



Legend

- Subject Parcel
- Parcels
- City Boundary

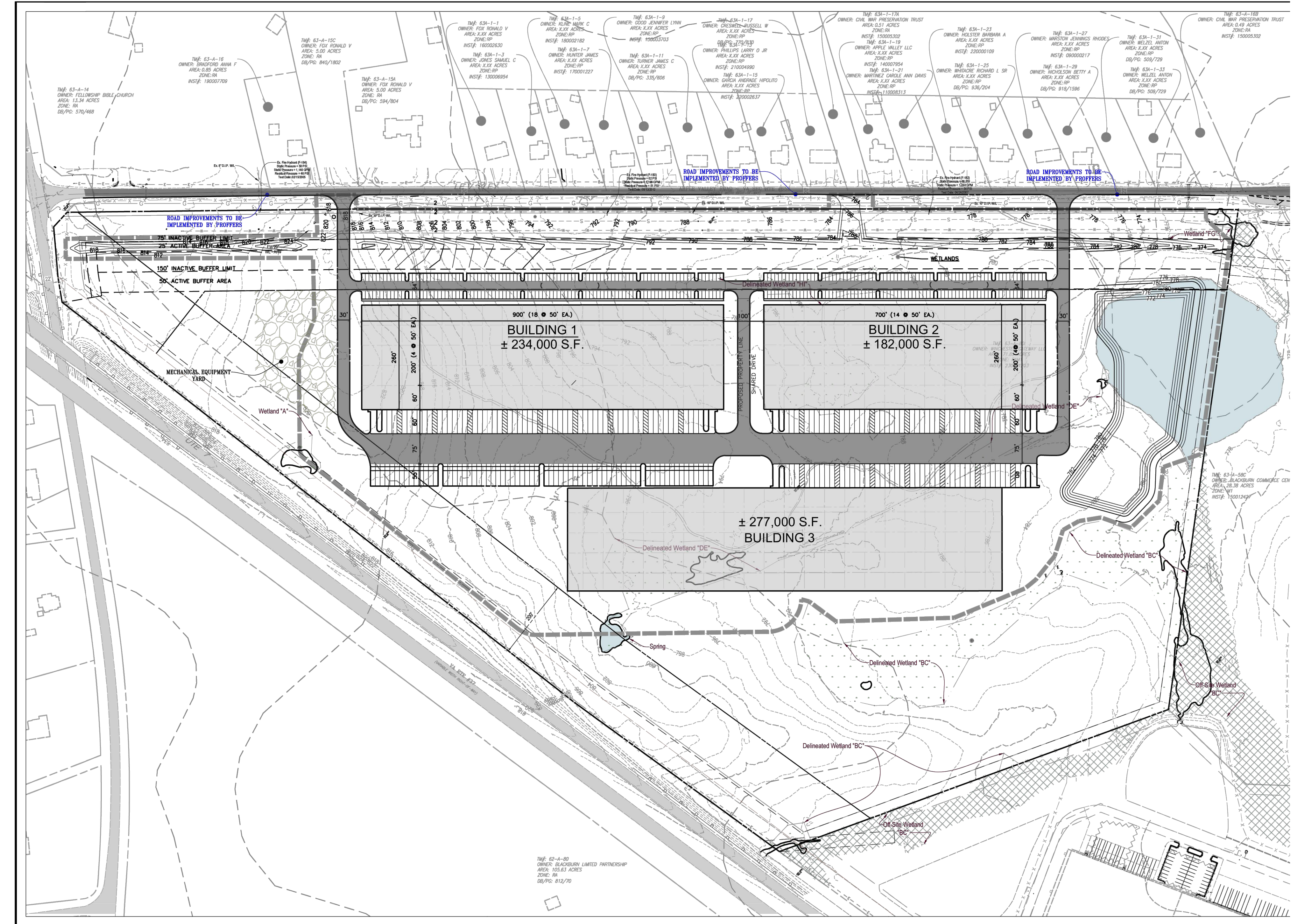
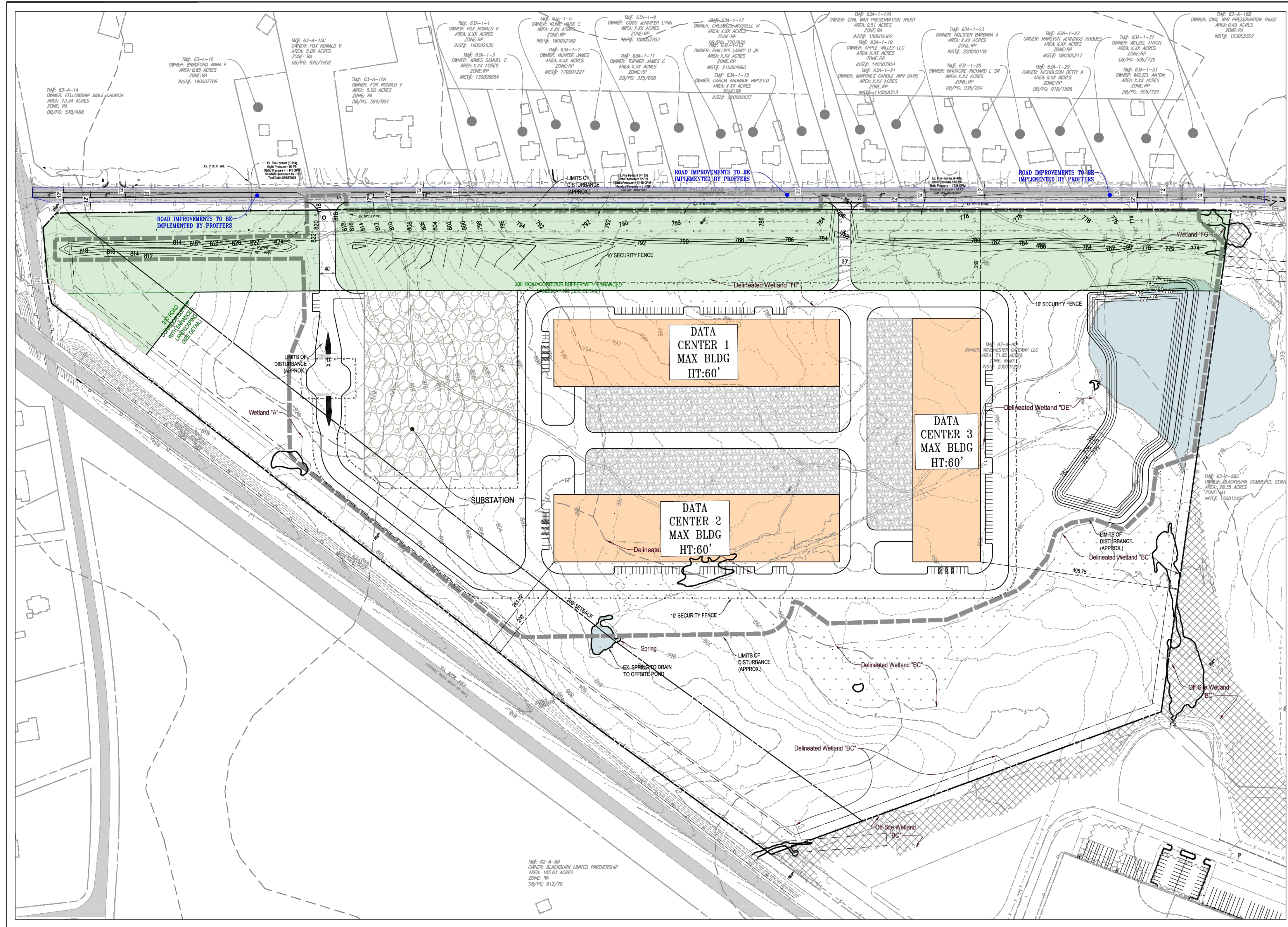
Greenway Engineering, Inc.
 151 Windy Hill Lane
 Winchester, VA 22602
 T: 540.662.4185
 F: 540.722.4185
 www.GreenwayEng.com

