BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

Wednesday, January 4, 2017 -- 7:00pm

Berryville – Clarke County Government Center Main Meeting Room
101 Chalmers Court – Berryville, Virginia

1. **Call to Order - Organizational Meeting, Christy Dunkle, Assistant Town Manager**

2. **Election of Officers, Chair and Vice Chair**

3. **Approval of Agenda**

4. **Approval of Minutes – November 30, 2016 meeting**

5. **Public Hearing – McDonald's Site Plan**
   Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) is requesting Site Plan approval in order to build a restaurant under Section 610.2(t) of the Berryville Zoning Ordinance at the property located on McNeil Drive, identified as Tax Map Parcel number 14-((5))-251F zoned BC Business Commercial. SP 02-16

6. **Continued Public Hearing – Berryville, AL, LLC Site Plan**
   Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential.
   SP 01-16

7. **Proposed Meeting Dates**

8. **Other Business**

9. **Adjourn**

UPCOMING MEETING:
Wednesday, January 25, 2017 (7:00pm) – Regular Meeting

BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES - REGULAR MEETING
Wednesday, November 30, 2016 at 7:00pm
Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, November 30, 2016. Chair Kitselman called the meeting to order at 7:01pm.

ATTENDANCE
Authority Members Present: Allen Kitselman, Chair; Kathy Smart (arrived late); George L. Ohrstrom, II; Warren Dilandro; Matt Bass; Tom McFillen

Authority Members Absent: None

Staff present: Christy Dunkle, Berryville Assistant Town Manager; Brandon Stidham, County Planning Director

APPROVAL OF AGENDA
The Authority voted to approve the agenda as presented.
Yes: Ohrstrom, Dilandro, Kitselman, Bass (seconded), McFillen (moved)
No: None
Absent/Abstained: Smart (absent)

APPROVAL OF MINUTES
The Authority voted to approve the minutes of the October 19, 2016 meeting as presented.
Yes: Ohrstrom (seconded), Dilandro, Kitselman, Bass, McFillen (moved)
No: No one
Absent/Abstained: Smart (absent)

Ms. Smart entered the meeting at 7:03.

PUBLIC HEARING -- SITE PLAN REVIEW (SP 01-16)
Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) requesting Site Plan approval in order to construct a 73-bed assisted care facility as a permitted use under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential.

Ms. Dunkle provided a brief overview of the proposed site plan. She noted that she previously met with two of the adjacent property owners who are in attendance this evening and that Mr. Erickson is present on behalf of the applicant.

Chair Kitselman opened the public hearing on the proposed site plan, noting that the request is for a by-right use and that the Authority is limited in what it can require of the applicant outside of the ordinance. He stated that the applicant's agent is present and that he encourages the public to provide their concerns for the record. He also said that the site plan is not complete and that the public hearing will likely be continued to a future meeting.

Kyle Kersey (420 Hancock Court) said that his family's main concern with the project is what is being done with landscaping and buffering. He said that the living space in his home looks towards the subject property and that light and visual impacts are an issue. He added that he would like to see a final site plan that shows how these concerns will be addressed, noting that a three-dimensional rendering would be helpful. He proposed that a working group of residents that will be impacted by the project should be formed to work with the applicant on the project.

Mr. Dilandro asked Mr. Kersey how far the proposed building would be from his home and Mr. Kersey said that he did not know. Mr. Dilandro said that tree plantings should provide an effective cover and Mr. Kersey replied that a six foot tall tree would not provide effective screening. Ms. Dunkle added that the finished floor elevation for the proposed building would be higher than the finished floor elevation of Mr. Kersey's house. Mr. Dilandro said that it would seem that the proposed building would be looking down on Mr. Kersey's house, and Mr. Kersey suggested that it would be helpful to look at a final site plan to discuss the concerns. Chair Kitselman said that it would be more appropriate to wait until the applicant has completed the site plan to see how they intend to address the screening issue. Mr. Kersey said that there were multiple plan sets in the Town office and Ms. Dunkle clarified that they were different pages of the same plan set dating back to 2015. She added that we are waiting for a final site plan to be filed that addresses all agency comments.

Robina Bouffault spoke on behalf of the Shenandoah Area Agency on Aging (SAAA) as a member of the Board. She said that it is important for the Town and County to understand that SAAA will be limited in its ability to serve residents of the proposed assisted care facility, which will primarily consist of residents from Loudoun County. She said that SAAA's funding has not increased over the years and that they are concerned that funding may be cut next year despite the increase in the area's senior population. She also said that changes in Federal regulations will also have a significant impact on the costs to provide care to seniors. She said that if SAAA cannot provide services to senior citizens, the burden will fall to the Town, County, and volunteer fire and rescue companies.

Ms. Smart asked Ms. Bouffault where the statistics came from that said most of the residents of the proposed facility would come from Loudoun County. Ms. Bouffault replied that this came from the market study that was done last year by Stu Patz. Mr. Erickson stated that this study was done for the 120-unit multifamily project and that it has nothing to do with the proposed assisted care facility. Ms. Bouffault indicated that the market study did include the proposed assisted care facility and that this was represented to her by Alton Echols. Ms. Smart asked whether they are going to recruit people from Loudoun County. Ms. Bouffault replied that it is a question of the average median income of residents being higher in Loudoun than in Clarke so the facility owners can charge more and still be within the parameters of the regulatory requirements.

Jane Hagberg (408 Hancock Court) said that she is also concerned with buffers, noting that her back porch is even with the elevation of the facility. She is worried about lights as well as lights from cars using parking spots that face her property. She is concerned about impacts on her fence and whether the construction process would destabilize the fence, and is also concerned about noise and location of refuse containers. She noted that her house is the closest one to the proposed facility.

Mr. Ohrstrom said that he hopes Mr. Erickson will take these comments under advisement as he finalizes the site plan. Mr. Bass said that it would be helpful to see three dimensional profiles of the building to address some of these concerns. Mr. Dilandro asked whether the lighting would be dark-sky compliant and Chair Kitselman asked if a photometric plan will be provided, and Mr. Erickson replied that these items are required to be provided by the Zoning Ordinance. Mr. Erickson noted that all parking will be located on the opposite side of the building and would not impact the homes on Hancock Court.

Ms. Dunkle asked about the excessive number of parking spaces being provided and possibility of runoff impacts. Mr. Erickson said that the extra parking is needed since the facility is staffed 24 hours and 7 days per week. Mr. Dilandro asked if they are proposing a pervious parking surface and Mr. Erickson said no. Mr. McFillen asked about the gravel fire lane around the building and Mr. Erickson said that this would probably be a paved driveway.

Ms. Dunkle asked Mr. Erickson when he expected to file final site plans and he said it would be some time in mid-December. Ms. Dunkle noted that we are looking to move the date of the next meeting to January 4 and the members agreed that this date is acceptable. Mr. McFillen said that he would like to have the final site plan for review one week before the meeting, and Mr. Erickson said that he did not think that would be a problem. Mr. Erickson added that he did not believe that BADA approval was necessary in order to get the site plan approved because the proposed use is by-right. He added that he expects that when it is ready for approval it would be approved by Staff. Ms. Dunkle replied that the applicant still needs to go through the administrative body which is the BADA and Mr. Erickson said that the applicant's attorney believes otherwise. Chair Kitselman said that BADA approval is required. Mr. Dilandro asked if the site plan could be sent electronically and Ms. Dunkle said that not everyone can download large files.

The Authority voted to continue the public hearing on the proposed site plan application to the next BADA meeting to be scheduled for January 4, 2017.

Yes: Ohrstrom (moved), Smart (seconded), Dilandro, Kitselman, Bass, McFillen
No: None
Absent/Abstained: None

SET PUBLIC HEARING – SITE PLAN REVIEW (SP-02-16)
Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) is requesting site plan approval in order to build a restaurant as a use by right under Second 610.2(t) of the Berryville Zoning Ordinance at the property located on McNeil Drive, identified as Tax Map Parcel number 14-((5))-251F zoned BC Business Commercial.

Ms. Dunkle provided an overview of the new site plan approval request. She introduced Sean Millot representing the applicant and he said that he is available to answer any questions. Ms. Dunkle noted that there is a text amendment currently under review to modify parking for fast food restaurants that would impact this site plan review. Mr. Dilandro said that the site plan seems to be very compatible with the surrounding areas in terms of traffic and stormwater. Mr. Bass asked about the dual drive-through. Mr. Millot said that dual drive-through lanes are proposed to address increasing trends in drive-through usage.

The kitchen and service areas inside are designed to accommodate two drive-through lanes. He said that hours of operation have not been determined but they would like to be allowed to be open as late as possible. Ms. Dunkle noted that the BADA is the administrative body for approval of building elevations and signage. Mr. Dilandro asked if the façade will be compatible with the surrounding properties and Ms. Dunkle said the materials would match what is being used by the grocery store and bank. Mr. Millot said that the façade details and signage will be filed in the next couple of weeks. Ms. Smart asked if the signage would be smaller. Mr. Millot said that the trend is to use smaller signage but that he cannot promise that this will be the case. Mr. Bass asked Mr. Millot to compare the building to other McDonald's restaurants in the area. Mr. Millot said that it is close to the restaurant in Winchester at Rutherford Crossing and noted that this building will be their smallest prototype.

The Authority voted to schedule a public hearing on the proposed site plan application for the next BADA meeting to be scheduled for January 4, 2017.

Yes: Ohrstrom (moved), Smart, Dilandro, Kitselman, Bass (seconded), McFillen
No: None
Absent/Abstained: None

OTHER BUSINESS
None

ADJOURN
There being no further business, Chairman Kitselman asked for a motion to adjourn. Mr. McFillen moved, seconded by Ms. Smart, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:32 p.m.

Allen Kitselman, Chair

Brandon Stidham, Clerk

BERRYVILLE AREA DEVELOPMENT AUTHORITY **Agenda Item 5**
Public Hearing – Site Plan
January 4, 2017

Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) is requesting Site Plan approval in order to build a restaurant under Section 610.2(t) of the Berryville Zoning Ordinance at the property located on McNeil Drive, identified as Tax Map Parcel number 14-((5))-251F zoned BC Business Commercial. SP 02-16

Public hearing notices were published in the Winchester Star on Wednesday, December 21 and Wednesday, December 28, 2016. Adjacent property notices were mailed via first class mail on December 21, 2016. No comments were received in the Planning Office from adjacent property owners. Staff met with one resident who attended the December Town Council meeting who is opposed to the McDonald's being located in Berryville and has started an online petition against this effort.

