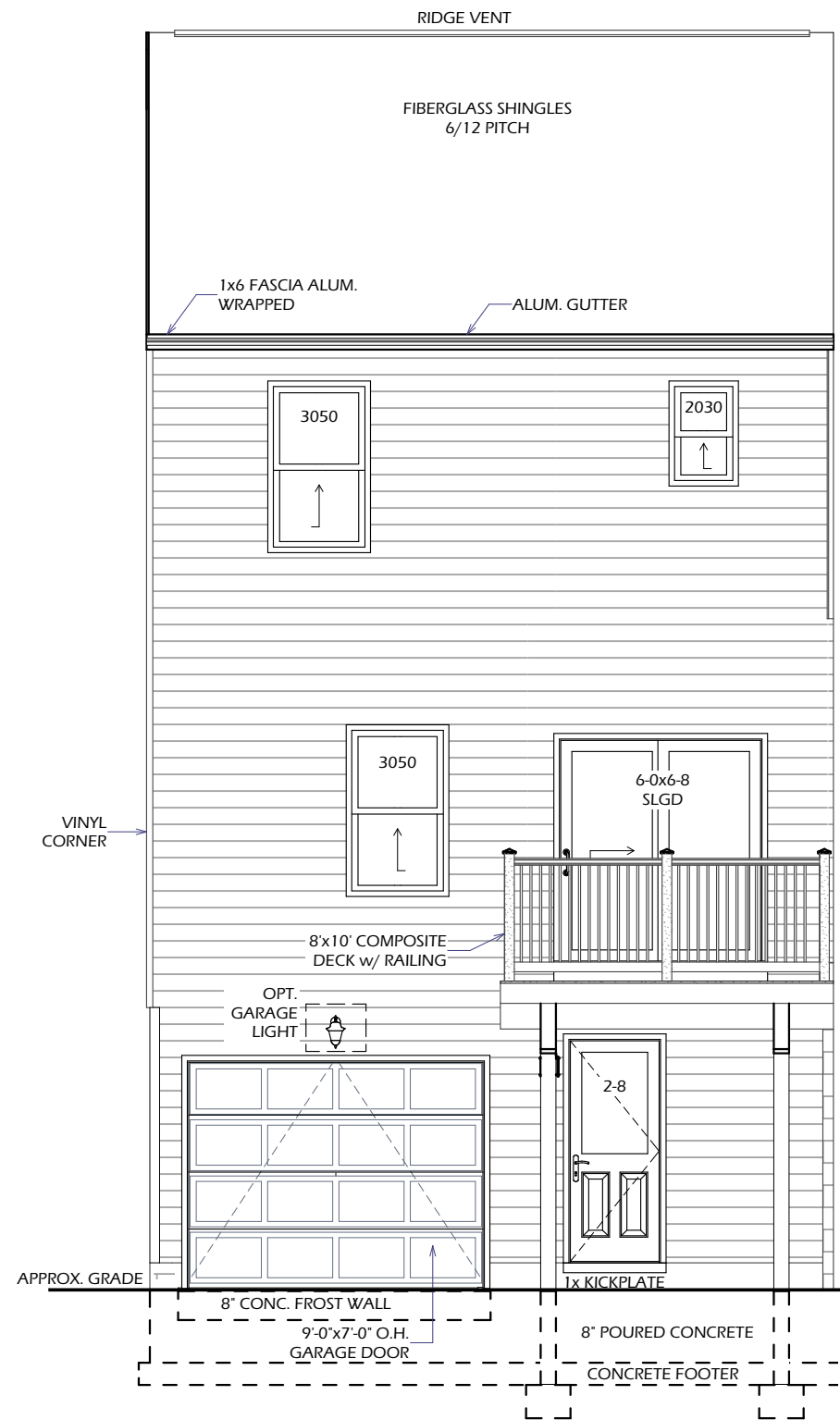
SHT:

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SOURCE DWG: J:\Townhomes\St. Paul\St. Paul.pln

SCALE: 3/16" = 1'-0"

DWG:



DRAWN BY: SADIE PARADISE

REVISIONS:

DATE: 3/16/2022

MARONDA
Homes

TITLE:

