

James City County Community Impact Statement
Wawa (6446 Richmond Road)

December 18, 2018

1. Traffic study
 - a. Provided in separate report.
2. Water and sewer impact study
 - a. Project falls below the 15,500 gpd threshold. Not required.
3. Environmental Constraints Analysis
 - a. Hydrologic Features
 - i. Location of all bodies of water such as streams, ponds, lakes, impoundments, rivers; **No bodies of water, ponds, lakes, impoundments, rivers exist on site.**
 - ii. Name of watershed in which the project is located; **Site lies with the Yarmouth Creek (JL28) and Skimino Creek (YO65) watersheds.**
 - iii. Approximate location of tidal and non-tidal wetlands (e.g. sinkholes, wetland, springs, seeps, etc); **No tidal or non-tidal wetlands exist on site.**
 - iv. Approximate location of perennial and intermittent streams; **No perennial or intermittent streams exist on site**
 - v. Description of receiving streams; **No stream directly receives outfall. Water is discharged to ditch along railroad which ultimately outfalls to Skimino Creek.**
 - vi. Floodplain delineation for 100 and 500-year storm events including tidal flooding, if applicable; **N/A, site lies within zone "X" per community panel No. 51095C0109D,**
 - b. Physical Features
 - i. Approximate location of steep slopes greater than 25 percent based on county GIS or better source (all sources must be referenced). The scale for which this shall be provided is at the discretion of the engineering and resource protection director; **No steep slopes exist on site. Topography based on field survey performed by The Bay Companies on August 1, 2017.**
 - ii. Soils, especially prime agricultural lands and hydrologic soil groups (HSG) A&B, based on the county soil survey. **There are HSG soil group A (Kempsville Emporia fine sandy loam) and HSG soil group C (Slagle fine sandy loam) on site.**
 - iii. Soils erodability based on the county soils survey; **There is low risk of soil erodability on site. K factor is 0.28 for all soils.**
 - iv. Areas of forest, woodland cover and wildlife corridors; **Shown above and labeled as edge of woods on Master Plan.**
 - v. Pre-developement topography based on county GIS or alternate source approved by the engineering and resource protection director (all sources must be referenced); **Topography based on field survey performed by the bay companies on August 1, 2017.**

- c. Prohibited or Restricted Development Areas
 - i. Location of required buffers and existing conservation easements; **Shown above and labeled on Master Plan.**
 - ii. Sites with known populations of rare, threatened or endangered species of plants or animals per studies done in accordance with the national resource policy; **No known populations of rare threatened or endangered species of plants or animals exist on site.**
 - iii. Location of trees to be preserved in accordance with the Chesapeake Bay preservation ordinance; **Shown above and labeled as tree preservation area on Master Plan.**
 - iv. Preliminary location of resource protection areas and legal wetlands; **No resource protection area or legal wetlands exist on site.**

- d. Existing and Proposed Changes to the Site
 - i. The nature of existing and approved but not yet built development(s) on the site; **Shown and labeled on Master Plan.**
 - ii. Location of surrounding properties and neighborhoods; **Shown and labeled on Master Plan.**
 - iii. Proposed limit of disturbance and a disturbance area estimate; **Ultimate limits of disturbance with estimated area shown on Master Plan.**
 - iv. Calculation of existing and proposed pervious and impervious areas (e.g. parking areas, roads, sidewalks, buildings, etc); **Calculations provided below.**

Existing:

Impervious = 0.354 acres
Pervious = 0.157 acres
Site = 0.511 acres

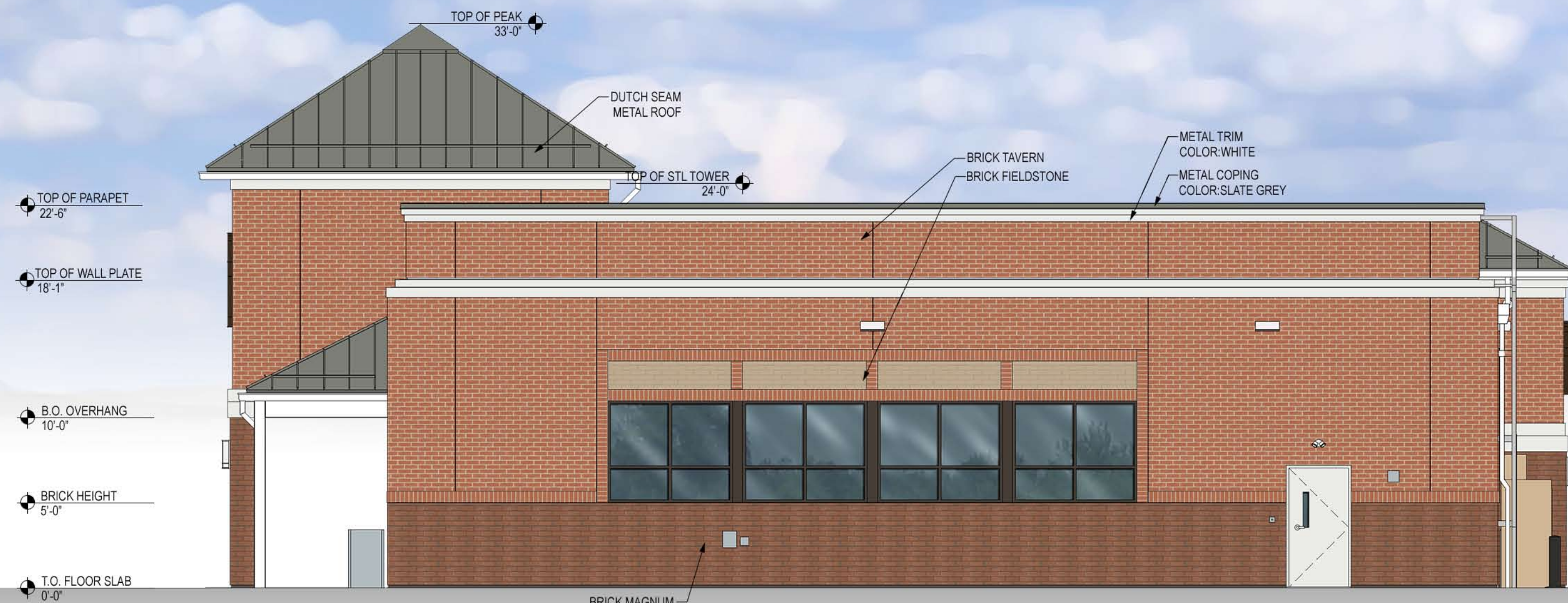
Proposed:

Impervious = 0.213 acres
Pervious = 0.298 acres
Site = 0.511 acres

 - v. If used, description of better site design or low impact development techniques (e.g. pervious pavement, walks, infiltration areas. Etc.); **Low impact development not in use for this site.**
 - vi. Description of how disturbance is being minimized, indigenous vegetation is being preserved, and impervious cover is being reduced; **Disturbance is being minimized and indigenous vegetation is being preserved by proposed improvements replacing already disturbed areas. See chart below showing impervious cover reduction.**
 - vii. Proposed conceptual stormwater management plan, including pre and post-development discharge analysis. **Impervious cover is decreased post development. Pre developed impervious is 0.35 acres. Post developed is 0.21 acres. A stormwater management detention basin is proposed to capture runoff from combined parcels and detained to a level consistent with the energy balance equation based on the 1 year 24 hour storm.**

