

STONEWALL DR.

15' LANDSCAPE STRIP
IN ACCORDANCE WITH ALTERNATIVE A
PER 4/11/91 PROFFER LETTER

VICINITY MAP 1" = 1000'

SITE PLAN LOTS 9, 10 A & 11 A PER PLAT C OF THE CORRON SUBDIVISION PER PLAT IN SLIDE 235-U

HAPPY CREEK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: AVG HOLDINGS LLC. PER INST. # 080001871.

PROPERTY SHOWN IN ZONE AE FW PER FIRM MAP NO. 51187C0116C
EFFECTIVE DATE JUNE 6, 2008.

PROPERTY ZONED C-1.

PROPERTY SHOWN ON TAX MAP SECTION 20A8 ((20))
PARCELS 10A & 11A.

NOTE: PURSUANT TO A LETTER FROM VDOT DATED SEPTEMBER 12, 2007
CONCERNING THE PORCH ENCROACHMENT INTO THE FLARED RIGHT OF WAY
FOR THE ENTRANCE TO RADHAM STREET, VDOT DOES NOT HAVE ANY
OBJECTIONS TO THE PORCH REMAINING WITHIN THEIR RIGHT OF WAY AT
THIS TIME. HOWEVER, IF AT ANY TIME VDOT NEEDS THE PORCH REMOVED
THE OWNERS WILL HAVE 90 DAYS NOTIFICATION TO REMOVE SAME. THIS
IS ALSO TO BE NOTED ON ANY DEED OF TRANSFER FOR THIS PROPERTY
TO INFORM ANY FUTURE OWNERS.

NOTE: PER PROFFER LETTER DATED APRIL 2, 1991, A 15' LANDSCAPE
STRIP WAS PROFFERED ALONG THE WESTERN BOUNDARY FROM STONEWALL
DRIVE TO THE SOUTHERN CORNER OF THE OLD TRIANGLE LOT ON THE
NORTH SIDE OF RADHAM STREET.

LOT 9: PROPOSED 11 SPACE GRAVEL PARKING LOT.
TOTAL PROPOSED AREA OF LAND DISTURBANCE = 4,337 SQ. FT.
INCLUDES 24' WIDE 2 WAY ACCESS.

LOT 10 A PROPOSE USE: RETAIL.
TOTAL LOT AREA = 5,035 SQ. FT.
TOTAL BUILDING FLOOR AREA = 1,034.9 SQ. FT.
OPEN SPACE AREA = 4,000.1 SQ. FT.
TOTAL PARKING SPACES PROPOSED @ 1 PER 200 SQ. FT. = 5.
BASE FLOOD ELEV. = 567.9'.
EXISTING FIRST FLOOR ELEVATION = 568.65'.
ELEVATION DATUM USED: USGS DISK J 338.
PARKING LOT TO BE GRAVEL.

LOT 11 A PROPOSE USE: BANKING.
TOTAL LOT AREA = 8,210 SQ. FT.
TOTAL BUILDING FLOOR AREA = 1,148.4 SQ. FT.
OPEN SPACE AREA = 7,061.6 SQ. FT.
TOTAL PARKING SPACES PROPOSED @ 1 PER 200 SQ. FT. = 6.
BASE FLOOD ELEV. = 567.9'.
EXISTING FIRST FLOOR ELEVATION = 567.9'.
ELEVATION DATUM USED: USGS DISK J 338.
PARKING LOT TO BE GRAVEL.

LEGEND

- ⊕ DENOTES PROPOSED HANICAP SPACE SIGN.
- W — DENOTES WATERLINE.
- — — DENOTES OVERHEAD WIRES.
- S — DENOTES SANITARY SEWER LATERAL.
- DENOTES PIN SET.
- DENOTES EXISTING PIN OR PIPE.
- ⊙ DENOTES WATER METER.
- ⊕ DENOTES SANITARY SEWER MANHOLE.
- — — DENOTES UNDERGROUND POWER.
- ⊗ DENOTES PORCH LIGHT.

PREPARED BY:
JOSEPH G. BROGAN, SR.
PROFESSIONAL LAND SURVEYOR
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MAY 20, 2008
REVISED AUGUST 8, 2008
REVISED DECEMBER 11, 2008
REVISED JANUARY 9, 2009
REVISED FEBRUARY 5, 2009
REVISED BY HINELIGHT & ASSOCIATES, PLLC JANUARY 17, 2012
REVISED BY THIS OFFICE MARCH 13, 2012



APPROVED BY THE TOWN OF FRONT ROYAL:

DIRECTOR OF PLANNING	DATE
DIRECTOR OF ENVIRONMENTAL SERVICES	DATE
DIRECTOR OF ENERGY RESOURCES MANAGEMENT	DATE
FINANCE DIRECTOR	DATE

- ⊕ DENOTES PROPOSED ILEX INKERRY (SHAMROCK) TYPE: SHRUB MATURE SIZE 4' X 4'.
- ⊗ DENOTES PROPOSED CLETHRA (HUMMINGBIRD) TYPE: SHRUB MATURE SIZE 3' X 3'.
- DENOTES PROPOSED ITEA (SWEETSPICE) TYPE: SHRUB MATURE SIZE 3' X 5'.