ST. PAUL
FRONT ELEVATION
"A" ELEVATION
VINYL FRONT FINISH
1 CAR REAR ENTRY GARAGE

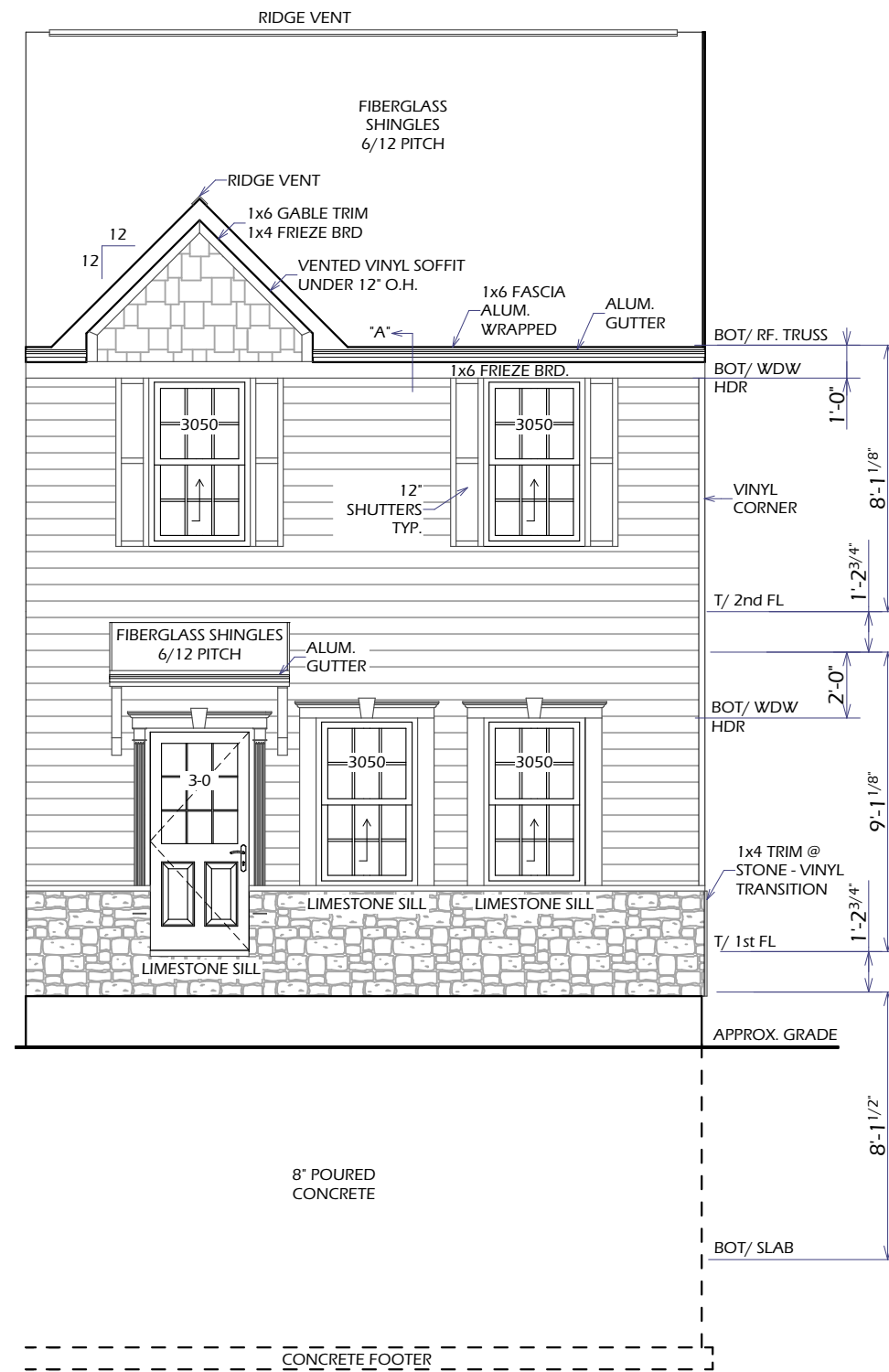
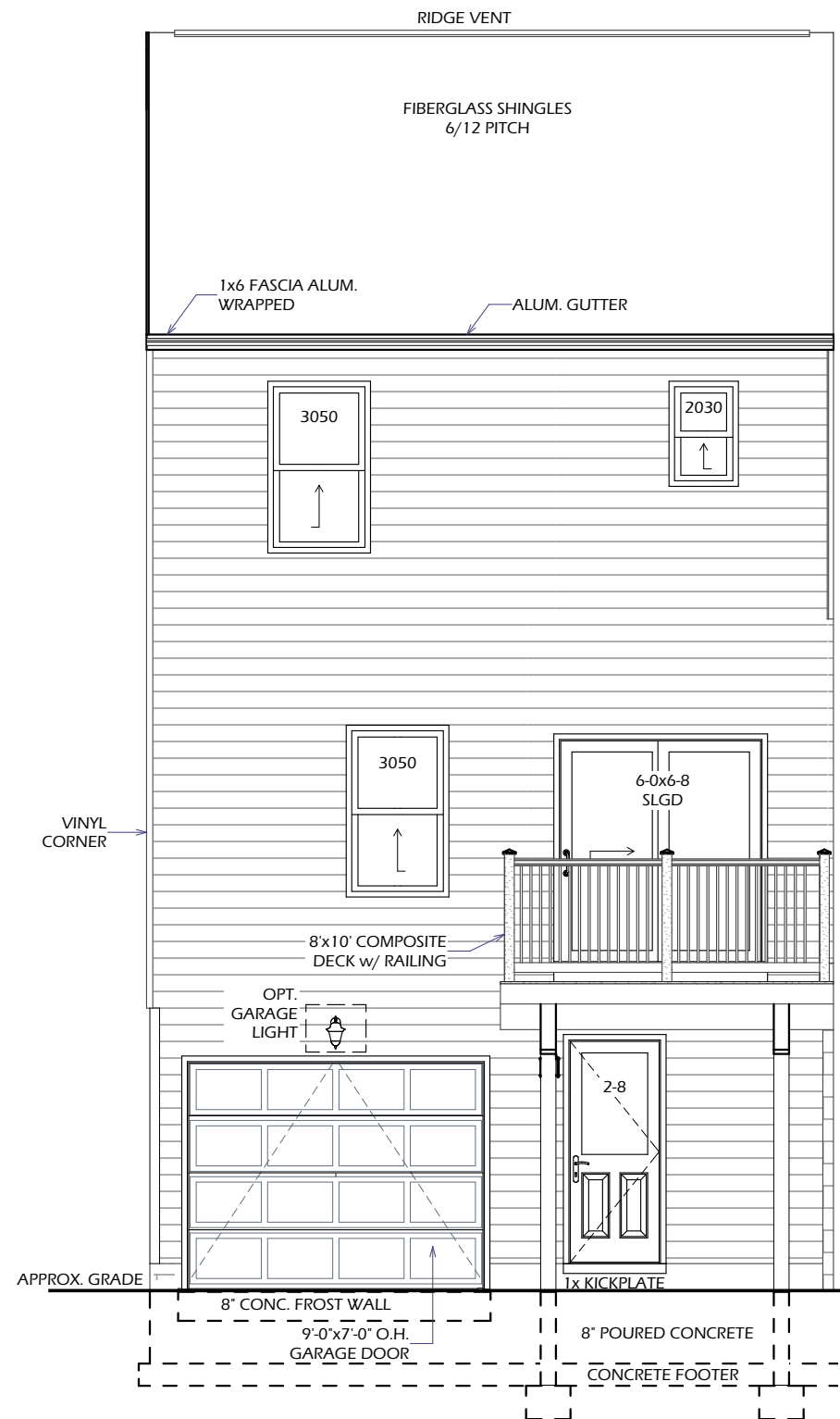
SHT:

