

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

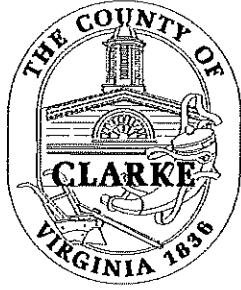
Wednesday, May 27, 2020 -- 7:00pm

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

1. Call to Order – Allen Kitselman, Chair
2. Approval of Agenda
3. Approval of Minutes – February 26, 2020 meeting
4. Final Plat and Site Plan – McNeil Drive
House of Lords, Inc. and Ding Yi Wang, Owners (Jon Erickson, Morris & Ritchie Associates, Agent) are requesting Final Plat and Site Plan approval in order to construct an extension of McNeil Drive, creating a two-lot subdivision on the parcel identified as Tax Map Parcel number 14-5-251E zoned Business Commercial (BC). SP 01-20
5. Other Business
6. Adjourn

UPCOMING MEETING:

Wednesday, June 24 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, February 26, 2020 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, February 26, 2020.

ATTENDANCE

Authority Members Present: Matt Bass; Allen Kitselman; George L. Ohrstrom, II; Kathy Smart; David Weiss

Authority Member Absent: Tom Parker

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

ORGANIZATIONAL MEETING

Ms. Dunkle called the meeting to order at 7:01PM.

ELECTION OF CHAIR

Ms. Dunkle asked for a motion to elect a chair for 2020. Mr. Ohrstrom made the motion to retain Allen Kitselman as chair. The Authority voted to approve Allen Kitselman as chair.

Yes: Bass, Kitselman, Ohrstrom (moved), Smart (seconded), Weiss

No: None

Absent: Parker

ELECTION OF VICE CHAIR

Ms. Dunkle asked for a motion to elect a vice-chair for 2020. Ms. Smart made the motion to retain Mr. Ohrstrom as vice chair. The Authority voted to approve George Ohrstrom as vice-chair.

Yes: Bass (seconded), Kitselman (moved), Ohrstrom, Smart, Weiss

No: None

Absent: Parker

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

- Yes:** Bass, Kitselman, Ohrstrom (moved), Smart (seconded), Weiss
- No:** None
- Absent:** Parker

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the December 18, 2019 meeting as presented.

- Yes:** Bass (seconded), Kitselman, Ohrstrom (moved), Smart, Weiss
- No:** None
- Absent:** Parker

SITE PLAN AMENDMENT

Kelly Cochran Enterprises LLC (Benjamin M. Cochran, Agent) is requesting a Site Plan Amendment in order to add a 6,250 square foot addition and extend an overhang on the existing structure on the parcel located at 523 Jack Enders Boulevard, identified as Tax Map Parcel number 14-7-5 zoned Business Park (BP). SP(A) 01-20.

Chair Kitselman recused himself from this item and left the meeting as he is one of the applicant’s design professionals.

Ms. Dunkle provided an overview of the application. She reviewed the proposed site plan exhibit and noted that the addition to the storage area would be under roof. She said there will be another section of awning added to the west side of the building. She noted that the site would remain well under the 0.35 maximum floor area ratio and the addition would comply with setback requirements. She said that emergency access will be maintained around the property perimeter and since the addition is for storage, no additional parking is required. She added that the flow for the fire suppression system has been tested and approved.

Vice-Chair Ohrstrom asked if the addition is only to be used for covered storage. Mr. Cochran replied yes and noted that the storage addition would be fully enclosed but non-climate controlled. He added that the entire building will be sprinklered including the non-climate controlled addition. He said that the awning would essentially be an open-air shed roof area. Vice-Chair Ohrstrom asked whether the applicant wanted to condition the space in the future. Mr. Cochran asked what this would entail and Vice-Chair Ohrstrom replied that it probably would not change much to require the Authority’s review. Mr. Cochran said that he assumed they would come back to the Authority for approval in the future if they decided to condition the space. Vice-Chair Ohrstrom recommended the applicant discuss this issue with the Building Department to ensure that the addition can be converted to conditioned space in the future. Ms. Dunkle said that we would need to look at the parking requirements as well.

Ms. Dunkle stated that Staff recommends approval of the request. Vice-Chair Ohrstrom asked for a motion on this request. There being no further discussion, the Authority voted to approve the Site Plan Amendment as presented.

- Yes:** Bass (moved), Kitselman, Parker (seconded), Smart, Weiss (seconded)
- No:** None
- Absent:** Parker
- Abstained:** Kitselman (recused)

Mr. Weiss congratulated the applicants for being able to expand their business. Vice-Chair Ohrstrom added that he is happy to see that they are doing well.

Chair Kitselman rejoined the meeting.

PROPOSED MEETING DATES

Members had no concerns with the 2020 meeting dates proposed by Staff and approved the schedule by consensus.

OTHER BUSINESS

Ms. Dunkle provided updates on various projects underway in Berryville. She said that approval of Hermitage Phase 5 is coming up and will involve both the Authority and the Town Planning Commission since the project is located partly in the Annexation Area. Chair Kitselman asked if there would be joint public hearings planned and Ms. Dunkle replied yes. Ms. Smart asked when the application would be coming to the Authority and Ms. Dunkle replied probably in May.

Ms. Dunkle said that the Robert Regan Village is moving forward at a good pace and are expected to open mid-summer or August. She said Shenandoah Crossing and Fellowship Square are moving forward. She said they had erosion and sediment control approved right after the holidays and began blasting last week. She said they also did some significant utility work on Page Street and are now working on stormwater. She added that they anticipate completing 2-3 houses a month starting in June. She said that the 82 Shenandoah Crossing lots have a minimum size of 12,500 square feet and the 50 Fellowship Square lots are 7,500 square feet in size. She noted that Hermitage Phase 5 has dropped a couple of lots due to the conservation area for stormwater management. She also noted that the conservation area has maintenance limitations imposed by Virginia Department of Environmental Quality requirements which could be in conflict with Town regulations for tall grass. She said that they believe they have found a solution to this problem without having to change Town regulations. She added that Hermitage 5 would have a homeowners association (HOA) to maintain the stormwater area.

Vice-Chair Ohrstrom asked what the Town can do if an HOA dissolves or otherwise fails in its duties. Ms. Dunkle replied that the Town has a couple of HOAs, noting that Darbybrook's HOA is responsible for maintaining stormwater facilities. She added that HOAs also enforce neighborhood covenants and restrictions and the Town is not involved in the enforcement of those regulations. She noted that Darbybrook's HOA previously asked the Town to take over its responsibilities following a management issue. She said that the homeowners eventually hired an HOA management company and it is now stable. Mr. Stidham said that if an HOA is charged with managing public infrastructure and it fails to do so, the locality can impose a special tax district to raise funds for the locality to take over that responsibility.

Mr. Weiss asked what steps will be taken to help the flow of traffic as new homes are built in Shenandoah Crossing and how this will impact police. Ms. Dunkle replied that the Robert Regan Village will probably require more police and emergency management than Shenandoah Crossing. Regarding traffic flow, she said staff has discussed increased fines for speeding and intersection improvements at the intersection of West Fairfax Street and 340 including turn lanes. She said that she will be attending an engineering review meeting with VDOT in the near future. Mr. Bass stated that some counties have adopted an ordinance that allows someone who has received a traffic ticket to pay a higher fine in order to avoid points being placed on their license. He noted that most people will choose the higher fine instead of taking driver education classes to remove the points, resulting in a revenue boost to the jurisdiction. Mr. Weiss asked if Bundy Street will be affected and Ms. Dunkle replied that North Church Street will not be continued from Bundy to Fairfax Street. Mr. Weiss said that the Board of Supervisors is concerned about traffic impacts and

Berryville Area Development Authority Report Summary

May 27, 2020

Item Title

Final Plat and Site Plan – McNeil Drive

Prepared By

Christy Dunkle

House of Lords, Inc. and Ding Yi Wang, Owners (Jon Erickson, Morris & Ritchie Associates, Agent) are requesting Final Plat and Site Plan approval in order to construct an extension of McNeil Drive, creating a two-lot subdivision on the parcel identified as Tax Map Parcel number 14-5-251E zoned Business Commercial (BC). SP 01-20

Background/History/General Information

Alton Echols, president of House of Lords, Inc., and Ding Yi Wang are requesting approval of a Final Plat and Site Plan which would create two lots fronting on an extension of McNeil Drive.

