



**TOWN OF ABINGDON
Abingdon, Virginia 24210**

Welcome to the Town of Abingdon, Virginia Planning Commission Regular Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Commission members. The first opportunity will come if there is a public hearing on the agenda, when the Chairman declares the hearing open for comment. The second opportunity to address the Commission will come near the end of the agenda when the Chairman will inquire if anyone wishes to address the members of the Commission. Anyone addressing the Commission will approach the podium; give your first and last name and your complete physical address. Comments must be limited to three minutes.

TO: Planning Commission Members

FROM: Jason Boswell, Interim Town Planner

RE: **Regular meeting**

Monday, January 22, 2018 – 5:30 p.m.

Abingdon Municipal Building, Arthur Campbell Room

Items on the agenda:

1. Roll Call
2. Approval of Minutes: Regular meeting, November 27 , 2017
3. **Public Hearing:** Final plat for proposed subdivision of property; **Edward M. Fuqua, II, Owner; 829 Wolfe Creek TRL**, consisting of 2.18 acres, more or less, and currently zoned R-3; Tax Map No. 104A-A-25; requesting an exemption to the requirements set forth in Appendix A, Section 5.18 of the Towns Zoning Ordinance.
 - a. Town staff recommendation is that the Town of Abingdon does not wish to accept a street that has no obvious connection or value into the towns system for perpetual maintenance. In addition, the street construction would face topographic issues and potential drainage concerns. All setback, frontage, and yard regulations for the underlying zoning district shall be utilized from the 20' easement for ingress and egress.

**TOWN OF ABINGDON
PLANNING COMMISSION
CALLED MEETING
November 27th, 2017 – 5:30 P.M.**

A called meeting of the Abingdon Planning Commission was held Monday, November 27, 2017, at 5:30 p.m. The meeting was in the Arthur Campbell Room, Municipal Building.

Wayne Austin, Chairman, called the meeting to order.

ROLL CALL: Jason Boswell, Interim Town Planner

Members Present:

Wayne Austin, Chairman
Kenneth Shuman, Vice-Chairman
Gregory W. Kelly, Secretary
Scott Wilson
Rick Humphreys
Ramsey White

Comprising a quorum of the Commission

Members Absent:

N/A

Administrative Staff:

Jason Boswell, Interim Town Planner
Tyler Vencill, Interim Town Planner
Deborah Icenhour, Town Attorney
Matthew Bolick, Director of Public Works

Visitors:

Matt Bundy	Rich Macbeth
Ron Hatcher	Rufus & Bonnie Moore
Joe Levine	Steven Spangler
Nan Harmon	Samir Patel
Stephen Jett	

Approval of minutes, regular meeting, September 25, 2017:

A motion was made to accept the minutes as presented by Kenny Shuman, 2nd by Scott Wilson.

Public Hearing: Final plat for proposed subdivision of property; Premier Hospitality LLC, Owner; 1093 Old Berry Drive, Abingdon VA 24210; Premier Hospitality LLC; owner, located at 170 Jonesboro Road, consisting of 3.842 acres, more or less, and currently zoned B-2. Tax Map No. 104-C2 5 6C.

After a brief discussion about the proposed subdivision of the property. Greg Kelly, Town Manager made a motion to approve and forward to the Town Council, 2nd by Rick Humphreys.

Vote:

- Mr. Kelly Aye
- Mr. Humphreys Aye
- Mr. Austin Aye
- Mr. Shuman Aye
- Mr. White Aye
- Mr. Wilson Aye

Public Hearing: Consideration of Final Plat for (currently, split zoned) **Proposed Rezoning of property, K-VA-T; (Current Washington Crossings) A division of property, owners: K-VA-T Food Stores, Inc.; Stephen Spangler, representative; Located at 351 North Court Street, consisting of 2.668 ± acres and currently zoned OI. Tax Map No. 13-1-1.**

Public Comment:

No Public comments

(5.) Updates from the staff and Planning Commission members:

- Mr. Shuman stated he was happy with the façade improvements on Main St.
- Mr. Kelly discussed light pole replacement, we purchased 6 new ones. We are looking at having Kevin Sigmon exploring the idea of putting some trees back in the sidewalks wells. He wants to duplicate how Marion did their trees on the sidewalks.
- Mr. Austin, stated Kroger is still violating the dispense times of the tanker trucks. They were only supposed to do this during certain times. Town Attorney, Deb Icenhour has sent more than one letter about the issue. Mr. Kelly stated he would make contact with Kroger about the issue.

(6) Adjourn:

Kenny Shuman made a motion to adjourn the Planning Commission meeting, seconded by Scott Wilson. The roll call was as follows:

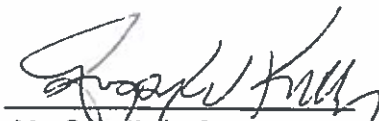
- Kenneth Shuman: Aye
- Wayne Austin: Aye
- Greg Kelly: Aye
- Scott Wilson –Aye
- Approved

Time: 5:55PM

(8) Next regularly scheduled meeting will be Monday October 23, 2017 at 5:30pm In the Arthur Campbell Room – 1st floor



 Wayne Austin, Chairman



 Mr. Greg Kelly, Secretary



NOTICE OF PUBLIC HEARING

Per Virginia Code Section § 15.2-2204, the Town of Abingdon Planning Commission will conduct a public hearing at its next regular meeting to be held on Monday, January 22, 2018 at 5:30 pm, in the Abingdon Municipal Building, Colonel Arthur Campbell room, 133 West Main Street, to consider the following application:


Final plat for proposed subdivision of property, Edward M. Fuqua, II, owner, 829 Wolf Creek Trl, consisting of 2.18 ± acres, more or less, and currently zoned R-3; Tax Map No. 104A-A-25; requesting an exemption to the requirements set forth in Appendix A, Section 5.18 of the Town's Zoning Ordinance.


A copy of the final plat is on file for review by the public, during regular office hours in the Town Manager's Office, at the Abingdon Municipal Building, 133 West Main Street, Abingdon, VA 24210.

All interested citizens are invited to attend.


Gregory W. Kelly, Town Manager

Please advertise in Bristol Herald Courier under the Town of Abingdon seal on:
Monday, January 8, 2018
Monday, January 15, 2018

I, , Interim Director of Planning for the Town of Abingdon, VA, do hereby acknowledge that this notice is true and correct in form and that it meets all of the procedural and substantive requirements set forth in the Town Code, this 18th day of December, 2017.

I,  Town Attorney for the Town of Abingdon, VA, do hereby acknowledge that this notice is true and correct in form and that it meets all of the procedural and substantive requirements set forth in the Town Code, this 14th day of December, 2017.

I, _____, do hereby acknowledge that this notice is true and correct and that before the advertisement will be published in the newspaper, I will pay the advertising costs of the above, in the amount of \$ _____, per the Bristol Herald Courier, this ___ day of December, 2017.

Washington County, VA

Land Card Created by NetGIS on 12/11/2017

Last Updated: 01/01/2017

Map # 104A A 25
 Acreage 2.18
 Record # 4581 Card 1
 Sale Price 0
 Grantor FUQUA EDWARD M II

Owner FUQUA EDWARD M II & NORMAN ANGELA
 911 Adr 829 WOLF CREEK TRL
 GPS pin 104A-A-25
 Sale Date 11/17/2017 Ratio



Occupancy DWELLING
 RightofWay PUBLIC
 Pavement PAVED
 Terrain ABOVE GRADE
 Charact. ROLLING/SLOPING
 WA Source PUBLIC
 Sewer SEPTIC
 Zoning 0
 Use Class 2-SINGLE FAMILY SUBURB

Interior Walls PANELED
 DRYWALL
 Flooring VINYL
 Total Rooms 4
 Bed Rooms 3
 Bath Rooms 1 F/H 1
 Heat HEAT PUMP
 Fuel ELECTRIC
 Air Cond. Yes

Stories 1.00
 Year Built 1989 Age 48
 Public Gas N Electric Y
 Foundation CINDERBLOCK
 Ext. Walls BRICK
 Roof Type GABLE
 Roofing METAL

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total
HomeSite	1.0	40,000	H	0.00	40,000
Other	1.18	6,000		0.00	7,080

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc	Unit Rate
SHED-FRAME	0.00	0.00	A	300	0.00	300
GARAGE-BRICK	24.00	30.00	A	25	0.10	16,200
DRIVEWAY-CONC.	0.00	0.00	A	1,000	0.00	1,000

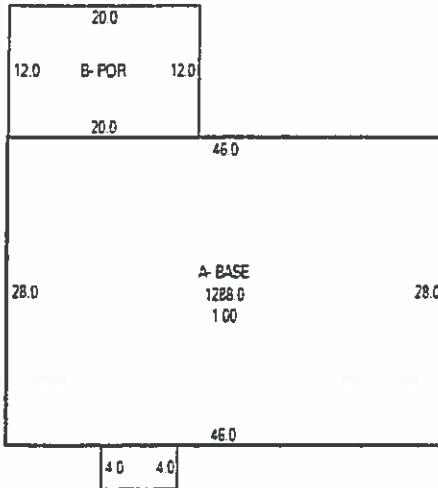
Building Desc.	Story	Size	Class	Factor	Rate	Deprac.	Value
A-BASE	1.00	1,288	C	0.00	59.86	0.00	77,100
B-POR	1.00	240	C	0.00	15.75	0.00	3,780
C-PAT	1.00	32	C	0.00	8.50	0.00	272

Structural Element			
% Area	Area SF	Rate SF	
Building	1288.0 @	59.86	77.09
Basement FULL BASEMENT	1,288 @		16,100
Fin. Bsmnt.	0 @	0.00	
Bath Rooms 1 F/H 1			Plumbing Value
Air Cond. Yes			Heating Value
FP 0 Stack 0 NV			A/C Value 2.89
-Gas Logs			Fireplace Value
Flu 0 Stack 0 Metal 0			Flu Value
Garage DETACHED GARAGE			Built in Garage
No Cars 1			Interior Improvements
			Total SW/Landscape
			Extra Kitchen Value
			Total Structure Additions 4.05
			Sub Total 100,140
Class C		Factor .00	100,140
Adj. Factor 1.00		Phys. Depr. 0.27	-27,040
Condition Average		Func. Depr. .00	
Year Built 1969		Econ. Depr. .00	
Age 48		Fair Value	N/A

Value Summary		Total Main Structure	73,100
Date of Value 1/1/2017			
NbrHood Adj	0.00		
Perc. Comp.	0.00		
L/S Adj	N/A		
Total Other Imp.			17,500

% Chg	Previous Values	Current Values	
0.00	Imp. 90,600	Total Imp. Value	90,600
0.47	Land 32,100	Total Land Value	47,100
0.12	122,700	Total Prop. Value	137,700

Value History			
Year	Land Imprv.	Total	Reason
2017	47,100	137,700	GENERAL REASSESSMENT
2014	32,100	122,700	GENERAL REASSESSMENT
2011	32,100	122,700	GENERAL REASSESSMENT



Inst. Number
D 2017-5807

Deed Book
-0

User Codes

Date Inspected
3072016

At Home
N

Initials
FSKD

Remarks

Other Desc.

Washington County, VA

Overflow Page

Map # 104A A 25
Acreage 2.18
Record # 4581 **Card#** 1
Sale Price 0
Grantor FUQUA EDWARD M II

Owner FUQUA EDWARD M II & NORMAN ANGELA
911 Adr 829 WOLF CREEK TRL
GPS pin 104A-A-25
Sale Date 11/17/2017 **Ratio**

Land					Improvements							
<u>Land Description</u>	<u>Unit Size</u>	<u>Unit Value</u>	<u>Unit Method</u>	<u>Unit Adj</u>	<u>Unit Total</u>	<u>Unit Improvement</u>	<u>Unit Length</u>	<u>Unit Width</u>	<u>Unit Cond</u>	<u>Unit Rate</u>	<u>Unit Deprc</u>	<u>Unit Ra</u>

Building							Permits					
<u>Building Desc.</u>	<u>Story</u>	<u>Size</u>	<u>Class</u>	<u>Factor</u>	<u>Rate</u>	<u>Deprec.</u>	<u>Value</u>	<u>Year</u>	<u>Permit#</u>	<u>Type</u>	<u>Job Value</u>	<u>Remarks</u>

Sales History		
<u>Grantor</u>	<u>Sales Price</u>	<u>Year Sold</u>
FUQUA MARY ANN		2171998
BENSON BRENDA F & HARRY ET AL		8282002
FUQUA MARY ANN		11122003
BENSON BRENDA F ET AL		7252005
FUQUA MARY ANN		11122003
FUQUA MARY ANN		3152017



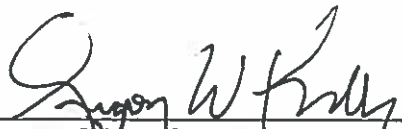
NOTICE OF PUBLIC HEARING

Per Virginia Code Section § 15.2-2204, the Town of Abingdon Planning Commission will conduct a public hearing at its next regular meeting to be held on Monday, January 22, 2018 at 5:30 pm, in the Abingdon Municipal Building, Colonel Arthur Campbell room, 133 West Main Street, to consider the following application:

Application for a special use permit, Tonya Page, owner, and Jim Fern, 186 Park Street, currently zoned B-1; Tax Map No. 013-6-11.

A copy of the application is on file for review by the public, during regular office hours in the Town Manager's Office, at the Abingdon Municipal Building, 133 West Main Street, Abingdon, VA 24210.

All interested citizens are invited to attend.



Gregory W. Kelly, Town Manager

Please advertise in Bristol Herald Courier under the Town of Abingdon seal on:

Monday, January 8, 2018

Monday, January 15, 2018

I, Bill, Interim Director of Planning for the Town of Abingdon, VA, do hereby acknowledge that this notice is true and correct in form and that it meets all of the procedural and substantive requirements set forth in the Town Code, this 18th day of December, 2017.

I, Deborah C. Hancock Town Attorney for the Town of Abingdon, VA, do hereby acknowledge that this notice is true and correct in form and that it meets all of the procedural and substantive requirements set forth in the Town Code, this 14th day of December, 2017.

I, _____, do hereby acknowledge that this notice is true and correct and that before the advertisement will be published in the newspaper, I will pay the advertising costs of the above, in the amount of \$ _____, per the Bristol Herald Courier, this ____ day of December, 2017.