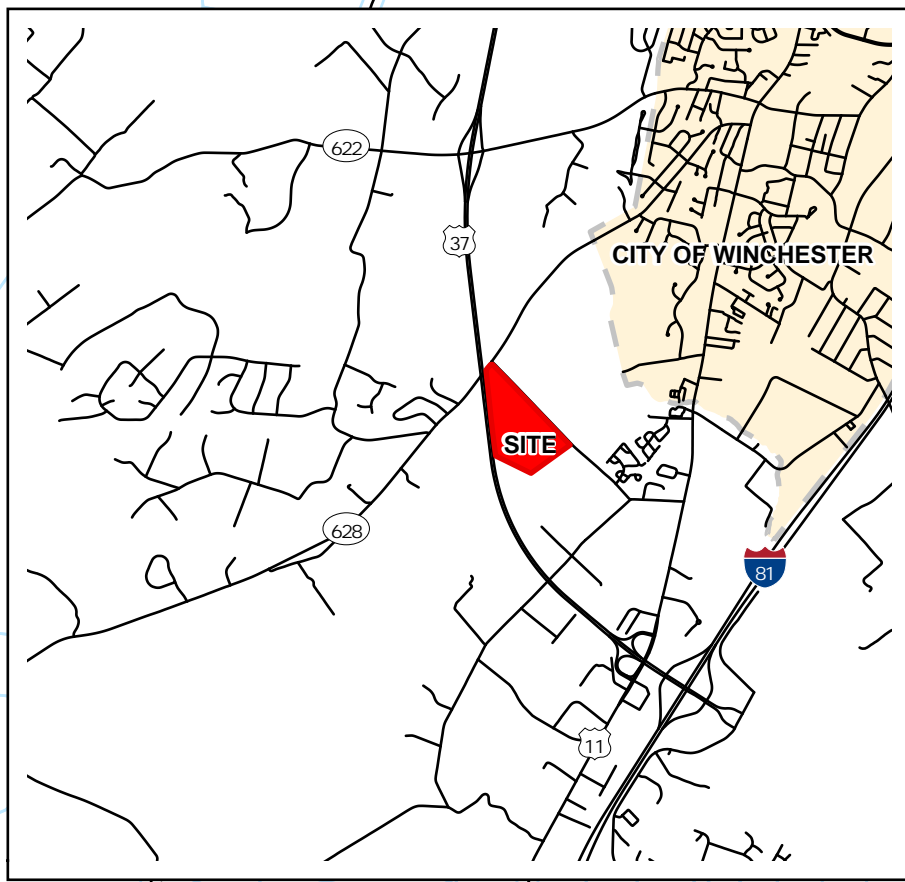
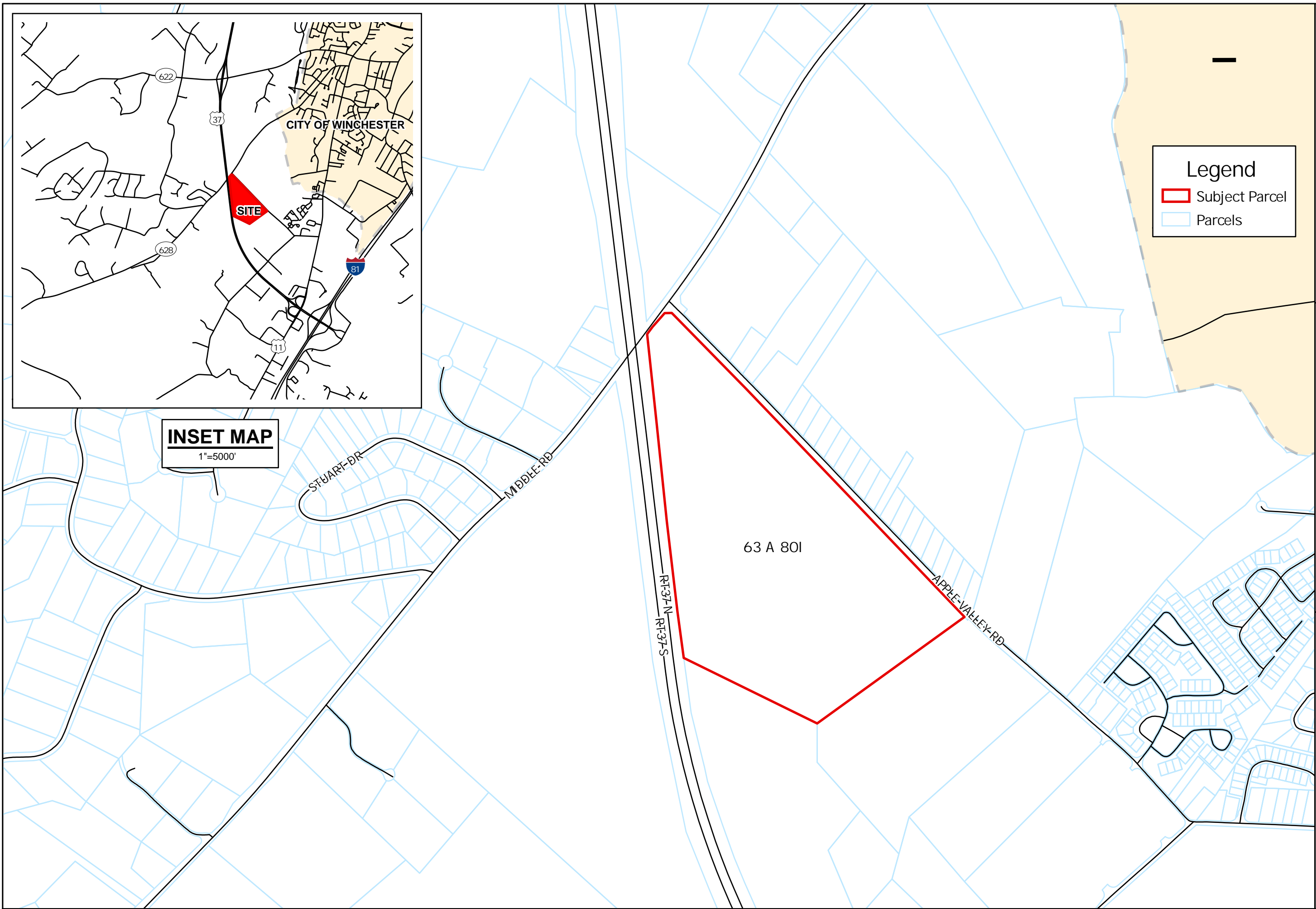