Representatives from Kimley-Horn will be giving a brief presentation about the project at the meeting.

General Information
The parcel is zoned Business Commercial (BC). Restaurants with or without drive-through facilities are a use permitted by right in this district under Section 610.2(t) of the Berryville Zoning Ordinance.

The intent of the BC district as described in Section 610.1 of the Zoning Ordinance is to provide for highway-oriented commercial uses including restaurants. This zoning and use have been in place for over 20 years.

The Site Plan has been forwarded to respective agencies for review and comment. Pennoni Engineering comments have been received and are included in this packet. Town planning and public works staff have been working with the applicant and the current plans reflect those comments.

Architectural Review
Section 704.1 of the Berryville Zoning Ordinance authorizes the BADA to act as the architectural review agent on new structures and signage within Annexation Area B. The elevations and signage package are included with this report. Staff will vet the signage for zoning compliance. Discussion of these items should occur at the meeting.

Parking
Modifications to current parking requirements identified in Section 305.17 of the Berryville Zoning Ordinance will be discussed at a Town Council public hearing scheduled for Tuesday, January 10, 2017 at 7:30pm as follows:

The Berryville Planning Commission is sponsoring a text amendment as requested by Sean Millot, (Kimley-Horn and Associates, Inc.), Agent, (Michele Fascelli, Owner) to Article III, Section 305.17 of the Berryville Zoning Ordinance in order to modify parking requirements for "restaurant, fast food" to require one (1) space per 100 square feet of gross floor area and one (1) space for every four outside seats. TA 08-16

The Planning Commission initiated the text amendment and held a public hearing on this matter at their November 22, 2016 meeting. They recommended that Town Council approve the proposed text amendment to Article III, Section 305.17 of the Berryville Zoning Ordinance in order to allow for one parking space per 100 square feet of gross floor area and one (1) space for every four outside seats.

Fast food restaurants are defined in Article I of the Berryville Zoning Ordinance as follows:

> **fast-food restaurant** - Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages in motor vehicles on the premises; a refreshment stand; a "drive-through" or primarily a "carry-out" establishment. Food may also be eaten inside.

Town and County parking requirements were adopted for respective zoning ordinances in 2002. The current requirement for "restaurant, fast food" parking per Section 305.17 of the Berryville Zoning Ordinance is one (1) parking space for every 60 square feet of floor area plus three (3) queuing spaces for drive up facilities. The application under consideration would allow for one (1) parking space for every 100 square feet of floor area and one (1) space for every four (4) outside seats. Please note that this request does not affect parking requirements for "sit down" restaurants.

Research of associations representing fast food businesses reflect high drive through usage. According to QSR (Quick Service Restaurant) Magazine (https://www.qsrmagazine.com/reports/2016-qsr-drive-thru-study), companies across the industry regularly see 60–70 percent of their business come through the outdoor lane. The Institute of Transportation Engineers (ITE) manual has identified an average parking demand for fast food restaurants of 9.95 spaces per 1,000 square feet of floor area for fast food uses which averages to one space for every 100 square feet of floor area.

The following items are included with this staff report:

- Land Development Application;
- Section 610 Business Commercial of the Berryville Zoning Ordinance;
- Pennoni Engineering Site Plan comments dated December 27, 2016; and
- Building elevations and signage package.

November 30, 2016 Staff Report

Mr. Millot has submitted a Land Development Application for a site plan for a McDonald's Restaurant to be located on McNeil Drive north of the current Bank of

Clarke County site off of Mosby Boulevard. An address will be assigned to the property within the next several weeks.

Review requests have been forwarded to the Virginia Department of Environmental Quality for stormwater management review; Pennoni Engineering; Virginia Department of Transportation; John H. Enders Fire and Rescue; and Berryville Public Works and Utility staff.

General Information
The zoning on the property is Business Commercial (BC) regulated under Section 610 of the Berryville Zoning Ordinance. Restaurants with or without drive through facilities are permitted by right under Section 610.2(t).

Ms. Kelley Frank has submitted a Trip Generation Analysis that is being reviewed by VDOT.

The Berryville Area Development Authority acts as the review agent for architectural elevations and signage. These items will be included in a separate submission.

Parking
Parking for fast food restaurants is regulated under Section 305. Current regulations require one (1) space for each 60 square feet of floor area and three (3) queuing spaces for drive up windows. The applicant is currently requesting a text amendment in order to reduce the number of spaces to one (1) space for each 100 square feet of floor area plus one space per every four outdoor seats. The request aligns with parking requirements as recommended by the Institute of Transportation Engineers (9.99 parking spaces per every 1,000 square feet of floor area). The Planning Commission held a public hearing on the matter on November 22, 2016 and recommended approval to Town Council. It is anticipated that Town Council will hold a public hearing on the matter at their January meeting.

The following items are included in this report:
- *Land Development Application;*
- *Section 610 Business Commercial (BC) of the Berryville Zoning Ordinance;*
- *Trip Generation Analysis; and*
- *Site Development Plan.*

Recommendation
Because parking does not reflect current ordinance requirements, action on the Site Plan should be taken after Council's parking determination.

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner Michele Fascelli

Owner's Address 36 West Main Street, Berryville, VA 22611

Phone 540-247-4974

Agent (Contact Person) Sean Millot, Kimley-Horn and Associates, Inc.

Agent's Address 11400 Commerce Park Drive, Suite 400, Reston, VA 20191

Phone 703-674-1337

Check Appropriate Request:

_____ Subdivision - creating more than 2 lots

_____ Minor Subdivision - single lot divided into 2 lots

_____ Boundary Line Adjustment

_X_ Site Plan

_____ Rezoning

_X_ Text Amendment: _X_ Zoning or _____ Subdivision Ordinance

_____ ARB Certificate of Appropriateness

_X_ Town of Berryville Utilities

_____ Other: _____

Complete As Applicable:

Nature of Request/Proposal: New construction; McDonald's Restaurant

Tax Map & Parcel Number(s): PIN 14-5-251F; Lot 251-F

Size of Project Site: 34,740 SF, or .79752 acres

Proposed # of Lots: 1 Existing Zoning BC

Owner or Agent: The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.

Signature: Sean Millot Date: 10/21/16

Owner: I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Town Planning Department and other government agents to enter the property and make such investigations and tests, as they deem necessary. I acknowledge that in accordance with Article X of the Subdivision Ordinance I am responsible for costs incurred for review of subdivision and/or development plans by the Town's engineer and that any other required tests or studies will be carried out at owner/agent expense.

Signature: Michele Fascelli MICHELE FASCELLI Date: 10/25/2016

OFFICE USE ONLY

Public Hearing Required? _____ Dates Advertised _____

Adjoining Property Owners Notified? _____

Action Taken: _____

_____

(3/92) SECTION 610 BC BUSINESS COMMERCIAL

610.1 PURPOSE AND INTENT

The Business Commercial (BC) District is established to provide locations for highway commercial uses (such as retail uses dependent on automobile access, restaurants, motels), offices, and employment-related businesses within the precincts of the Berryville Area Plan. The BC District is further established to encourage innovative design of office, employment and retail-related development; and to these ends, development under this district is permitted only in accordance with a site plan.

The application of this district is intended for newly developing locations in the Berryville Area where office, retail, and similar activities are the principal use. High-quality business park and commercial site design principles are to be incorporated into the BC District uses. Highway-oriented commercial uses shall be located where they are pre-planned and creatively grouped in an efficient manner meeting the comprehensive planning objectives.

The specific uses permitted within the BC District must be in harmony with the cultural and environmental character of the Berryville Area. No use should be permitted which might be harmful to the adjoining land uses and the residential ambience of the community at large. Adequate transportation and site planning of all land uses shall have the goal of minimizing traffic conflicts with all other activities within the Berryville Area.

610.2 PERMITTED USES

(a) Antique sales (indoor only)
(b) Automobile service and repair establishments (including gas stations), with a convenience store (not occupying more than 3,000 square feet of gross floor area, excluding storage) as an accessory use, provided that all vehicle repair takes place in a fully enclosed building. **(04/16)**
(c) Automobile sales
(d) Broadcast stations, studios, and offices for radio and television
(e) Car washes
(f) Churches and other places of worship
(g) Clubs or Lodges (including civic and public benefit organizations)
(h) Day care centers
(i) Financial institutions (with or without drive-through windows)
(j) Funeral homes
(k) Government and other public buildings (including police, fire, library, museum, and postal facilities; excluding retail and service uses except as provided in Section 610.2(u).
(l) Grocery store (with at least 25,000 square feet gross floor area)
(m) Hotels and motels
(n) Laundromats
(o) Medical care facilities, licensed
(p) Offices, business or professional
(q) Plant nurseries
(r) Public utilities and related easements
(s) Recreation facilities (indoor or outdoor), parks, playgrounds, fairgrounds, etc.

(t) Restaurants with or without drive-through

(u) Retail stores and shops as an accessory use to the primary permitted use on the parcel, provided:

(1) the retail store or shop is directly related, ancillary, subordinate, and incidental to the primary permitted use;

(2) the gross floor area of the retail store or shop (excluding storage) does not exceed ten (10) percent of the gross floor area of the primary permitted use;

(3) the gross floor are of the retail store or shop (excluding storage) does not occupy more than 1,500 square feet; and

(4) the gross floor area for storage related to the retail store or shop does not exceed 500 square feet. **(8/01)**

(v) Schools, public and private

(w) Veterinary hospitals (small animals), exclusive of outdoor boarding kennels

610.3 SPECIAL PERMIT USES

(a) Conference centers

(b) Pharmaceutical centers **(5/06)**

(c) Scientific research and development establishments

(d) Theatres, indoor

610.4 MAXIMUM DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of .30, based on the net developable area of the lot.

610.5 MINIMUM DISTRICT SIZE

Minimum District size is four (4) acres.

610.6 LOT REQUIREMENTS

(a)	Minimum lot area:	20,000 square feet
(b)	Minimum lot width:	100 feet

610.7 BUILDING HEIGHT AND SETBACK REGULATIONS

(a)	Maximum building height:	40 feet
(b)	Minimum yard requirements:	
(1)	Front yard:	40 feet
(2)	Side yard:	25 feet (40 feet on street side corner lot)
(3)	Rear yard:	25 feet

(4) Where a lot is contiguous to property located in any residential district, all buildings shall have a minimum setback of 40 feet from common property lines.