**Town of Abingdon, Virginia
Department of Planning**

**Special Use Permit Application
Non-refundable Application Fee - \$75**

To the Town Council and Planning Commission:

Special Use Permit is required under Section No. 15-9 of the Zoning Ordinance in the B1 zone for the use of SINGLE FAMILY DWELLING.

Applicant Information:

Name of Owner: Tonya Page / Jim Fern
 Address: 186 Park Street; Abingdon, VA 24210 Telephone: 276-609-1348
 Representative: Payton Boyd; Architect
 Representative is: Lessee/Renter Other (please specify): Architect
 Representative's Telephone Number: 628-2713 Email: _____
 Representative's Address: Mason Place; Abingdon, VA 24210

Property Information:

Location: 186 Park Street; Abingdon, VA 24210
 Tax Map Number: 013-6-11

Describe proposed improvements and give details of operation(s). (Please describe operations thoroughly, as required by section 17-3-2 of the Zoning Ordinance [See reverse] and attach separate sheet(s) if necessary):

Addition to House; renovate existing home

Additional Details:

- For new developments only: Site plan must be attached showing boundaries and dimensions of property, width of internal or external streets, location and size of building(s) on the site, roadways, walks, off street parking as required by this ordinance, landscaping, and signs. [Ref. Article 18 of the Zoning Ordinance]
- There is an application fee for Special Use Permits of \$75.00, as established in Section 17-3-1,c of the Zoning Ordinance, plus the cost of advertizing.

§ 15.2-2206, Code of Virginia, as amended:

Any locality may by ordinance require that a person applying to the local governing body, local planning commission or board of zoning appeals pursuant to this chapter be responsible for all required notices. The locality shall require that notice be given as provided by § 15.2-2204.

MOREFIELD MARTHA P
211 HIGH ST
ABINGDON VA 24210

WASHINGTON CO JAIL
ABINGDON VA 24210

WATSON REELIA RYAN
P O BOX 71
MEADOWVIEW VA 24361

JONES HUBERT D & PEGGY S
182 PARK ST
ABINGDON VA 24210

[REDACTED]
ABINGDON VA 24210

GOBBLE KENNETH W
176 PARK ST
ABINGDON VA 24210

EVANS PROPERTIES INC
23300 WYCOFF DR
ABINGDON VA 24211

DENE THOMAS & LOUIS & NANC
18405 ESSEX DR
ABINGDON VA 24211

[REDACTED]
ABINGDON VA 24211



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Representative: Layton Boyd; Architect

Representative is: Lessee/Renter Other (please specify): Architect

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Certification:

Signature of Owner: [Signature] Date: 12-13-17

Signature of Representative: [Signature] Date: 12/13/17

Adjacent Owners:

Addresses:

MARTHA MORRFIELD	711 HIGH ST ABINGDON, VA 24210
REBEKA WATSON	P.O. Box 71 MEADOWVIEW VA 24361
JOHN & PEGGY HUBERT	182 PARK ST ABINGDON, VA 24210
KENNETH GUBBLE	176 PARK ST ABINGDON, VA 24210
THOMAS & LOUIS DENE	18405 ESSEN PE ABINGDON, VA 24211
EVANS DEVELOPMENTS INC	23300 WYCOFF DR ABINGDON, VA 24211

To be Completed by Staff Only:

Action Taken by Planning Commission:

- Approved as presented.
- Disapproved (see below for explanation).
- Modified and approved (see below for modifications).

Modifications / Reasons for Disapproval:

Signature: [Signature] Date: 1/22/18
Department of Planning, Town of Abingdon

Action Taken by Town Council:

- Approved as presented.
- Disapproved (see below for explanation).
- Modified and approved (see below for modifications).

Modifications / Reasons for Disapproval:

Signature: _____ Date: _____
Mayor, Town of Abingdon

Typical Timeline

The second Tuesday of the month prior to the Planning Commission meeting.

If you have any questions, please call the Planning Department at 276-628-3167

Central Virginia Newspapers Review Order Confirmation for Ad #0000669990-01

Client	TOWN OF ABINGDON	Payor Customer	TOWN OF ABINGDON	Acct. Exec	
Client Phone	276-628-3167	Payor Phone	276-628-3167	dpoetri	
Account#	2157052	Payor Account	2157052		
Address	PO BOX 789, . ABINGDON VA 24212 USA	Payor Address	PO BOX 789, . ABINGDON VA 24212	Ordered By	Kimberly Kingsley
Fax	276-628-6811				
EMail	kkingsley@abingdon-va.gov				

Total Amount	\$566.60	Status		Materials	
Payment Amt	\$0.00	Tear Sheets	0	Proofs	0
Amount Due	\$566.60	Affidavits	1	PO Number	
		Blind Box			

Payment Method

Text:

Order Notes:

Ad Number	0000669990-01	Ad Type	CLS Legal Liner	Color	<NONE>	Production Color	
Pick Up Number	0000669982	Ad Size	2.0 X 30 LI	Production Method	AdBooker (liner)	Production Notes	
Product	Run Schedule Invoice Text	Placement/Class		Position		# Inserts	
Run Dates							
Tag Line							

TRI Bristol Herald Courier::	C-Legal Ads - Classified	Legal Notices-Legal-Class	2
NOTICE OF PUBLIC HEARING	Per Virginia Code Section 15.2-2204, the Town of Abingdon Board of Zoning Appeals will conduct a public hearing on 12/26/2017, 1/2/2018		
NOTICE OF PUBLIC HEARING	PER VIRGINIA CODE SECTION 15.2-2204 THE TOWN OF ABINGDON BOARD OF ZONING APPEALS WILL CONDUCT A PUBLIC HEARING ON 12/26/2017, 12/27/2017, 12/28/2017		
TRI heraldcourier.com::	C-Legal Ads - Classified	Legal Notices-Legal-Class	3
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Central Virginia Newspapers Review Order Confirmation for Ad #0000669990-01

Ad Content Proof Actual Size



NOTICE OF PUBLIC HEARING

Per Virginia Code Section § 15.2-2294, the Town of Abingdon Board of Zoning Appeals will conduct a public hearing at its next regular meeting to be held on Tuesday, January 9, 2018 at 6:00 pm, in the Abingdon Municipal Building, Colonel Arthur Campbell room, 133 West Main Street, to consider the following application:

Application to appeal for a variance of property, Tonya Page, owner, and Jim Fern, 186 Park Street, consisting of 25 feet, more or less, and currently zoned B-1; Tax Map No. 813-6-11.

A copy of the application is on file for review by the public, during regular office hours in the Town Manager's Office, at the Abingdon Municipal Building, 133 West Main Street, Abingdon, VA 24210.

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Gregory W. Kelly, Town Manager

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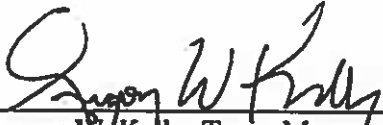
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TOWN OF ABINGDON
133 WEST MAIN STREET • P. O. BOX 789 • ABINGDON, VIRGINIA • 24212
abingdonbuilding@abingdon-va.gov
276.628.6611
Office of Director of Planning
December 12, 2017

Tandy Rasnake
20157 Woodland Hills Rd
Abingdon, VA 24210

Re: **186 Park St.**

Dear Mr. Rasnake:

This letter is being provided to you, per requirements under the Town of Abingdon Code of Ordinances §22-4, to serve as notice regarding the decision(s) rendered by the Town of Abingdon Planning Department at our December 12, 2017 meeting with you in regard to the above referenced site and preliminary plan of expansion.

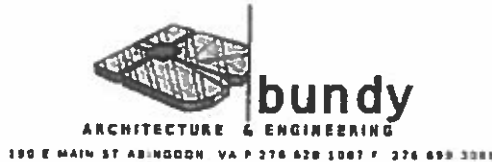
Following discussion during the above referenced meeting, the Planning Department has made the administrative decision to deny your request for an expansion of the existing structure due to failure to comply with the yard regulations described in §6-6-1 of the Town of Abingdon Zoning Ordinance. Section 6-6-1 Side, states that the minimum side yard for each main structure shall be ten feet, and the minimum total width of the two required side yards shall be 25 feet.

Any person aggrieved by the zoning administrator's decision may appeal to the Board of Zoning Appeals pursuant to §22-4;

Section 22-4. - Appeal to the board of zoning appeals.

An appeal to the board may be taken by any person aggrieved or by any officer, department, board or bureau of the county or municipality affected by any decision of the zoning administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this article or any ordinance adopted pursuant thereto. Notwithstanding any charter provision to the contrary, any written notice of a zoning violation or a written order of the zoning administrator dated on or after July 1, 1993, shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until such statement is given. Such appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the zoning administrator and for good cause shown.

Please do not hesitate to contact our offices should you have any questions or concerns regarding this matter.



November 27, 2017

Ms. Tonya Paige
186 Park Street
Abingdon, VA 24210

Re: Flood Plain Impact Analysis for 186 Park Street

Dear Ms. Paige:

Pursuant to your request, we have performed a hydrologic analysis of the impact of an addition to the above residence to the 1% chance flood elevation under FEMA guidelines.

The drainage way impacted is Town Creek near Mile 2.3 between Tributary 1 and Tributary 2. A detailed study of this area has been performed by FEMA and section T from the study is located just upstream of the property with a BFE of 2039.0.

The flood elevation at the property from the detailed study is approximately 2038.8. The current residence does not encroach into the 1% zone. The addition is proposed to extend approximately 42' to the rear of the existing and just clips the fringe of the 1% zone. The addition does not impact the 1% Floodway.

A HEC-RAS analysis of the channel has been prepared to analyze the impact of the addition to the 100 yr (1%) flood elevation. The flow rate from the flood study at mile 2.24 is given as 680 cfs. Since this is below the confluence of Tributary 1, which is below our site, this flow rate is slightly conservative.

Attached are the detailed calculations for the BFE with pertinent data as follows:

100 yr Flow Rate (from Study)	680 cfs
Assumed BFE at Section 1 of Model	2038.3
100 YR BFE at section 4 before addition	2038.9
100 YR BFE at section 4 after addition	2038.9

November 27, 2017

1

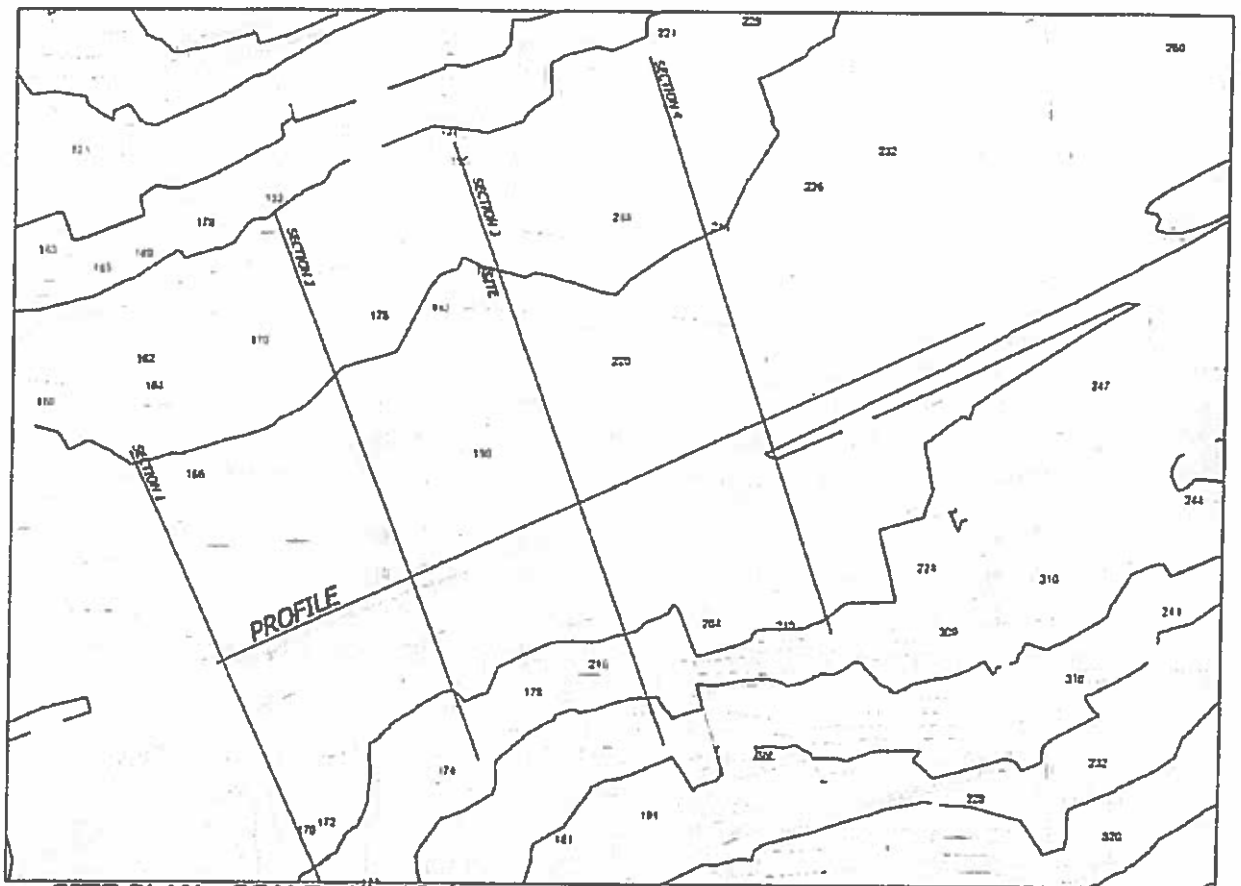
Based on this analysis, in my professional opinion, the addition as proposed to the rear of the building will not cause a rise in the 1% change Base Flood Elevation of greater than 1 ft.

Please let me know if you have any questions or require further information.