Final Plat

The Final Plat submission identifies right-of-way for a new public street which extends McNeil Drive from its current terminus to existing Chamberlain Street. The original configuration included a t-intersection and an east-west extension of Chamberlain. The proposed road has created a second parcel. Lot 1 is 4.1982 acres and Lot 2 is 2.0535 acres. Both parcels have been annexed into the Town and are zoned BC Business Commercial which is regulated under Section 610 of the Berryville Zoning Ordinance.

There has been no indication from the owners of the type of uses that would be developed on these parcels. Accordingly, additional transportation requirements may be required (e.g., turn lanes, additional right-of-way) due to vehicle trips generated from the respective parcels.

Site Plan

The Site Plan for the construction of a public street is currently under review by Town Public Works and Utility staff and Pennoni Engineering. The Town maintains the secondary streets within the corporate limits. The streets are included in the VDOT Urban Highway System and Maintenance Inventory and are constructed to VDOT specifications.

The Site Plan identifies a water main extension however does not identify further extension of the existing sanitary sewer facilities. Other items noted by Planning staff and forwarded to the Agent are identified below.

As the proposed road construction and limits of disturbance are under one acre, the Site Plan is not required to be approved by the Department of Environmental Quality. It will be reviewed by Pennoni Engineering as part of their process.

Findings/Current Activity

Mr. Echols has submitted several applications for this project. As previously referenced, Town staff has forwarded the latest plans and plat to Pennoni Engineering for review and comment.

Below are general comments by Planning staff:

1. Staff has requested additional Site Plan information including the location water and sewer laterals, street lights, sidewalk on the south side of McNeil, and parcel entrances.
2. The Berryville Area Plan identifies the need for access to the northern-most parcel owned by North Buckmarsh LLC. Staff has discussed the application with John Byrd (owner) who indicated he had been contacted by Mr. Echols. Staff sent a letter to Mr. Byrd encouraging the ownership members to discuss access with the applicant.
3. The Town Zoning Ordinance includes requirements for improvements and minimum standards for transportation networks. These requirements are based on trips generated by use. As the uses of these parcels has not been identified, additional road improvements may be required in the future.

Financial Considerations

N/A

Schedule/Deadlines

Staff is requesting that the BADA set a public hearing for the June 24, 2020 meeting.

Other Considerations

N/A

Recommendation

Set a public hearing for Final Plat and Site Plan approval for the June 24 meeting.

BERRYVILLE AREA PLAN

well as, adequate public street linkages within the overall planning precinct. The private sector should design and construct public roads in the planning precinct necessary to carry the ultimate traffic loadings for the projected development. In addition, transportation plans shall provide for bikeways as well as internal pedestrian movements via sidewalks and paths.

SUB-AREA 7

Name: NORTHERN GATEWAY/MOSBY HIGHWAY COMMERCIAL
Acreage: 23.1 acres
Land Use Designation: Highway and Visitor Commercial
Annexed: Yes

Sub-Area 7, containing approximately 23 acres, is situated in the southwest quadrant of the Route 7 Bypass/Route 340 highway interchange, being bordered on the north and east by these roads. The southern boundary abuts Mosby Boulevard. The Sub-Area is zoned Business Commercial BC which provides locations for highway commercial uses including restaurants and motels. The Highway Access Corridor Overlay District also covers a portion of this Sub-Area – 300 feet south of the Route 7 right of way. Approximately 13 acres of Sub-Area 7, including the Food Lion and Bank of Clarke County, have been annexed by the Town.

The land use designation for Sub-Area 7 is Highway and Visitor Commercial. The Highway and Visitor Commercial land uses are established to provide locations within the Berryville Area for highway oriented business and commercial activities such as retail uses dependent on automobile access, restaurants, lodging, and offices. The locational characteristics of the Highway and Visitor Commercial uses solidify the goals of both the Town and County to expand the tax base while preventing the spread of urban-scale commercial development into rural portions of the County and providing for such development in the area of the County where urban services are available.

The transportation network in Sub-Area 7 must allow for access to the northern-most parcel. The roads within this Sub-Area must also be brought into the Town's secondary street system to allow for public access to both developed and undeveloped parcels. As this location is the northern entrance to the Town, aesthetics reflected in architectural design and landscaping shall be considered as a part of the development in this area. Direct access to North Buckmarsh Street should be limited, prohibiting full entrances with the possibility of right in/right out ingress/egress. Consideration shall also be given to completing connectivity between McNeill Drive and Chamberlain Street to facilitate traffic to use McClellan Street in order to exit the Sub-Area via Mosby Boulevard. This will help to minimize stacking and other access management concerns with traffic attempting to exit the Sub-Area via McNeill Drive to use the signalized intersection at Mosby Boulevard and North Buckmarsh Street.

The Highway and Visitor Commercial Land use policy is designed to encourage business and commercial employment uses in a master planned setting, with an emphasis on low density, well landscaped development. This strategy is in keeping with the Town and County's firm commitment to the preservation of its existing residential neighborhoods and the semirural lifestyle of the outlying community, while ensuring the economic vitality and stability of the County and the Town.

Private developers shall coordinate their work to establish a master site plan for the surrounding Sub-Areas (Sub-Area 4, 5, 6 and 7) as a condition of any specific land use approval. A consistent design theme shall be established for all proposed buildings within the Sub-Area. Given the locational and topographic characteristics of this Sub-Area, development shall emphasize low intensity building coverage, quality landscaping and buffering as well as the preservation of the extensive natural drainageways which impact the site. Site planning and design shall address stormwater management and preserve the existing natural swales and ridges.

Development intensity in the Business Commercial Zoning District proposed for this Sub-Area should not exceed a 0.3 floor area ratio (FAR), based on the net developable area within the Sub-Area. The Sub-Area has an estimated development capacity of 210,000 square feet of leasable area.

The type and scale of commercial uses should relate to the architectural styling, massing, and materials described in the guidelines for the Historic Access Corridor while serving the prevailing marketplace needs. The planning of public streets, and water and sanitary sewer service shall address both on-site and off-site improvements as a condition of approval.