610.8 OPEN SPACE

(a) A landscape and buffer plan shall be submitted with any application for site plan approval.

(b) Twenty (20) percent of the gross site area shall be landscaped open space.

610.9 ADDITIONAL REGULATIONS

(a) Parking, Streets and Access

(1) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped.

(2) The location, spacing and number of private driveway entrances shall comply with Virginia Department of Transportation standards and shall be subject to final site plan approval.

(3) Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights-of-way.

(b) Buffering and Landscaping

(1) Where a parcel in the BC District is contiguous to a residential zoning district or public right-of-way with limited access, a landscaped buffer strip fifteen (15) feet in width shall be provided.

(2) Landscape materials and their placement shall be subject to final site plan approval. With the approval of the administrative body, walls, fences or wider buffer strips may be used in lieu of landscaping.

(c) Storage of Materials and Refuse

(1) All refuse containers shall be screened by a solid wall or fence.

(2) Any establishment involved with the storage of any fuel for sale, for on-site use, or for any other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the administrative body.

(3) All storage shall be conducted within the principal structure, which is to be completely enclosed.

(4) There shall be not outdoor storage and/or display of goods with the exception of plant materials associated with nurseries.

(d) Uses, Facilities and Improvements

(1) All business services (and storage) shall be conducted within the principal structure, which is to be completely enclosed.

(2) Signing, mailboxes, site lighting and architectural materials shall be provided and installed by the property's owner-developer and shall be consistent and compatible with the scale and character of the development.

(3) Private streets, street lighting, sidewalks, curbing and gutters, and parking bays shall be constructed to standards specified by the administrative authority or its agents.

(e) Site Plan

(1) A site plan, which shall govern all development, shall be submitted for approval.

(2) Site plans shall include provisions for the following:

(A) adequate public facilities;

(B) development phasing;

(C) stormwater management facilities to address the ultimate development coverage within the district;

(D) lighting and signing;

(E) building placement and lot configuration; and

(F) Other special site features and land use considerations deemed necessary to serve the district.

(G) Any site plan application which is not in strict conformance with the pre-existing approved site plan for the District shall require an amendment to that site plan and preliminary plat prior to site plan approval of the specific use.

(3) All uses shall be subject to final site plan approval.

Pennoni

117 East Piccadilly Street
Winchester, VA 22601
T: 540-667-2139
F: 540-665-0493

www.pennoni.com

December 27, 2016

Ms. Christy Dunkle
Assistant Town Manager/Planner
101 Chalmers Court, Suite A
Berryville, VA 22611

RE: MCDONALD'S SITE PLAN
1ST REVIEW

Dear Ms. Dunkle,

We have completed our review of the McDonald's Site plan and offer the following responses:

Sheet C-0.0

1. Please provide the appropriate signature block for the owner.

Sheet C-2.0

1. Please include the limits of trenching, milling and resurfacing of Mosby Boulevard and McNeill Drive per the VDOT standard for open cut trenches.

Sheet C-2.1

1. Please add a note that a wash rack and source of water may be required in the event that construction activity tracks debris and sediment into McNeill Drive or Mosby Blvd during construction.
2. Please add additional silt fence along the northern boundary of the site in the vicinity of the proposed dumpster pad.
3. Please add silt fencing along the southern property boundary to protect the existing off-site vegetation on the adjacent parcel.

Sheet C-2.2

1. Please adjust the CIP symbol within the parallel parking spaces.
2. Please add additional silt fence along the northern boundary of the site in the vicinity of the proposed dumpster pad.
3. Please add silt fencing along the southern property boundary to protect the existing off-site vegetation on the adjacent parcel.

Sheet C-3.0

1. The required off-street parking for a fast food restaurant is 1 space for each 60 sf (305.17). The plan indicates a total of 32 proposed parking spaces. Please reconcile the parking proposed with the parking required for a 3,042-sf fast food restaurant.
2. Please indicate the location of the required 15'x35' loading space.
3. The minimum travel aisle width for a one-way aisle with 90-degree parking spaces is 23 feet(305.1(c)). The current plan measures 15 feet adjacent the entrance to the drive through aisle.

4. The travel aisle adjacent the northern parcel boundary is 2.5 feet from the parcel boundary. The minimum distance for a travel aisle is 3 feet. (305.2)
5. Please adjust the striping on the parallel parking spaces. The northern most space is not 22 feet in length.
6. The VDOT detail for the CG-12 ramp indicates a minimum ramp and landing distance of 12 feet. The ramp and landing area proposed on the southern façade of the building measures +/- 9 feet.
7. Please add fence label and detail for dumpster pad enclosure. Site note 9 indicates that enclosure details are not shown on site plan. Please revise note and add details to site plan.
8. If bus service is provided to the site an ADA accessible crosswalk to the building from McNeil Drive will be required. A receiving ADA ramp may be required at the building entrance located on the southern façade.
9. Please label the proposed and maximum building heights.
10. Please add the distance to the nearest school in the site data.
11. Please add the daily and peak water and sanitary sewer demands for the proposed use to the plans.
12. Please add the anticipated daily vehicle trips to McNeil Drive.

Sheet C-4.0

1. Show roof drains, size, material, and slope, and how they tie into the proposed storm sewer system. Please remain consistent with the direction of flows indicated in the SWM plans.
2. Please verify adequate area for ramp and landing for the proposed CG-12 ramp servicing the required HC parking spaces. Please provide receiving ramp for pedestrians coming from McNeil Drive.
3. Please provide grading for the temporary turn around proposed at the terminus of McNeil Drive.
4. Please indicate test pit required for existing PVC sanitary sewer line located between storm sewer structures A-4 and A-3. Minimum clearance on a sanitary sewer line is 18 inches from the outside of the pipes, the current plan indicates 8.2" of clearance. It is unclear if this also accounts for the approximate 5" pipe wall thickness of the RCP III. Please revise the plans to address the clearance and protection of the existing sanitary sewer line.
5. Due to the shallow cover on the proposed storm sewer pipes, class IV RCP is recommended.

Sheet C-5.0

1. Please add construction limits to tapping sleeve proposed in Mosby Boulevard.
2. Please provide a maintenance of traffic plan for utility work proposed within Mosby Boulevard.
3. Please add test pit required for sanitary sewer crossing with proposed storm sewer pipe located within the southern site entrance.
4. Please indicate the location of the FDC connection.
5. Is the double check valve for the 6" fire line located within the building?
6. Please indicate location of existing or proposed gas lines (if any).

Sheet C-5.1 through 5.2

1. Please add an open cut trench detail for the proposed watermain extension in McNeill Drive. The VDOT detail provides pavement restoration for the entire trench width and extend 12 inches (12") beyond the edge of the trench on longitudinal open cuts and 25 feet (25') beyond the trench centerline on perpendicular open cuts.

Sheet LP-1.0 through 1.1

1. Please remove or relocate landscaping proposed over the sidewalk on the south side of the southern site entrance.

2. Please note that each parking island shall have 1 tree. None of the five proposed parking island provide a tree. At least two of those island are encumbered with existing utility easements.
3. Please note that a portion of the required 10' landscape buffer adjacent Buckmarsh Street falls within the existing utility easement.
4. Please verify with holder of the overhead utility easement that the proposed landscape material will not be prohibited.

General Plan comments

1. Please provide elevation plans for exterior facades (314.6(aa))
2. Please provide bond estimates for all required improvements.

If you have any questions, please do not hesitate to contact me at (540) 771-2087.

Sincerely,
PENNONI ASSOCIATES INC.

David L. Frank, PLA

McDONALD'S | BERRYVILLE, VA | ELEVATIONS | 12-14-16

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

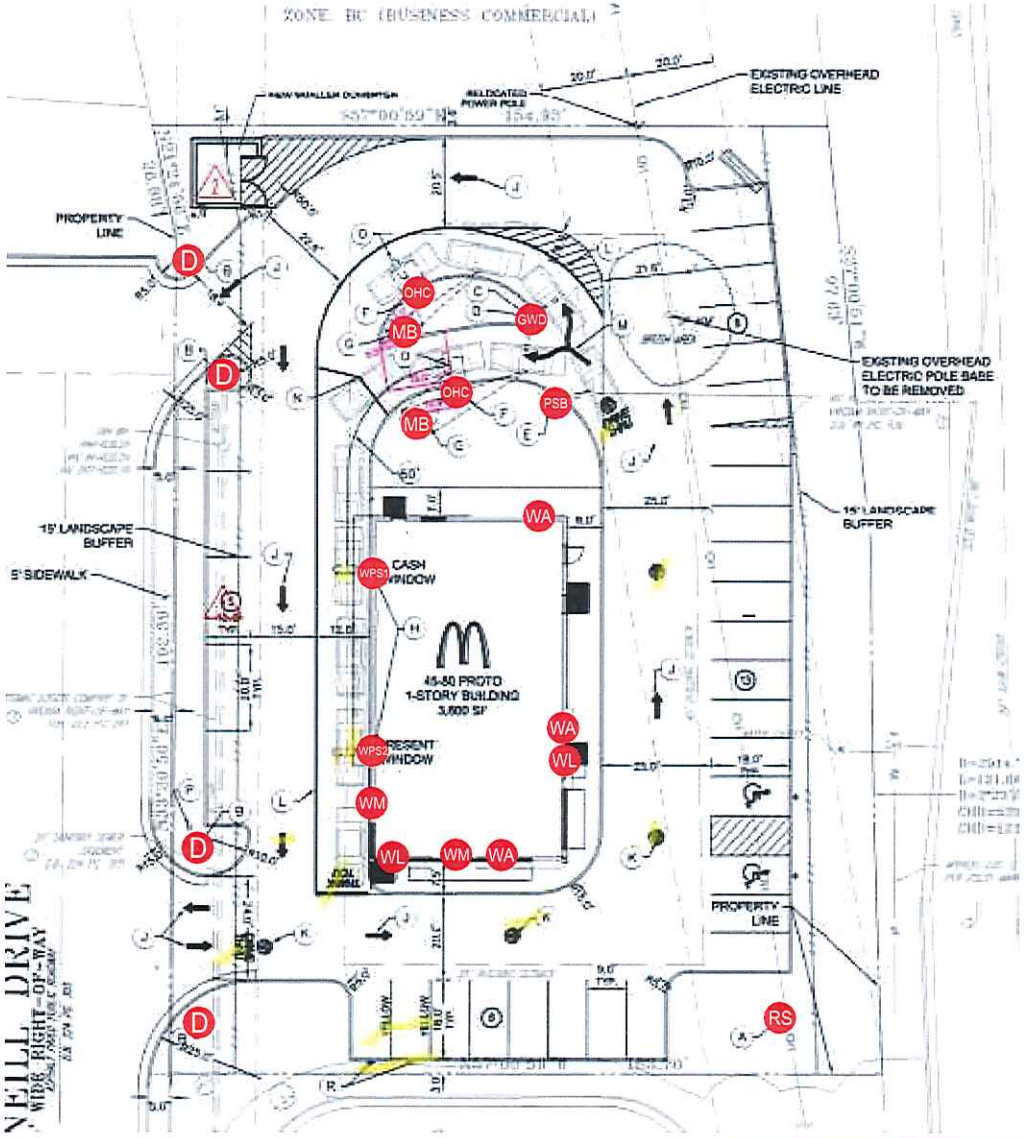
409 MCNEIL DR - BERRYVILLE, VA

SIGN PROGRAM BOOK

Customer: MCDONALD'S	Date: 28NOV16	Prepared By: PKE/SC	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com