Very truly yours,



Matthew T. Bundy, P.E.
Vice President



SITE PLAN SCALE: 1"=100'

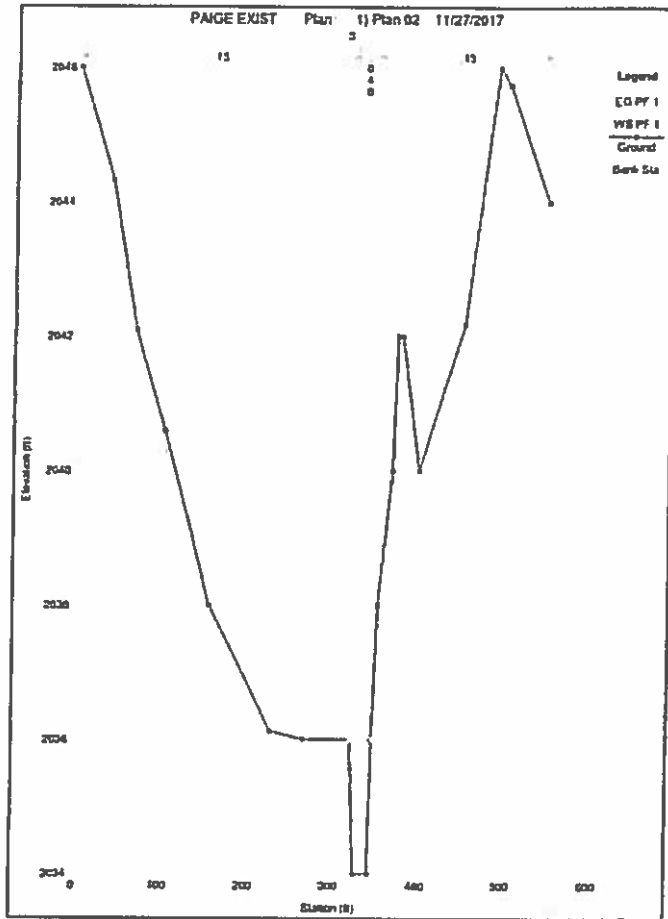
Pre Addition WS Profile:

HEC-RAS	Plan	Plan 02	River	TOWN CREEK	Reach 1	Profile	PF 1	Q Total	Min Ch El	W.S. Elev	Crit W.S	E.G. Elev	E.G. Slope	Vel Crd	Flow Area	Fwd Wght	Friction Cnt
1	1	1	1	1	1	1	1	(CFS)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
1	514	PF 1	680.00	2034.00	2038.94			2029.23	0.004111	5.42	248.81	143.24	0.44				
1	340	PF 1	680.00	2034.00	2038.62			2028.75	0.002247	3.78	470.06	200.80	0.32				
1	182	PF 1	680.00	2032.00	2038.41			2028.50	0.001673	3.09	575.89	185.11	0.22				
1	10	PF 1	680.00	2032.00	2038.30	2034.82		2028.26	0.000572	2.25	812.56	182.43	0.17				

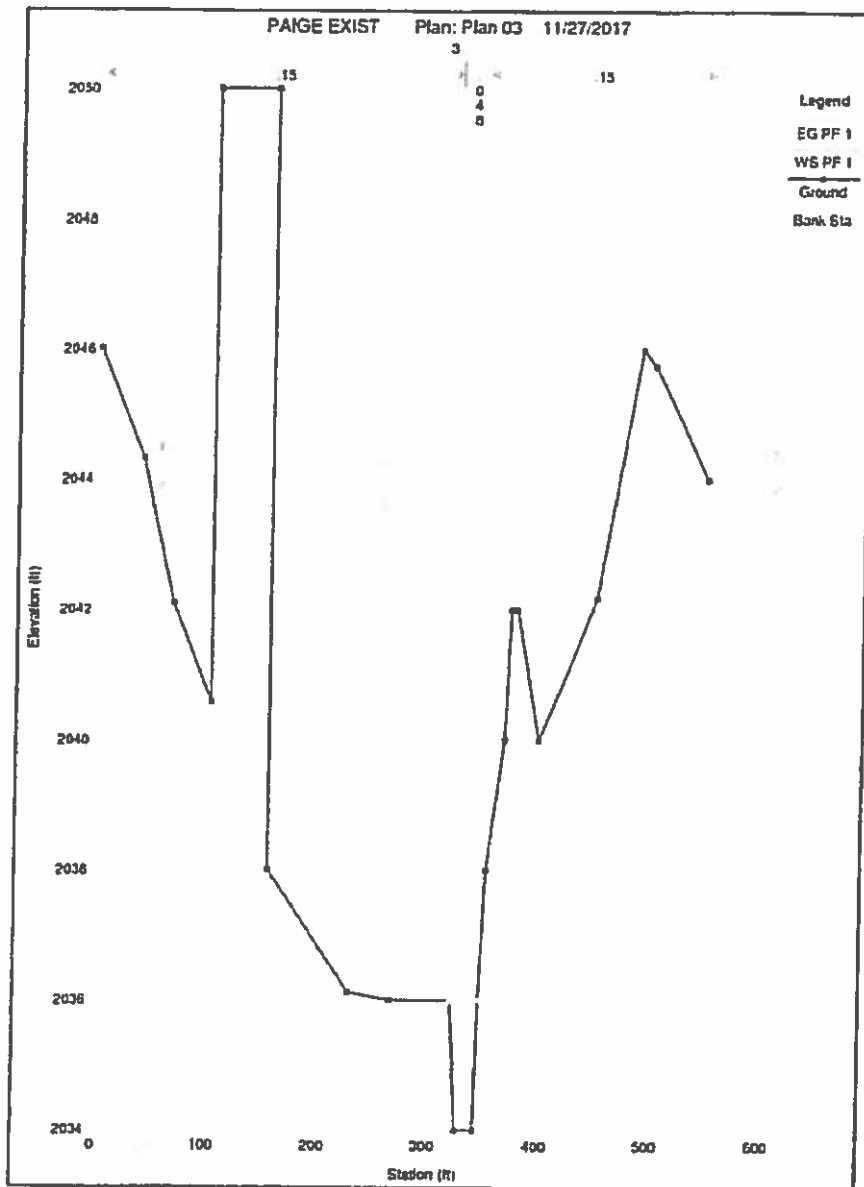
Post Addition WS Profile:

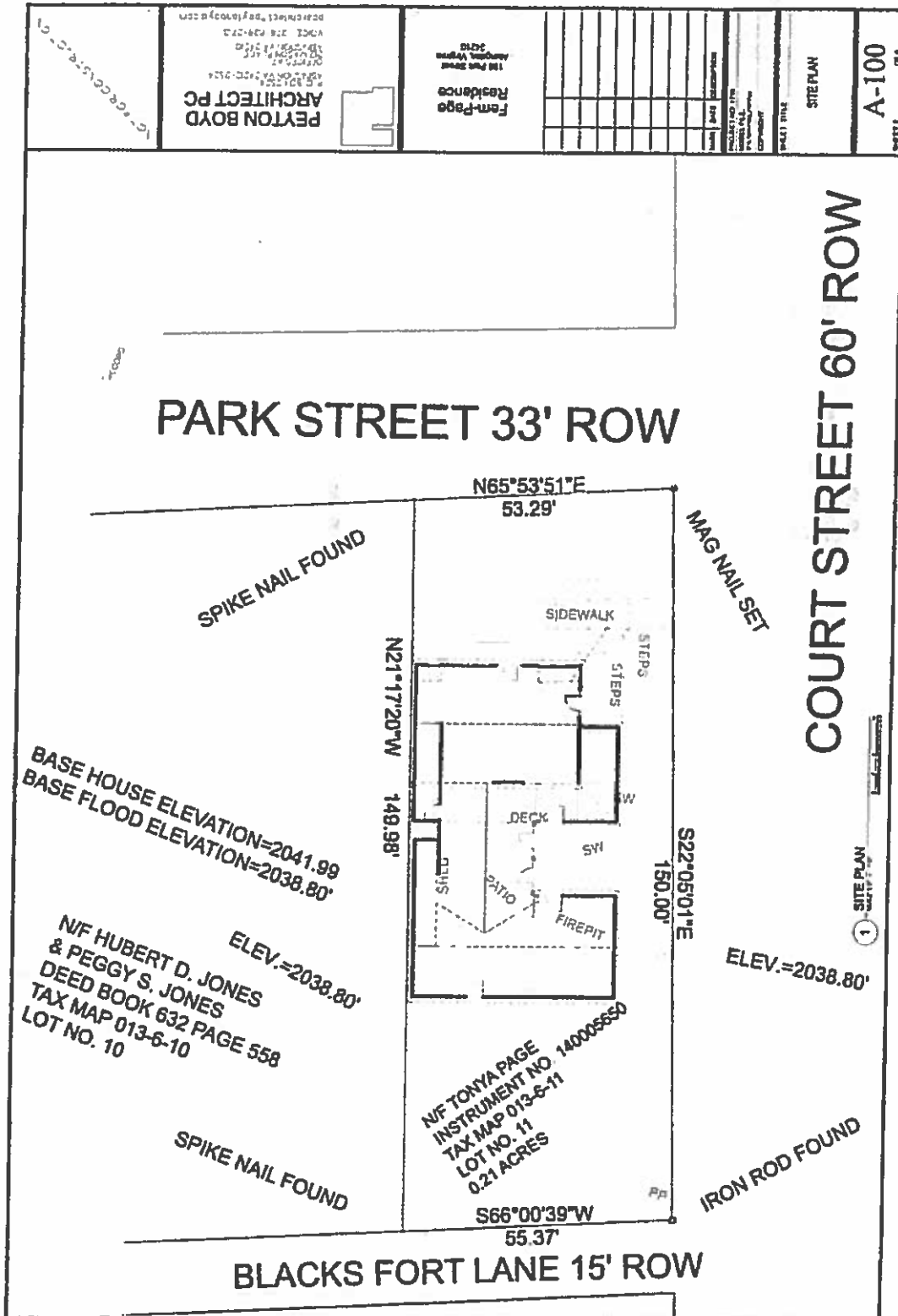
HEC-RAS	Plan	Plan 02	River	TOWN CREEK	Reach 1	Profile	PF 1	Q Total	Min Ch El	W.S. Elev	Crit W.S	E.G. Elev	E.G. Slope	Vel Crd	Flow Area	Fwd Wght	Friction Cnt
1	1	1	1	1	1	1	1	(CFS)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
1	514	PF 1	680.00	2034.00	2038.94			2029.23	0.004111	5.42	248.81	143.24	0.44				
1	340	PF 1	680.00	2034.00	2038.62			2028.75	0.002247	3.78	470.06	200.80	0.32				
1	182	PF 1	680.00	2032.00	2038.41			2028.50	0.001673	3.09	575.89	185.11	0.22				
1	10	PF 1	680.00	2032.00	2038.30	2034.82		2028.26	0.000572	2.25	812.56	182.43	0.17				

Pre Addition Section at Residence (Section 3)



Post Addition Section at Residence (Section 3)





Appendix A Pre Addition HEC RAS Report

HEC-RAS HEC-RAS 5.0.3 September 2016
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

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PROJECT DATA

Project Title: PAIGE EXIST
Project File : PAIGEEEXIST.prj
Run Date and Time: 11/27/2017 8:21:16 AM

Project in English units

PLAN DATA

Plan Title: Plan 02
Plan File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.p02

Geometry Title: EXIST
Geometry File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.g01

Flow Title : Flow 01
Flow File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.f01

Plan Summary Information:

Number of: Cross Sections = 4 Multiple Openings = 0
Culverts = 0 Inline Structures = 0
Bridges = 0 Lateral Structures = 0

Computational Information

Water surface calculation tolerance = 0.01
Critical depth calculation tolerance = 0.01
Maximum number of iterations = 20
Maximum difference tolerance = 0.3

Flow tolerance factor = 0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Flow 01
Flow File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.f01

Flow Data (cfs)

River	Reach	RS	PF 1
TOWN CREEK	1	514	680
TOWN CREEK	1	340	680
TOWN CREEK	1	182	680

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
TOWN CREEK	1	PF 1	Known WS = 2040	Known WS = 2038.3

GEOMETRY DATA

Geometry Title: EXIST
Geometry File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.g01

CROSS SECTION

RIVER: TOWN CREEK
REACH: 1 RS: 514

INPUT

Description: 4

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.61	2046	44.15	2043.63	48.54	2042	129.27	2041.05	170.13	2039.74
254.32	2038	308.08	2037.13	319.27	2036	321.21	2034	339.41	2034
341.77	2035.56	355.12	2040	401.35	2040.28	433.13	2040.74	498.45	2041.87
505.53	2042	519.16	2043.87						

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val

14.61 .15 319.27 .048 341.77 .15

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
319.27 341.77 171 171 171 .1 .3

CROSS SECTION OUTPUT Profile #PF 1

E.G. Elev (ft)	2039.34	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.39	Wt. n-Val.	0.150	0.048	0.150
W.S. Elev (ft)	2038.95	Reach Len. (ft)	171.00	171.00	171.00
Crit W.S. (ft)		Flow Area (sq ft)	123.18	107.63	17.29
E.G. Slope (ft/ft)	0.004076	Area (sq ft)	123.18	107.63	17.29
Q Total (cfs)	680.00	Flow (cfs)	83.46	581.52	15.02
Top Width (ft)	143.70	Top Width (ft)	111.00	22.50	10.20
Vel Total (ft/s)	2.74	Avg. Vel. (ft/s)	0.68	5.40	0.87
Max Chl Dpth (ft)	4.95	Hydr. Depth (ft)	1.11	4.78	1.70
Conv. Total (cfs)	10650.8	Conv. (cfs)	1307.3	9108.2	235.3
Length Wtd. (ft)	171.00	Wetted Per. (ft)	111.08	23.82	10.75
Mln Ch El (ft)	2034.00	Shear (lb/sq ft)	0.28	1.15	0.41
Alpha	3.33	Stream Power (lb/ft s)	0.19	6.21	0.36
Frctn Loss (ft)	0.51	Cum Volume (acre-ft)	4.04	1.50	0.12
C & E Loss (ft)	0.08	Cum SA (acres)	1.71	0.29	0.11

CROSS SECTION

RIVER: TOWN CREEK
REACH: 1 RS: 340

INPUT

Description: 3

Station Elevation Data num= 20

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	2046	40.4	2044.31	68.58	2042.09	103.26	2040.58
156.1	2038	229.76	2036.12	267.81	2036	322.13	2036
328.06	2034	344	2034	347.23	2036	352.19	2038
367.77	2040	372.53	2042	377.83	2042	398.55	2040
450	2042.18	488.3	2046	500	2045.74	547.97	2044