- e. Narrative Analysis of Environmental Constraints and Recommended Environmental Measures to Conform with the Proposed Environmental Analysis
 - i. Constraints: **Environmental constraints are limited to maintaining proper erosion control measures.**
 - ii. Measures: **Measures used during construction include construction entrance, silt fence, silt basin, temporary seeding, permanent seeding, diversions, and/or outlet protection. These measure will be provided to maintain site stability and prevent sediment laden runoff.**
- 4. Adequate public facilities analysis (water, sewer, schools, fire stations, libraries)
 - a. Water - An existing, public 12" watermain traverses the NE side of the site. An existing water service lateral extends to the site (along Richmond Road) as the current domestic water source.
 - b. Sewer - An existing on-site private pump station ties to a public gravity sewer NW of the site, along Richmond Road.
 - c. Schools - Site is non-residential. Does not apply.
 - d. Fire
 - i. JCC Fire Station #4 is approximately 2 miles south of the site.
 - ii. James City-Bruton Vol. Fire Station is approximately 4 miles NW of the site.
 - iii. York County Fire Station #5 is approximately 2 miles NE of the site.
 - e. Libraries - Site is non-residential. Does not apply.
- 5. Identification of any new on-site and off-site public facilities or services required
 - a. On-site
 - i. Water - We will make a connection to the existing 12" watermain to provide an on-site waterline extension, and fire hydrants (meeting ISO requirements) around the perimeter of the site. No off-site improvements are anticipated.
 - b. Off-site
 - i. An extension to the existing southbound right turn lane will be provided along Lightfoot Road, terminating at the railroad right-of-way.
 - ii. A 75' extension to the existing eastbound left turn lane on Richmond Road will be constructed.
 - iii. The existing entrance on Lightfoot road will be closed and a new entrance will be constructed 180' further to the north, from the Richmond Road/Lightfoot Road intersection.
 - iv. The closest existing entrance on Richmond Road (to the Richmond/Lightfoot intersection) will be closed and the existing entrance at the western property line will be the access onto Richmond Road.
- 6. Phase 1 Archaeological study
 - a. Not required. Site does not fall within the JCC study area.
- 7. Environmental inventory

- a. Not required. Site does not fall within the JCC study area.
8. Parks and recreation information
- a. Site is non-residential. Does not apply.
9. Master plan
- a. A convenience store (with gas) is existing and a convenience store (with gas) is proposed. A separate master plan is provided with the submittal.
10. Design guidelines or criteria
- a. See master plan.



RIGHT (SOUTHEAST) ELEVATION (LIGHTFOOT RD.)

