

**PLANNING COMMISSION
WORK SESSION AGENDA
APRIL 14, 2015 - 3:00 PM
Fourth Floor Exhibit Hall
Rouss City Hall**

1. Review agenda for April 21, 2015 regular meeting (**Youmans**)
2. Discussion of Zoning Text Amendment pertaining to ground-floor residential conditional use in the Highway Commercial (B-2) District (**Grisdale**)
3. Committee reports
4. Status of projects pending Council approval (**Youmans**)
5. Announcements

**PLANNING COMMISSION
REVISED AGENDA
April 21, 2015 - 3:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Certification of Closed Session for March 17, 2015 meeting- Fieo
- C. Approval of Minutes
- D. Correspondence
- E. Citizen Comments
- F. Report of Frederick Co Planning Commission Liaison

2. PUBLIC HEARINGS – New Business

- A. **SP-15-135** Request of Tim Painter of Painter Lewis, on behalf of 1720 Valley Avenue LLC, for site improvements including off-street parking and building renovations at 1720 Valley Avenue (*Map Number 231-04-K-8-A*) zoned Highway Commercial (B-2) District. (**Youmans**)

3. PUBLIC HEARINGS – Continued

4. NEW BUSINESS

- A. **CE-15-198** Corridor Enhancement Certificate of Appropriateness- 826 Berryville Ave.- Commercial Remodel- (**Youmans**)
- B. FY 2015-2019 Capital Improvement Program (CIP) Presentation- (**Eisenach**)

5. OLD BUSINESS

6. OTHER BUSINESS

- A. Minor Subdivision Report (**Crump**):
 - 1. **MS-15-105 & MS-15-182** Omps Drive Boundary Line Adjustment
 - 2. **MS-15-178** Braddock Partnership Boundary Line Adjustment/Lot Consolidation
 - 3. **MS-15-195** Duncan Brother Tires Boundary Line Adjustment
 - 4. Shenandoah University/ Millwood Ave Plats

| | | | | |
|------------------|------------------|------------------|------------------|-----------------|
| MS-14-211 | MS-15-218 | MS-14-246 | MS-15-306 | MS-15-84 |
| MS-15-85 | MS-15-86 | MS-15-87 | MS-15-88 | MS-15-89 |

- B. Administrative Approval(s) (**Crump**):
 - 1. Site Plan Report
 - (a) **SP-15-180** Minor Revision- 301 E. Cork Street- Winchester City Public Schools

7. ADJOURN

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, February 17, 2015, at 3:00 p.m. in the Fourth Floor Exhibit Hall, Rouss City Hall, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER: Chairman Slaughter called the meeting to order at 3:00 p.m.
PRESENT: Chairman Slaughter, Vice Chairman Loring, Commissioner Shickle, Commissioner Wolfe, Commissioner Tagnesi, Commissioner Fieo
ABSENT: None
EX-OFICIO: City Manager Freeman
STAFF: Timothy Youmans, Aaron Grisdale, Josh Crump, Catherine Clayton
VISITORS: Patrick Sowers, Gregory Jones, Greg Frye, Ronald Putnam, Chad Lee, Jeannie Will, Thomas Jordan, Bill Stern, Rick Miller, Michael Grabowski\

APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the minutes of January 20, 2015. Hearing none, he called for a motion. Commissioner Shickle moved to approve the minutes as submitted. Commissioner Tagnesi seconded the motion. Voice vote was taken and the motion passed 6-0.

CORRESPONDENCE:

Mr. Youmans advised that beginning with page 25 in the packet, staff has included the driveway exhibit as well as copies of correspondence from citizens expressing comments concerning the rezoning request for Linden Drive. Additionally, he advised that staff has included a third possible motion on page 15 for the rezoning.

CITIZEN COMMENTS:

None.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

Commissioner Kenney advised that they adopted new By-Laws; discussed Capital Improvement plan; a rezoning request to change from B1 to B2; introduction of farm breweries; discussion on R4 permitted uses; use of alternative pavers; and their February 21, 2015, retreat.

PUBLIC HEARINGS:

TA-14-770 AN ORDINANCE TO AMEND AND REENACT SECTION 18-8-7 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO FREESTANDING AND BUILDING MOUNTED SIGNS PERMITTED IN THE RO-1 DISTRICT. **(Mr. Grisdale)**

Mr. Grisdale presented the staff report stating that this is a privately sponsored text amendment to modify signage opportunities for properties in the Residential Office (RO-1) district. The applicant is proposing to increase the sign allowances for properties that obtained a conditional use permit for building footprint in the Corridor Enhancement (CE) district (Section 14.2-6.10). The applicant desires that allowances be provided to enable a larger amount of proportionate signage for larger structures. The existing CE standards included in Article 14.2 will still apply for such properties within the zoning overlay, including a prohibition on internally illuminated signage and requirements that the new freestanding signage be a monument style and be of a design consistent with the main building's design. He concluded by stating

that staff believes it is good planning practice and that the change is consistent with the intent of the RO-1 district and supports this request.

Chairman Slaughter called for questions from the Commission.

Vice Chairman Loring asked about the limitation of the two size options. Mr. Grisdale said that an applicant can have up to the 50 square feet of signage of building mounted signage. He also said that it can be multiple signs up to the aggregate of 50 square feet but in terms of freestanding signs, it would just be one of the two options. Chairman Slaughter asked if this is by-right to which Mr. Grisdale responded yes, it is by-right for those having gone through the conditional use permit process with Planning Commission and City Council. Additionally, it would go through the Corridor Enhancement certificate of appropriateness and sign permit application review processes.

Chairman Slaughter Opened the Public Hearing

Chairman Slaughter Closed the Public Hearing

Chairman Slaughter called for discussion from the Commission. Hearing none, he called for a motion.

Commissioner Tagnesi moved to forward TA-14-770 to City Council with a favorable recommendation because the amendment, as proposed, presents good planning practice by providing for appropriate and proportional signage options for larger buildings in the Residential Office district. Commissioner Wolfe seconded the motion. Voice vote was taken and the motion passed 6-0.

RZ-15-07 AN ORDINANCE TO REZONE 6.29 ACRES OF LAND AT 304 THROUGH 332 LINDEN DRIVE (Map Number 130-6- -16 to Map Number 130-6- -23) AND 352 THROUGH 470 LINDEN DRIVE (Map Number 130-6- -1 to Map Number 130-6- -11) FROM LOW DENSITY RESIDENTIAL (LR) DISTRICT ZONING TO HIGH DENSITY RESIDENTIAL (HR) DISTRICT ZONING. (Mr. Youmans)

Mr. Youmans presented the staff report stating that the request would conditionally rezone the land from LR to HR which would either allow the previously approved 19 single-family detached dwellings to be built on the existing 19 vacant lots or it would allow up to 34 townhouse dwellings and 2 single family detached dwellings to be built as outlined in the statement of justification from the applicant. The properties are split into two separate land bays with the northernmost 11 lots in land bay 1 being single family lots and the southernmost 11 lots would be 1 single family detached and 10 age-restricted units. Land bay 2 consists of 8 single family lots with 1 lot being limited to single family detached use and the remaining 7 lots developed either as 7 single family detached units or subdivided further to allow up to 14 townhouse units. The applicant has proffered that the site development shall be limited to a maximum of 2 single family detached units and 34 townhouse units with shared driveways to the townhouse units. No traffic or fiscal impact analysis was requested as the ordinance does not specifically provide for this in conjunction with a non-PUD rezoning such as this one. As in the past, there are concerns associated with erosion and stormwater runoff impacting the homes to the rear of these lots. Extensive erosion control and stormwater management requirements were engineered to minimize any potential impacts and these provisions would stay in place unless specifically approved for change by the City Engineer. Mr. Youmans also said that there has been some concern and comment as it relates to age-restricted housing. He said that the City can legally do it because it is in the proffer and if accepted by the City, it becomes law. He concluded by stating that staff has distributed copies of letters from concerned residents and that staff included a third possible motion for the Commission to consider.