**WINCHESTER GATEWAY PHASE 1 - CIUP
 AERIAL EXHIBIT**

WINCHESTER GATEWAY PHASE 1 - CUP
AERIAL EXHIBIT
BACK CREEK DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: 06-13-2025 PROJECT ID: 0036K DESIGNED BY: DJC
SCALE: 1"=600'

Map Data Source: Frederick County, VA. GIS Department, 2025 Data.





INSET MAP
1"=5000'

Legend

- Subject Parcel
- Parcels

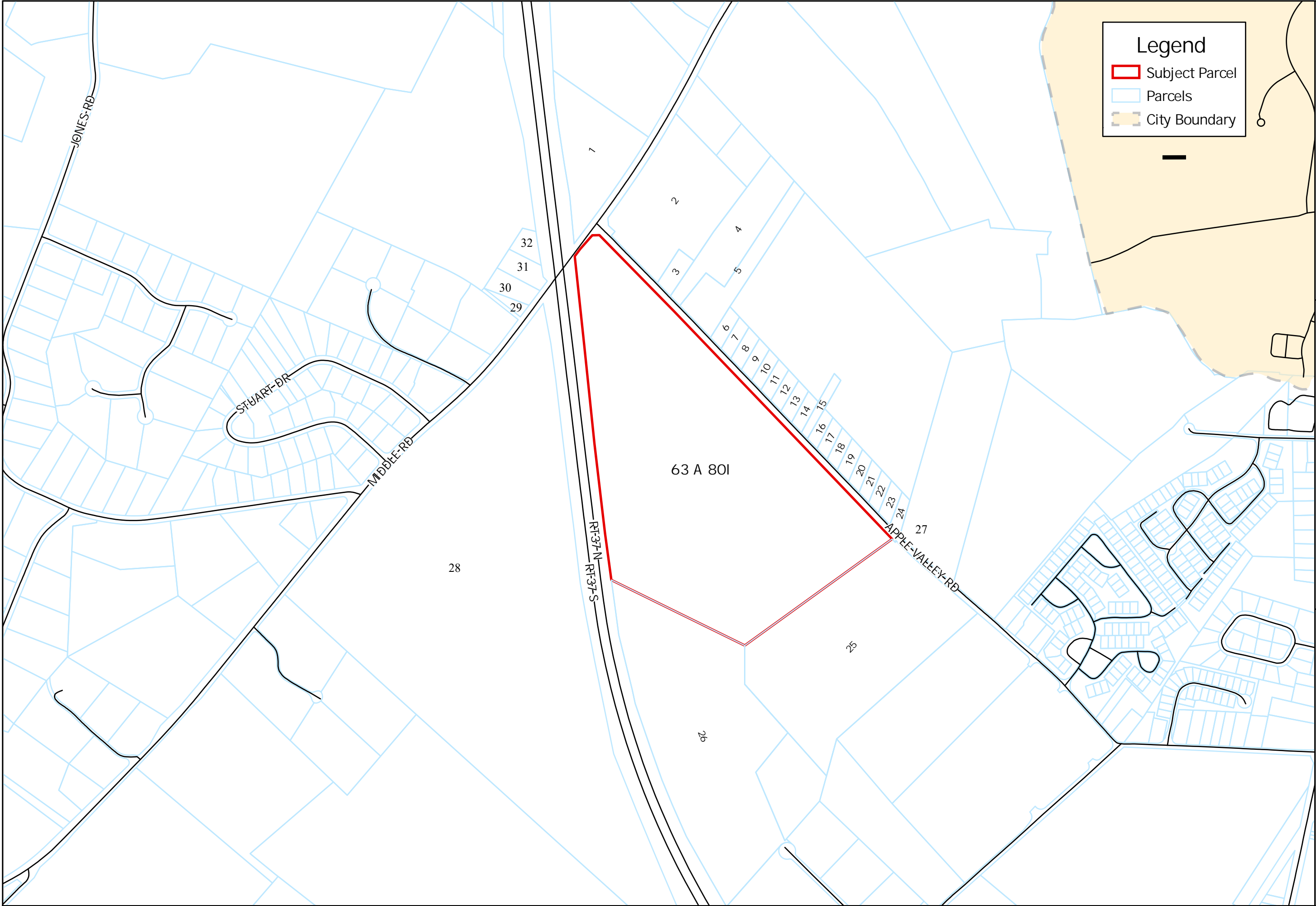
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**WINCHESTER GATEWAY PHASE 1 - CUP
LOCATION EXHIBIT**