SOURCE DWG: J:\Townhomes\St. Paul\St. Paul.pln

SCALE: 3/16" = 1'-0"

DWG:

1



DRAWN BY: SADIE PARADISE

REVISIONS:

DATE: 3/16/2022

MARONDA
Homes

TITLE:

ST. PAUL
FRONT ELEVATION
"A" ELEVATION

SHT:

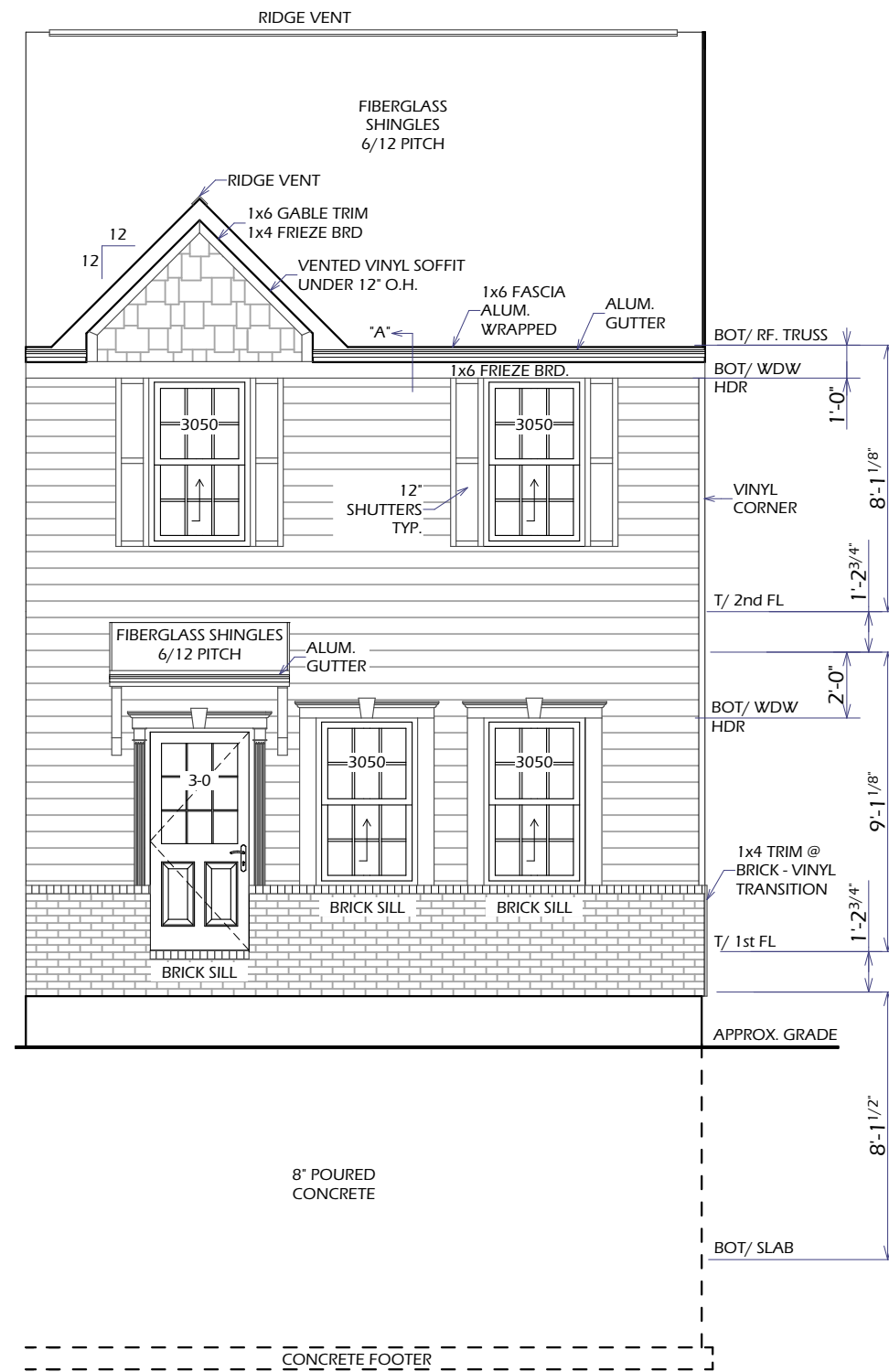
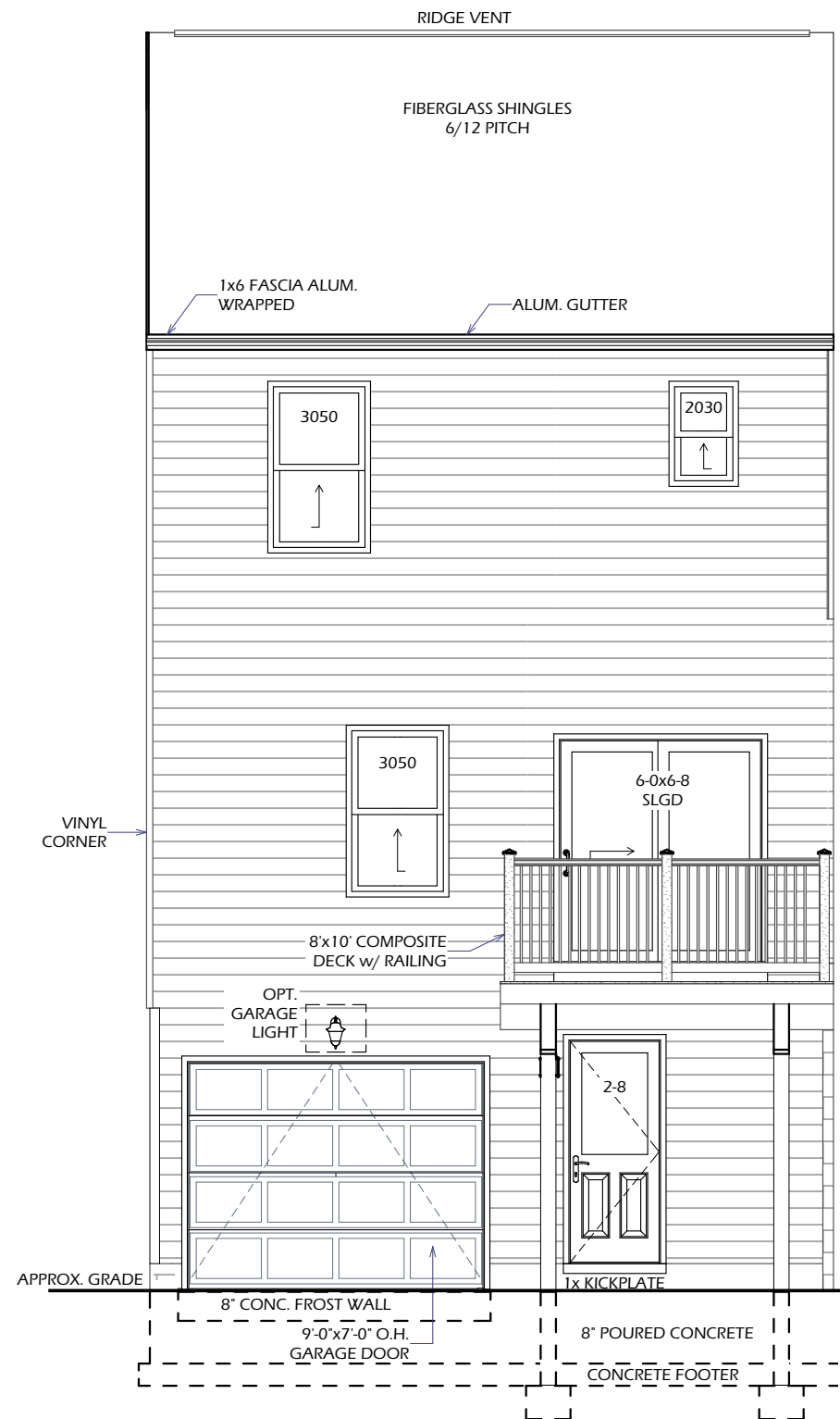
SOURCE DWG: J:\Townhomes\St. Paul\St. Paul.pln

SCALE: 3/16" = 1'-0"

DWG:

STONE WATERTABLE FRONT FINISH
1 CAR REAR ENTRY GARAGE

1



DRAWN BY: SADIE PARADISE

REVISIONS:

DATE: 3/16/2022

MARONDA
Homes

TITLE:

ST. PAUL
FRONT ELEVATION
"A" ELEVATION
BRICK WATERTABLE FRONT FINISH
1 CAR REAR ENTRY GARAGE

SHT:

SOURCE DWG: J:\Townhomes\St. Paul\St. Paul.pln

SCALE: 3/16" = 1'-0"

DWG:

1

Attachment D – GIS aerial image



Attachment E - Zoning map