SUB-AREA 8

Name: CEMETERY
Acreage: N/A
Land Use Designation: N/A
Annexed: Yes

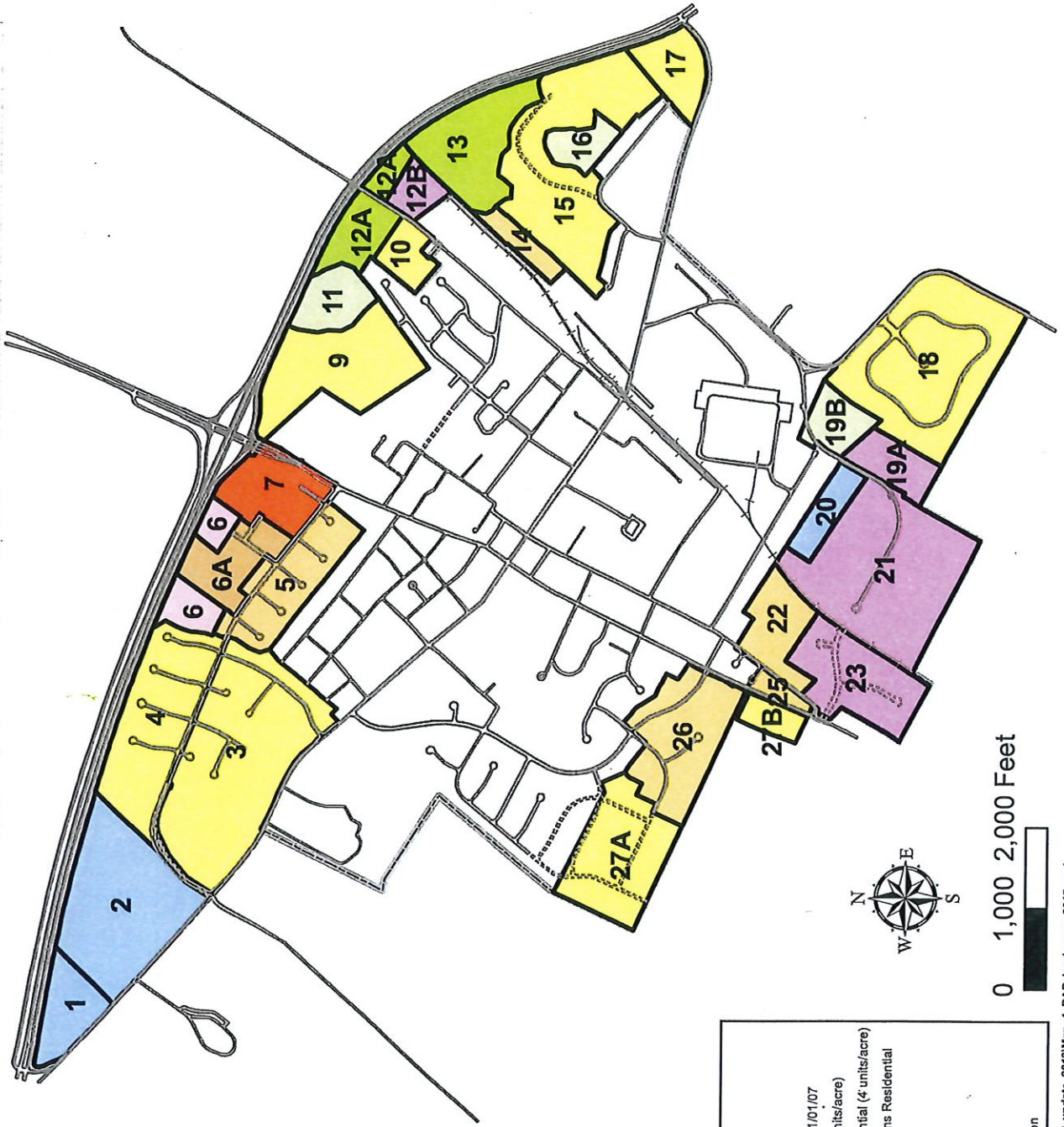
Sub-Area 8, containing approximately 22.2 acres, is located immediately north of the Town of Berryville, on the east side of Route 340. The Sub-Area is developed entirely as Green Hill Cemetery, with the entire Sub-Area under the ownership of the cemetery corporation. The parcels within this Sub-Area are zoned Institutional ITL. Since this original Sub-Area does not have development potential, it is removed from the revised Plan.

SUB-AREA 9

Name: NORTHERN RESIDENTIAL GROWTH AREA
Acreage: 41.7 acres
Land Use Designation: Low Density Residential
Annexed: Yes

Sub-Area 9, a portion of the farm referred to as Soldier's Rest, contains approximately 41.7 acres and is located in the southeast quadrant of the Route 7 Bypass/Route 340 interchange. A major ridge formation constitutes the largest part of the Sub-Area's eastern boundary, with the balance following the Sub-Area 11 boundary, a minor swaled drainage way that runs in a northerly direction towards Route 7 Bypass. The southerly boundary corresponds to an east-west ridge that approximately delineates the line between Annexation Area B and the previous Town corporate limits. Route 7 Bypass provides the northerly limits of the Sub-Area, with Green Hill Cemetery serving as the western limits of this undeveloped property. Sub-Area 9 is currently zoned Detached Residential – 2 (DR-2). The entire Sub-Area is located within town limits.

MAP 4 -- Berryville Area Plan Land Uses (2015)



| | |
|--|---|
| | Existing Roads |
| | Proposed Roads |
| | Railroads |
| | Berryville Town Limits as of 01/01/07 |
| | Low Density Residential (2 units/acre) |
| | Medium-Low Density Residential (4 units/acre) |
| | Medium Density Older Persons Residential |
| | Highway-Visitor Commercial |
| | Business/Office |
| | Light Industrial/Research |
| | Institutional/Public |
| | Environmental Conservation |
| | Historical/Cultural Preservation |



0 1,000 2,000 Feet



Section 610 Business Commercial (BC) District

(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.

Section 610 Business Commercial (BC) District

- (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 area 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.

Section 610 Business Commercial (BC) District

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

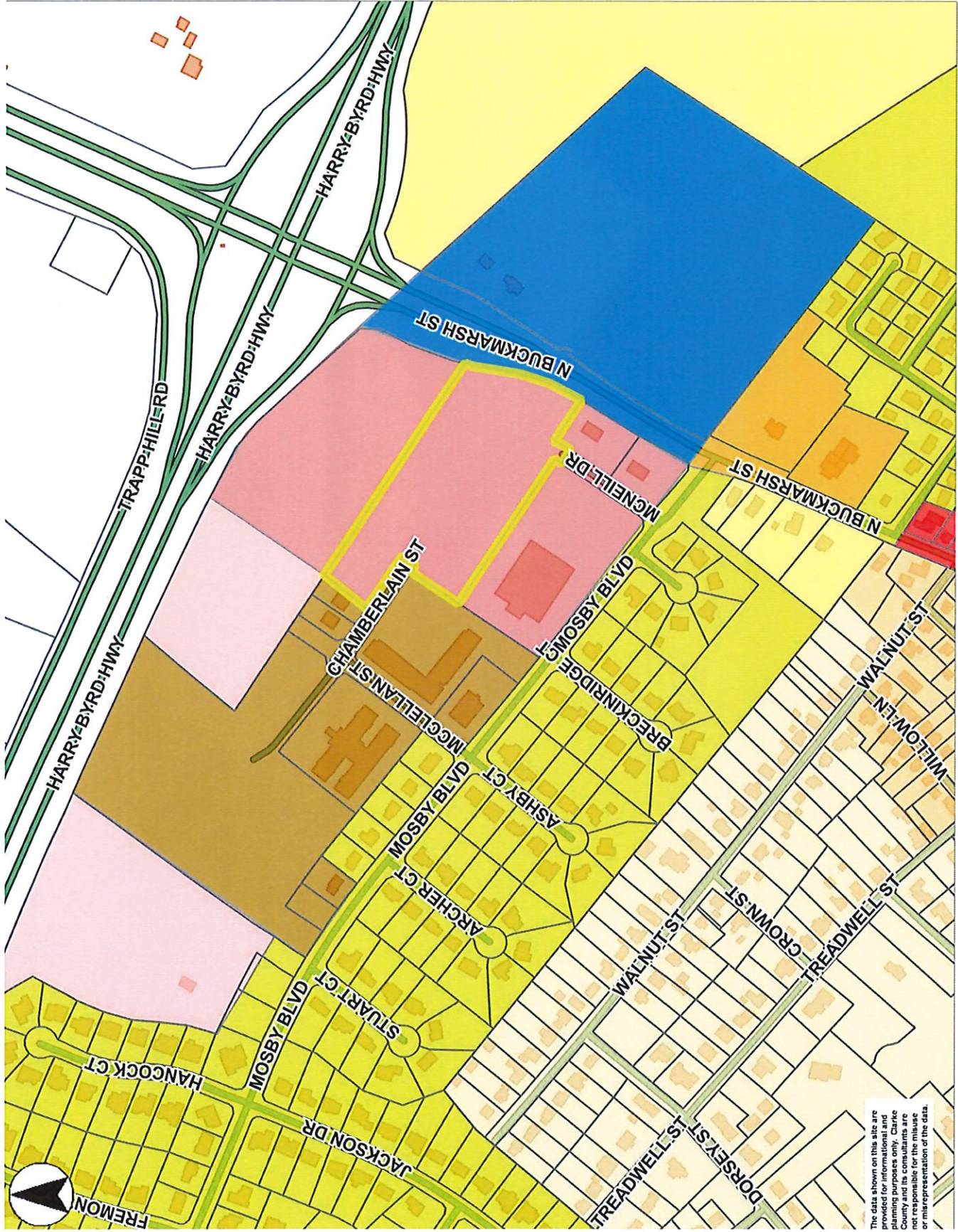
- (1) A site plan, which shall govern all development, shall be submitted for approval.
- (2) Site plans shall include provisions for the following:
 - (A) adequate public facilities;
 - (B) development phasing;
 - (C) stormwater management facilities to address the ultimate development coverage within 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.

Section 610 Business Commercial (BC) 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.