Chairman Slaughter called for questions from the Commission.

Vice Chairman Loring asked how to enforce the age-restriction on the housing. Mr. Grisdale said that essentially when the City receives a complaint, an inspector will go out to verify, speak with the owner, and check the code and then follow the procedures as warranted. Commissioner Wolfe said that it seems hard and asked how staff would handle if the house is sold or willed to someone to which Mr. Grisdale said that occupancy violations are more difficult to enforce but not impossible. Chairman Slaughter asked if there would be restrictions on the deed to which Mr. Youmans said yes there will be.

Commissioner Tagnesi asked if this request fails, is it the intention of the applicant to build the single family dwellings to which Mr. Youmans said that this a by-right development and that he would defer to the applicant for response.

Vice Chairman Loring said that he has a concern about the shared driveways and parking. Mr. Youmans said that they can be problematic if someone is parked in the driveway but 30 feet is adequate if the driveway is not obstructed. Vice Chairman Loring asked if street parking is permitted. Mr. Youmans said that it is permitted as long as the street is not posted.

Chairman Slaughter Opened the Public Hearing

Patrick Sowers, Pennoni Associates, representative of the applicant, said that they have heard the concerns of the residents and advised that they are requesting to have the application tabled for 60 days to allow time to fully prepare a complete response with a revised proffer statement.

Chairman Slaughter asked Mr. Sowers if they plan to have a public comment session during the 60 days if the Commission tables the request to which Mr. Sowers said yes.

Gregory Jones, 340 Linden Drive, expressed his concerns and said that the residents of the area do not want townhouses and that most purchased their homes with the understanding that there would be single family dwellings. He also commented that shared driveways are not suited in the neighborhood and that there is no homeowners association to police the age-restriction on the properties in question and that it should not be the responsibility of the other residents.

Greg Frye, 111 W. North Avenue, said that he has 2 investment properties on George Street and that he has had to spend thousands of dollars because of water issues coming from the properties on Linden Drive. He further said that this is spot zoning and it should not be allowed.

Ronald Putnam, 319 George Street, expressed concern about the lack of proper drainage and water issues. He further added that there should only be single family detached dwellings permitted and that the builder should be required to install a French drain system to offset the drainage and water problems that already exist.

Chad Lee, 1624 Whittier Avenue, stated that townhouses will bring down the property value of his home and others in the neighborhood and he said that only single family homes should be allowed.

Jeannie Will, 1633 Whittier Avenue, expressed concern about the age-restriction and the enforcement of it. Mr. Youmans said that the restriction is on the occupancy and not the ownership. Ms. Will then expressed concern over the newspaper article that said the developer will build inferior homes if they are forced to only build single family dwellings.

Thomas Jordan, 348 Linden Drive, said that he objects to the rezoning and that there will be an increase in traffic and crowding of vehicles on the street. He then said that they need to widen Linden Drive if they are going to allow on-street parking.

Bill Stern, 1637 Whittier Avenue, stated that the townhouse units will devalue his property and that he is concerned about the water runoff. He concluded by saying that the neighborhood needs to stay the way it is now.

Rick Miller, 336 Linden Drive, stated that it needs to stay single family dwellings but that he would like to see the development complete. He said that townhouses will devalue the ambiance of the neighborhood.

Michael Grabowski, partner in the development, spoke about smaller footprint dwellings and that with the townhouse proposal, stormwater issues will have to be addressed whereas with the 19 single family dwellings, the developer does not have to deal with stormwater management. He also said that they intend to sell top-end homes/units.

Chairman Slaughter stated that the Commission will keep the Public Hearing open if the Commission tables the applicant's request. He then explained the role of the Planning Commission to the public.

Chairman Slaughter then called for discussion from the Commission.

Commissioner Wolfe said that there are 2 or 3 to-be-built homes already advertised for sale to which Mr. Grabowski said that they are trying to gauge the market. Commissioner Tagnesi commented on the average price of houses on George Street. Commissioner Fieo stated that he is concerned about the shared driveways and the increase of on-street parking causing safety issues. Commissioner Shickle said that she has no comment. Vice Chairman Loring expressed concern about the management of age-restricted housing and about the shared driveways.

Mr. Youmans said that there have been some concerns about water pressure to which Ms. Henshaw, City Engineer, stated that there should not be a problem with water pressure. Chairman Slaughter asked Ms. Henshaw about stormwater issues. Ms. Henshaw stated that there are new stormwater standards in place and that the applicant cannot let any water runoff from the lots for multi-family units.

Commissioner Shickle then asked if staff will advise the Planning Commission of any community meetings. Mr. Youmans advised that only two Commissioners could attend. Commissioner Shickle said that possibly staff could attend and report back to the Commission. Chairman Slaughter asked the applicant to notify staff of any community meetings to which Mr. Sowers said that he would certainly do that.

Chairman Slaughter then said that it is helpful when issues are addressed in proffers as it makes it clearer for the Commission.

Hearing no other discussion, Chairman Slaughter called for a motion.

Commissioner Fieo moved to table RZ-15-07 until the April 21, 2015, regular meeting to allow adequate time for the applicant to address the comments and concerns that City staff identifies and to allow staff to fully review the revised documents and exhibits. Vice Chairman Loring seconded the motion. Voice vote was taken and the motion passed 6-0.

OTHER BUSINESS:

Chairman Slaughter stated that if anyone has topics for the retreat, to please forward them to staff.

ADJOURNMENT:

With no further business before the Commission, the meeting adjourned at 4:17 p.m.

PLANNING COMMISSION
RETREAT MINUTES
March 17, 2015 - 3:00 PM
Council Chambers - Rouss City Hall

CALL TO ORDER: Chairman Slaughter called the meeting to order at 3:00 p.m.
PRESENT: Chairman Slaughter, Vice Chairman Loring, Commissioner Shickle, Commissioner Smith, Commissioner Wolfe, Commissioner Fieo
ABSENT: Commissioner Tagnesi
FREDERICK CO. LIAISON: Commissioner Kenney
STAFF: Timothy Youmans, Aaron Grisdale, Josh Crump, Erick Moore, Anthony Williams
VISITORS: None

Citizen Comments:
None.

Report of the Frederick County Planning Commission Liaison:
Commissioner Kenney gave an update on Frederick County Planning Commission business and annual retreat.

Retreat Topics:
Discussion on parking provisions for intensified uses in the 50% and 100% parking exemption areas downtown was discussed between commissioners and staff.

Administrative Approval(s):
Site Plan Report:
SP-15-125 40 West Jubal Early Drive– Minor Revision

Commissioners approved **SP-15-125** for administrative approval.