PSB ···· PRE-SELL BOARD

GWD ···· DOUBLE ARM GATEWAY

OHC ···· ORDER HERE CANOPY (QTY 2)

MB ···· MENU BOARD (QTY 2)

WPS1 ···· WINDOW POSITION SIGN 1

WPS2 ···· WINDOW POSITION SIGN 2

WA ···· WALL ARCH (QTY 3)

WM ···· 24" WORDMARK (QTY 2)

WL ···· WELCOME LETTERS (QTY 3)

D ···· DIRECTIONAL (QTY 4)

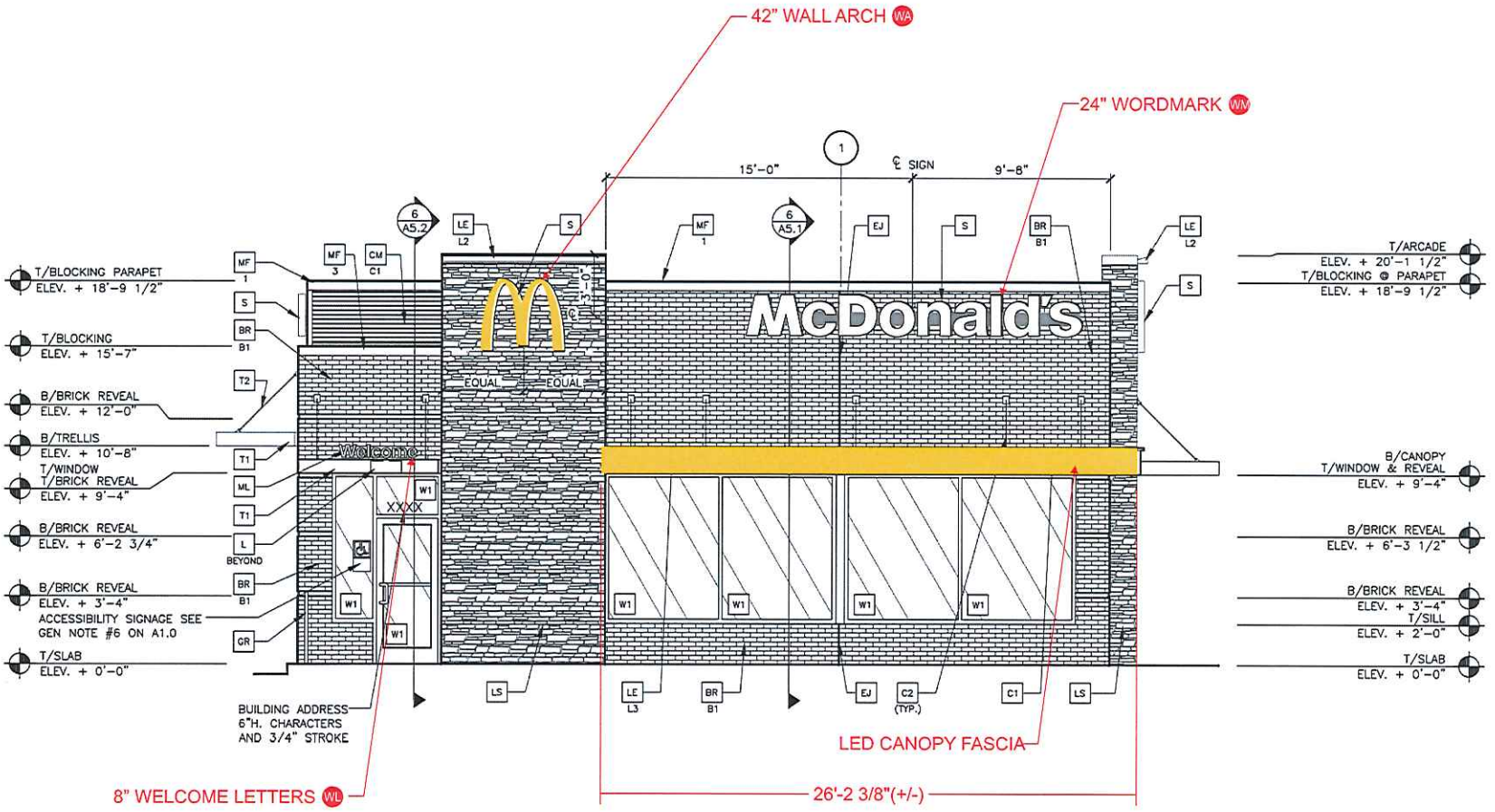
RS ···· ROAD SIGN

Customer: MCDONALD'S	Date: 20DEC16	Prepared By: PKE/SC/CM	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

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

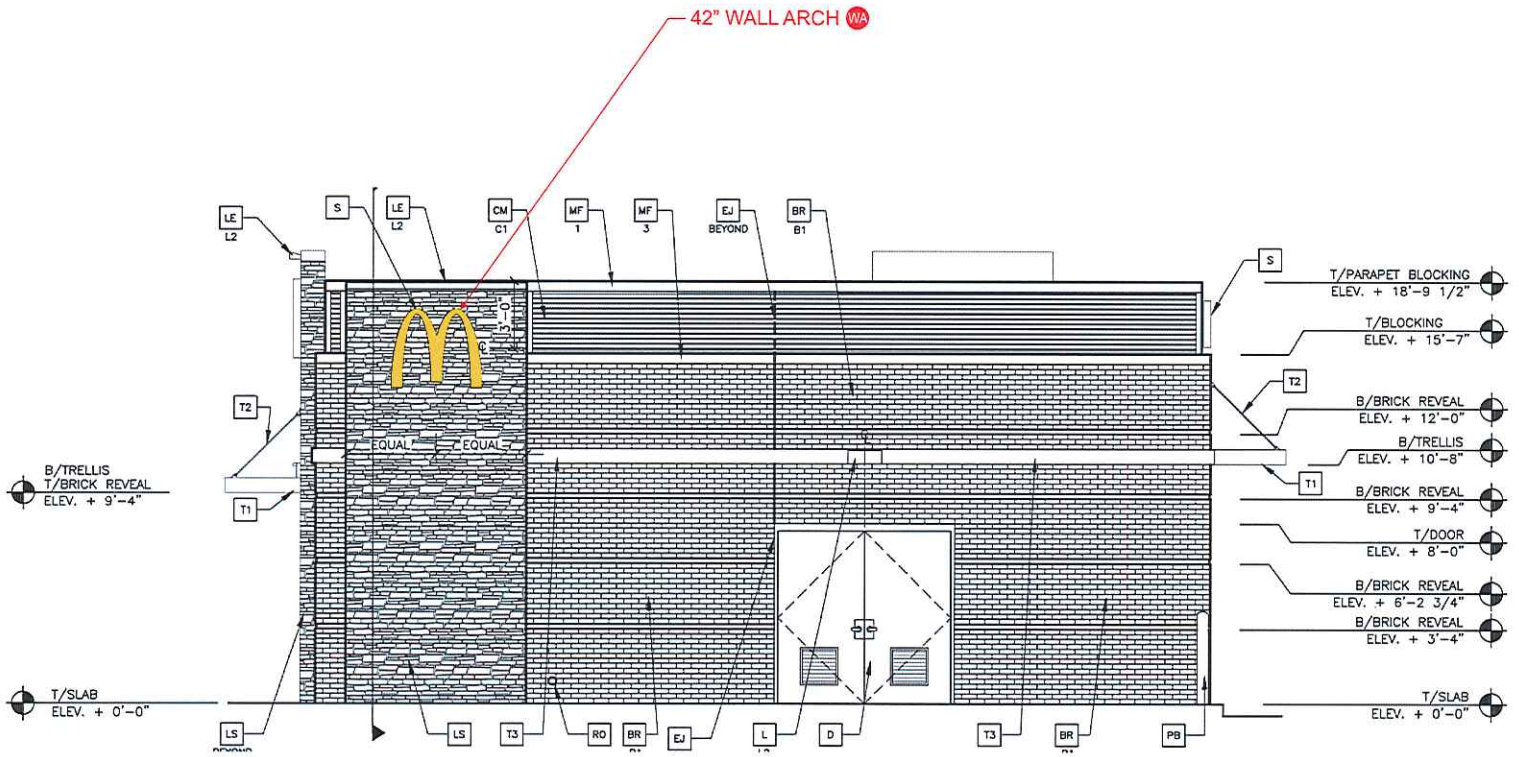


Customer: MCDONALD'S	Date: 28NOV16	Prepared By: PKE/SC	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