- Public
- Points of Interest
- Parcels
- Berryville Zoning
 - Detached Res-1 (DR)
 - Detached Res-2 (DR)
 - Detached Res-4 (DR)
 - Residential-1 (R-1)
 - Residential-2 (R-2)
 - Residential-3 (R-3)
 - Attached Res (AR)
 - Older Persons Res (OPR)
 - Senior Res (SR)
 - Business (B)
 - Business Park (BP)
 - Bus Commercial (BC)
 - Light Commercial (LC)
 - Downtown Commercial (DC)
 - Light Industrial (LI-1)
 - Institutional (I1)
- Clarke County Boundary
- Major Roads
 - Interstate
 - US Highway
 - State Highway
 - Surrounding Counties Open
- Clarke County Roads
 - Private Roads
 - Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
 - Perennial Streams
 - Intermittent Streams
- Ponds
- Rivers



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530 1060 ft

Printed on 05/20/2020 at 03:00 PM

Clarke County MapsOnline

VICINITY MAP

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner House of Lords, Inc. and Ding Yi Wang

Owner's Address 400 Custer Court Berryville, VA 22611

Phone 540-955-2618

Agent (Contact Person) Morris & Ritchie Associates - Jon Erickson

Agent's Address 604 South King St, Ste 200 Leesburg, VA 20175

Phone 703-994-4047

Check Appropriate Request:

- Subdivision - creating more than 2 lots
- Minor Subdivision - single lot divided into 2 lots
- Boundary Line Adjustment
- Site Plan
- Rezoning
- Text Amendment: Zoning or Subdivision Ordinance
- ARB Certificate of Appropriateness
- Town of Berryville Utilities
- Other:

RECEIVED

APR 20 2020

Town of Berryville, VA

Complete As Applicable:

Nature of Request/Proposal: Creation of two lots and ROW for proposed street connecting existing McNeil Drive and Chamberlain Street - Approval of "Record Plat" (for Two Lots(2) and Street Right of Way Dedication).

Tax Map & Parcel Number(s): 14-5-251E

Size of Project Site: 7.0358 ac

Proposed # of Lots: 2 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: [Signature] Date: 3/27/20

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

House of Lords, Inc for Ding Yi Wang, Land Contract Owner Date: 04/17/2020
Signature: Alton C. Echols, Jr - President

OFFICE USE ONLY

Public Hearing Required? Dates Advertised

Adjoining Property Owners Notified?

Action Taken:

RECEIVED

APR 20 2020
Town of Berryville, VA

April 17th 2020

Town of Berryville
101 Chalmers Court
Suite A
Berryville, Va 22611

Christy Dunkle Town Planner/ Assist. Town Manager

Subject: Site Development Application for Extension of McNeal Street thru to Chamberlain Street creating a Two (2) Lot Subdivision.

Dear Christy:

Per your Memorandum dated Thursday, April 16th, 2020 I wish to resubmit a revised application for the Site Development of a 7 Acre Parcel between McNeal and Chamberlain Streets just North of Martins and McDonalds in the Town of Berryville. This development will extend the public Street (McNeal) North and West to its connection with Chamberlain Street.

Different combinations for Lot Subdivision may occur in the future depending upon market conditions and whether the Byrd land North of Lot A desires to jointly develop a roadway connecting their property with McNeal Street. It should be noted that if the 12 Acres Byrd Property is ever connected, it may require a right turn In/Out on Rt. 340.

In closing, local Market Demand will determine future development and the need for farther Subdivision of Parcels A and B.

Although the current quarantine may prohibit an in person meeting, I will be available for farther details by phone.

Best Regards,

 Alton C. Echols, Jr. - President

House of Lords, Inc.

Zoning classifications of adjoining areas enjoy presumption of legislative validity and equal protection until the presumption is overcome by evidence of discrimination. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

When spot zoning illegal. — Spot zoning is illegal when the zoning ordinance is designed solely to serve the private interests of one or more landowners; but, if the legislative purpose is to further the welfare of the entire county or city as part of an overall zoning plan, the ordinance does not constitute illegal spot zoning. Board of Supvrs. v. Fralin & Waldron, Inc., 222 Va. 218, 278 S.E.2d 859 (1981).

Exclusion of use related to police power upheld. — The exclusion from a zoning district of a particular use, or category of uses, will be upheld where that exclusion is substantially related to a proper exercise of the police power. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

B. Interim Ordinances.

There is no special statutory provision for interim zoning ordinances. Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

And all zoning ordinances subject to same statutory requirements. — In the absence of specific authority for interim zoning, all zoning ordinances, however titled, are subject to the same statutory requirements. Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

Effect of invalidating interim zoning ordinance. — See Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

C. Specific Examples.

1. Ordinances Held Arbitrary.

An ordinance which excludes a large number of otherwise legitimate retail business uses from a retail business district, when nothing in the record shows that the uses excluded would be more detrimental to the public welfare than the uses permitted, is unreasonable and arbitrary. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

Single-district ordinance. — Enactment of an eight-district zoning ordinance, based upon a comprehensive zoning plan and permitting varying lot sizes and some commercial and industrial development, within one year following enactment of a single-district zoning ordinance, which permitted of right only minimum lot sizes of two acres, indicated, when the basic characteristics of the county were unchanged, that the single-district ordinance was arbitrary, unreasonable and invalid. Matthews v. Board of

Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

Although such a single-district ordinance would provide maximum flexibility for the political subdivision, it would create maximum doubt and uncertainty for a landowner faced with the necessity of obtaining a special use permit over vocal opposition. Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

Amendment to a county zoning ordinance, in establishing maximum rental and sale prices for units in the development, exceeds the authority granted by this article to the local governing body because it is socio-economic zoning and attempts to control the compensation for the use of land and the improvements thereon. Board of Supvrs. v. DeGroff Enters., Inc., 214 Va. 235, 198 S.E.2d 600 (1973).

Condition requiring private developers to construct public facilities unconstitutional. — There is nothing in the Constitution, enabling statutes or case law of Virginia which empowers the sovereign to require private landowners, as a condition precedent to development, to construct or maintain public facilities on land owned by the sovereign, when the need for such facilities is not substantially generated by the proposed development. The private money necessary to fund the performance of such requirements is property, and such requirements violate the constitutional guarantee that no person shall be deprived of his life, liberty or property without due process of law. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

As is required dedication of fee for provision of road. — A local governing body does not have the power to enact a zoning ordinance that requires individual landowners, as a condition to the right to develop their parcels, to dedicate a portion of their fee for the purpose of providing a road, the need for which is substantially generated by public traffic demands rather than by the proposed development. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

2. Ordinances Upheld.

An ordinance prohibiting use of land for certain purposes does not violate the zoning statute. West Bros. Brick Co. v. City of Alexandria, 169 Va. 271, 192 S.E. 881 (1937).

Ordinance providing parking permits only to residents and certain other persons. — A county zoning ordinance directing the county manager to determine those residential areas especially crowded with parked cars from outside the neighborhood, providing for free parking permits to be issued only to

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON CLARKE COUNTY TAX ASSESSMENT MAP #14-S-251E.
2. THE PROPERTY WAS ACQUIRED IN DEED BOOK 421 PAGE 10 AND DEED BOOK 421 PAGE 12 IS NOW IN THE NAME OF HOUSE OF LORDS, INC.
3. THE PROPERTIES DELINEATED ON THIS PLAT ARE CURRENTLY ZONED BC BUSINESS COMMERCIAL DISTRICT.
4. THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY LINE ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 9 PAGE 50 AND FIELD SURVEY PERFORMED BY MORRIS & RITCHE ASSOCIATES, INC. IN APRIL 2016.
5. THE PROPERTY SHOWN HEREON IS CLASSIFIED AS ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP OF CLARKE COUNTY, VIRGINIA, MAP NUMBER 51043G0061D, EFFECTIVE DATE: SEPTEMBER 28, 2007.
6. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
7. THE PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

OWNERS' CERTIFICATE

THE FOREGOING SUBDIVISION AS APPEARS IN THE ACCOMPANYING PLAT IS WITH THE FREE CONSENT AND APPROVAL OF ALL OWNERS AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

HOUSE OF LORDS, INC. _____ DATE _____

NOTARY PUBLIC

STATE OF _____ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
 CITY/COUNTY OF _____, 20 ____ BY _____
 ON BEHALF OF _____

_____, NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, JON K. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE PROPERTY IDENTIFIED BY TAX MAP #14-S-251E WAS ACQUIRED BY DEED BOOK 421 PAGE 10 AND DEED BOOK 421 PAGE 12 BOUNDARY ADJUSTED BY PLAT BOOK 9 PAGE 50 AND FIELD SURVEY AS CURRENTLY OWNED BY HOUSE OF LORDS, INC., ALL AMONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.