WINCHESTER GATEWAY PHASE 1 - CUP
LOCATION EXHIBIT
BACK CREEK DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: 06-13-2025 PROJECT ID: 0036K DESIGNED BY: DJC
SCALE: 1"=600'

Map Data Source: Frederick County, VA. GIS Department, 2025 Data.



Legend

- Subject Parcel
- Parcels
- City Boundary

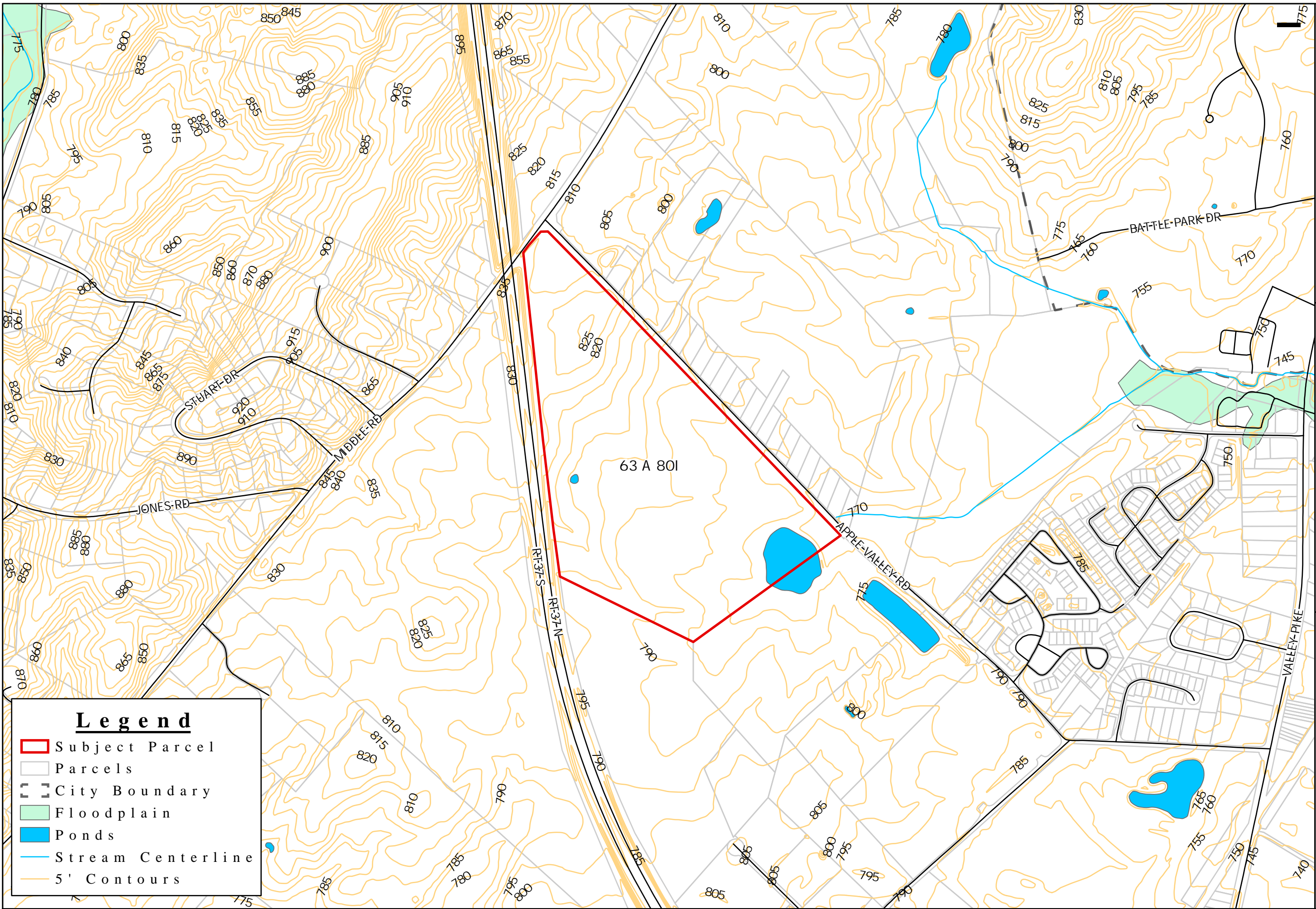
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**WINCHESTER GATEWAY PHASE 1 - CUP
 ADJOINER EXHIBIT**