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

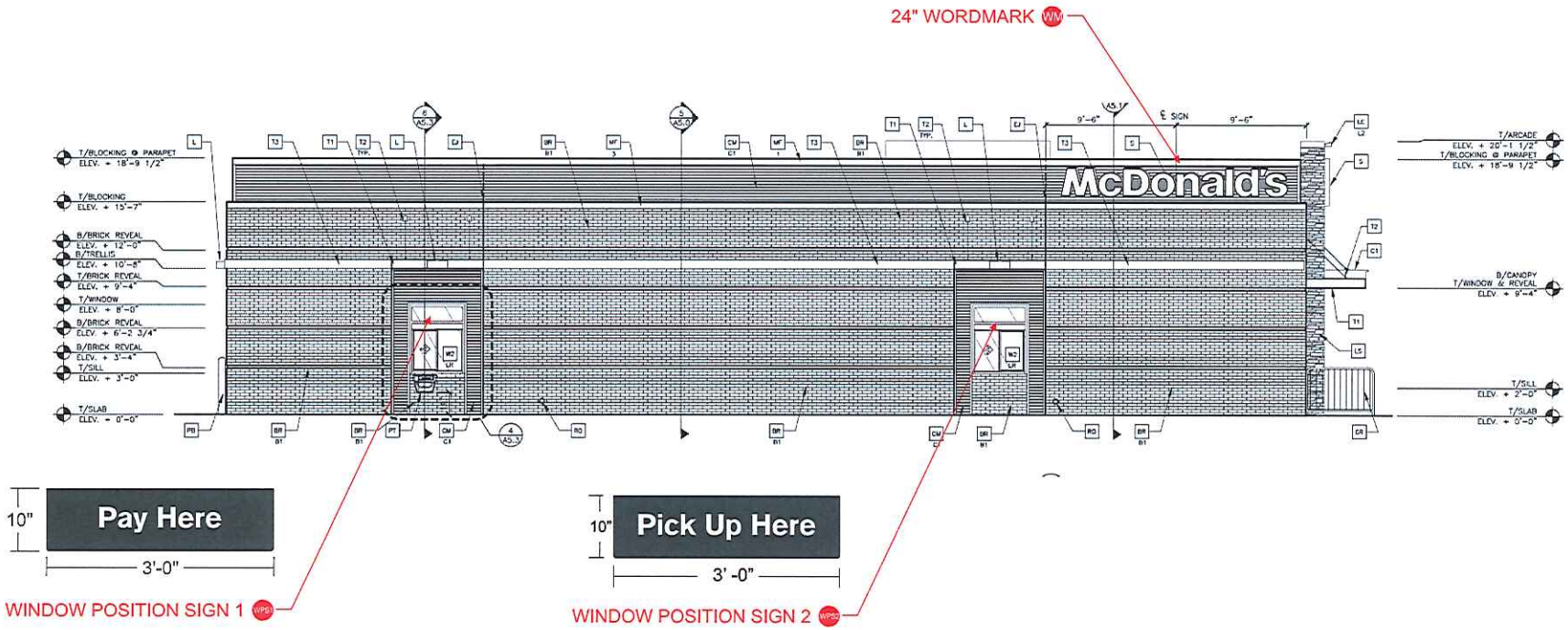


Customer: MCDONALD'S	Date: 20DEC16	Prepared By: PKE/SC/CM	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"

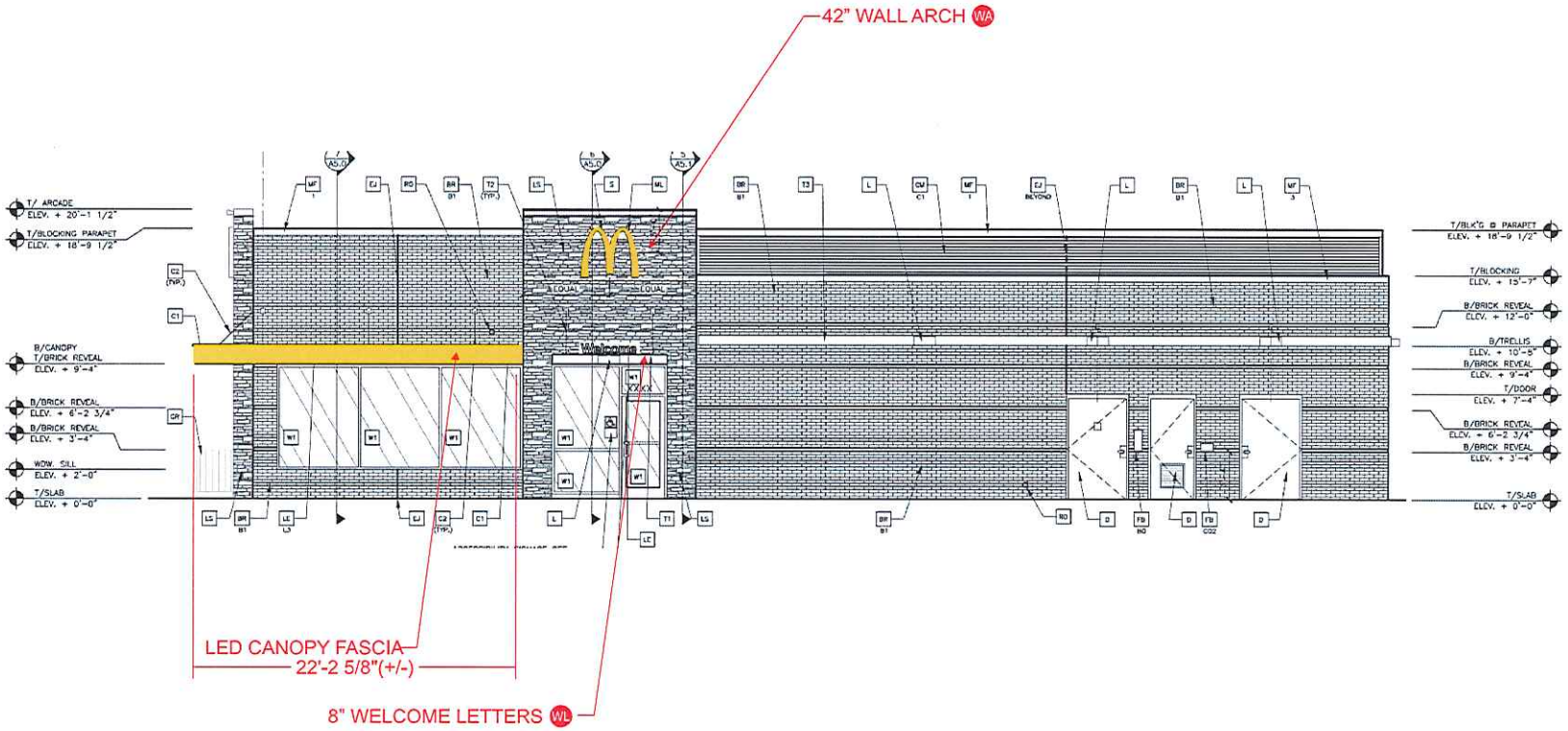


Customer: MCDONALD'S	Date: 28NOV16	Prepared By: PKE/SC	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

NON DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"

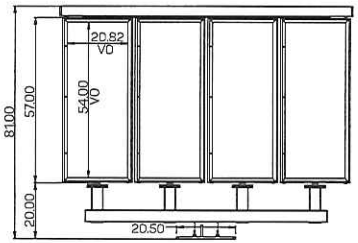


Customer:	Date:	Prepared By:	Eng:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	28NOV16	PKE/SC	-	
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			

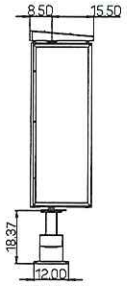
persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns.com

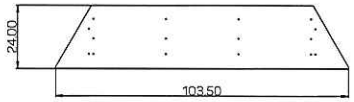
MB



FRONT VIEW
SCALE: 3/8" = 1'-0"



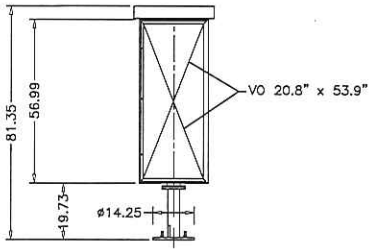
END VIEW
SCALE: 3/8" = 1'-0"



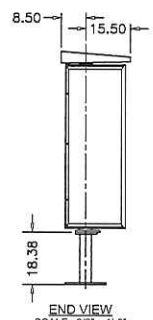
TOP VIEW
SCALE: 3/8" = 1'-0"

GRAPHIC DETAIL
SCALE: NOT TO SCALE

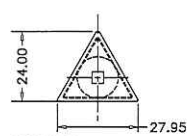
PSB



FRONT VIEW
SCALE: 3/8" = 1'-0"



END VIEW
SCALE: 3/8" = 1'-0"



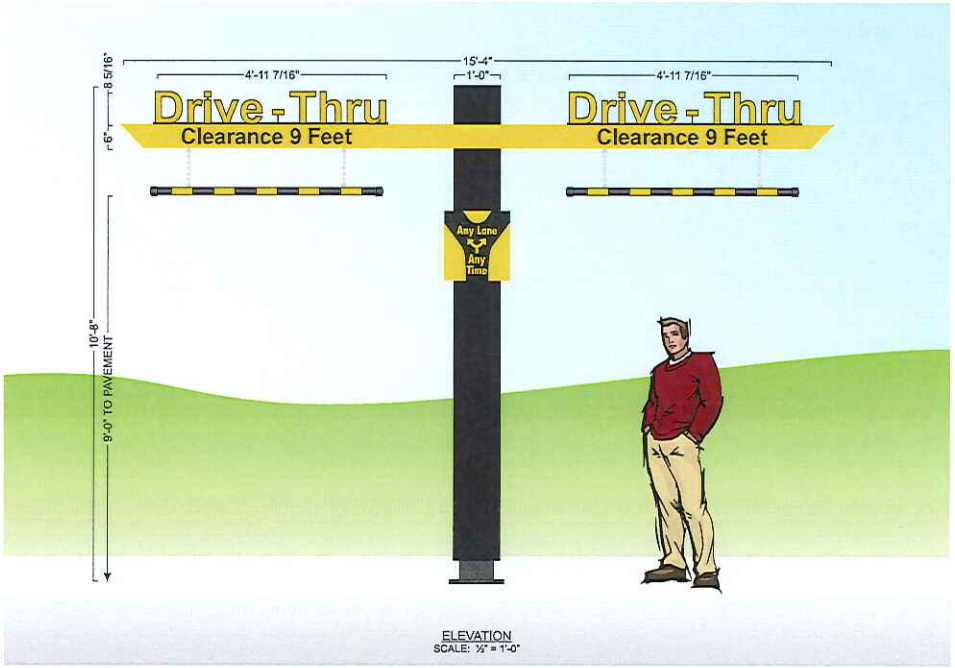
TOP VIEW
SCALE: 3/8" = 1'-0"