JON K. ERICKSON _____ VLS #2951

ZONING REQUIREMENTS

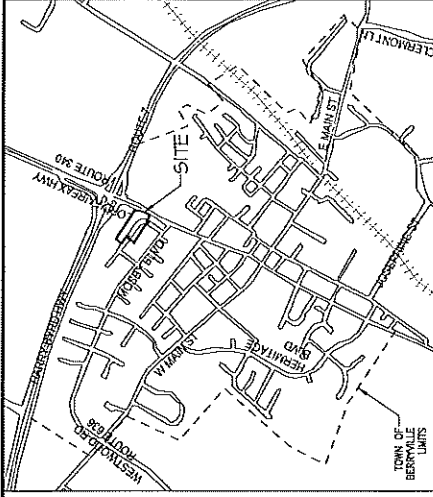
MINIMUM DISTRICT AREA: FOUR (4) ACRES
 MAXIMUM BUILDING HEIGHT: FORTY (40) FEET

LOT REQUIREMENTS:

1. MINIMUM LOT SIZE: 20,000 SQUARE FEET
2. MINIMUM LOT WIDTH :100 (100) FEET
3. MINIMUM YARD REQUIREMENTS
 1. FRONT YARD: FORTY (40) FEET
 2. SIDE YARD: TWENTY-FIVE (25) FEET, (40 FEET ON STREET SIDE CORNER LOT)
 3. REAR YARD: TWENTY-FIVE (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.

APPROVAL BLOCK

SUBDIVISION ADMINISTRATOR _____ DATE _____
 BERRYVILLE AREA DEVELOPMENT AUTHORITY (BADA) _____ DATE _____



VICINITY MAP
SCALE: 1"=2000'

AREA TABULATION

| PARCEL | AREA |
|--------------|-------------------------|
| 14-S-251-E | 306,480 SF OR 7.0358 AC |
| LOT 1 | 182,873 SF OR 4.1982 AC |
| LOT 2 | 89,453 SF OR 2.0535 AC |
| RIGHT-OF-WAY | 34,154 SF OR 0.7841 AC |
| TOTAL | 306,480 SF OR 7.0358 AC |

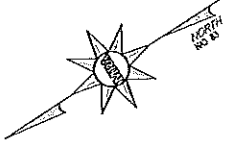
RECORD PLAT
ON THE LANDS OF
HOUSE OF LORDS, INC.
 DEED BOOK: 421 PAGE: 10
 DEED BOOK: 421 PAGE: 12
 TOWN OF BERRYVILLE, VIRGINIA



MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 604 SOUTH KING ST. STE 200
 LEESBURG, VA 20175
 PHONE: 703-994-4047
 MPRAGTA.COM

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| DATE | REVISIONS | JOB NO.: 20678 |
|------|-----------|----------------|
| | | SCALE: N/A |
| | | DATE: 03/16/20 |
| | | DRAWN BY: DLT |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 1 OF 2 |



| CURVE TABLE | | | |
|-------------|---------|---------|-----------------|
| CURVE # | LENGTH | RADIUS | CHORD BEARING |
| C-1 | 271.31' | 175.00' | S 88° 56' 11" W |
| C-2 | 318.31' | 225.00' | S 88° 56' 11" W |

NORTH BUCKMARSH, LLC
D.B. 574, PG. 583
14-A-105
ZONED: B7BC

LAWRENCE P & ELIZABETH C DILLON
TAX MAP: #1447-15-1
DB: 565 PG: 250
ZONED: OPR

HOUSE OF LORDS INC
D.B. 520, PG. 722
14-5-251C
ZONED: BC
7.0358 ACRES

RIGHT-OF-WAY
C.1841 AC

LOT 2
2.0535 AC

SHOP N SAVE EAST PROP LLC
D.B. 607, PG. 80
14-5-251C
ZONED: BC
USE: GROCERY STORE

"MARY HARDESTY HOUSE"
251-G
BERRYVILLE UNITED METHODIST HOUSING
D.B. 281, PG. 366
1447-A-1
ZONED: OPR
SENIOR HOUSING

MICHELE FASCELLI
D.B. 338, PG. 884
14-5-251F
ZONED: BC

RECORD PLAT
ON THE LANDS OF
HOUSE OF LORDS, INC.
DEED BOOK: 421 PAGE: 10
DEED BOOK: 421 PAGE: 12
TOWN OF BERRYVILLE, VIRGINIA



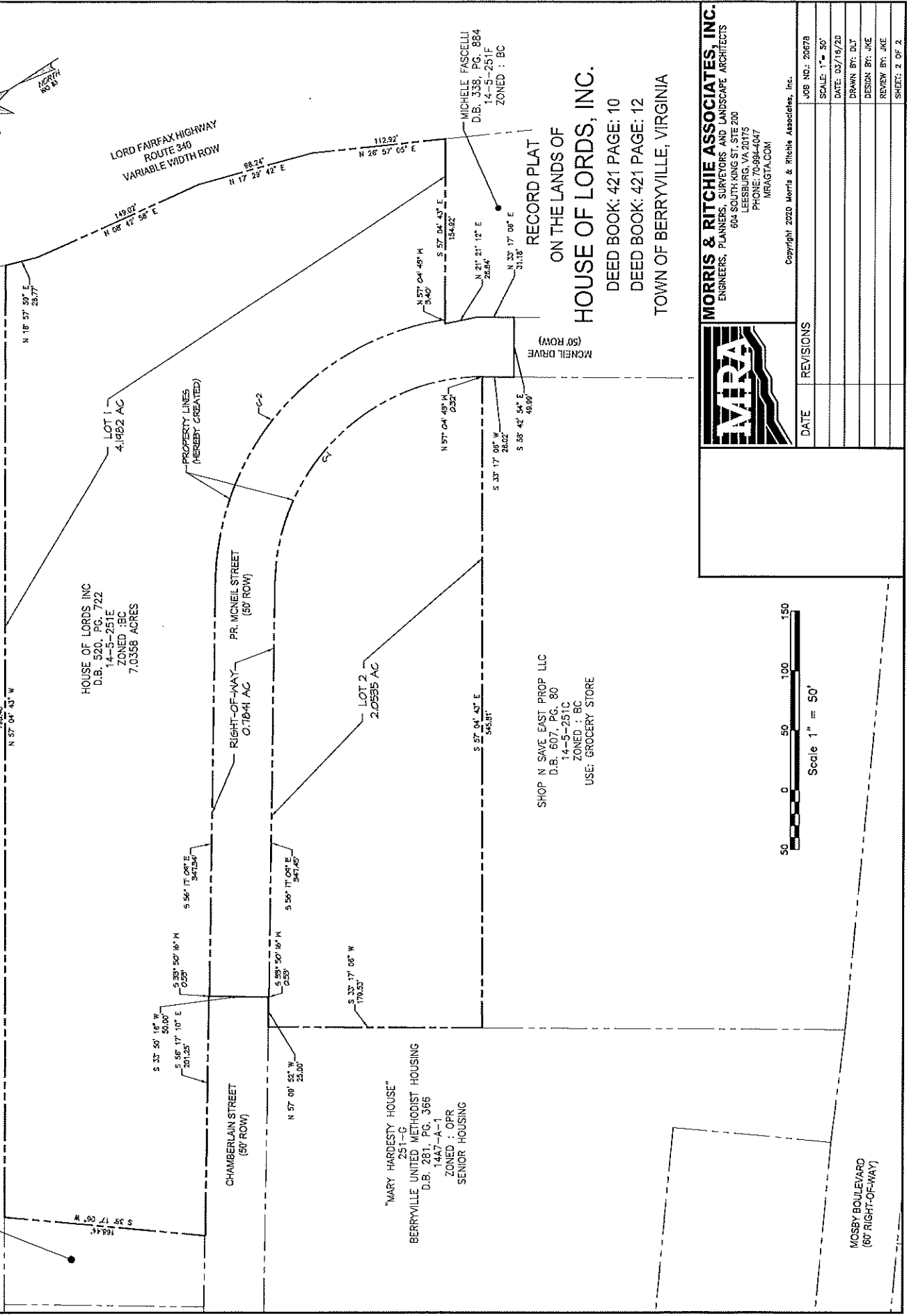
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING ST. STE 200
LEESBURG, VA 20115
PHONE: 703-994-4047
MRA@TA.COM