Closed Session- Consultation with Legal Counsel:

MOTION TO CONVENE IN EXECUTIVE SESSION PURSUANT TO §2.2- 3711(A)(7) OF THE CODE OF VIRGINIA FOR THE PURPOSE OF RECEIVING LEGAL ADVICE FROM THE CITY ATTORNEY AND LEGAL CONSULTATION REGARDING THE SUBJECT OF SPECIFIC LEGAL MATTERS REQUIRING THE PROVISION OF LEGAL ADVICE BY THE CITY ATTORNEY AND MATTERS OF ACTUAL OR PROBABLE LITIGATION.

Vice-Chairman Loring moved to convene into executive session at 4:00 p.m. The motion was seconded by Commissioner Fieo then unanimously approved by voice-vote. At 5:04 p.m. Commissioner Fieo left the meeting. Vice-Chairman Loring moved to reconvene in open session at 5:19 p.m. The motion was seconded by Commissioner Shickle then unanimously approved by voice-vote. Upon returning, each member certified that only public business matters lawfully exempted from open meeting requirements of the Virginia Freedom of Information Act were discussed during the closed meeting, and that only those public business matters identified in the motion which convened the closed meeting were heard, discussed, or considered during the closed meeting.

A roll call vote was taken, the ayes and nays being recorded as shown below:

| Member | Vote |
|----------------------|-------------|
| Chairman Slaughter | Aye |
| Vice Chairman Loring | Aye |
| Commissioner Smith | Aye |
| Commissioner Shickle | Aye |
| Commissioner Wolfe | Aye |
| Commissioner Fieo | Absent |

SP-15-135 Request of Tim Painter of Painter Lewis, on behalf of 1720 Valley Avenue LLC, for site improvements including off-street parking and building renovations at 1720 Valley Avenue (*Map Number 231-04-K-8-A*) zoned Highway Commercial (B-2) District.

REQUEST DESCRIPTION

The request is to amend the 2008 site plan with revisions to the proposed use, landscaping, buffering, parking, and street improvements along Roberts Street and Burton Avenue called for in the site layout plan. The plan calls for retaining all of the building, decreasing the amount of parking, and increasing the amount of green area.

AREA DESCRIPTION

The site has its main frontage of about 220 feet along Valley Ave, but it actually fronts on three public streets. It adjoins Burton Avenue for 193 feet to the north, a poorly defined public street within a 40-foot right of way between the Coca-Cola property and the adjoining paint store/apartment building to the north. The site also extends 237 feet along Roberts Street to the east.

The adjoining vacant property to the south at 1726 Valley Ave is zoned B-2 with Corridor Enhancement (CE) District overlay. A used car lot is situated further to the south at the corner of Valley Ave and Bellview Ave.



All of the other land bordering the tract to the south is zoned Medium Density Residential (MR). Use of the 5 MR lots is single-family detached. Land across Roberts St to the east is zoned High Density Residential (HR) and contains apartment use and single-family use. Land to the north across Burton Ave is zoned B-2 (CE) and contains mixed use consistent with what is proposed for the subject property. Land across Valley Ave to the west is zoned MR and contains single-family homes and a couple of apartments.

STAFF COMMENTS

Most of the site is situated within the Valley Avenue Corridor Enhancement (CE) District. This includes all of the building except for the rear (east) elevation of the building situated behind the two-story portion of the structure. The site was the subject of a 2014 rezoning that amended a prior rezoning establishing Planned Unit Development (PUD) overlay zoning on the 1.3-acre site. Both rezonings allowed for mixed use redevelopment- the first one offering two alternative combinations of retail and up to 18 apartments and the latter one added a third option allowing up to 23 apartments in addition to 5,103 square feet of retail use. The site plan depicts the third option calling for 23 apartments.

This site plan amends one that was approved in 2008 that predates the PUD rezonings allowing residential use. It called for a combination of medical and general office use and the removal of the existing warehouse space in the southeast part of the site. A larger parking lot was proposed in the rear (east) area. No aspect of that commercial-only site plan was ever implemented.

Updated site plan drawings were prepared to accompany the two PUD rezonings. A layout depicting a more intensive parking plan than the one now being proposed included proposed parallel parking spaces along both Roberts Street and Burton Street. Now that there is a smaller amount of commercial space and a greater number of one-bedroom apartments, there is not as much parking required per the Zoning Ordinance. The plan depicts 47 spaces where the ordinance otherwise requires a minimum of 40 spaces. The 23 apartments require 23 spaces and the 5,103 square feet of commercial space requires 17 spaces. A prior approved variance from the BZA for relief of off-street parking and the usage of on-street parallel parking toward meeting the minimum requirement is no longer applicable. There would still be a few parking spaces and a one-way drive along the Valley Ave frontage. Six additional spaces are situated along the south side of the building near the Valley Ave frontage. The remaining spaces are located to the rear (east) of the site where the main entrances to the apartments are located.

In terms of green area, the current plan reintroduces some green area to the Valley Avenue frontage where Coca-Cola had added paved parking years ago. The plan also introduces considerable amounts of green area to the rear (east) part of the site, including some perimeter green area around the building as well as green area along the Roberts Street and Burton Avenue frontages. The elimination of the previously proposed parallel parking stalls along Burton and Roberts also increases the total amount of pervious green area, helping with Stormwater management along those public streets. The applicant is also proposing some underground Stormwater management improvements including storm sewers along both Burton Ave and Roberts St. The existing retaining wall along Roberts St would remain in place. There would be a small amount of pavement widening proposed along both of those streets. Curb and gutter is proposed along Burton St, but most of Roberts Street would not have curb and gutter.

City staff supports the modified proposed frontage improvement plan and believes that the site plan otherwise is generally consistent with the Development Plan and proffers approved as part of the most recent conditional rezoning.

RECOMMENDATION

Staff recommends approval of the Site Plan. A favorable motion could read:

MOVE, that the Commission approve **SP-15-135**, subject to staff review and approval.

GENERAL NOTES:

OWNER/DEVELOPER:
 Scallan Properties
 525 G Street, SE #1 (Main Office)
 Washington, DC 20003
 202-544-6500
 Contact: Mr. Drew Scallan

ENGINEER/SURVEYOR:
 Painter-Lewis, PLC
 817 Cedar Creek Grade, Suite 120
 Winchester, Virginia 22601
 540-662-5792
 Contact: Mr. Timothy G. Painter, PE

EXISTING PARCEL DATA:

Tax Map Numbers (9 lots total):
 231-4-K-4; 231-4-K-5; 231-4-K-6; 231-4-K-7; 231-4-K-8;
 231-4-K-19; 231-4-K-20; 231-4-K-21; 231-4-K-22
 (to be consolidated into one lot)

Existing Zoning of all lots: B2-Highway Commercial District
 Lots 4 through 8 also in, CE-Corridor Enhancement District

Total Area of Lots: 1.2950 acres (56,410.2 sf)

Existing Use: Vacant

Proposed Use: Medical Office and General Office

| Building Restriction Lines: | Required-35' | Provided-27' | (variances obtained) |
|-----------------------------|--------------|--------------|----------------------|
| Front Setback: | Required-35' | Provided-27' | |
| Side Yard: | Required-10' | Provided-na | |
| Side Yard (residential): | Required-25' | Provided-na | |
| Rear Yard: | Required-25' | Provided-49' | |
| Rear Yard (residential): | Required-50' | Provided-49' | |
| Maximum Building Height: | Allowed-35' | | |

Building and Impervious Area Coverage:

| | |
|-------------------------------|--------------------------|
| Footprint of Building: | 19,347.20 sq. ft. |
| Asphalt Pavement Area: | 20,903.63 sq. ft. |
| Concrete Area: | 4,093.70 sq. ft. |
| TOTAL IMPERVIOUS AREA: | 44,344.53 sq. ft. |

(site development results in a reduction of 20% in impervious area)

Open Space Required: Commercial Use: 15% = 8,461.53 sq. ft.