GRAPHIC DETAIL
SCALE: NOT TO SCALE

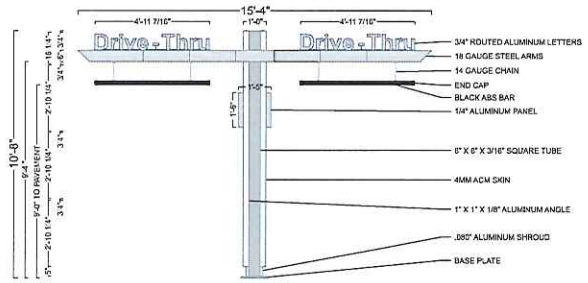
Customer:	Date:	Prepared By:	Note:
MCDONALD'S	28NOV16	PKE/SC	Color output may not be exact when viewing or printing this drawing. All colors, sizes, and PMS are the closest DIM's equivalent. If these colors are incorrect, please provide the correct PMS matches and any visible or hardware will be made.
Location:	File Name:		Eng:
BERRYVILLE, VA	141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA		-

persona
SIGNS | LIGHTING | IMAGE

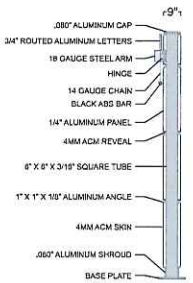
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com



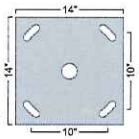
ELEVATION
SCALE: ½" = 1'-0"



FRONT VIEW
SCALE: 1/4" = 1'-0"

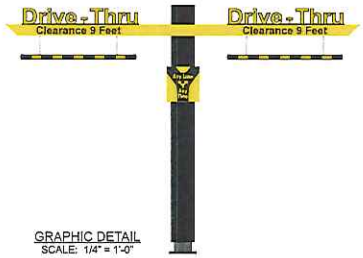


END VIEW
SCALE: 1/4" = 1'-0"



1" X 14" X 14" PLATE
7/8" HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL
SCALE: 1" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM WHITE ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER GRAY FORD-MED DK DK PLATINUM
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 7725-15 YELLOW VINYL STRIPES APPLIED TO 1ST SURFACE
SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

PANEL DETAIL
1/4" ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.:
YELLOW DUPONT CENTARI 5000- BACK-GROUND, COPY & ARROW
3630-22 BLACK - LANES

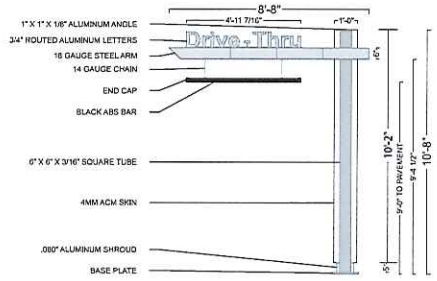
SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 109 C YELLOW - SWING ARM
7725-12 BLACK VINYL - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-15 BRIGHT YELLOW (OPAQUE) - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE

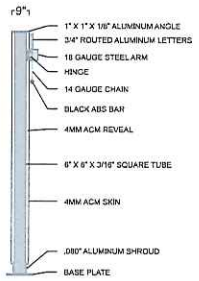
Customer: MCDONALD'S	Date: 28NOV16	Prepared By: PKE/SC	Note: Colors appearing on this sheet are viewing or printing dependent. Actual colors are PMS certified and DPI equivalent. If the exact color is critical, please specify the correct PMS match and request a revised drawing with color.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA		Eng: -

persona
SIGNS | LIGHTING | IMAGE
DISTRIBUTED BY SIGN UP COMPANY
702 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

ELEVATION
SCALE: ½" = 1'-0"

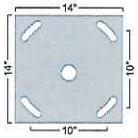


FRONT VIEW
SCALE: 1/4" = 1'-0"



END VIEW
SCALE: 1/4" = 1'-0"

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



1" X 14" X 14" PLATE
7/8" SLOTTED HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM WHITE ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER
GRAY FORD-MED DK PLATINUM
SHROUD AND BASE PLATE - MATCH
B.M. 1631 MIDNIGHT OIL
CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 7725-15 YELLOW
VINYL STRIPES APPLIED TO 1ST
SURFACE
SQUARE FEET: BOXED = 92.44
ACTUAL = 15.68

SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE
W/ 1ST SURFACE PAINT AND VINYL
DECORATION:
MATCH PMS 109 C YELLOW - SWING ARM
7725-12 BLACK VINYL - "CLEARANCE 9 FEET"
COPY

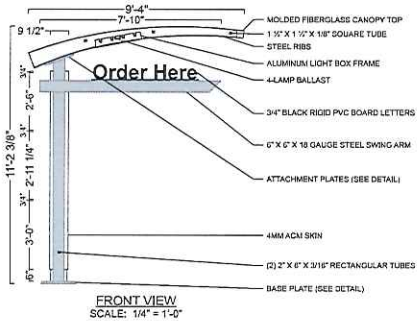
"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST
SURFACE VINYL DECORATION:
180-15 BRIGHT YELLOW (OPAQUE) -
"DRIVE-THRU" COPY
BLACK - COPY OUTLINE

Customer: MCDONALD'S	Date: 28NOV16	Prepared By: PKE/SC	Note: Color output may not be exact when viewing or printing this drawing. If colors are CRITICAL for approval, it is the customer's responsibility to request a new drawing with a color proof.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA		Eng: -

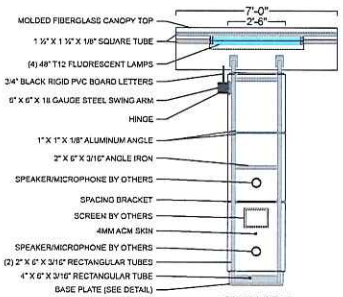
persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.943.9888 • www.personasigns.com

ELEVATION
SCALE: ½" = 1'-0"

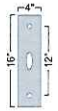


FRONT VIEW
SCALE: 1/4" = 1'-0"



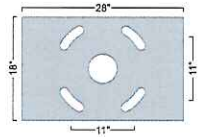
SIDE VIEW
SCALE: 1/4" = 1'-0"

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



1 1/4" X 16" X 4" PLATES
7/8" HOLES
5/8" BOLTS

ATTACHMENT
PLATE DETAIL
SCALE: 3/4" = 1'-0"



1 1/4" X 18" X 28" PLATE
1 ½" HOLES
1 1/4" ANCHOR BOLTS

BASE PLATE DETAIL
SCALE: 3/4" = 1'-0"

SQUARE FOOTAGE: ACTUAL = 17.10
BOXED = 104.51

FIBERGLASS CANOPY DETAIL
DESIGN FACTOR: TBD
FIBERGLASS CANOPY WITH STEEL TUBE AND RIB INTERNAL STRUCTURE
EXTERIOR FINISH: PAINT TO MATCH PMS 109 C YELLOW
LIGHT LENS REMOVABLE FOR SERVICE
U.L. APPROVED
ELECTRICAL: 1.90 AMPS, 120 VOLTS
BASE DETAIL
DESIGN FACTOR: 90 MPH
ALUMINUM ANGLE IRON STRUCTURE
4MM ACM SKIN
EXTERIOR FINISH:
SWING ARM - PAINT TO MATCH PMS 109 C YELLOW
BASE - GRAY FORD-MED DK PLATINUM
SHROUD & POLE - B.M. 1631 MIDNIGHT OIL
U.L. APPROVED

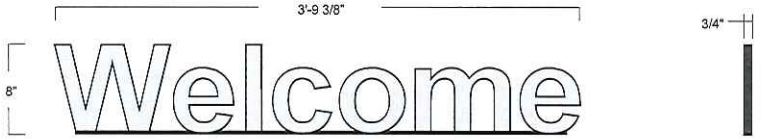
"ORDER HERE" LETTER DETAIL
3/4" BLACK RIGID PVC BOARD LETTERS W/ 1ST SURFACE VINYL DECORATION:
7725-15 BRIGHT YELLOW - "ORDER HERE" COPY
BLACK - COPY OUTLINE

Customer: MCDONALD'S	Date: 29NOV16	Prepared By: PKE/SC	Note: Color Disclaimer: All brand names and trademarks are the property of their respective owners. Persona, LLC and PMS are not affiliated. DMC is a registered trademark. If these colors are important, please request the most recent PMS swatch before finalizing the artwork.
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA		Eng: -

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

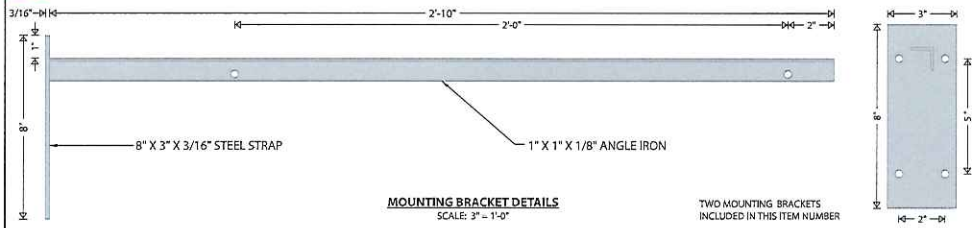
WL



GRAPHIC DETAIL
SCALE: 1 ½" = 1'-0"

"WELCOME" LETTER DETAILS
3/4" ALUMINUM LETTERS WITH 1ST SURFACE DECORATION:
7725-120 SILVER - "WELCOME" COPY
BLACK POWDERCOAT - OUTLINE
SQUARE FOOTAGE: BOXED = 2.54
ACTUAL = 1.18

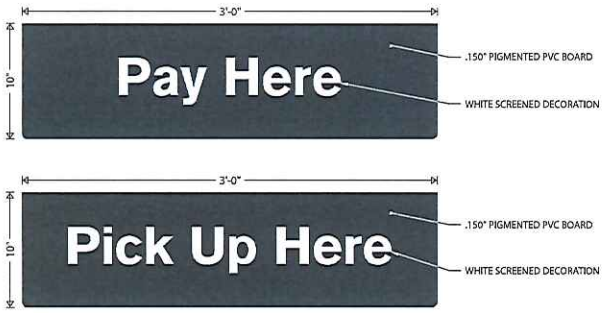
WPS1 WPS2



MOUNTING BRACKET DETAILS
SCALE: 3" = 1'-0"

TWO MOUNTING BRACKETS INCLUDED IN THIS ITEM NUMBER

PLATE DETAILS
SCALE: 3" = 1'-0"