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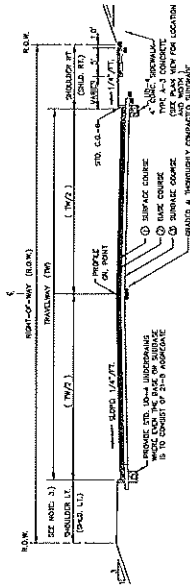
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| | SCALE: 1" = 50' |
| | DATE: 03/15/20 |
| | DRAWN BY: DLT |
| | DESIGN BY: JKE |
| | REVIEW BY: JKE |
| | SHEET: 2 OF 2 |

MOSBY BOULEVARD
(60' RIGHT-OF-WAY)



TYPICAL ROADWAY SECTIONS

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



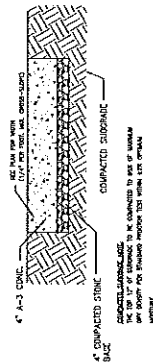
UNDIVIDED ROADWAY

| STREET NAME | CLASSIFICATION/TERRAIN | ADT | DEPTH | ROW | TR | TRAIL | SHL |
|-------------|------------------------|-----|-------|--------|-----|-------|-----|
| CONDO | SS | 15 | 1.5' | 30'-0" | 10' | 5' | 7' |

ROADWAY NOTES:

- 1) SUBGRADE BENCH IS BASED ON A GRADE VALUE OF 6, BASED ON AN ACTUAL DETERMINATION FOR SOIL TESTS (OR) AN ESTIMATE WHICH WILL BE BASED ON THE SOIL TESTS OF SUBGRADE ARE PROVIDED.
- 2) A SLOPING BENCH SHALL BE MAINTAINED FROM THE CENTERLINE OF THE ROADWAY TO THE EDGE OF THE ROADWAY TO PREVENT THE FORMING OF POLES, DITCHES AND ON THE PROPOSED OF ANY WATER ON THE ROADWAY.
- 3) STAIRWAYS, CHAMBERS, AND MANHOLE SHALL BE INSTALLED AT UNDIVIDED ROADWAY LOCATIONS DURING FINAL FIELD INSPECTIONS BY GEORGIN COUNTY OR VDOT.
- 4) SUBGRADE SHALL BE COMPACTED TO THE SPECIFIED PERCENTAGE OF COMPACTION.

CONCRETE SAW DETAIL (N.T.S.)



COMBINATION 6\" CURB AND GUTTER

2018 RAINFALL DRAINAGE STANDARDS

NOTES:

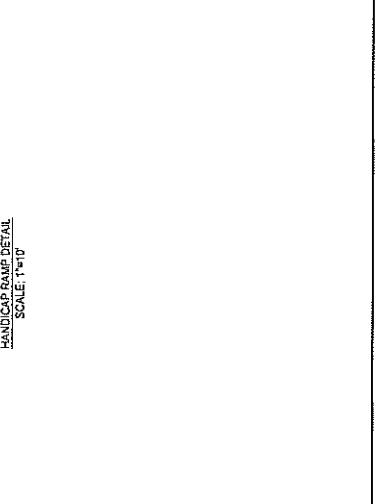
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2. CURB SHALL BE 18\"
3. CURB SHALL BE 18\"
4. CURB SHALL BE 18\"
5. CURB SHALL BE 18\"
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8. CURB SHALL BE 18\"
9. CURB SHALL BE 18\"
10. CURB SHALL BE 18\"

CO-12 DETECTABLE WARNING SURFACE

2018 RAINFALL DRAINAGE STANDARDS

NOTES:

1. DETECTABLE WARNING SURFACE SHALL BE 1\"
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CO-12 DETECTABLE WARNING SURFACE

2018 RAINFALL DRAINAGE STANDARDS

NOTES:

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CO-12 DETECTABLE WARNING SURFACE

2018 RAINFALL DRAINAGE STANDARDS

NOTES:

1. DETECTABLE WARNING SURFACE SHALL BE 1\"
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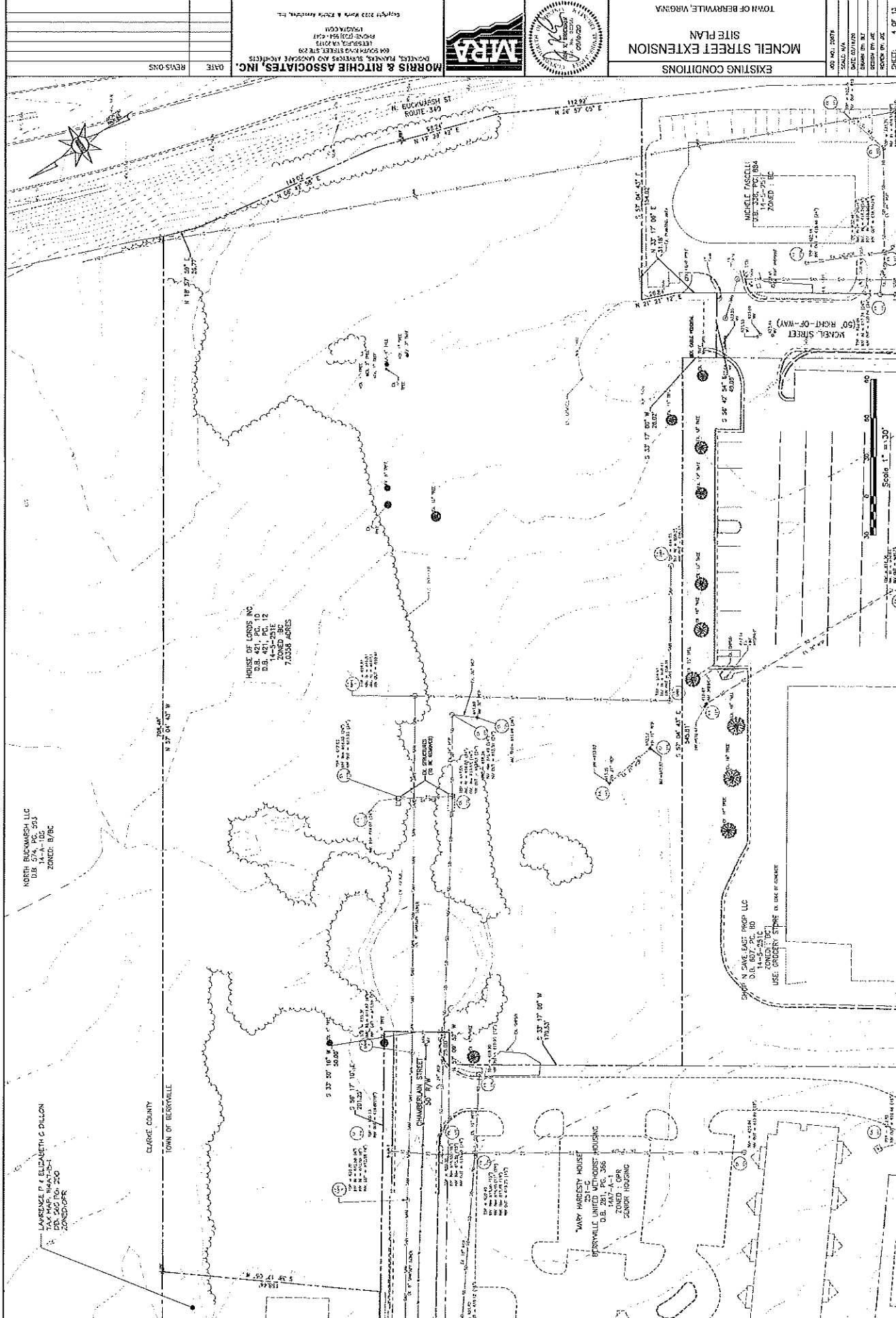
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| SCALE: 1" = 30' | DRAWN BY: JF |
| | PROJECT NO. 18 |
| | SECTION NO. 02 |
| | SHEET: 4 OF 13 |