Open Space Provided: 12,065.67 sq. ft. = 21.4%

Parking Restriction Lines:

| | Required-10' | Provided-4' | (variances obtained) |
|---------------------------|--------------|--------------|----------------------|
| Front Yard Setback: | Required-10' | Provided-5' | |
| Rear Yard Setback (Res.): | Required-15' | Provided-5' | |
| Side Yard Setback: | Required-5' | Provided-N/A | |

Parking Spaces Required:

| | |
|--------------------------|--------------|
| Total Gross Floor Area: | 29,745.30 sf |
| - Commercial Floor Area: | 5,103.50 sf |
| - Apartment Floor Area: | 24,641.80 sf |

General Retail Space: 5,103.50 sf

(1) per 300 sf of general office
 = 17.01 spaces => 17 spaces

Multi-Family Residential: 23 Dwelling Units

(1) per 1-2 Bedroom D.U.
 = 23 spaces => 23 spaces

Parking Spaces Required: 40 spaces

Total Parking Provided: 47 spaces (On-site spaces)

(See Landscape Plan for Landscaping Requirements)

Winchester FILE COPY
planning Virginia

Ross City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-6782
 Website: www.winchestervir.org

September 10, 2014

1720 Valley Avenue, LLC
 Attention: J.A. Scallan
 2200 Wisconsin Avenue, NW
 Suite 100
 Washington, DC 20007

Dear Mr. Scallan:

On Tuesday, September 9, 2014, the Winchester City Council acted on the following:

82-4-898 AN ORDINANCE TO REVISE THE PROFFERS AND DEVELOPMENT PLAN ASSOCIATED WITH 1.295 ACRES OF LAND AT 1720 VALLEY AVENUE (Map Number 231-4-K-4) CONDITIONALLY ZONED HIGHWAY COMMERCIAL (B-2) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) AND CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY. The existing proffers and development plan allow for a maximum of 18 dwelling units; the proposed revision would allow for a maximum of 23 dwelling units.

City Council approved the request because the request subject to the proffers in the revised Proffer Stated dated May 30, 2014, because the proposed revision continues to support mixed use and the separation of housing serving targeted populations as called out in the Comprehensive Plan. The approval is based upon adherence with the Development Plan titled Conceptual Site Layout Plan, Revision Exhibit 'A' dated May 30, 2014.

Please call if you have any questions.

Sincerely,

 Timothy A. Youmans
 Planning Director

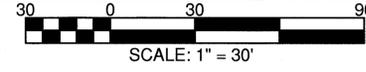
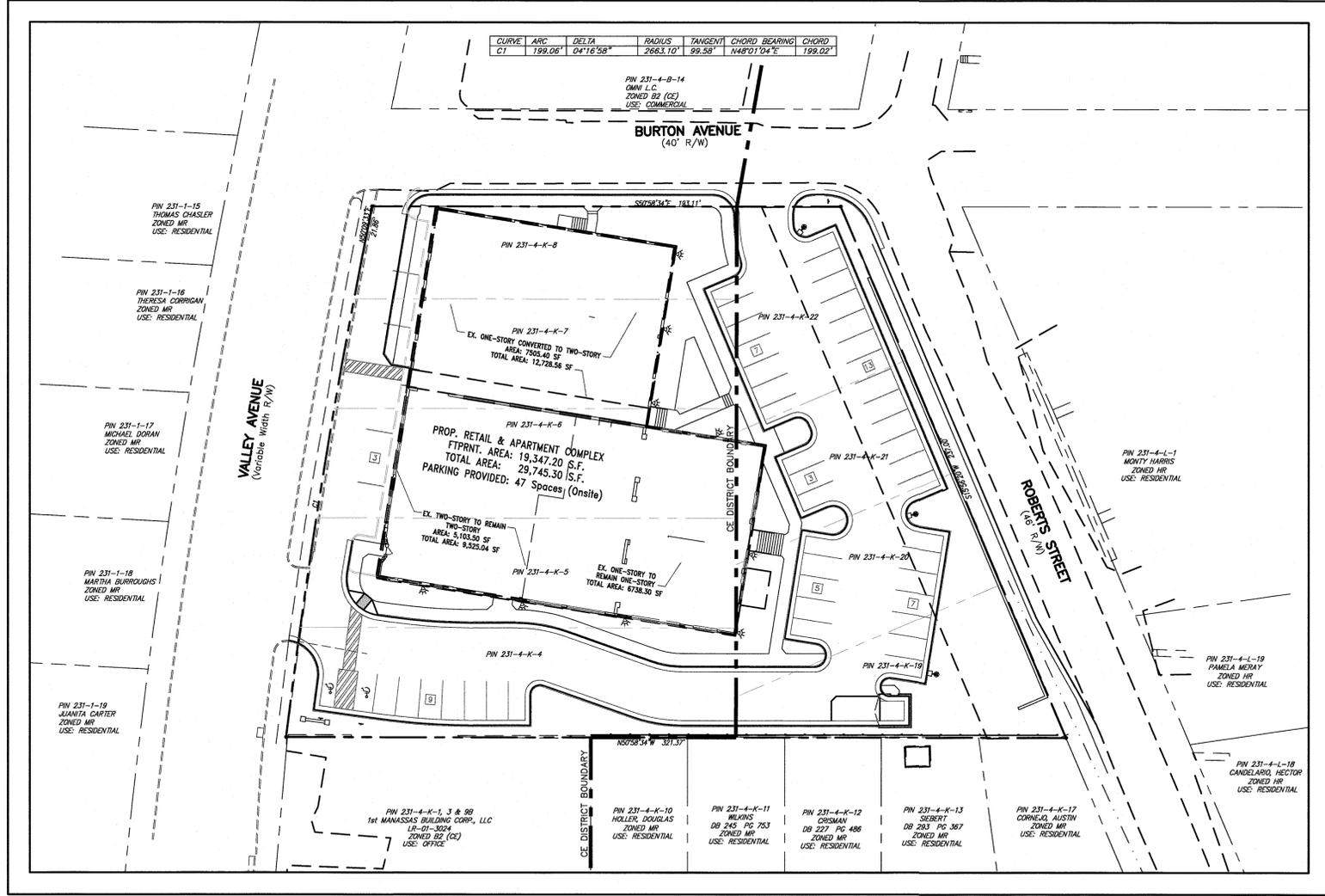
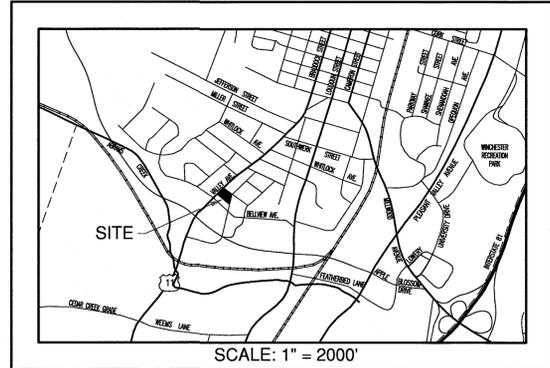
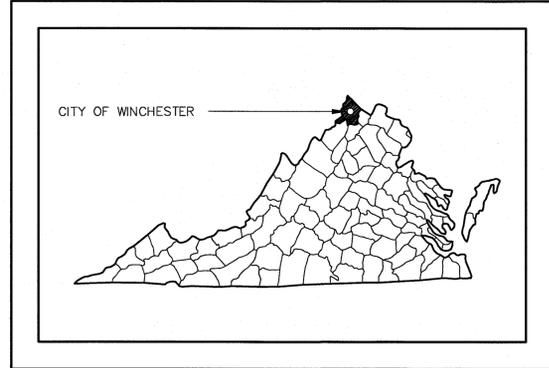
"To be a financially sound City providing top quality municipal services while focusing on the customer and engaging our community."