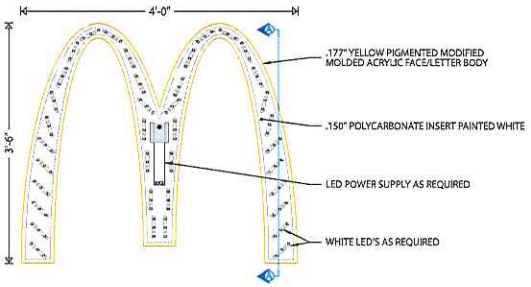
WINDOW POSITION SIGN DETAILS
SCALE: 1 1/2" = 1'-0"

BRACKET DETAILS
DESIGN FACTOR: TBD
3/16" X 3" STEEL STRAP
1" X 1" X 1/8" ANGLE IRON ARM
EXTERIOR FINISH: PAINTED PMS 877 C SILVER
5/16" HOLES PUNCHED IN ANGLE AND PLATE FOR MOUNTING

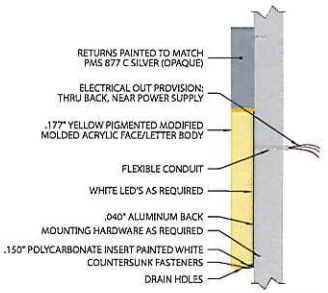
WINDOW POSITION SIGNS DETAIL
DESIGN FACTOR: TBD
.150" PIGMENTED PVC BOARD TO MATCH GREY FORD - MED DK PLATINUM
WHITE SCREENED COPY 1ST SURFACE
2.50 SQUARE FEET
* BOTH WINDOW POSITION SIGNS ARE INCLUDED IN THIS ITEM.

Customer: MCDONALD'S	Date: 11/16/15	Prepared By: PKE	Note: Colors printed may not match exactly. Please refer to actual PMS swatches for accurate color.	persona SIGNS | LIGHTING | IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA		Eng: -		

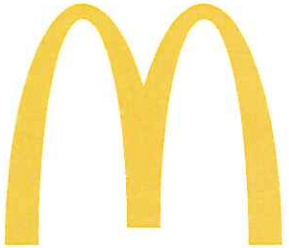
WA



FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



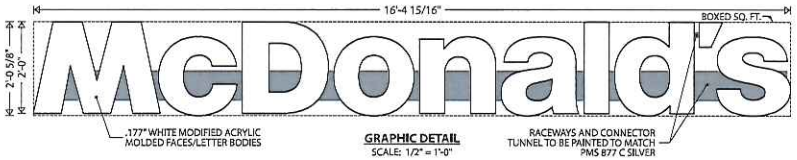
CROSS SECTION A-A
SCALE: 3/4" = 1'-0"



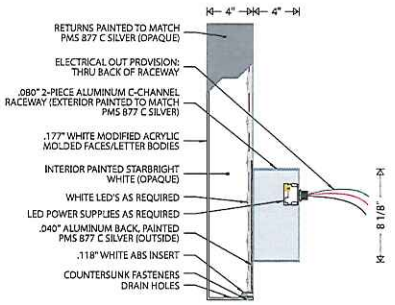
GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

FRAME DETAIL:
DESIGN FACTOR: TBD
.177" FORMED YELLOW PIGMENTED (PMS 123 C) MODIFIED ACRYLIC FACE/LETTER BODY
EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C SILVER (OPAQUE)
INTERIOR FINISH: PAINTED STARBRIGHT WHITE (OPAQUE)
.150" POLYCARBONATE INSERT PAINTED STAR-BRIGHTWHITE
.040" ALUMINUM BACK
LETTER BODY REMOVABLE FOR SERVICE ACCESS
U.L. APPROVED
ELECTRICAL: 0.85 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 14.00
ACTUAL = 4.90

WM



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"



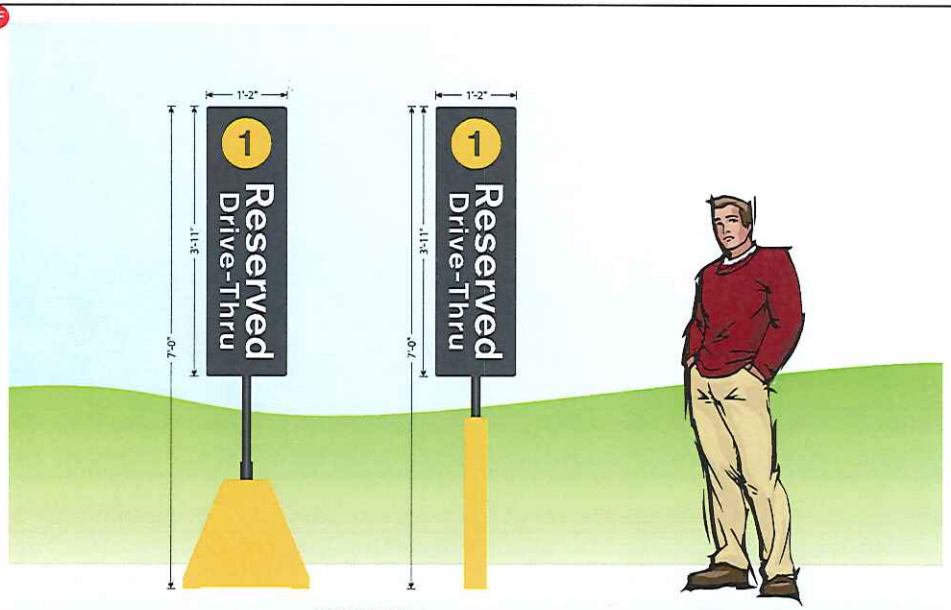
LETTER PROFILE
SCALE: 1 1/2" = 1'-0"

NOTES:
.177" MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES INSTALLED ON ALUMINUM BACKS
.118" WHITE ABS INSERTS
EXTERIOR FINISH: MATCH PMS 877 C SILVER (OPAQUE); BACKS PAINTED PMS 877 C SILVER
INTERIOR FINISH: STAR-BRIGHT WHITE (OPAQUE)
LETTER BODIES REMOVABLE FOR SERVICE ACCESS
ACCESS PANEL BEHIND LETTER "n" FOR RACEWAY ACCESS
U.L. APPROVED
ELECTRICAL: 2.50 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 33.38
ACTUAL = 19.53

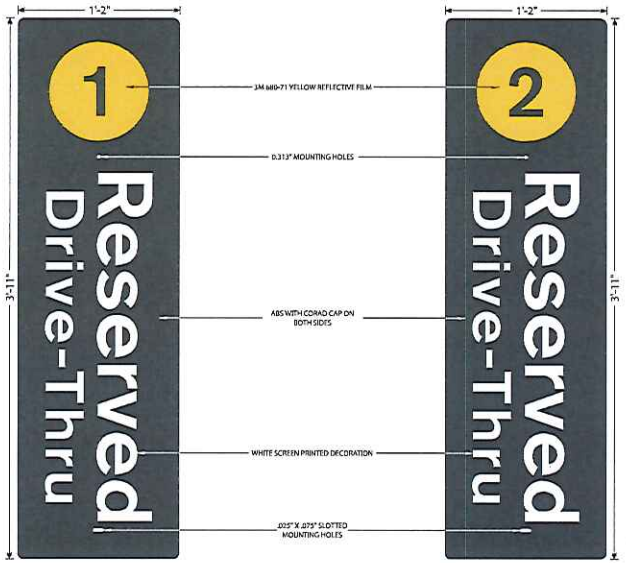
Customer:	Date:	Prepared By:	Note:	
MCDONALD'S	11/16/15	PKE	[illegible]	
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			Eng: -

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



SIGN ELEVATION
SCALE: 3/4" = 1'-0"



PULL FORWARD SIGN DETAIL
DESIGN FACTOR: TBD
.150" PIGMENTED ABS CORAD CAPPED
BOTH SIDES
MATCH GREY FORD - MED DK
PLATINUM
WHITE SCREENED COPY 1ST SURFACE
3M 680-71 REFLECTIVE YELLOW - NUMERAL
BACKGROUND
4.57 SQUARE FEET

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing the drawing. All colors, pad, and PMS are the closest DPM equivalent. If there is an item in a mark, please provide the correct PMS match and a revision to the drawing will be made.
MCDONALD'S	11/16/15	PKE	
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA		Eng: -

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

D

ELEVATION
SCALE: 1" = 1'-0"

DIRECTIONAL OPTIONS
SCALE: 3/8" = 1'-0"

Customer: MCDONALD'S	Date: 11/16/15	Prepared By: PKE	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location: BERRYVILLE, VA	File Name: 141912 - R2 - 409 MCNEIL DR - BERRYVILLE, VA			Eng: -

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

BERRYVILLE AREA DEVELOPMENT AUTHORITY **Agenda Item 6**
Continued Public Hearing – Berryville AL, LLC Site Plan
January 4, 2017

Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential. SP 01-16

Mr. Erickson submitted a draft update of the site plan for BADA members to review on December 22, 2016. These plans were sent to members prior the distribution of this packet. Mr. Erickson indicated that reviewing agencies, including VDOT, Town Public Works and Utilities, and DEQ, will receive the plans prior to this meeting.

Per the memo dated December 23, 2016, staff met with Mr. Erickson and discussed modifications to the draft Site Plan submitted identified as follows:

- The building shifted to the east by approximately 20 feet to the east;
- In order to address the finished floor elevations of adjacent properties and the proposed assisted living facility, the landscape buffer has been moved closer to the building to allow for more efficient screening and to shift plantings out of the storm water management facility;
- The fire access road has been removed (access now goes approximately two-thirds of the way around the structure) [Please note: the plans have been reviewed by John H. Enders Fire and Rescue personnel and will be resubmitted by the applicant to allow for final review and comment]. Mr. Erickson has discussed this change with Town staff and the new layout conforms to hydrant coverage requirements; and
- Several mature trees have been identified in a tree save area.

Please note that lighting information was not included with this submission.

As noted in the previous staff report, the BADA acts as the architectural review agent on new structures and signage within Annexation Area B.

November 30, 2016 Staff Report
Public hearing notices were published in the Winchester Star on Wednesday, November 16 and Wednesday, November 23, 2016. Adjacent property owners were notified via first class mail on November 17, 2016. One adjacent property owner called and met with staff to discuss the project. Topics of the meeting included limits of clearing; landscape buffer identified in the stormwater easement along the rear property lines of adjacent properties; lighting (including height of poles, types of bulbs proposed; shielding of the lights); and any tree save areas that may be possible. Discussion of these items should occur at the meeting.