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.15	322.13	.048	347.23	.15

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
322.13 347.23 160 160 160 .1 .3

CROSS SECTION OUTPUT Profile #PF 1

E.G. Elev (ft)	2038.75	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.14	Wt. n-Val.	0.150	0.048	0.150
W.S. Elev (ft)	2038.62	Reach Len. (ft)	160.00	160.00	160.00
Crit W.S. (ft)		Flow Area (sq ft)	357.63	106.67	9.48
E.G. Slope (ft/ft)	0.002300	Area (sq ft)	357.63	106.67	9.48
Q Total (cfs)	680.00	Flow (cfs)	269.85	405.86	4.30
Top Width (ft)	213.47	Top Width (ft)	178.62	25.10	9.75

Vel Total (ft/s)	1.44	Avg. Vel. (ft/s)	0.75	3.80	0.45
Max Chi Dpth (ft)	4.61	Hydr. Depth (ft)	2.00	4.25	0.97
Conv. Total (cfs)	14180.0	Conv. (cfs)	5627.1	8463.3	89.6
Length Wtd. (ft)	180.00	Wetted Per. (ft)	178.66	26.00	10.18
Min Ch El (ft)	2034.00	Shear (lb/sq ft)	0.29	0.59	0.13
Alpha	4.30	Stream Power (lb/ft s)	0.22	2.24	0.06
Frctn Loss (ft)	0.24	Cum Volume (acre-ft)	3.10	1.08	0.07
C & E Loss (ft)	0.01	Cum SA (acres)	1.15	0.20	0.07

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than

1.4. This may indicate the need for additional cross sections.

CROSS SECTION

RIVER: TOWN CREEK

REACH: 1 RS: 182

INPUT

Description: 2

Station Elevation Data num= 20

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
8.22	2045.97	209.72	2035.55	309.08	2034	312.25	2032	327.38	2032
330.16	2036	336.67	2038	350.95	2040	361.18	2041.67	369.91	2044
371.01	2044	375.64	2042	384.42	2040	414.69	2040	427.23	2042.39
439.34	2043.91	451.12	2045.42	454.78	2046	467.11	2046	484.31	2045.28

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
8.22	.15	309.08	.048	330.16	.15

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	309.08	330.16	170	170	170		.1	.3	

CROSS SECTION OUTPUT Profile #PF 1

E.G. Elev (ft)	2038.50	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.09	Wt. n-Val.	0.150	0.048	0.150
W.S. Elev (ft)	2038.41	Reach Len. (ft)	170.00	170.00	170.00
Crit W.S. (ft)		Flow Area (sq ft)	439.81	126.33	9.75
E.G. Slope (ft/ft)	0.001073	Area (sq ft)	439.81	126.33	9.75
Q Total (cfs)	680.00	Flow (cfs)	286.44	390.40	3.17
Top Width (ft)	185.11	Top Width (ft)	154.61	21.08	9.42
Vel Total (ft/s)	1.18	Avg. Vel. (ft/s)	0.65	3.09	0.32
Max Chi Dpth (ft)	6.41	Hydr. Depth (ft)	2.84	5.99	1.04
Conv. Total (cfs)	20757.5	Conv. (cfs)	8743.6	11917.2	96.6
Length Wtd. (ft)	170.00	Wetted Per. (ft)	154.70	23.75	9.75
Min Ch El (ft)	2032.00	Shear (lb/sq ft)	0.19	0.36	0.07
Alpha	4.06	Stream Power (lb/ft s)	0.12	1.10	0.02
Frctn Loss (ft)	0.13	Cum Volume (acre-ft)	1.64	0.65	0.03
C & E Loss (ft)	0.01	Cum SA (acres)	0.53	0.12	0.03

CROSS SECTION

RIVER: TOWN CREEK
 REACH: 1 RS: 10

INPUT

Description: 1

Station Elevation Data num= 21

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	2040.34	50	2038.36	98.55	2034.35	169.76	2033.71	194.44	2032
200	2032	203.04	2032.18	207.77	2036	212	2038	226.71	2040
239.39	2043.64	246.19	2046	247.1	2048	251.48	2044	253.64	2042
300	2040.51	350	2040.49	380.55	2041.28	391.75	2041.94	402.85	2044
414.28	2044.87								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.15	169.76	.048	207.77	.15

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	169.76	207.77		10	10	10	.1	.3	

CROSS SECTION OUTPUT Profile #PF 1

		Element	Left OB	Channel	Right OB
E.G. Elev (ft)	2038.36		0.150	0.048	0.150
Vel Head (ft)	0.06	Wt. n-Val.			
W.S. Elev (ft)	2038.30	Reach Len. (ft)			
Crit W.S. (ft)	2034.92	Flow Area (sq ft)	398.53	208.20	5.83
E.G. Slope (ft/ft)	0.000572	Area (sq ft)	398.53	208.20	5.83
Q Total (cfs)	680.00	Flow (cfs)	211.17	467.60	1.23
Top Width (ft)	163.48	Top Width (ft)	119.03	38.01	6.44
Vel Total (ft/s)	1.11	Avg. Vel. (ft/s)	0.53	2.25	0.21
Max Chl Dpth (ft)	6.30	Hydr. Depth (ft)	3.35	5.48	0.91
Conv. Total (cfs)	28424.8	Conv. (cfs)	8827.1	19546.1	51.6
Length Wtd. (ft)		Wetted Per. (ft)	119.20	39.42	6.91
Min Ch El (ft)	2032.00	Shear (lb/sq ft)	0.12	0.19	0.03
Alpha	2.89	Stream Power (lb/ft s)	0.06	0.42	0.01
Frctn Loss (ft)		Cum Volume (acre-ft)			
C & E Loss (ft)		Cum SA (acres)			

SUMMARY OF MANNING'S N VALUES

River: TOWN CREEK

Reach	River Sta.	n1	n2	n3
1	514	.15	.048	.15
1	340	.15	.048	.15
1	182	.15	.048	.15
1	10	.15	.048	.15

SUMMARY OF REACH LENGTHS

River: TOWN CREEK

Reach	River Sta.	Left	Channel	Right
1	514	171	171	171
1	340	160	160	160
1	182	170	170	170
1	10	10	10	10

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

River: TOWN CREEK

Reach	River Sta.	Contr.	Expan.
1	514	.1	.3
1	340	.1	.3
1	182	.1	.3
1	10	.1	.3

Appendix B-Post Addition HEC RAS Report

HEC-RAS HEC-RAS 5.0.3 September 2016
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

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PROJECT DATA

Project Title: PAIGE EXIST
Project File : PAIGEEEXIST.prj
Run Date and Time: 11/27/2017 8:21:16 AM

Project in English units

PLAN DATA

Plan Title: Plan 02
Plan File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.p02

Geometry Title: EXIST
Geometry File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.g01

Flow Title : Flow 01
Flow File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.f01

Plan Summary Information:

Number of: Cross Sections = 4 Multiple Openings = 0
Culverts = 0 Inline Structures = 0
Bridges = 0 Lateral Structures = 0

Computational Information

Water surface calculation tolerance = 0.01
Critical depth calculation tolerance = 0.01
Maximum number of iterations = 20
Maximum difference tolerance = 0.3
Flow tolerance factor = 0.001

Computation Options

Critical depth computed only where necessary

Conveyance Calculation Method: At breaks in n values only
 Friction Slope Method: Average Conveyance
 Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Flow 01
 Flow File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.f01

Flow Data (cfs)

River	Reach	RS	PF 1
TOWN CREEK	1	514	680
TOWN CREEK	1	340	680
TOWN CREEK	1	182	680

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
TOWN CREEK	1	PF 1	Known WS = 2040	Known WS = 2038.3

GEOMETRY DATA

Geometry Title: EXIST
 Geometry File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEEXIST.g01

CROSS SECTION

RIVER: TOWN CREEK
 REACH: 1 RS: 514

INPUT

Description: 4

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.61	2046	44.15	2043.63	48.54	2042	129.27	2041.05	170.13	2039.74
254.32	2038	308.08	2037.13	319.27	2036	321.21	2034	339.41	2034
341.77	2035.56	355.12	2040	401.35	2040.28	433.13	2040.74	498.45	2041.87
505.53	2042	519.16	2043.87						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
14.61	.15	319.27	.048	341.77	.15

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	319.27	341.77		171	171	171	.1	.3	

CROSS SECTION OUTPUT Profile #PF 1

		Element	Left OB	Channel	Right OB
E.G. Elev (ft)	2039.34	Wt n-Val.	0.150	0.048	0.150
Vel Head (ft)	0.39	Reach Len. (ft)	171.00	171.00	171.00
W.S. Elev (ft)	2038.95	Flow Area (sq ft)	123.18	107.63	17.29
Crit W.S. (ft)		Area (sq ft)	123.18	107.63	17.29
E.G. Slope (ft/ft)	0.004076	Flow (cfs)	83.46	581.52	15.02
Q Total (cfs)	680.00	Top Width (ft)	111.00	22.50	10.20
Top Width (ft)	143.70	Avg. Vel. (ft/s)	0.68	5.40	0.87
Vel Total (ft/s)	2.74	Hydr. Depth (ft)	1.11	4.78	1.70
Max Chl Dpth (ft)	4.95	Conv. (cfs)	1307.3	9108.2	235.3
Conv. Total (cfs)	10650.8	Wetted Per. (ft)	111.08	23.82	10.75
Length Wtd. (ft)	171.00	Shear (lb/sq ft)	0.28	1.15	0.41
Min Ch El (ft)	2034.00	Stream Power (lb/ft s)	0.19	6.21	0.36
Alpha	3.33	Cum Volume (acre-ft)	4.04	1.50	0.12
Frctn Loss (ft)	0.51	Cum SA (acres)	1.71	0.29	0.11
C & E Loss (ft)	0.08				

CROSS SECTION

RIVER: TOWN CREEK

REACH: 1 RS: 340

INPUT

Description: 3

Station Elevation Data num= 20

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	2046	40.4	2044.31	68.58	2042.09	103.26	2040.58	156.1	2038
229.76	2036.12	267.81	2036	322.13	2036	328.06	2034	344	2034
347.23	2036	352.19	2038	367.77	2040	372.53	2042	377.83	2042
398.55	2040	450	2042.18	488.3	2046	500	2045.74	547.97	2044

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.15	322.13	.048	347.23	.15

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	322.13	347.23		160	160	160	.1	.3	

CROSS SECTION OUTPUT Profile #PF 1

		Element	Left OB	Channel	Right OB
E.G. Elev (ft)	2038.75	Wt n-Val.	0.150	0.048	0.150
Vel Head (ft)	0.14	Reach Len. (ft)	160.00	160.00	160.00
W.S. Elev (ft)	2038.62	Flow Area (sq ft)	357.63	106.67	9.48
Crit W.S. (ft)		Area (sq ft)	357.63	106.67	9.48
E.G. Slope (ft/ft)	0.002300	Flow (cfs)	269.85	405.86	4.30
Q Total (cfs)	680.00	Top Width (ft)	178.62	25.10	9.75
Top Width (ft)	213.47	Avg. Vel. (ft/s)	0.75	3.80	0.45
Vel Total (ft/s)	1.44	Hydr. Depth (ft)	2.00	4.25	0.97
Max Chl Dpth (ft)	4.61	Conv. (cfs)	5627.1	8463.3	89.6
Conv. Total (cfs)	14180.0	Wetted Per. (ft)	178.66	26.00	10.18
Length Wtd. (ft)	160.00				

Min Ch El (ft)	2034.00	Shear (lb/sq ft)	0.29	0.59	0.13
Alpha	4.30	Stream Power (lb/ft s)	0.22	2.24	0.06
Frctn Loss (ft)	0.24	Cum Volume (acre-ft)	3.10	1.08	0.07
C & E Loss (ft)	0.01	Cum SA (acres)	1.15	0.20	0.07

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than 1.4. This may indicate the need for additional cross sections.

CROSS SECTION

RIVER: TOWN CREEK
REACH: 1 RS: 182

INPUT

Description: 2

Station Elevation Data num= 20

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
8.22	2045.97	209.72	2035.55	309.08	2034	312.25	2032	327.38	2032
330.16	2036	336.67	2038	350.95	2040	361.18	2041.67	369.91	2044
371.01	2044	375.64	2042	384.42	2040	414.69	2040	427.23	2042.39
439.34	2043.91	451.12	2045.42	454.78	2046	467.11	2046	484.31	2045.28

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
8.22	.15	309.08	.048	330.16	.15

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	309.08	330.16		170	170	170	.1	.3	

CROSS SECTION OUTPUT Profile #PF 1

E.G. Elev (ft)	2038.50	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.09	Wt. n-Val.	0.150	0.048	0.150
W.S. Elev (ft)	2038.41	Reach Len. (ft)	170.00	170.00	170.00
Crit W.S. (ft)		Flow Area (sq ft)	439.81	126.33	9.75
E.G. Slope (ft/ft)	0.001073	Area (sq ft)	439.81	126.33	9.75
Q Total (cfs)	680.00	Flow (cfs)	286.44	390.40	3.17
Top Width (ft)	185.11	Top Width (ft)	154.61	21.08	9.42
Vel Total (ft/s)	1.18	Avg. Vel. (ft/s)	0.65	3.09	0.32
Max Chl Dpth (ft)	6.41	Hydr. Depth (ft)	2.84	5.99	1.04
Conv. Total (cfs)	20757.5	Conv. (cfs)	8743.6	11917.2	98.6
Length Wtd. (ft)	170.00	Wetted Per. (ft)	154.70	23.75	9.75
Min Ch El (ft)	2032.00	Shear (lb/sq ft)	0.19	0.36	0.07
Alpha	4.06	Stream Power (lb/ft s)	0.12	1.10	0.02
Frctn Loss (ft)	0.13	Cum Volume (acre-ft)	1.64	0.65	0.03
C & E Loss (ft)	0.01	Cum SA (acres)	0.53	0.12	0.03

CROSS SECTION

RIVER: TOWN CREEK

REACH: 1 RS: 10

INPUT

Description: 1

Station Elevation Data num= 21

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	2040.34	50	2038.36	98.55	2034.35	169.76	2033.71	194.44	2032
200	2032	203.04	2032.18	207.77	2036	212	2038	226.71	2040
239.39	2043.64	246.19	2046	247.1	2046	251.48	2044	253.64	2042
300	2040.51	350	2040.49	380.55	2041.28	391.75	2041.94	402.85	2044
414.28	2044.87								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.15	169.76	.048	207.77	.15