EXISTING CONDITIONS
MCNEIL STREET EXTENSION
 TOWN OF BERRYVILLE, VIRGINIA



MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, ARCHITECTS AND LANDSCAPE ARCHITECTS
 604 SOUTHVALE ST., STE. 209
 LEESBURG, VA 20153
 PHONE: (703) 884-4541
 FAX: (703) 884-4541
 WWW.MR&A.COM

| | |
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| DATE | REVISIONS |
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| | |
|------------|----------|
| JOB NO. | 2024 |
| SCALE | 1" = 30' |
| DATE | 03/21/24 |
| DRAWN BY | JK |
| CHECKED BY | JK |
| DATE | 03/21/24 |
| SHEET | 5 OF 13 |

TOWN OF BERRYVILLE, VIRGINIA
MCNEIL STREET EXTENSION
 SITE PLAN

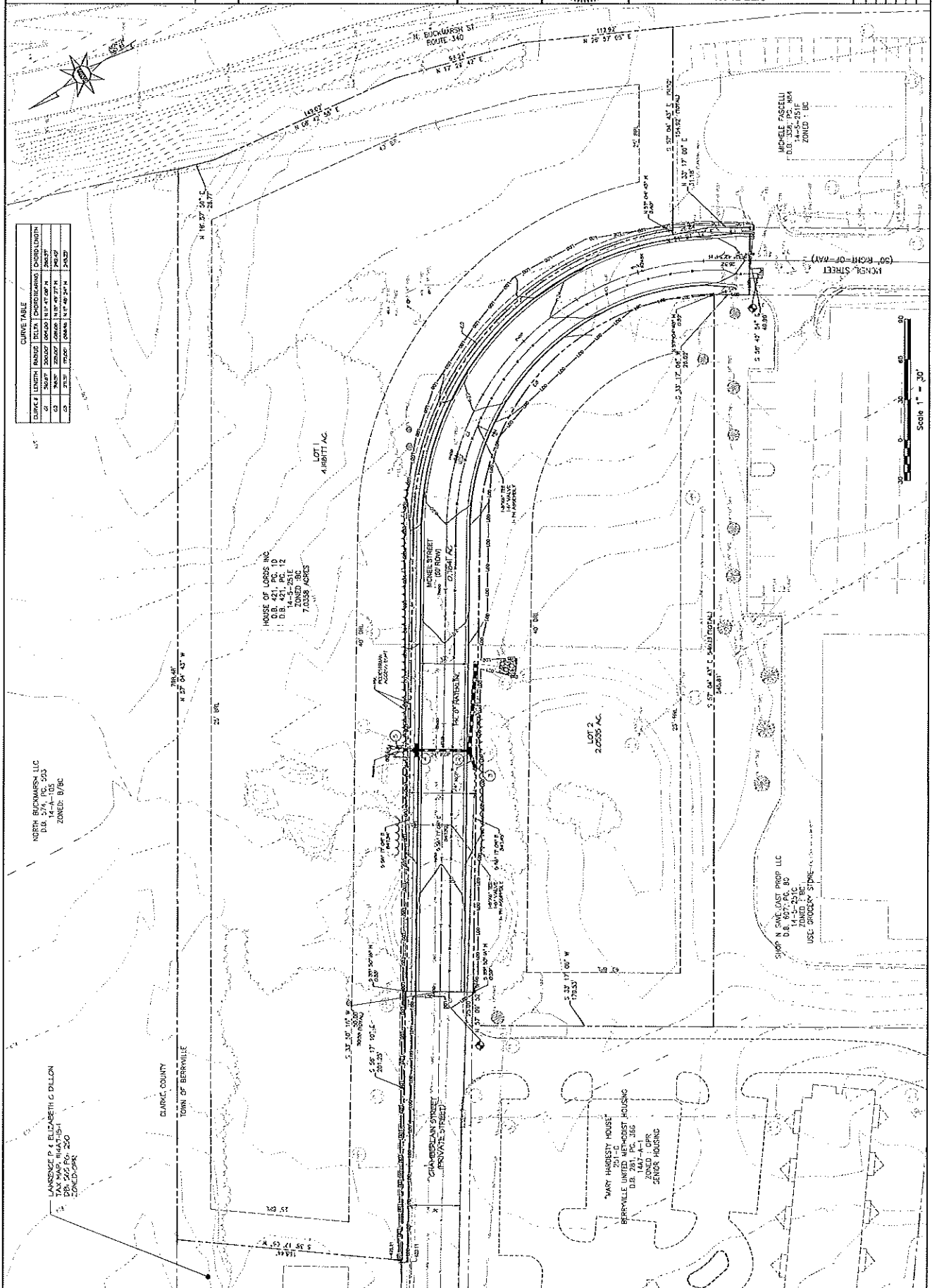


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 ENGINEERS, PLANNERS, ARCHITECTS AND LANDSCAPE ARCHITECTS
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 LEESBURG, VA 20153
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 FAX: (703) 854-4238
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| NO. | DATE | REVISIONS |
|-----|------|-----------|
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| | | |

CURB TABLE

| TYPE | LENGTH | INCHES | FEET | COMBINED | CURB LENGTH |
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| 2 | 14.11 | 30.00 | 1.17 | 15.28 | 15.28 |
| 3 | 25.00 | 30.00 | 0.83 | 25.83 | 25.83 |
| 4 | 10.00 | 30.00 | 0.33 | 10.33 | 10.33 |
| 5 | 10.00 | 30.00 | 0.33 | 10.33 | 10.33 |



NORTH BOWMAN LLC
 D.B. 14-1-103
 ZONED: B/BC

LAWRENCE P & ELIZABETH G DILLON
 TAX MAP RH40754
 14-1-200
 ZONED: C-PR

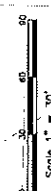
HOUSE OF LORDS INC
 D.B. 14-1-103
 ZONED: B/BC
 7.0338 ACRES

LOT 1
 4.8871 AC

LOT 2
 2.0559 AC

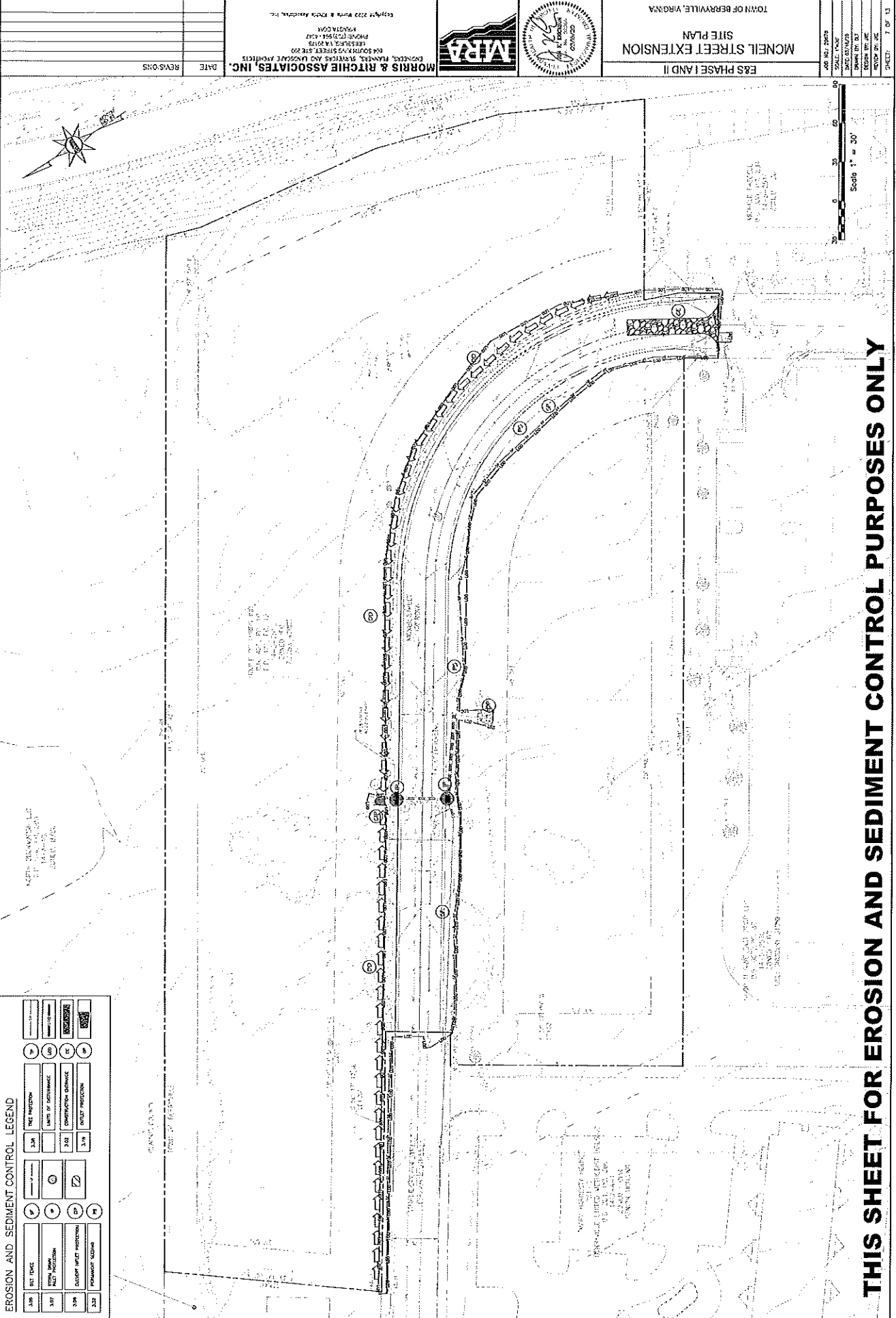
MARK HAGGERTY HOUSE
 201-21
 BERRYVILLE UNITED METHODIST HOUSING
 D.B. 201-PC-350
 ZONED: C-PR
 SENIOR HOUSING