ZONING NOTES:

- The site lighting requirement for this project shall be provided by pole lights placed around the building. All lights shall be directed downward so that the illumination does not impact adjacent properties.
- The owners of this property shall maintain all of the required landscaping in good condition and shall make reasonable provisions to protect the landscaped areas from damage caused by vehicles, pedestrians, etc. Dead or dying vegetation shall be replaced per direction of the administrator. Replacement shrubs shall be of a size consistent with that which could normally be expected based upon the specific species and the length of time elapsed since initial installation of said required landscaping elements. Replacement trees shall be 1/2" caliper larger for each year since the initial installation of said required trees, except that no owner shall be required to replace any tree with another tree larger than five (5") inches in caliper.

COCA-COLA PLANT RENOVATION SITE IMPROVEMENTS

1720 VALLEY AVENUE WINCHESTER, VIRGINIA 22601 (SP 08-33)



ABBREVIATIONS

| | |
|-------------|--|
| ASSY. | ASSEMBLY FLOOR |
| BLK. | BLOCK |
| BC | BOTTOM OF CURB |
| BML | BUILDING MOUNTED LIGHT |
| BP | BREAK POINT |
| BSSD. | BASEBOARD |
| CG-2 | CAST IN PLACE CONCRETE |
| CG-6 | CAST IN PLACE CONCRETE |
| CIP | CONCRETE IN PLACE CONCRETE |
| CMF | CONCRETE MONUMENT FOUND |
| CPP | CORRUGATED POLYETHYLENE PIPE |
| CPM | CORRUGATED METAL PIPE |
| CPA | CORRUGATED METAL PIPE ARCH |
| CO | CLEAN OUT |
| DIA. | DIAMETER |
| DS | DOWNSPOUT |
| EDG | EDGE OF PAVEMENT |
| EDG | EDGE OF GRAVEL |
| ESMT. | EASEMENT |
| EX. | EXISTING |
| F.F. | FIRST FLOOR |
| F.F.E. | FINISHED FLOOR ELEVATION |
| FDC | FIRE DEPARTMENT CONNECTION |
| FG | FACE OF GUTTER |
| FH | FIRE HYDRANT |
| F.L.S. | FIRE LANE SIGN |
| F.L.T. | FLOOD LIGHT |
| GA. | GAUGE |
| GM | GAS METER |
| GV | GAS VALVE or GATE VALVE |
| HCR | HANDICAP RAMP |
| HB | HOSE BIB |
| HOR CURB | 6" HEADER CURB |
| HP | HIGH POINT |
| HTR. | HEATER |
| INC | INCREASER |
| INV | INVERT |
| IPF | IRON PIPE FOUND |
| IPS | IRON PIPE SET |
| LP | LOW POINT |
| LT. | LIGHT |
| MLP | METAL LIGHT POLE |
| MPD | MULTI-PRODUCT DISPENSER |
| MP | METAL POST |
| MH | MANHOLE |
| NDC | NOSE DOWN CURB |
| N.P.S. | NO PARKING SIGN |
| NLT | NO LEFT TURN |
| NRT | NO RIGHT TURN |
| N.T.S. | NOT TO SCALE |
| OHE | OVERHEAD ELECTRIC |
| OHT | OVERHEAD TELEPHONE |
| PV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PROP. | PROPOSED |
| PVMT | PAVEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| R.D. | ROOF DRAIN |
| RED. | REDUCER |
| R.O. | ROCK OUTCROP |
| SAN. | SANITARY |
| SEW. | SEWER |
| STD. | STANDARD |
| T.B.D. | TO BE DEMOLISHED |
| T.B.R. | TO BE REMOVED |
| T.B.P. | TO BE PRESERVED or PROTECTED |
| TB or T.B. | THRUST BLOCK |
| TC | TOP OF CURB |
| TEL | TELEPHONE |
| TRB | TELEPHONE RISER BOX |
| TVRB | TELEVISION RISER BOX |
| TYP or TYP. | TYPICAL |
| UGE | UNDERGROUND ELECTRIC |
| UGG | UNDERGROUND GAS |
| UG CATV | UNDERGROUND CABLE T.V. |
| UGT | UNDERGROUND TELEPHONE |
| XFMR | ELECTRIC TRANSFORMER |
| WL | WATERLINE |
| WM | WATER METER |
| WPP | WOOD POWER POLE |
| WTP | WOOD TELEPHONE POLE |
| WV | WATER VALVE |
| *00.00 | RADIUS IN FEET (ALL CURB RADI 5' UNLESS OTHERWISE NOTED) |
| *00.00 | PROPOSED SPOT ELEVATION |
| *00.00 | EXISTING SPOT ELEVATION |
| | HATCHING INDICATES REVERSED PITCH |
| | IN THE GUTTER PAN; PITCH TO BE |
| | 1/2" PER FOOT. TRANSITION THE GUTTER |
| | OVER A 10' LENGTH (TYP.) |

LIST OF DRAWINGS:

- SHEET 1/9: COVER SHEET
- SHEET 2/9: SITE LAYOUT AND DEMOLITION PLAN
- SHEET 3/9: SITE GRADING PLAN
- SHEET 4/9: EROSION AND SEDIMENT CONTROL PLAN
- SHEET 5/9: EROSION AND SEDIMENT CONTROL DETAILS AND NARRATIVE
- SHEET 6/9: LANDSCAPE PLAN
- SHEET 7/9: UTILITY PROFILES AND DETAILS
- SHEET 8/9: UTILITY DETAILS AND LETTERS
- SHEET 9/9: CONSTRUCTION DETAILS

COMMONWEALTH OF VIRGINIA

TIMOTHY G. PAINTER
 Lic. No. 018260
 PROFESSIONAL ENGINEER

RESPONSIBLE LAND DISTURBER

NAME: _____

CERTIFICATION #: _____

DATE: _____

THE RESPONSIBLE LAND DISTURBER IS THE PARTY RESPONSIBLE FOR CONSTRUCTION & MAINTENANCE OF ALL THE LAND DISTURBING ACTIVITIES AS SET FORTH IN THESE PLANS.