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 169.76 207.77 10 10 10 .1 .3

CROSS SECTION OUTPUT Profile #PF 1

		Element	Left OB	Channel	Right OB
E.G. Elev (ft)	2038.36		0.150	0.048	0.150
Vel Head (ft)	0.06	Wt. n-Val.			
W.S. Elev (ft)	2038.30	Reach Len. (ft)			
Crit W.S. (ft)	2034.92	Flow Area (sq ft)	398.53	208.20	5.83
E.G. Slope (ft/ft)	0.000572	Area (sq ft)	398.53	208.20	5.83
Q Total (cfs)	680.00	Flow (cfs)	211.17	467.60	1.23
Top Width (ft)	163.48	Top Width (ft)	119.03	38.01	6.44
Vel Total (ft/s)	1.11	Avg. Vel. (ft/s)	0.53	2.25	0.21
Max Chl Dpth (ft)	6.30	Hydr. Depth (ft)	3.35	5.48	0.91
Conv. Total (cfs)	28424.8	Conv. (cfs)	8827.1	19546.1	51.6
Length Wtd. (ft)		Wetted Per. (ft)	119.20	39.42	6.91
Min Ch El (ft)	2032.00	Shear (lb/sq ft)	0.12	0.19	0.03
Alpha	2.89	Stream Power (lb/ft s)	0.06	0.42	0.01
Frctn Loss (ft)		Cum Volume (acre-ft)			
C & E Loss (ft)		Cum SA (acres)			

SUMMARY OF MANNING'S N VALUES

River:TOWN CREEK

Reach	River Sta.	n1	n2	n3
1	514	.15	.048	.15
1	340	.15	.048	.15
1	182	.15	.048	.15
1	10	.15	.048	.15

SUMMARY OF REACH LENGTHS

River: TOWN CREEK

Reach	River Sta.	Left	Channel	Right
1	514	171	171	171
1	340	160	160	160
1	182	170	170	170
1	10	10	10	10

**SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: TOWN CREEK**

Reach	River Sta.	Contr.	Expan.
1	514	.1	.3
1	340	.1	.3
1	182	.1	.3
1	10	.1	.3

Abingdon, Virginia



IMPORTANT NOTE:

The complete application along with \$50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not **complete**, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff **before the deadline** to review the COA application.

APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATENESS Town of Abingdon, Virginia

Town of Abingdon Planning Commission
133 East Main Street • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property	576 WALDEN RD	Zoning District	R3
Business Name	LEGACY VILLAGE OF ABINGDON	Tax Map No:	006-6-6

Applicant/Property Owner Name (PRINT)	ABINGDON PROPERTY INVEST LLC	Representative Agent(s) Name	MATTHEW BUNDY
Signature		Firm	BUNDY ARCHITECTURE AND ENGINEERING
Mailing Address		Mailing Address	P.O. BOX 649
City		City	ABINGDON
State/Zip		State/Zip	VA 24210
Phone/Fax Number:		Phone/Fax Number:	276 628 1067
Email:		Email:	mbundy@bundyaec.com

(Check the Appropriate Boxes - Check all that Apply)

<input type="checkbox"/> Exterior Change	<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
<input type="checkbox"/> Wall/Fence	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Driveway/Parking Area	<input checked="" type="checkbox"/> New Structure/Building	<input type="checkbox"/> Grounds/Landscaping
<input type="checkbox"/> Dumpster/HVAC Screen, etc.	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date assigned by staff, typically the 4th Monday of the month, to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed: Matthew Bundy, Pm Legacy Seminary Date: 1/11/18

PLEASE READ:

Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL:

CONSTRUCTION OF A NEW 52 BED ASSISTED LIVING FACILITY

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

Sketch, drawing and/or elevations showing the proposed changes or improvements

Site plan or plat of property

Photographs showing property, work in question, and the area of the proposed project

A list of materials that identifies the type and quality of materials to be used in the Proposed Project

Other (please list)

\$50.00 application fee

Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

To be Completed by Planning Department Staff (please Initial)

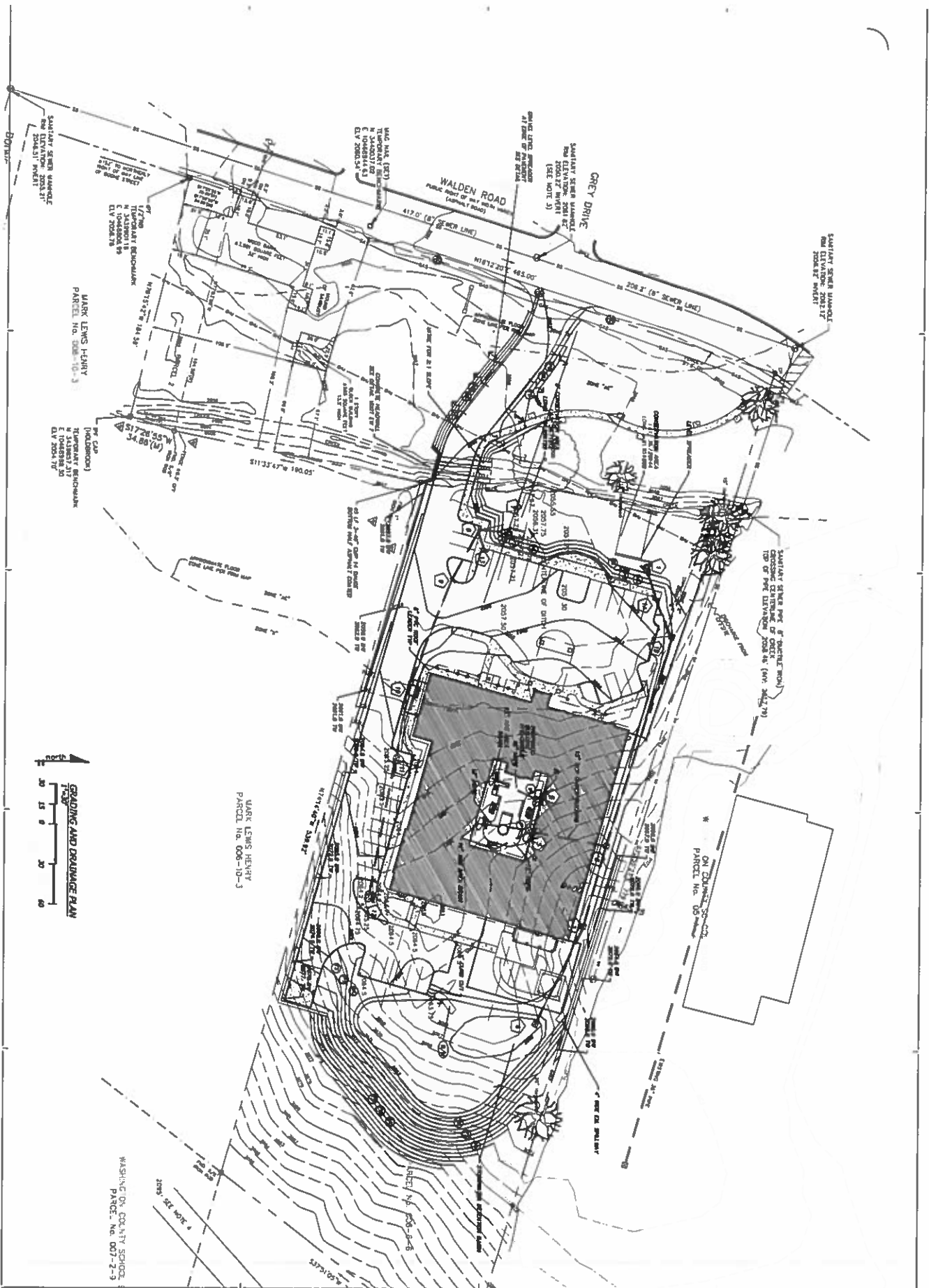
COA application has been reviewed and deemed to be complete.

List of adjoining property owners notified of this COA application has been attached to this application.

An administrative fee of \$50.00 is attached with this application

All modifications requiring further review: \$25.00

Code: 011/Budget line item: 100-3-13-030-0400



GRADING AND DRAINAGE PLAN

0 15 30 45 60

WASHINGTON COUNTY SERVICE
 PLAT NO. 007-2-3

MARK LEWIS HENRY
 PARCEL NO. 006-10-3

MARK LEWIS HENRY
 PARCEL NO. 006-10-3

MARK LEWIS HENRY
 PARCEL NO. 006-10-3

LEGACY SENIOR SERVICES, LLC

ASSISTED LIVING FACILITY

Abingdon Property Investment, LLC

879 Walden Road, Abingdon, Virginia

This drawing is the property of Robert A. Franklin, Architect. Any use, reproduction, alteration, or distribution of this drawing without the written consent of the Architect is strictly prohibited.

Construction Documents

CAL ENGINEERS

DAVIDSON & DAVIDSON, INC.

REGISTERED PROFESSIONAL ENGINEERS

225 South Street, Abingdon, Virginia 22026

Robert A. Franklin

Architect

142 N. Market Street, P.O. Box 2008
 Abingdon, Virginia 22026
 P: 433.336.1107 F: 433.336.1115

In accordance with:

C300

GRADING AND DRAINAGE PLAN

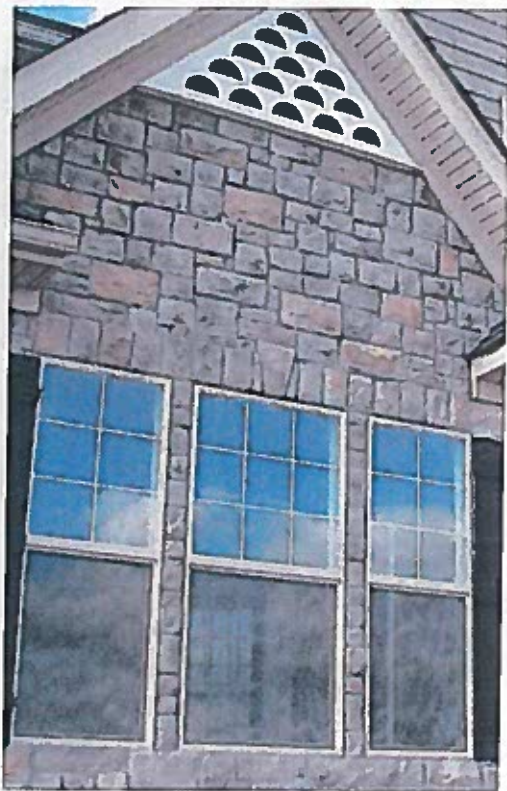
Sheet

Issue Information

Issue No. 001

October 20, 2017

3000



Proposed Stone



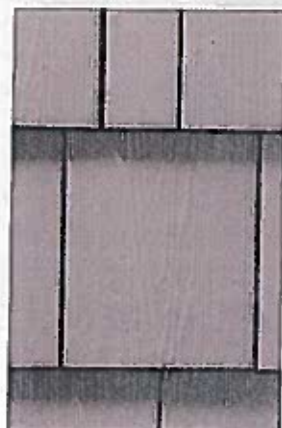
Proposed Roofing



Proposed Siding



Proposed Trim



Proposed Siding



Legacy Village of Abingdon
Assisted Living Facility
Abingdon, Virginia





Legacy Village of Abingdon
Assisted Living Facility
Abingdon, Virginia





Proposed Stone



Proposed Roofing



Proposed Siding



Proposed Trim

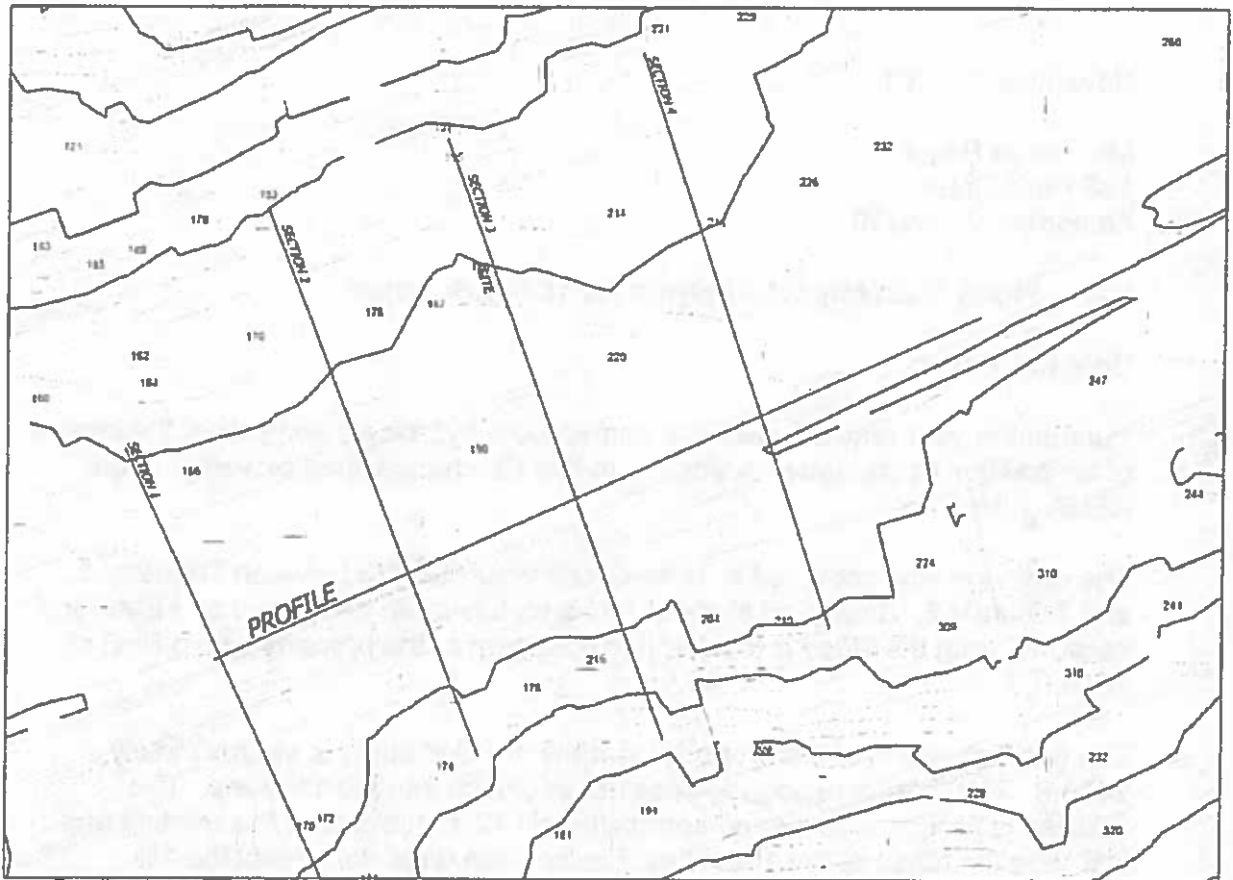


Proposed Siding



Legacy Village of Abingdon
Assisted Living Facility
Abingdon, Virginia





SITE PLAN SCALE: 1"=100'