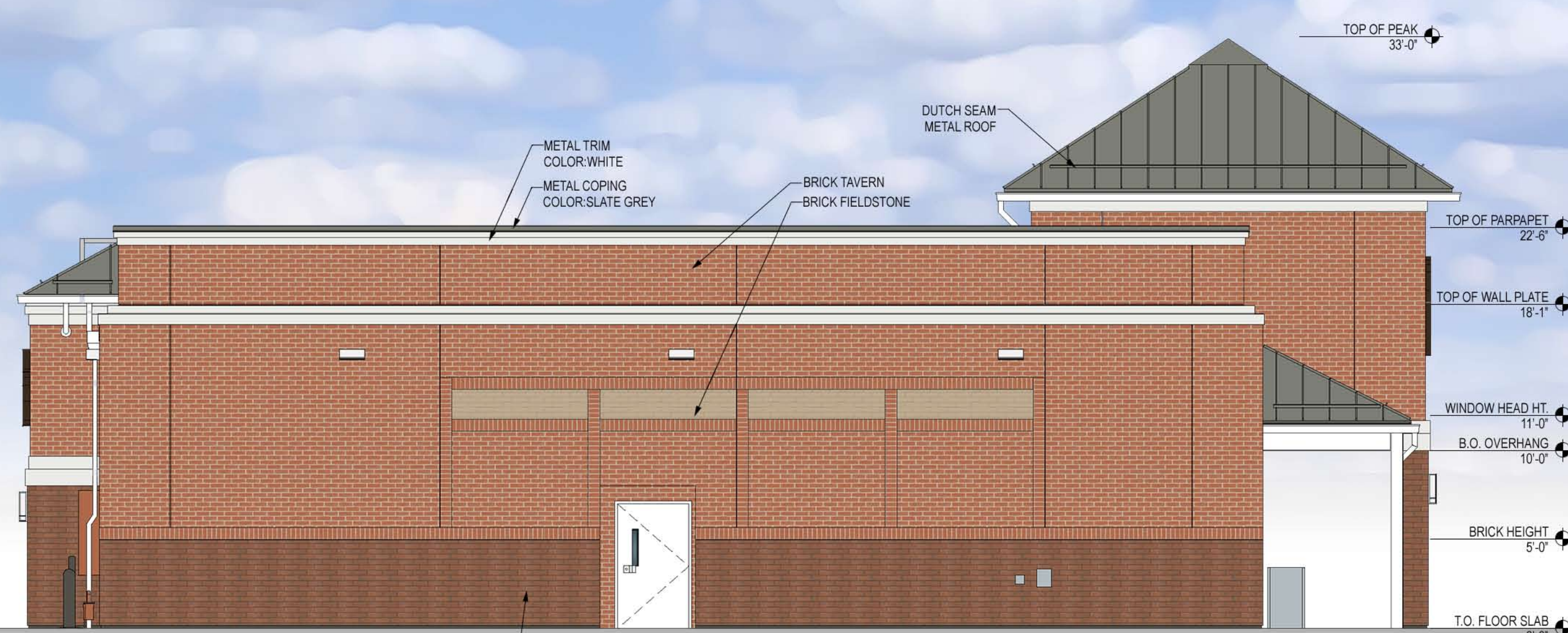


FRONT (SOUTHWEST) ELEVATION (RICHMOND RD.)