COCA-COLA PLANT RENOVATION SITE IMPROVEMENTS

**1720 VALLEY AVENUE
 WINCHESTER, VIRGINIA 22601**

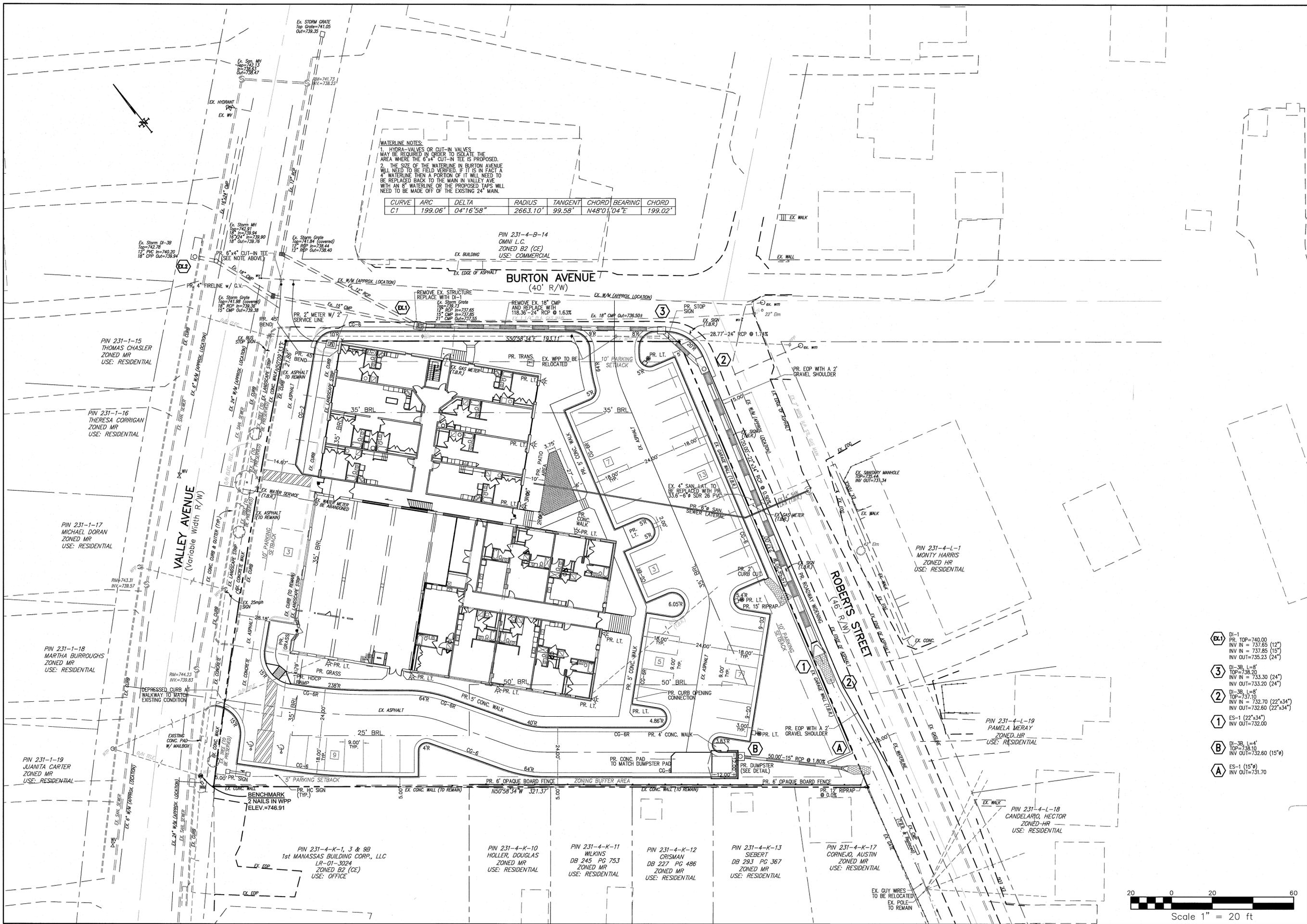
DIRECTOR OF PLANNING DATE
CITY OF WINCHESTER, VIRGINIA

SITE PLAN EXPIRES FIVE (5) YEARS FROM DATE OF APPROVAL

PAINTER-LEWIS, P.L.C.

817 Cedar Creek Grade, Suite 120
 Winchester, Virginia 22601
 Telephone (540) 662-5792
 Facsimile (540) 662-5793
 Email: office@painterlewis.com
 Job No.: 0707014
 March 02, 2015

SHEET:
1/9



WATERLINE NOTES:
 1. HYDRA-VALVES OR CUT-IN VALVES MAY BE REQUIRED IN ORDER TO ISOLATE THE AREA WHERE THE 8" x 4" CUT-IN TEE IS PROPOSED.
 2. THE SIZE OF THE WATERLINE IN BURTON AVENUE WILL NEED TO BE FIELD VERIFIED. IF IT IS IN FACT A 4" WATERLINE THEN A PORTION OF IT WILL NEED TO BE REPLACED BACK TO THE MAIN IN VALLEY AVE WITH AN 8" WATERLINE OR THE PROPOSED TAPS WILL NEED TO BE MADE OFF OF THE EXISTING 24" MAIN.

| CURVE | ARC | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
|-------|---------|-----------|----------|---------|---------------|---------|
| C1 | 199.06' | 04°16'58" | 2663.10' | 99.58' | N48°01'04"E | 199.02' |

PIN 231-4-B-14
 OMNI L.C.
 ZONED B2 (CE)
 USE: COMMERCIAL

PIN 231-1-15
 THOMAS CHASLER
 ZONED MR
 USE: RESIDENTIAL

PIN 231-1-16
 THERESA CORRIGAN
 ZONED MR
 USE: RESIDENTIAL

PIN 231-1-17
 MICHAEL DORAN
 ZONED MR
 USE: RESIDENTIAL

PIN 231-1-18
 MARTHA BURROUGHS
 ZONED MR
 USE: RESIDENTIAL

PIN 231-1-19
 JUANITA CARTER
 ZONED MR
 USE: RESIDENTIAL

PIN 231-4-K-1, 3 & 9B
 1st MANASSAS BUILDING CORP., LLC
 LR-01-3024
 ZONED B2 (CE)
 USE: OFFICE

PIN 231-4-K-10
 HOLLER, DOUGLAS
 ZONED MR
 USE: RESIDENTIAL

PIN 231-4-K-11
 WILKINS
 DB 245 PG 753
 ZONED MR
 USE: RESIDENTIAL

PIN 231-4-K-12
 CRISMAN
 DB 227 PG 486
 ZONED MR
 USE: RESIDENTIAL

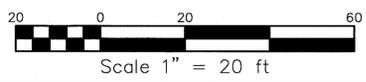
PIN 231-4-K-13
 SIEBERT
 DB 293 PG 367
 ZONED MR
 USE: RESIDENTIAL

PIN 231-4-K-17
 CORNEJO, AUSTIN
 ZONED MR
 USE: RESIDENTIAL

PIN 231-4-L-19
 PAMELA MERAY
 ZONED HR
 USE: RESIDENTIAL

PIN 231-4-L-18
 CANDELARIO, HECTOR
 ZONED HR
 USE: RESIDENTIAL

- EX.1 DI-1 PR. TOP=740.00
 INV IN = 737.65 (12")
 INV IN = 737.85 (15")
 INV OUT=735.23 (24")
- 3 DI-3B L=8'
 TOP=738.20
 INV IN = 733.30 (24")
 INV OUT=733.20 (24")
- 2 DI-3B L=8'
 TOP=737.10
 INV IN = 732.70 (22"x34")
 INV OUT=732.60 (22"x34")
- 1 ES-1 (22"x34")
 INV OUT=732.00
- B DI-3B L=4'
 TOP=738.10
 INV OUT=732.60 (15")
- A ES-1 (15"x9")
 INV OUT=731.70



REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |

TITLE:
SITE LAYOUT AND DEMOLITION PLAN

PROJECT:
**COCA-COLA PLANT RENOVATION
 SITE IMPROVEMENTS
 1720 VALLEY AVENUE
 WINCHESTER, VIRGINIA**

PAINTER-LEWIS, P.L.C.
 817 Cedar Creek Road, Suite 120
 Winchester, Virginia 22601
 Telephone: (540) 662-5792
 Facsimile: (540) 662-5793
 Email: office@painterlewis.com

CONSULTING ENGINEERS

COMMONWEALTH OF VIRGINIA
 Timothy G. Painter
 Lic. No. 018260
 03/05/15
 PROFESSIONAL ENGINEER

SURVEY: PHR&A/PL/PLC C1:
 1'
 DRAWN BY: RED JOB NO.: 0707014
 SCALE: 1"=20.0' DATE: 03/02/15
 SHEET: 2/9

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-----|------|--|--------------------------------|--------------|------------------|
| IC | 40 | Ilex cornuta 'Burfordii Nano' | Dwarf Burford Holly | 36" B&B | 4' o.c. |
| JS | 40 | Juniperus chinensis 'Sea Green' | Sea Green Chinese Juniper | 24" B&B | 4.5' o.c. |
| JV | 24 | Juniperus chinensis var. sargentii 'Viridis' | Green Sargent Juniper | #3 container | 5' o.c. |
| LS | 760 | Liriope spicata | Creeping Lily-turf | 4" container | 8" o.c. |
| SJ | 23 | Spiraea japonica 'Neon Flash' | Neon Flash Spirea | #3 container | 3' o.c. |
| TO | 78 | Thuja occidentalis 'Techny' | Techny Eastern Arborvitae | 5" B&B | 5' o.c. (buffer) |
| TL | 10 | Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden | 2" Cal. | see plans |
| VA | 14 | Viburnum dentatum 'Autumn Jazz' | Autumn Jazz Arrowwood Viburnum | 3" B&B | 6' o.c. |
| ZS | 15 | Zelkova serrata 'Village Green' | Village Green Japanese Zelkova | 2" Cal. | see plans |

ALL SIZES INDICATE PLANT HEIGHT OR SIZE AT TIME OF PLANTING

LANDSCAPE NOTES:

- Greenspace:**
Required: 15% (1,295 acres x 15 = 0.19 acres)
Provided: 21.4% (0.277 acres)
- Street Trees:**
(1) tree per 35' of R.O.W.
Length of R.O.W. (Valley Ave): 220.92'
Trees Required: 220.92/35 = 6
Trees Existing: 4
Trees Proposed: 2

Length of R.O.W. (Burton Ave): 193.11'
Trees Required: 193.11/35 = 6
Trees Proposed: 6 (2 Along Burton Ave. and 4 along Roberts St. due to powerline conflicts.)

Length of R.O.W. (Roberts St): 237.00'
Trees Required: 237.00/35 = 7
Trees Proposed: 7
- Parking Lot Landscaping:** (1) tree per 2000 sf of Off-Street Parking Area
Off-Street Parking Area: 20,903.63 sf
Trees Required: 20,903.63/2000 = 10
Trees Proposed: 10
- Headlight Screen:** A 36" high (minimum) vegetative headlight screen has been provided to block glare from shining onto the adjacent property to the east.
- Building Foundation Plantings:** Foundation plantings have been provided along the street facing facades of the existing building.
- Buffers Required:** A single row of evergreen trees is provided along the southwestern property boundary to provide buffering against the adjacent MR zoned properties.
- The owner of the property shall maintain required landscaping in good condition and shall make reasonable provisions to protect landscaped areas from damage caused by vehicles, pedestrians, shopping carts, etc. Dead or dying vegetation shall be replaced per direction of the Administrator. Replacement shrubs shall be of a size consistent with that which would normally be expected based upon the specific species and the length of time elapsed since initial installation of said required landscaping elements. Replacement trees shall be 1/2" caliper larger for each year since initial installation of said required trees, except that no owner shall be required to replace any tree with another tree larger than five (5) inches in caliper.

LANDSCAPE INSTALLATION:

- Confirm the locations of any utilities above or below ground prior to commencing work. Contact the Landscape Architect in the event that utilities or any other structure conflicts with the layout shown on the plan.
- Verify the quantities shown on the plant list with totals indicated on the plan. Contact the Landscape Architect in the event that discrepancies exist. Supply unit prices to the Owner at time of bidding.
- All materials are subject to approval by the Owner or Owner's representative. Provide the Owner with a tag from each plant species and a list of the plant suppliers. Where any requirements are omitted from the Plant List, use plants which meet the normal requirements for the variety according to the American Association of Nurserymen.
- Plants shall be sound, healthy, vigorous, well branched, free of disease, insect eggs and larvae, and shall have adequate root systems.
- Sizes specified in the Plant List are minimum sizes against which the plants will be judged. Failure to meet minimum size on any plant will result in rejection of that plant.
- Groups of shrubs shall be placed in a continuous mulched bed with smooth, continuous edges as shown on the plan. All mulched beds shall be curvilinear in shape following the contour of the plant mass. Apply a minimum of 4 inches of mulch uniformly over beds. Trees located within four feet of any shrub bed shall share the same bed. Grade finished planting beds so as not to impede surface drainage.
- Locate trees a minimum of 3 feet from walls or walks, if possible.
- Stake and guy all trees according with standard practice and/or the suppliers recommendations. At a minimum, all deciduous trees shall be double-guyed with 72" hardwood stakes driven firmly into the ground. Secure tree to stakes with #9 galvanized wire guys with rubber hose connections. Stakes shall be 2" x 2" x 72".
- Use shredded hardwood bark mulch in all planting beds.
- Remove all tags, twine and containers from installed plants. Roll back burlap one third on all B&B plants.
- Plant substitutions are permitted with consent from the Landscape Architect.
- Prepare the soil in all bedding areas by mixing into the top six inches of soil one cubic yard of manure, peat and 10-6-4 granular fertilizer per 100 square feet of area. Remove any turf, weeds or other vegetation completely prior to installation.
- Plant all materials in their appropriate season. The Contractor shall guarantee all plant materials and workmanship for a period of one year from time of installation.
- All existing plant materials shall remain unless otherwise noted on the Site Plan.

NOTE:
PLANT SPACING VARIES--(SEE PLANS)--
PRUNE ALL BROKEN, DISEASED, AND
WEAK BRANCHES.

ALL SHRUB BEDS TO BE COMPLETELY
EXCAVATED OF ALL EXISTING SOIL
TO REQUIRED DEPTH AND BACKFILLED
W/ REQUIRED SOIL MIX.
MULCH TO BE 3" DEPTH
COMPLETELY REMOVE ALL
STRINGS, RIBBONS, AND
TAGS FROM PLANT.