WINCHESTER GATEWAY PHASE 1 - CUP ADJOINER EXHIBIT	BACK CREEK DISTRICT FREDERICK COUNTY, VIRGINIA
DATE: 06-13-2025	PROJECT ID: 0036K
SCALE: 1"=600'	DESIGNED BY: DJC

Map Data Source: Frederick County, VA. GIS Department, 2025 Data.



Legend

- Subject Parcel
- Parcels
- City Boundary
- Floodplain
- Ponds
- Stream Centerline
- 5' Contours

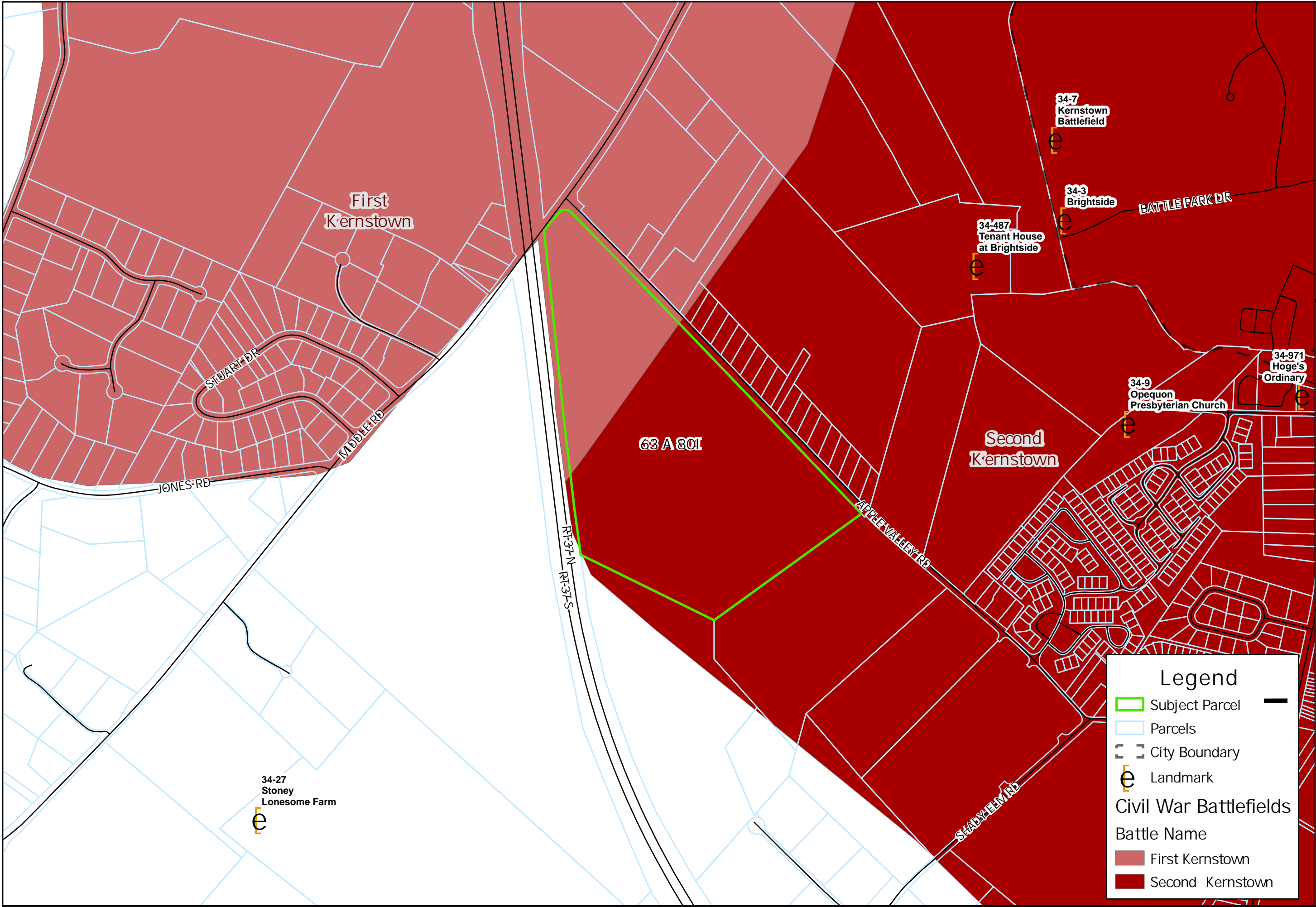
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WINCHESTER GATEWAY PHASE 1 - CUP
NATURAL FEATURES EXHIBIT