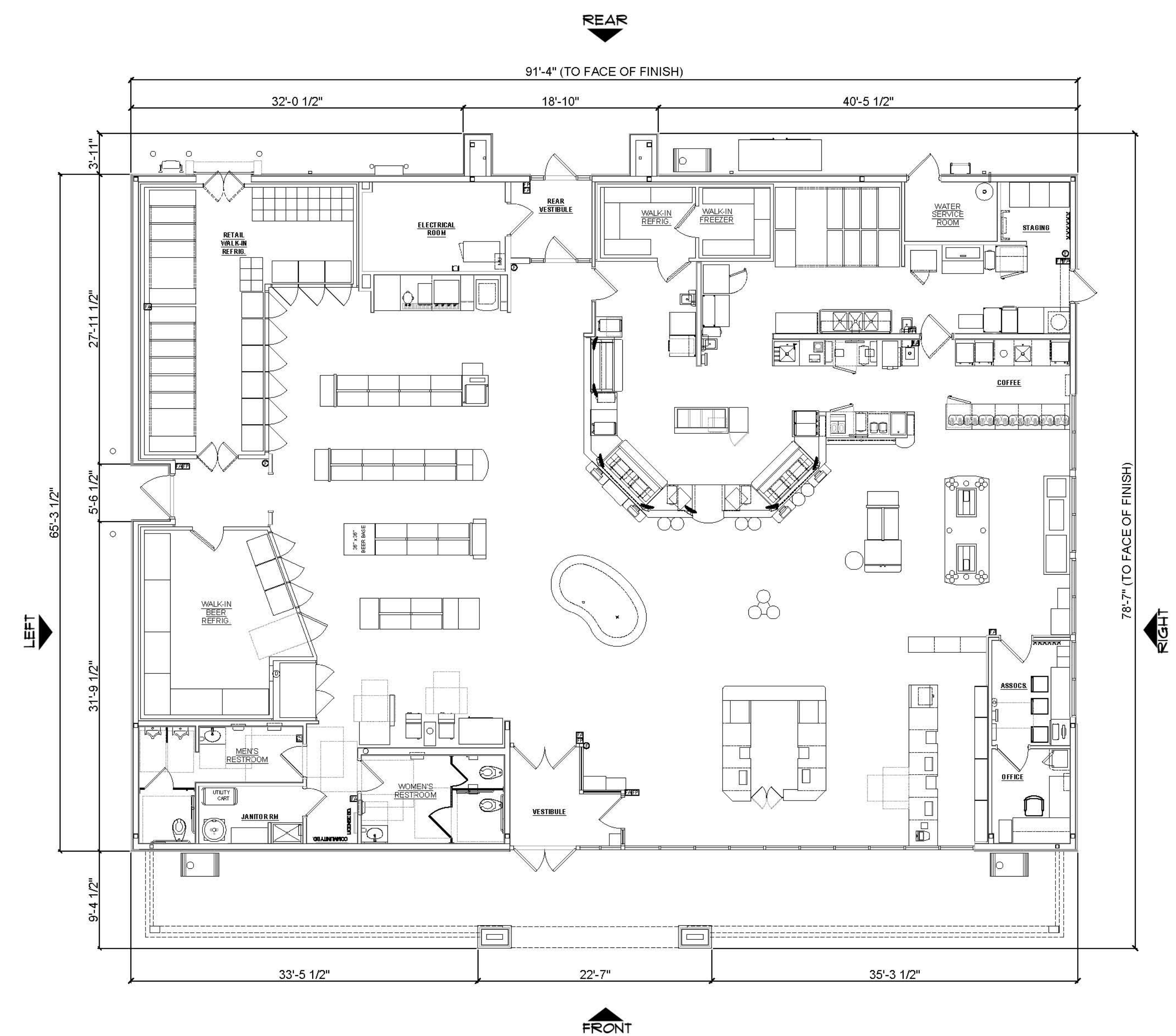


REAR (NORTHEAST) ELEVATION

Roof/Parapet Cap Atas Aluminum Corp Slate Grey	Gutters/Porch/Soffits Atas Aluminum Corp Ascot White (10)
Metro Brick Fieldstone #105	Thin Brick Tavern Flash Red Marion Ceramics
Thin Brick Magnum #265 Marion Ceramics	Door / Frames White
Trim / Fascia White	Ice Storage SW2828 Colonial Revival Tan