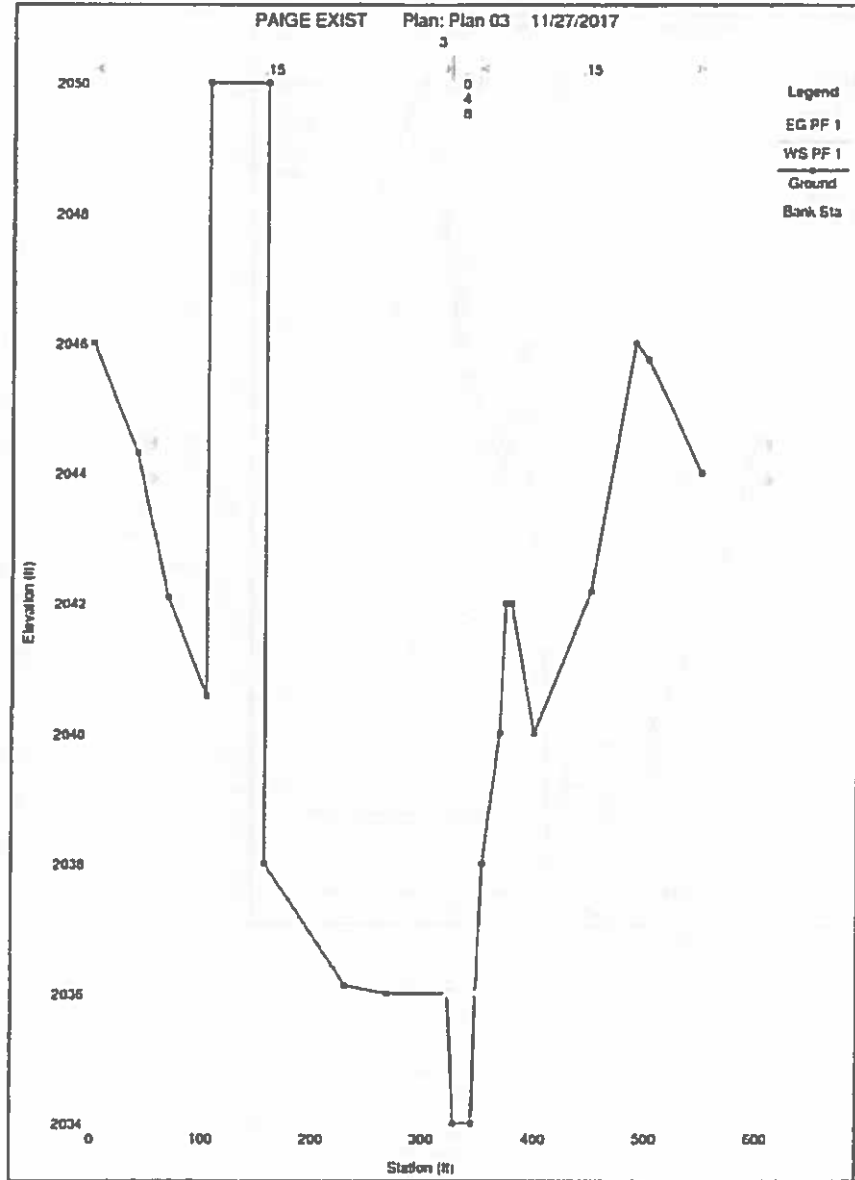
Pre Addition WS Profile:

Reach	River Sta	Profile	D Total (ft)	Min Ch D (ft)	W.S. Elev (ft)	Ch W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vet Crw (ft)	Flow Area (sq ft)	Top Width (ft)	Friction f CM
1	514	PF 1	680.00	2034.00	2038.94		2039.33	0.004111	5.42	216.81	143.24	0.44
1	340	PF 1	680.00	2034.00	2038.62		2038.75	0.002347	3.76	470.08	200.80	0.32
1	182	PF 1	680.00	2032.00	2038.41		2038.50	0.001873	3.09	575.89	185.11	0.22
1	10	PF 1	680.00	2032.00	2038.30	2034.92	2038.36	0.000572	2.25	812.58	163.43	0.17

Post Addition WS Profile:

Reach	River Sta	Profile	D Total (ft)	Min Ch D (ft)	W.S. Elev (ft)	Ch W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vet Crw (ft)	Flow Area (sq ft)	Top Width (ft)	Friction f CM
1	514	PF 1	680.00	2034.00	2038.94		2039.33	0.004111	5.42	216.81	143.24	0.44
1	340	PF 1	680.00	2034.00	2038.62		2038.75	0.002347	3.76	470.08	200.80	0.32
1	182	PF 1	680.00	2032.00	2038.41		2038.50	0.001873	3.09	575.89	185.11	0.22
1	10	PF 1	680.00	2032.00	2038.30	2034.92	2038.36	0.000572	2.25	812.58	163.43	0.17

Post Addition Section at Residence (Section 3)



November 27, 2017

Based on this analysis, in my professional opinion, the addition as proposed to the rear of the building will not cause a rise in the 1% change Base Flood Elevation of greater than 1 ft.

Please let me know if you have any questions or require further information.

Very truly yours,



Matthew T. Bundy, P.E.
Vice President

Flow tolerance factor = 0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Flow 01
Flow File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEXIST.f01

Flow Data (cfs)

River	Reach	RS	PF 1
TOWN CREEK	1	514	680
TOWN CREEK	1	340	680
TOWN CREEK	1	182	680

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
TOWN CREEK	1	PF 1	Known WS = 2040	Known WS = 2038.3

GEOMETRY DATA

Geometry Title: EXIST
Geometry File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEXIST.g01

CROSS SECTION

RIVER: TOWN CREEK
REACH: 1 RS: 514

INPUT

Description: 4

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.61	2046	44.15	2043.63	48.54	2042	129.27	2041.05	170.13	2039.74
254.32	2038	308.08	2037.13	319.27	2036	321.21	2034	339.41	2034
341.77	2035.56	355.12	2040	401.35	2040.28	433.13	2040.74	498.45	2041.87
505.53	2042	519.16	2043.87						

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val

Vel Total (ft/s)	1.44	Avg. Vel. (ft/s)	0.75	3.80	0.45
Max Chl Dpth (ft)	4.61	Hydr. Depth (ft)	2.00	4.25	0.97
Conv. Total (cfs)	14180.0	Conv. (cfs)	5627.1	8463.3	89.6
Length Wtd. (ft)	160.00	Wetted Per. (ft)	178.66	26.00	10.18
Min Ch El (ft)	2034.00	Shear (lb/sq ft)	0.29	0.59	0.13
Alpha	4.30	Stream Power (lb/ft s)	0.22	2.24	0.06
Frctn Loss (ft)	0.24	Cum Volume (acre-ft)	3.10	1.08	0.07
C & E Loss (ft)	0.01	Cum SA (acres)	1.15	0.20	0.07

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than

1.4. This may indicate the need for additional cross sections.

CROSS SECTION

RIVER: TOWN CREEK

REACH: 1 RS: 182

INPUT

Description: 2

Station Elevation Data num= 20

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
8.22	2045.97	209.72	2035.55	309.08	2034	312.25	2032	327.38	2032
330.16	2036	336.67	2038	350.95	2040	361.18	2041.67	369.91	2044
371.01	2044	375.64	2042	384.42	2040	414.69	2040	427.23	2042.39
439.34	2043.91	451.12	2045.42	454.78	2046	467.11	2046	484.31	2045.28

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
8.22	.15	309.08	.048	330.16	.15

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 309.08 330.16 170 170 170 .1 .3

CROSS SECTION OUTPUT Profile #PF 1

E.G. Elev (ft)	2038.50	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.09	Wt. n-Val.	0.150	0.048	0.150
W.S. Elev (ft)	2038.41	Reach Len. (ft)	170.00	170.00	170.00
Crit W.S. (ft)		Flow Area (sq ft)	439.81	126.33	9.75
E.G. Slope (ft/ft)	0.001073	Area (sq ft)	439.81	126.33	9.75
Q Total (cfs)	680.00	Flow (cfs)	286.44	390.40	3.17
Top Width (ft)	185.11	Top Width (ft)	154.61	21.08	9.42
Vel Total (ft/s)	1.18	Avg. Vel. (ft/s)	0.65	3.09	0.32
Max Chl Dpth (ft)	6.41	Hydr. Depth (ft)	2.84	5.99	1.04
Conv. Total (cfs)	20757.5	Conv. (cfs)	8743.6	11917.2	96.6
Length Wtd. (ft)	170.00	Wetted Per. (ft)	154.70	23.75	9.75
Min Ch El (ft)	2032.00	Shear (lb/sq ft)	0.19	0.36	0.07
Alpha	4.06	Stream Power (lb/ft s)	0.12	1.10	0.02
Frctn Loss (ft)	0.13	Cum Volume (acre-ft)	1.64	0.65	0.03
C & E Loss (ft)	0.01	Cum SA (acres)	0.53	0.12	0.03

SUMMARY OF REACH LENGTHS

River: TOWN CREEK

Reach	River Sta.	Left	Channel	Right
1	514	171	171	171
1	340	160	160	160
1	182	170	170	170
1	10	10	10	10

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

River: TOWN CREEK

Reach	River Sta.	Contr.	Expan.
1	514	.1	.3
1	340	.1	.3
1	182	.1	.3
1	10	.1	.3

Conveyance Calculation Method: At breaks in n values only
 Friction Slope Method: Average Conveyance
 Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Flow 01
 Flow File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEXIST.f01

Flow Data (cfs)

River	Reach	RS	PF 1
TOWN CREEK	1	514	680
TOWN CREEK	1	340	680
TOWN CREEK	1	182	680

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
TOWN CREEK	1	PF 1	Known WS = 2040	Known WS = 2038.3

GEOMETRY DATA

Geometry Title: EXIST
 Geometry File : y:\17126 PAIGE FLOOD STUDY\dwg\PAIGEEXIST.g01

CROSS SECTION

RIVER: TOWN CREEK
 REACH: 1 RS: 514

INPUT

Description: 4

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.61	2046	44.15	2043.83	48.54	2042	129.27	2041.05	170.13	2039.74
254.32	2038	308.08	2037.13	319.27	2036	321.21	2034	339.41	2034
341.77	2035.56	355.12	2040	401.35	2040.28	433.13	2040.74	498.45	2041.87
505.53	2042	519.16	2043.87						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
14.61	.15	319.27	.048	341.77	.15

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	319.27	341.77		171	171	171	.1	.3	

Min Ch El (ft)	2034.00	Shear (lb/sq ft)	0.29	0.59	0.13
Alpha	4.30	Stream Power (lb/ft s)	0.22	2.24	0.06
Frctn Loss (ft)	0.24	Cum Volume (acre-ft)	3.10	1.08	0.07
C & E Loss (ft)	0.01	Cum SA (acres)	1.15	0.20	0.07

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than 1.4. This may indicate the need for additional cross sections.

CROSS SECTION

RIVER: TOWN CREEK
REACH: 1 RS: 182

INPUT

Description: 2

Station Elevation Data num= 20

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
8.22	2045.97	209.72	2035.55	309.08	2034	312.25	2032	327.38	2032
330.16	2036	336.67	2038	350.95	2040	361.18	2041.67	369.91	2044
371.01	2044	375.64	2042	384.42	2040	414.69	2040	427.23	2042.39
439.34	2043.91	451.12	2045.42	454.78	2046	467.11	2046	484.31	2045.28

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
8.22	.15	309.08	.048	330.16	.15

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	309.08	330.16		170	170	170	.1	.3

CROSS SECTION OUTPUT Profile #PF 1

E.G. Elev (ft)	2038.50	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.09	Wt. n-Val.	0.150	0.048	0.150
W.S. Elev (ft)	2038.41	Reach Len. (ft)	170.00	170.00	170.00
Crit W.S. (ft)		Flow Area (sq ft)	439.81	126.33	9.75
E.G. Slope (ft/ft)	0.001073	Area (sq ft)	439.81	126.33	9.75
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Length Wtd. (ft)	170.00	Wetted Per. (ft)	154.70	23.75	9.75
Min Ch El (ft)	2032.00	Shear (lb/sq ft)	0.19	0.36	0.07
Alpha	4.06	Stream Power (lb/ft s)	0.12	1.10	0.02
Frctn Loss (ft)	0.13	Cum Volume (acre-ft)	1.64	0.65	0.03
C & E Loss (ft)	0.01	Cum SA (acres)	0.53	0.12	0.03

CROSS SECTION

RIVER: TOWN CREEK

River: TOWN CREEK

Reach	River Sta.	Left	Channel	Right
1	514	171	171	171
1	340	160	160	160
1	182	170	170	170
1	10	10	10	10

**SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: TOWN CREEK**

Reach	River Sta.	Contr.	Expan.
1	514	.1	.3
1	340	.1	.3
1	182	.1	.3
1	10	.1	.3

Abingdon, Virginia



IMPORTANT NOTE:

The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 499 Cummings Street		Historic District?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Business Name (if applicable): Wendy's		Tax Map No:	
Applicant/Property Owner Name (PRINT): Jamey Horton		Representative Agent(s) Name: Jamey Horton	
Signature: <i>Jamey Horton</i>		Firm: Tri Cities Restaurant Group	
Mailing Address: PO Box 6017		Mailing Address: PO Box 6017	
City: Johnson City		City: Johnson City	
State/Zip: TN 37602		State/Zip: TN 37602	
Phone/Fax Number: 423 930-6576		Phone/Fax Number: 423 930-6576	
Email: jhorton@tcwendys.com		Email: jhorton@tcwendys.com	

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/>	Exterior Change	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Wall/Fence	<input type="checkbox"/>	Deck/Porch	<input checked="" type="checkbox"/>	Demolition
<input type="checkbox"/>	Driveway/Parking Area	<input type="checkbox"/>	New Structure/Building	<input type="checkbox"/>	Grounds/Landscaping
<input type="checkbox"/>	Dumpster/HVAC, etc. screen	<input checked="" type="checkbox"/>	Other Interior Renov	<input type="checkbox"/>	Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abateements. Are you requesting tax credits/abateements for this project? Yes No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed *Jamey Horton* Date 1-10-18

PLEASE READ:

Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Project consists of interior and exterior renovations of the existing Wendy's restaurant.