REMOVE TOP 1/3 OF ALL
BURLAP FABRIC AROUND
ROOT BALL.

SCARIFY ROOTS ON POT
BOUND PLANTS.

COMPACT SOIL TO 85% AT OPTIMUM MOISTURE CONTENT
SHRUB PLANTING BED
SECTION

NOTE:
CONTRACTOR TO REGRADE, SOD OR
HYDROSEED AND STRAW MULCH ALL
AREAS DISTURBED AS A RESULT
OF THEIR WORK.

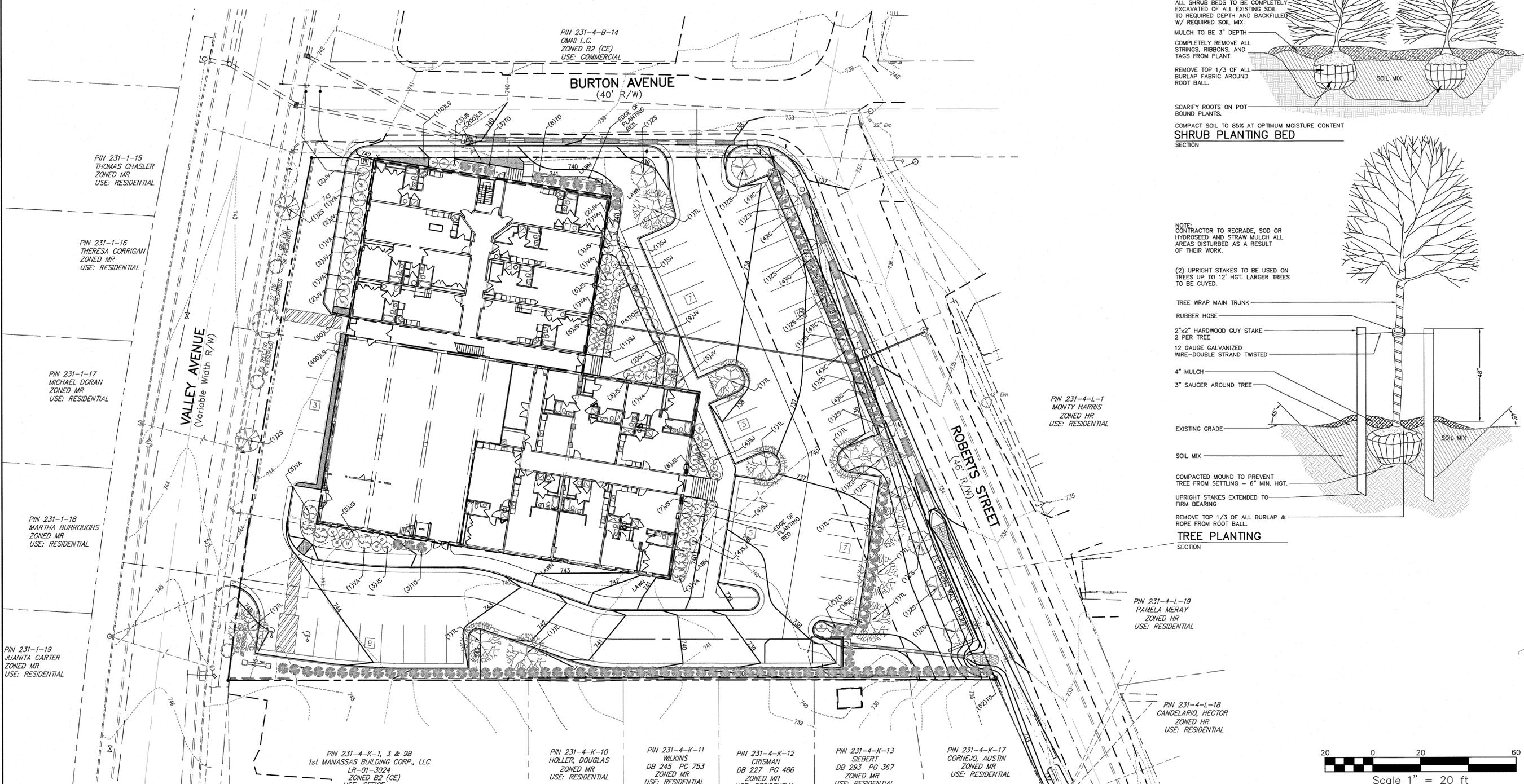
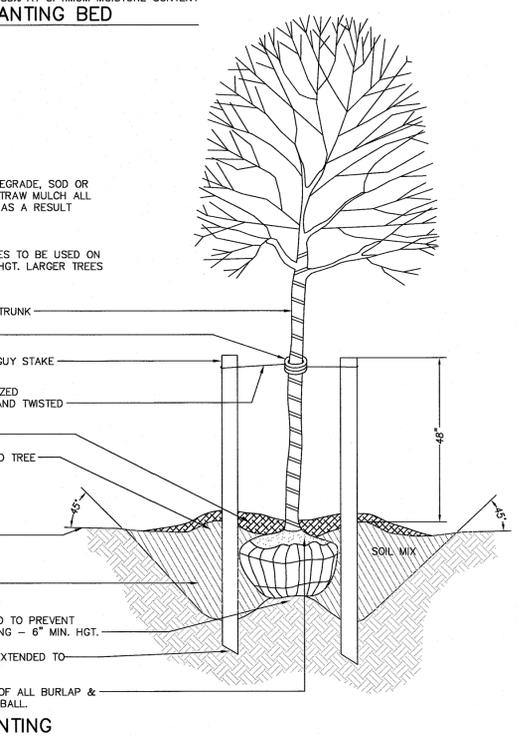
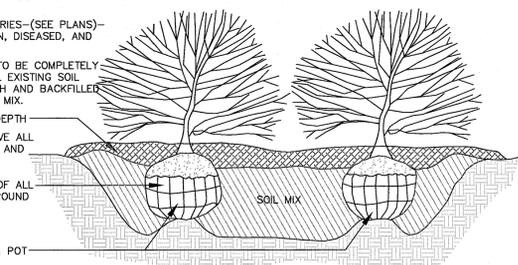
(2) UPRIGHT STAKES TO BE USED ON
TREES UP TO 12' HGT. LARGER TREES
TO BE GUYED.

TREE WRAP MAIN TRUNK
RUBBER HOSE
2"x2" HARDWOOD GUY STAKE
2 PER TREE
12 GAUGE GALVANIZED
WIRE--DOUBLE STRAND TWISTED
4" MULCH
3" SAUCER AROUND TREE

EXISTING GRADE
SOIL MIX

COMPACTED MOUND TO PREVENT
TREE FROM SETTLING - 6" MIN. HGT.
UPRIGHT STAKES EXTENDED TO
FIRM BEARING

REMOVE TOP 1/3 OF ALL BURLAP &
ROPE FROM ROOT BALL.
TREE PLANTING
SECTION



| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |

TITLE:
LANDSCAPE PLAN

PROJECT:
**COCA-COLA PLANT RENOVATION
SITE IMPROVEMENTS
1720 VALLEY AVENUE
WINCHESTER, VIRGINIA**

PANTER-LEWIS, P.L.C.
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