LEFT (NORTHWEST) ELEVATION

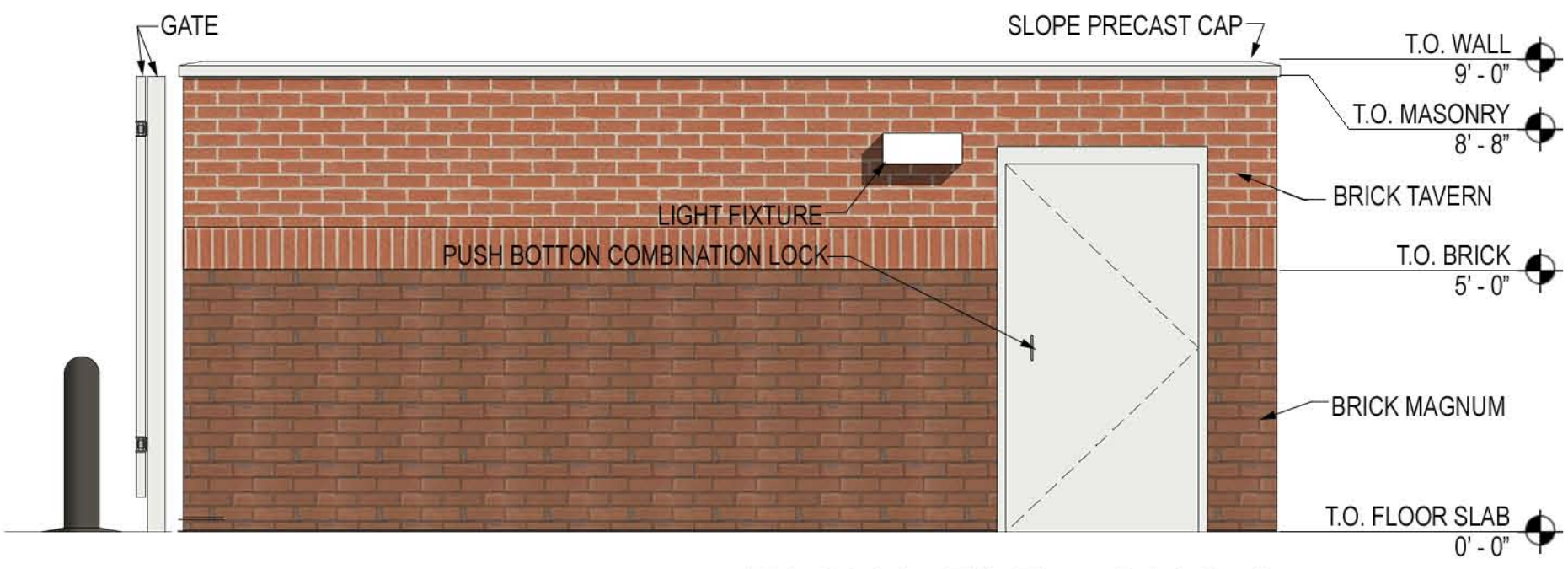


FLOOR PLAN

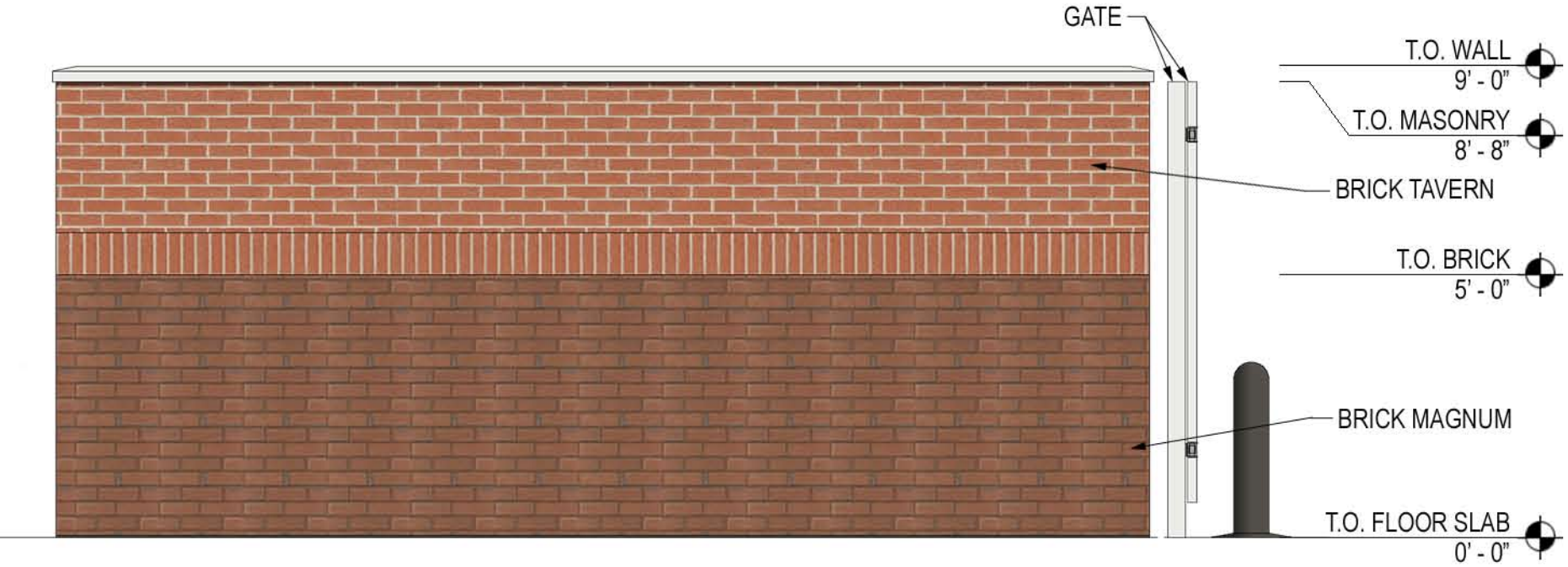
NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED



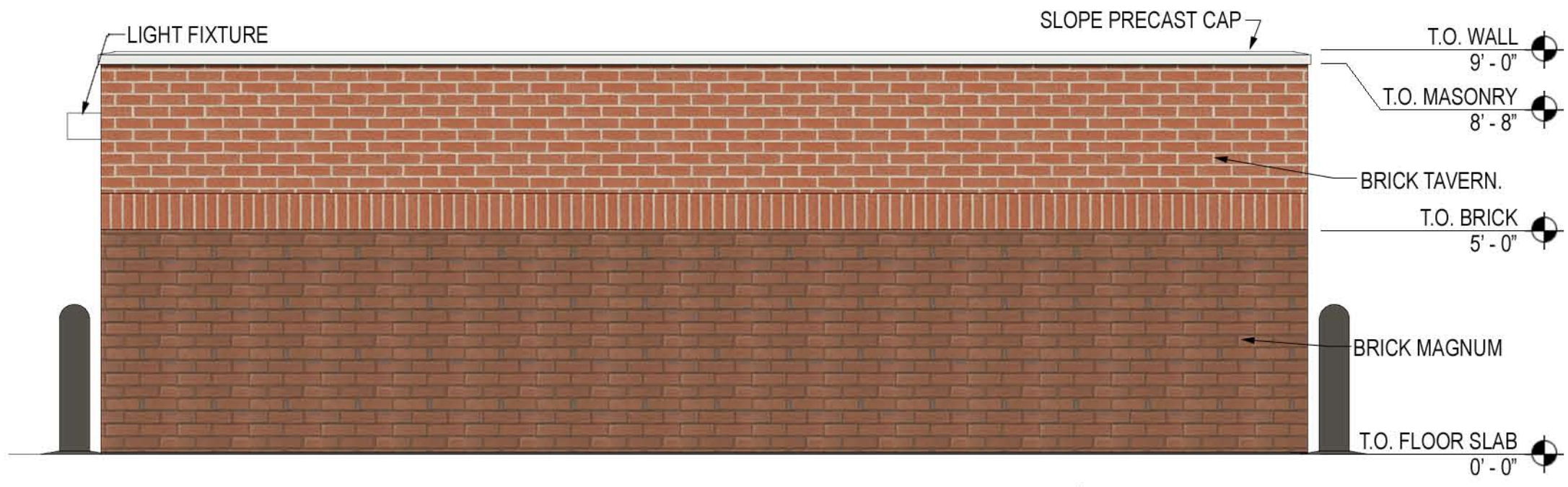
FRONT ELEVATION



RIGHT ELEVATION

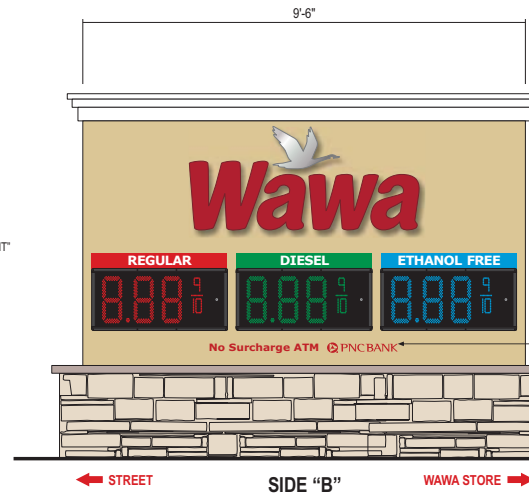
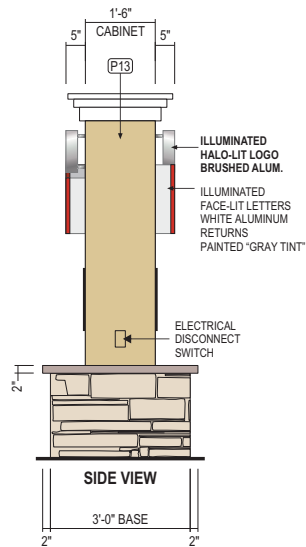
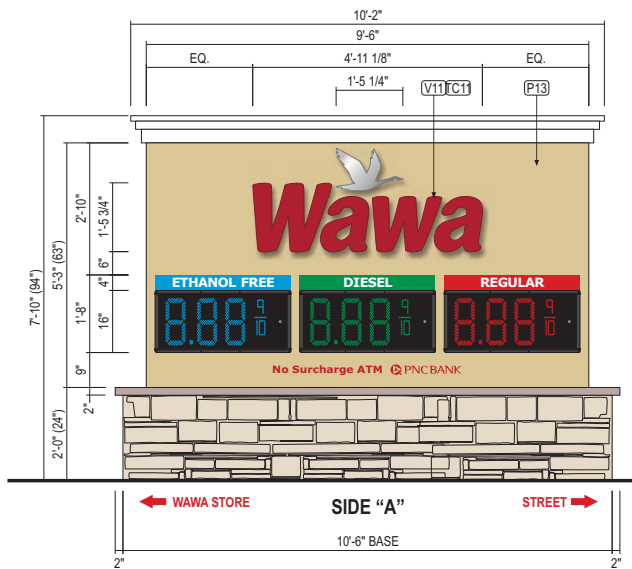


LEFT ELEVATION



REAR ELEVATION

Metal Door Benjamin Moore White Diamond BM 2121-60	Trim James Hardie Arctic White JH10-20	Thin Brick Tavern Flash Red Marion Ceramics	Thin Brick Magnum #255 Marion Ceramics
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GAS PRICE DISPLAY LAYOUT:
Linear Along Bottom of Sign -
Prices are in order from the street to the store (both sides); "REGULAR", "DIESEL", "ETHANOL FREE".

Translucent Sign Panels
"REGULAR", "DIESEL",
"ETHANOL FREE"
Illuminate from Behind

1'-4" x 2'-11"
Gas Price Display
FL-3000-12-DI
Qty: 3 Per Side (6) Total

Red Vinyl directly on face
Non Illuminated.



12" / 3 PRODUCT (OPTION 1B)
M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

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



MID-ATLANTIC SIGN FAMILY