WINCHESTER GATEWAY PHASE 1 - CUP	
NATURAL FEATURES EXHIBIT	
BACK CREEK DISTRICT	
FREDERICK COUNTY, VIRGINIA	
DATE: 06-13-2025	PROJECT ID: 0036K
DESIGNED BY: DJC	
SCALE: 1"=600'	

Map Data Source: Frederick County, VA. GIS Department, 2025 Data.



Map Data Source: Frederick County, VA. GIS Department, 2025 Data.

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WINCHESTER GATEWAY PHASE 1 - CUP
HISTORICAL EXHIBIT

Legend

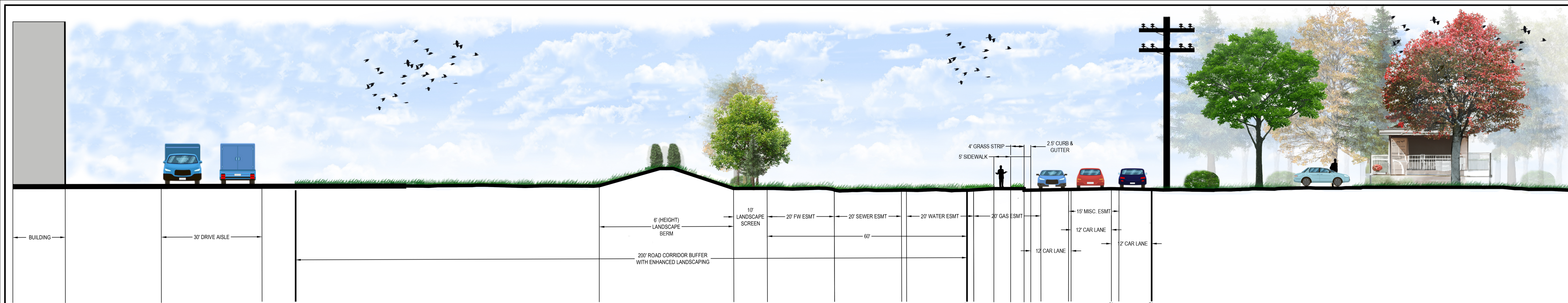
- Subject Parcel
- Parcels
- City Boundary
- e Landmark