Interior renovation includes demolition of existing finishes and replacement with new and expansion of restrooms. Exterior renovation includes demolition of mansard and new construction with 'Classic Bronze' corrugated

horizontal metal siding and silver trim. New 'Brite Red' blade wall constructed out of ACM panels and capped with

'Regal Red' metal trim. Existing painted brick to remain. Fogged storefront windows to replaced with similar glass

to match existing. See attached pictures of existing building and recent similar renovation in Elizabethton, TN

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- Site plan or plat of property
- A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

\$50.00 application fee if requesting tax credits

Are you requesting tax credits for this project?

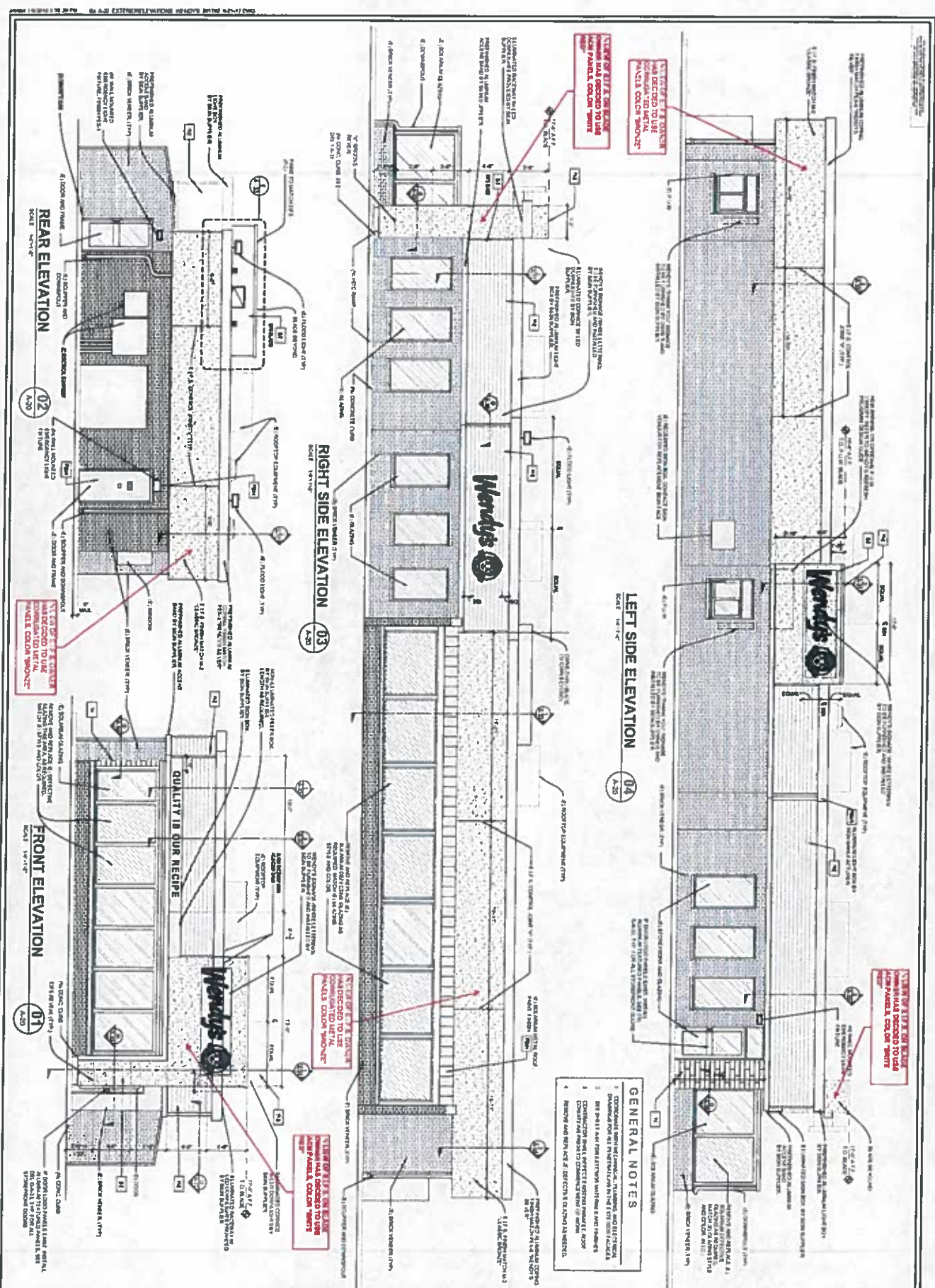
Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.

___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

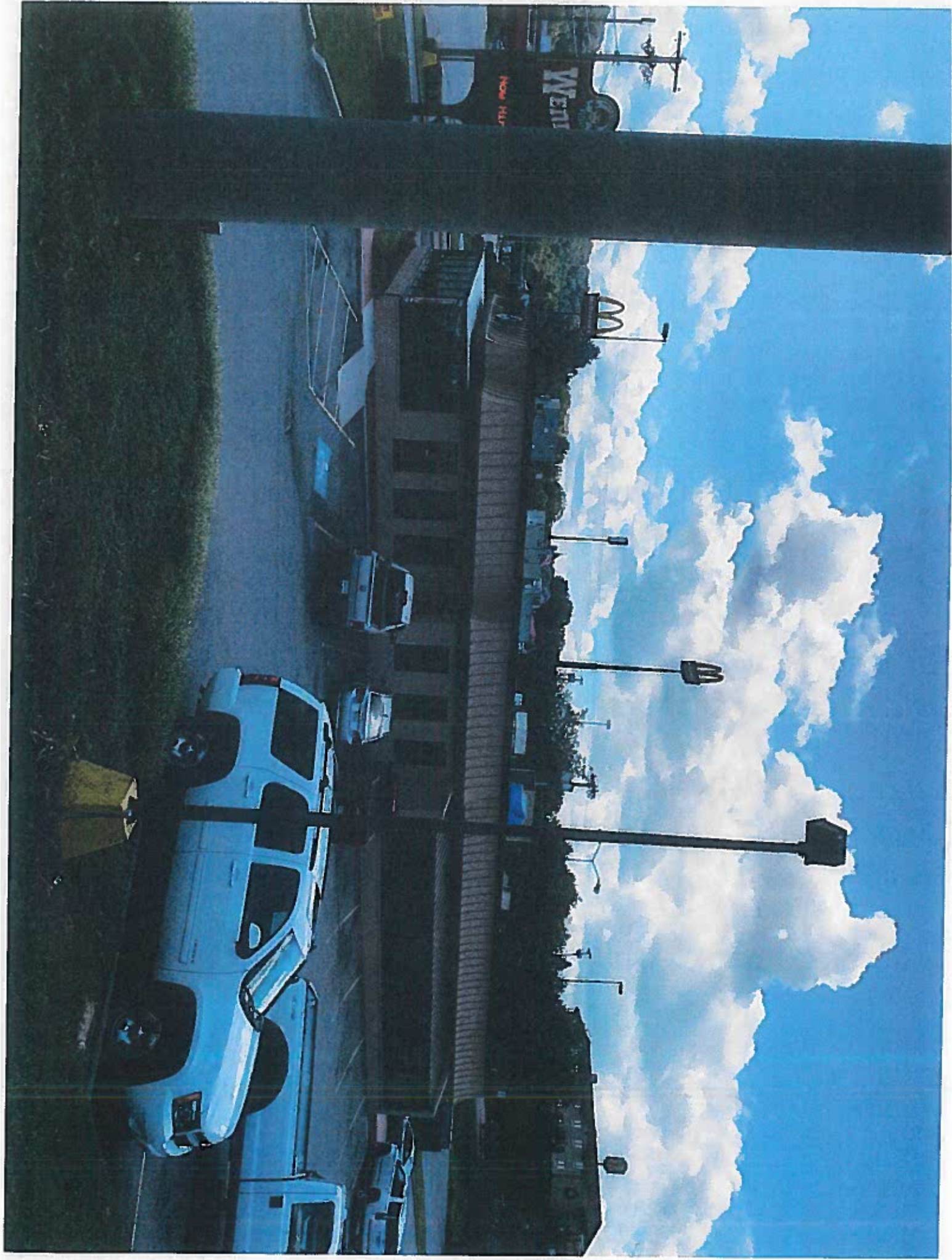


	<p>Cain Rash West Architects</p> <p>1301 Regional Park Dr. Knoxville, TN 37900 Phone: (423) 548-2700 Fax: (423) 548-2713 www.cainrashwest.com</p>	<p>Architectural Services</p> <p>Wendy's 499 CUMMINGS STREET ABINGDON, VA 24210</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 5%;">BY</th> <th style="width: 15%;">REVISION</th> <th style="width: 10%;">APP. (SCALE)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	REVISION	APP. (SCALE)										
NO.	DATE	BY	REVISION	APP. (SCALE)														

Sheet: DWG-11
 Checked: WRS/ST
 Drawn: LUTRELL
 Project No.: 201782
 Drawing Name: EXTERIOR ELEVATIONS
A-20









ALUMINUM LIGHT BOX BY SIGN
SUPPLIER - COLOR "WENDY'S
SILVER"

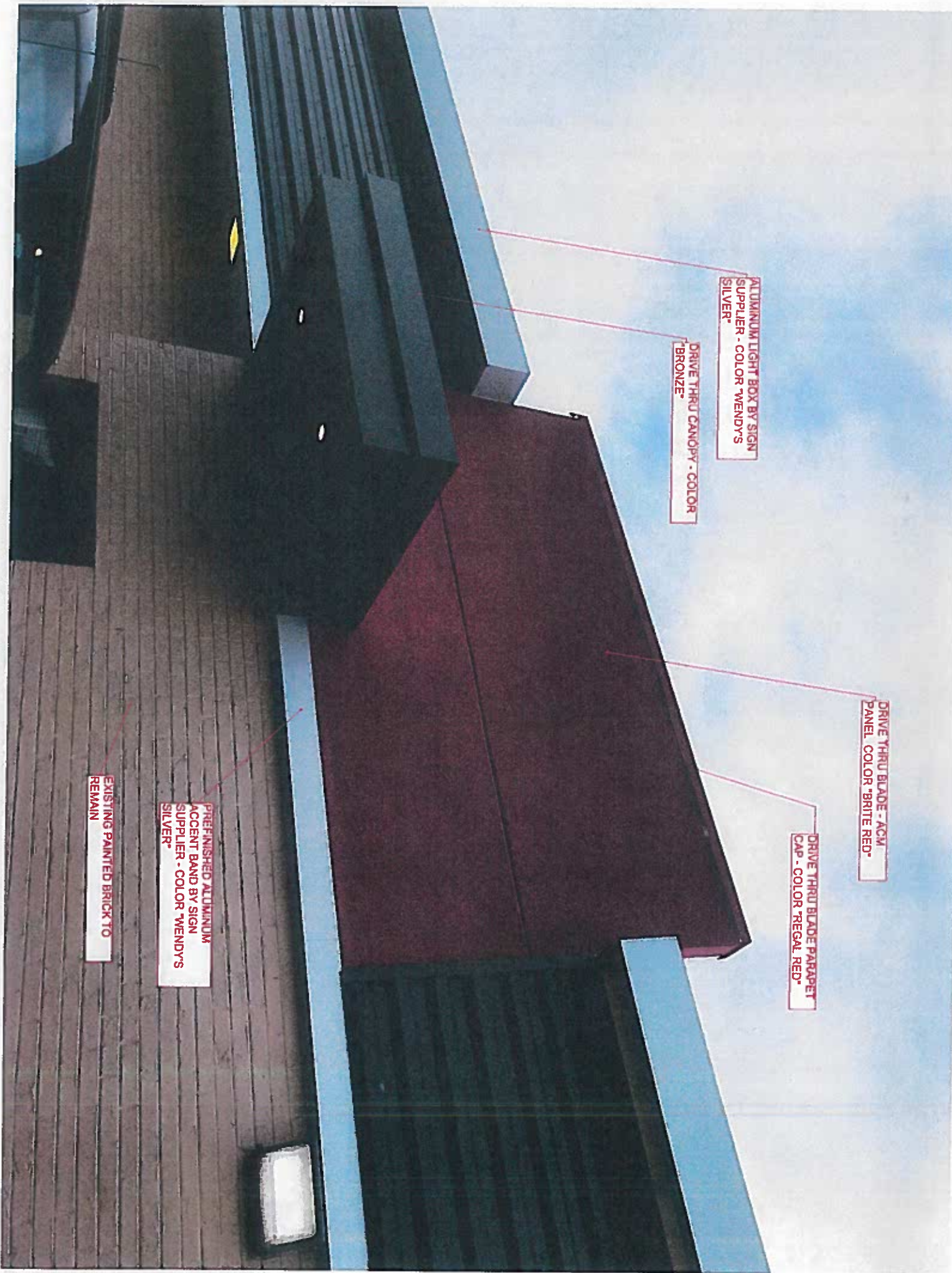
DRIVE THRU CANOPY - COLOR
"BRONZE"

DRIVE THRU BLADE - ACM
PANEL COLOR "BRITTE RED"

DRIVE THRU BLADE PARAPET
CAP - COLOR "REGAL RED"

PRE-FINISHED ALUMINUM
ACCENT BAND BY SIGN
SUPPLIER - COLOR "WENDY'S
SILVER"