Drawing prepared by:	M50 D/F ILLUM. MONUMENT SIGN	Drawing prepared for:
Location:	Proj #:	
VARIOUS	3038	
File Path:	Loc #:	
Active\ACCOUNTS\IW\Wawa\Locations\Project 3038\3038_Mid-Atlantic Sign Family_BA_R4.cdr	0000	



Rev #	Reg#	Date	Req. By	Drawn By	Revision Description	Rev #	Reg#	Date	Req. By	Drawn By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	225205	01/03/16	RN	LV		Rev 7	000000	00/00/00	XXX	XXX	Notes	
Rev 1	227338	02/11/16	SL	LV	updated specs on letters and ground signs.	Rev 8	000000	00/00/00	XXX	XXX		
-	228954	03/07/16	SL	LV	updated board call out notes on pg 6	Rev 9	000000	00/00/00	XXX	XXX		
Rev 2	000000	11/04/16	SL	KP	Revise scale on 32" illuminated letterset.	Rev 10	000000	00/00/00	XXX	XXX		
Rev 3	260643	11/06/17	SL	NPP	Added Pump Indicators (Gas, Diesel & E15 E85) to family	Rev 11	000000	00/00/00	XXX	XXX		
Rev 4	262587	11/28/17	SL	NPP	Added All Pump Indicators to family	Rev 12	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		Rev 13	000000	00/00/00	XXX	XXX		