Mr. Erickson has written comment response letters to Town staff, John H. Enders Fire and Rescue chief, Virginia Department of Environmental Quality staff for stormwater management comments, and to the Town's consulting engineer which are all included in this report. The updated plans have not yet been resubmitted for compliance or additional comments. Please note that the applicant indicated at the October meeting that the building footprint will be modified.

General Information

The property on which the building will be constructed is zoned B Business and is regulated under Section 611. Two additional lots, zoned Detached Residential-4 (DR-4) are included with this development however no structures will be built on these parcels. The specific use for this facility, "medical care facility, licensed", is a permitted use under Section 611.2(o) of the Berryville Zoning Ordinance.

Adjacent zoning/uses to this parcel is Detached Residential-4 (DR-4) to the west; Route 7 Bypass to the north; Older Person Residential (OPR) to the east; and Detached Residential-4 (DR-4) to the south.

The proposed structure will be one-story with a gross floor area of approximately 45,700 square feet.

Parking

Section 305.13 of the Berryville Zoning Ordinance establishes parking requirements for group, nursing, and convalescent homes. The requirement is one (1) space for every three (3) beds. The original submission, including 73 beds, would require 25 parking spaces. The applicant indicated that there will be fewer beds in the revised site plan and would therefore likely require less spaces. The site plan currently shows 46 spaces. Discussion at the meeting should include the number of proposed spaces and the additional impervious surface that will be the result of additional parking.

October 19, 2016 Staff Report

Berryville AL, LLC has purchased this 9.4 acre parcel from A. C. Echols, Jr., Trustee. The use is considered a licensed medical facility under Section 611.2(o) of the Berryville Zoning Ordinance.

The BADA reviews site plans as well as building elevations in Annexation Area B. The site plan will be reviewed for conformance to a number of zoning ordinance requirements including Section 314 Site Development Plans; parking; signage; and those established in Section 611. The items that shall conform to Section 611 regulations include building height and setbacks; open space; landscape buffers; refuse and storage areas; and provisions for items such as adequate public facilities; stormwater management facilities; lighting; and building placement. Town Planning and Public Works staff have made initial comments and forwarded those to the consulting engineer who will conduct a thorough review of the development.

The Virginia Department of Environmental Quality (DEQ) manages the Town's stormwater management permitting and review. An initial submission of the site plan before you was reviewed in August of 2015. The items identified in the review letter (included with this packet) will be addressed by the applicant's engineer.

Recommendation

As the revised Site Plan and comment response correspondence has not been resubmitted to reviewing agencies, BADA members should consider continuing the public hearing or close the public hearing and continue the discussion at the next meeting.

Rec'd 9.28.16

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner BERRYVILLE AL, LLC

Owner's Address 1124 PARK WEST BOULEVARD, SUITE 101 MOUNT PLEASANT SC. 29466

Phone 843-345-0824

Agent (Contact Person) JON ERICKSON

Agent's Address 43760 TRADE CENTER PLACE, SUITE 110 STERLING VA 20166

Phone 540-974-5334

Check Appropriate Request:

_____ Subdivision - creating more than 2 lots

_____ Minor Subdivision - single lot divided into 2 lots

_____ Boundary Line Adjustment

X Site Plan

_____ Rezoning

_____ Text Amendment: _____Zoning or _____Subdivision Ordinance

_____ ARB Certificate of Appropriateness

_____ Town of Berryville Utilities

_____ Other: _____

Complete As Applicable:

Nature of Request/Proposal: 73 BED ASSISTED CARE FACILITY

Tax Map & Parcel Number(s): 14A714-1, 14A714-1A, 14A714-1B

Size of Project Site: 9.4 AC

Proposed # of Lots: N/A Existing Zoning B & DR-4

Owner or Agent: The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.

Signature: _____ Date: 9/26/16

Owner: I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Town Planning Department and other government agents to enter the property and make such investigations and tests, as they deem necessary. I acknowledge that in accordance with Article X of the Subdivision Ordinance I am responsible for costs incurred for review of subdivision and/or development plans by the Town's engineer and that any other required tests or studies will be carried out at owner/agent expense.

Signature: _____ Date: 9/27/16

OFFICE USE ONLY

Public Hearing Required? SEE Dates Advertised 11.16.16 11.23.16

Adjoining Property Owners Notified? 11.17.16

Action Taken: _____

P:\FORMS\LANDDEV.DOC 3/05

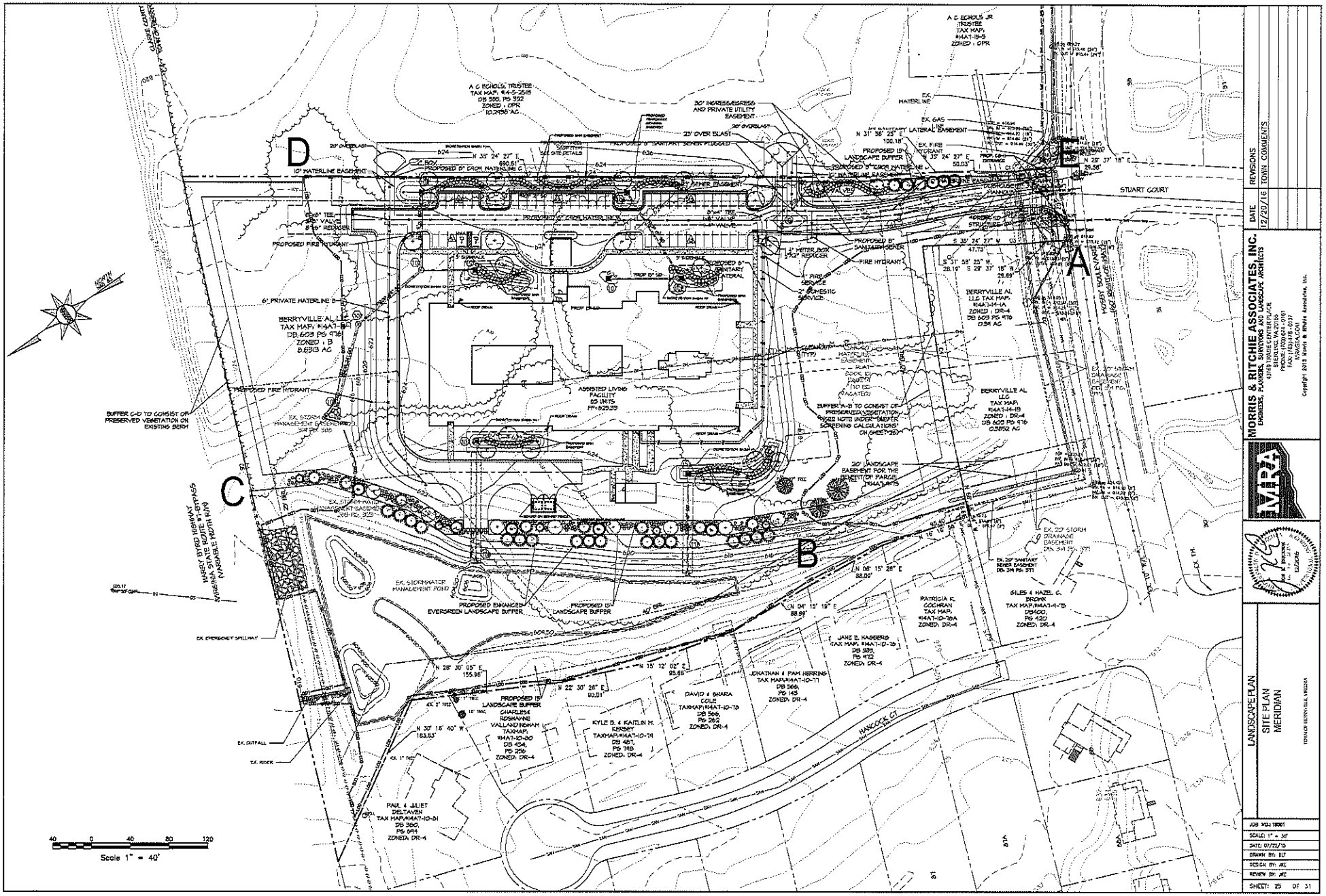
GRADING PLAN		DATE	REVISIONS
SITE PLAN MERIDIAN		12/20/16	TOWN COMMENTS

TOWN OF BERRYVILLE, VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
43760 TRADE CENTER PLACE
STERLING, VA 20166
PHONE: (703) 674 - 0161
FAX: (703) 478 - 0137
MRAGTA.COM

Copyright 2015 Morris & Ritchie Associates, Inc.

JOB NO.: 18881
SCALE: 1" = 30'
DATE: 07/22/15
DRAWN BY: OLT
DESIGN BY: JKC
REVIEW BY: JKC
SHEET: 7 OF 31



REVISIONS	DATE
TOWN COMMENTS	12/20/16

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
4749 TRADE CENTER PLACE
SUITE 210
DULLES, VA 20166
PHONE: (703) 478-0500
FAX: (703) 478-0537
MRAGTA.COM

Copyright 2013 Morris & Ritchie Associates, Inc.

LANDSCAPE PLAN
SITE PLAN
MERIDIAN

TOWN OF BERRYVILLE, VIRGINIA

JOB NO.:	16061
SCALE:	1" = 30'
DATE:	07/22/13
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	25 OF 31

BERRYVILLE AREA DEVELOPMENT AUTHORITY
PROPOSED 2017 MEETING DATES
(4th Wednesday of every month at 7:00 p.m.)

Main Meeting Room, 101 Chalmers Court, 2nd Floor

- **Wednesday, January 4 – Organizational Meeting**
- **Wednesday, January 25**
- **Wednesday, February 22**
- **Wednesday, March 22**
- **Wednesday, April 26**
- **Wednesday, May 24**
- **Wednesday, June 28**
- **Wednesday, July 26**
- **Wednesday, August 23**
- **Wednesday, September 27**
- **Wednesday, October 25**
- **Wednesday, November 29 ***
- **Wednesday, December 20 ****
- **Wednesday, January 24, 2018**

* **Staff recommends holding the November meeting on the 5th Wednesday to avoid conflicting with Thanksgiving.**

** **Staff recommends holding the December meeting on the 3rd Wednesday to avoid conflicts with the Christmas and New Year's holidays.**