EXISTING PAINTED BRICK TO
REMAIN



PARAPET CAP - 24 GA. GALVALUME STEEL, COLOR "REGAL RED"

BLADE WALL - ACM PANELS, COLOR "BRITTE RED"

FASCIA - CORRUGATED METAL PANELS, COLOR "CLASSIC BRONZE"

PREFINISHED ALUMINUM LIGHT BOX - COLOR "SILVER"

EXISTING PAINTED BRICK TO REMAIN

EXISTING SAFETY RAILING - PAINT COLOR "BLACK"





EXISTING WALK-IN
COOLER

PRE-FINISHED ALUMINUM COPING,
COLOR "SILVER"

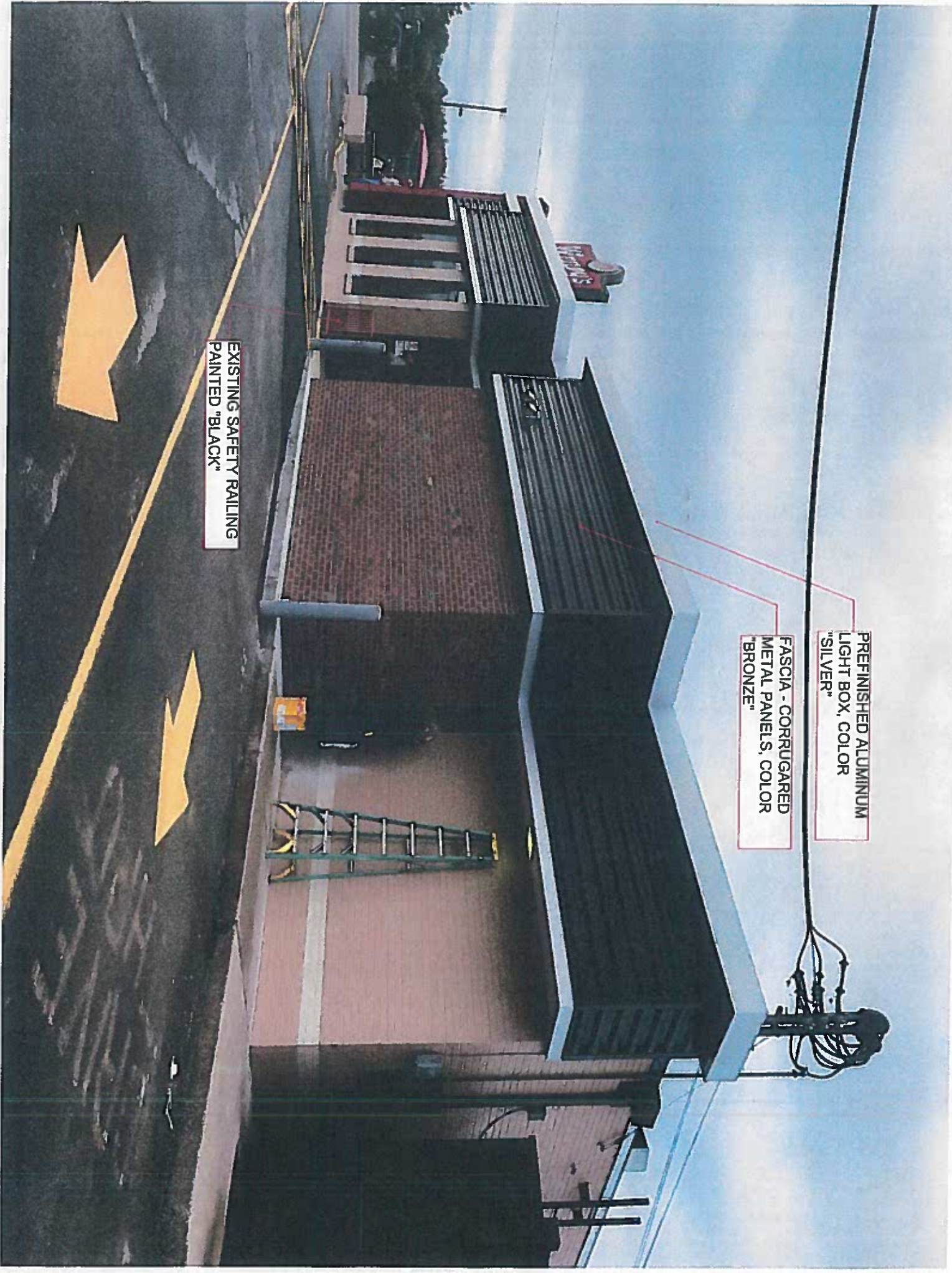
EXISTING SCUPPER AND DOWNSPOUT,
PAINTED WENDY'S "DARK BRONZE"

EXISTING REAR DOOR, PAINTED
WENDY'S "DARK BRONZE"

PRE-FINISHED ALUMINUM
LIGHT BOX, COLOR
"SILVER"

FASCIA - CORRUGATED
METAL PANELS, COLOR
"BRONZE"

EXISTING SAFETY RAILING
PAINTED "BLACK"



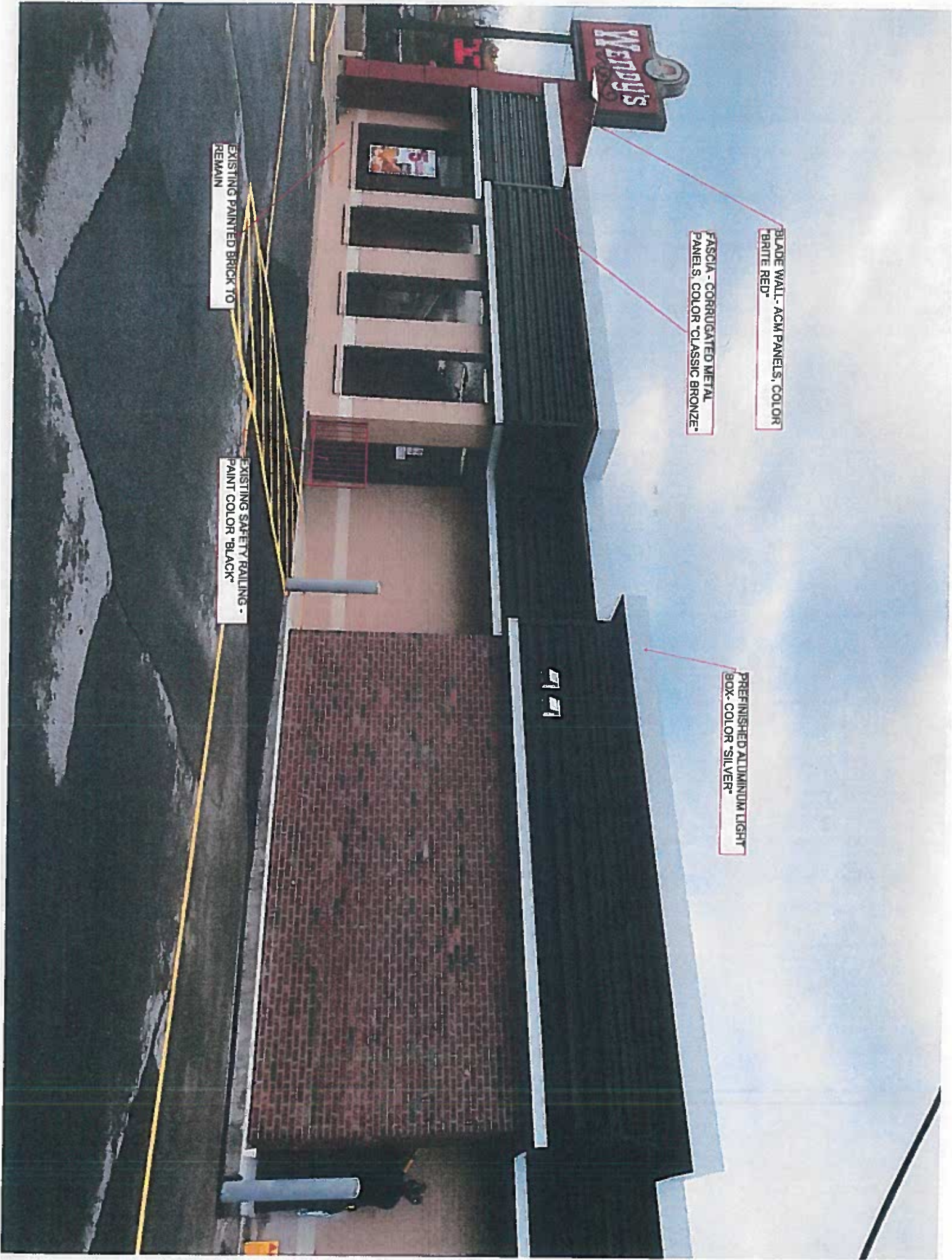
BLADE WALL - ACM PANELS, COLOR "BRITE RED"

FASCIA - CORRUGATED METAL PANELS, COLOR "CLASSIC BRONZE"

PREFINISHED ALUMINUM LIGHT BOX - COLOR "SILVER"

EXISTING PAINTED BRICK TO REMAIN

EXISTING SAFETY RAILING - PAINT COLOR "BLACK"



PREFINISHED ALUMINUM LIGHT BOX,
COLOR "SILVER"

FASCIA - PREFINISHED CORRUGATED
METAL PANELS, COLOR "CLASSIC
BRONZE"

EXISTING WENDY'S SIGN TO REMAIN

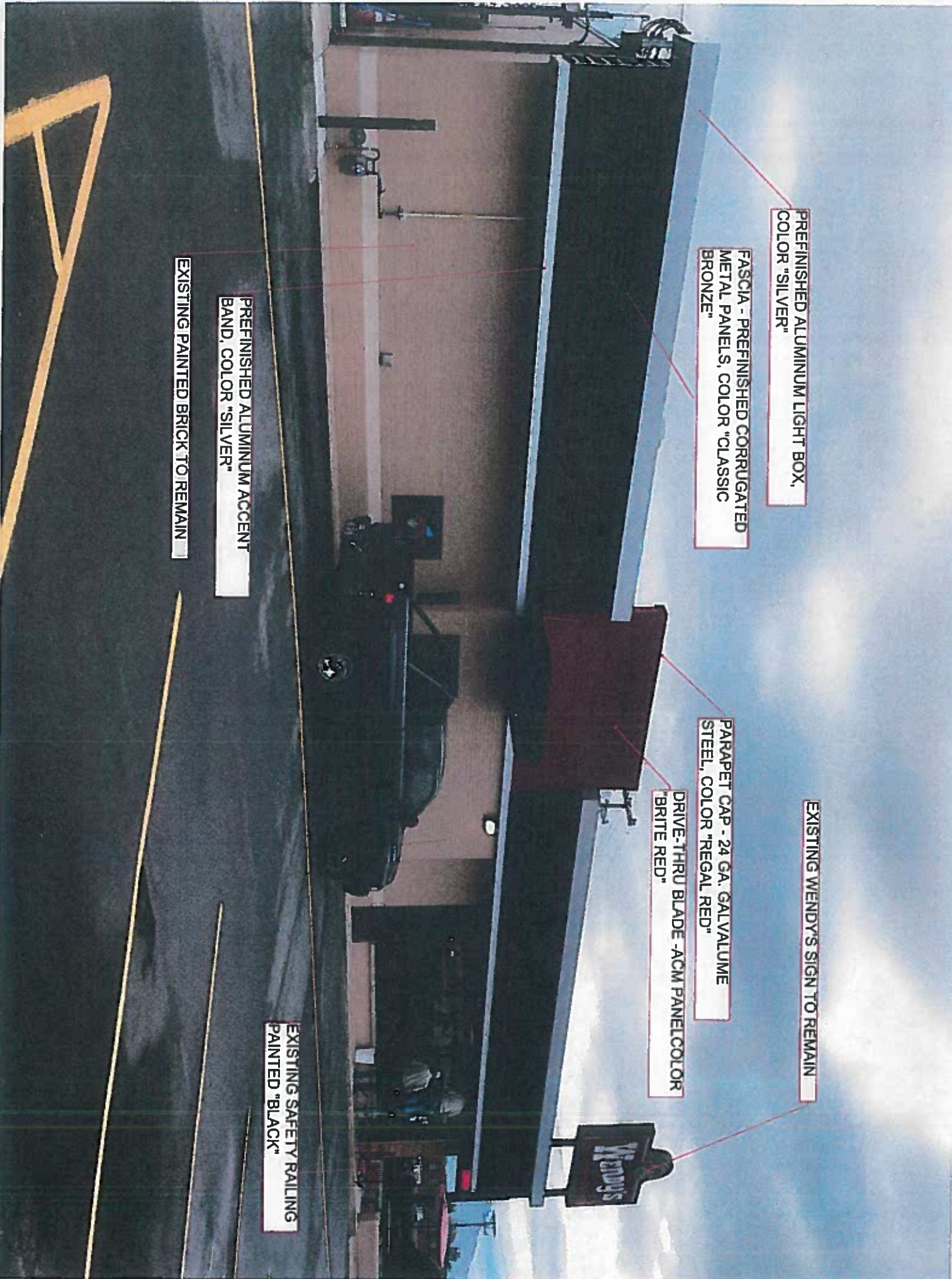
PARAPET CAP - 24 GA. GALVALUME
STEEL, COLOR "REGAL RED"

DRIVE-THRU BLADE - ACM PANEL COLOR
"BRITE RED"

PREFINISHED ALUMINUM ACCENT
BAND, COLOR "SILVER"

EXISTING PAINTED BRICK TO REMAIN

EXISTING SAFETY RAILING
PAINTED "BLACK"



PREFINISHED ALUMINUM COPING, COLOR "WENDY'S SILVER"

FASCIA - PREFINISHED CORRUGATED METAL PANELS - 20 ga., COLOR "CLASSIC BRONZE"

EXISTING WENDY'S SIGNAGE TO REMAIN

PREFINISHED PARAPET CAP - 24 ga. GALVALUME STEEL, COLOR "REGAL RED"

EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.), TEXTURE: FINE SAND FINISH, COLOR: "WENDY'S RED"

WALL - EXISTING PAINTED BRICK TO REMAIN

PREFINISHED ALUMINUM ACCENT BAND, COLOR "WENDY'S SILVER"

DRIVE-THRU CANOPY - COLOR "BRONZE"

EXISTING SAFETY RAILING PAINTED "BLACK"