Civil War Battlefields

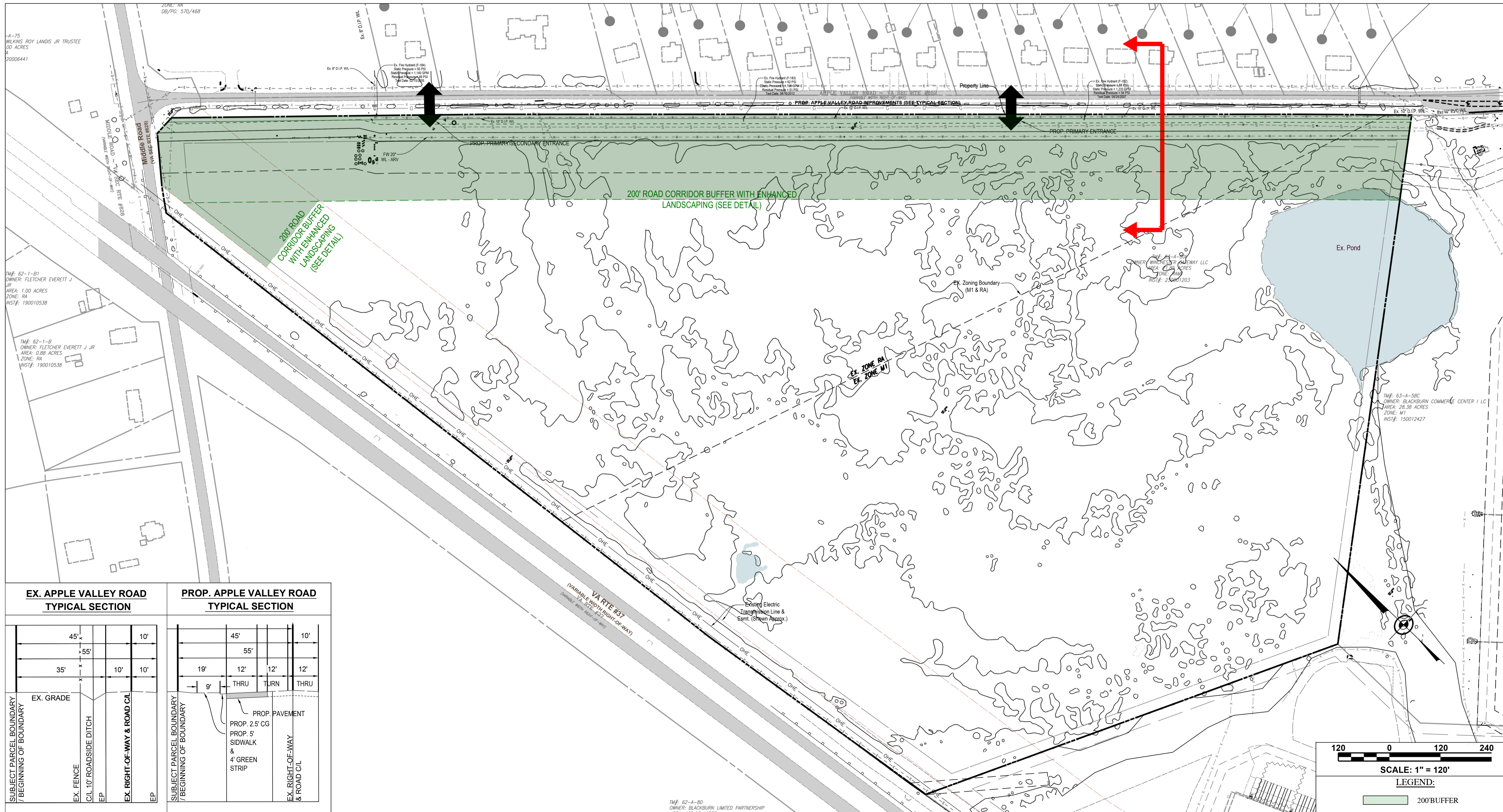
Battle Name

- First Kernstown
- Second Kernstown

WINCHESTER GATEWAY PHASE 1 - CUP	
HISTORICAL EXHIBIT	
BACK CREEK DISTRICT	
FREDERICK COUNTY, VIRGINIA	
DATE: 06-13-2025	PROJECT ID: 0036K
DESIGNED BY: DJC	
SCALE: 1"=600'	



SCALE: 1"=15'



EX. APPLE VALLEY ROAD TYPICAL SECTION				PROP. APPLE VALLEY ROAD TYPICAL SECTION			
45'	55'	10'		45'	55'	10'	
35'	10'	10'		19'	12'	12'	12'
SUBJECT PARCEL BOUNDARY / BEGINNING OF BOUNDARY	EX. GRADE	EX. FENCE	C/L 10' ROADSIDE DITCH EP	SUBJECT PARCEL BOUNDARY / BEGINNING OF BOUNDARY	PROP. PAVEMENT	EX. RIGHT-OF-WAY & ROAD C/L	EP
					PROP. 2.5' CG		
					PROP. 5' SIDEWALK & 4' GREEN STRIP		

120 0 120 240

SCALE: 1" = 120'

LEGEND:

200' BUFFER

ROAD WIDENING ILLUSTRATIVE EXHIBIT
WINCHESTER GATEWAY
 BACK CREEK MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

DATE: MAR 14, 2024
 SCALE: AS SHOWN
 DESIGNED BY: EJV / RLK
 FILE NO. 0036E
 SHEET 1 OF 1



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