MICHELE PASSELLI
 D.B. 14-1-251C
 ZONED: B/BC
 USE: SINGLE-FAMILY RESIDENTIAL



EROSION AND SEDIMENT CONTROL LEGEND

| | | | | | |
|------|----------------|------|----------------|------|----------------|
| 3.05 | NOT TO SCALE | 3.01 | SEE PROTECTION | 3.06 | SEE PROTECTION |
| 3.07 | SEE PROTECTION | 3.02 | SEE PROTECTION | 3.07 | SEE PROTECTION |
| 3.08 | SEE PROTECTION | 3.03 | SEE PROTECTION | 3.08 | SEE PROTECTION |
| 3.09 | SEE PROTECTION | 3.04 | SEE PROTECTION | 3.09 | SEE PROTECTION |
| 3.10 | SEE PROTECTION | 3.05 | SEE PROTECTION | 3.10 | SEE PROTECTION |



THIS SHEET FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

| | |
|-------------------|----------------|
| APP. NO. 2018-001 | DATE: 07/20/18 |
| SCALE: 1" = 30' | DATE: 07/20/18 |
| DESIGNER: JAC | DATE: 07/20/18 |
| DRAWN BY: JAC | DATE: 07/20/18 |
| CHECKED BY: JAC | DATE: 07/20/18 |
| PROJECT: 7-06-18 | |

**EAS PHASE I AND II
MCNEIL STREET EXTENSION
TOWN OF BERRYVILLE, VIRGINIA**



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, ARCHITECTS AND LANDSCAPE ARCHITECTS
604 SOUTHVALE STREET, SUITE 200
LEESBURG, VA 20176
PHONE: (703) 946-4477
FAX: (703) 946-4477
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| | |
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| DATE | REVISIONS |
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|---------|------|
| NO. 101 | 2008 |
| NO. 102 | 2008 |
| NO. 103 | 2008 |
| NO. 104 | 2008 |
| NO. 105 | 2008 |
| NO. 106 | 2008 |
| NO. 107 | 2008 |
| NO. 108 | 2008 |
| NO. 109 | 2008 |
| NO. 110 | 2008 |

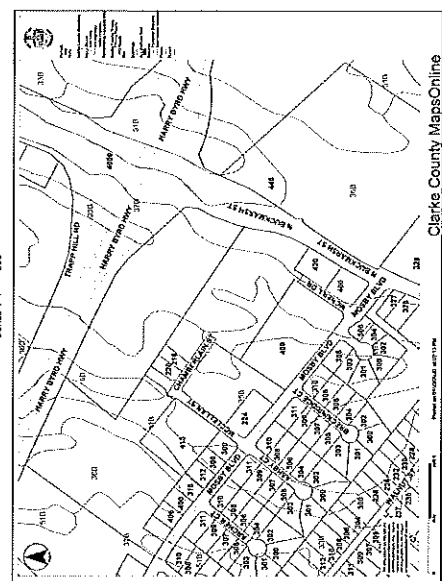
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|--------|---------------------------------|--------------------|
| 276 | THURMONT SILT LOAM | B |
| 279 | POPULMOND-SODDY OUTPOOD COMPLEX | C |
| 280 | POPULMOND SALT LOAM | C |
| 282 | POPULMOND SALT LOAM | C |

SOIL INFORMATION WAS TAKEN FROM THE "SOIL SURVEY OF CLARKE COUNTY, VIRGINIA" COMPILED SEPTEMBER 1984 AND PROVIDED BY THE USDA.



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, ARCHITECTS AND LANDSCAPE ARCHITECTS
634 SOUTH VA 2115
LEESBURG, VA 22081
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FAX: (703) 952-4342
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| DATE | REVISIONS |
|------|-----------|
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SOILS MAP
SCALE: 1" = 200'

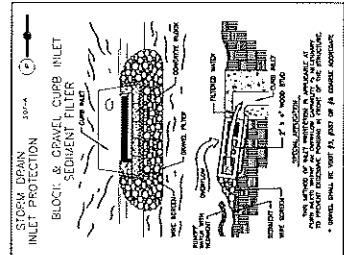
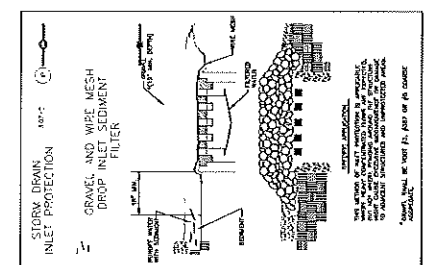
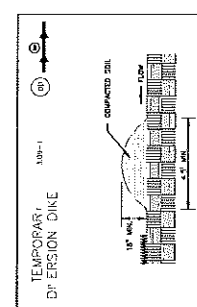
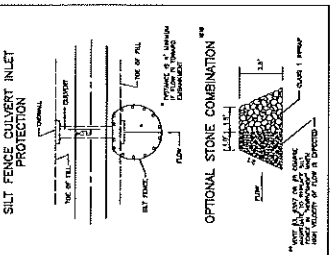
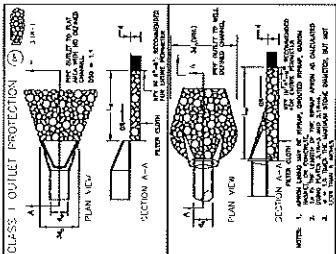
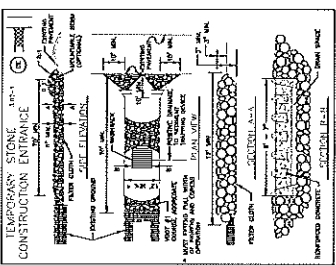
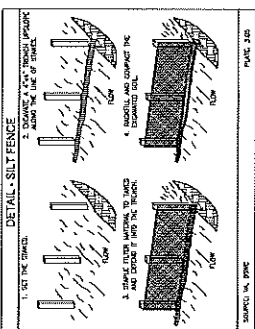
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|--------|-----------------|----------------|----------|----------|----------|----------|-----------------------|---------|
| 1 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 2 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 3 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 4 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 5 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 6 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 7 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 8 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 9 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |

SOILS LEGEND

| NO. 101 | NO. 102 | NO. 103 | NO. 104 | NO. 105 | NO. 106 | NO. 107 | NO. 108 | NO. 109 | NO. 110 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | | | | | | | |

| SUBSTRATE | NITR | P | K | WATER SOLUBLE NUTRIENT |
|-----------|------|---|---|------------------------|
| | | | | |

| Material | | | |
|----------|--|--|--|
| | | | |



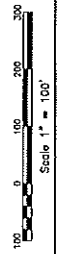
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| DATE | NO. 2017 |
| SCALE | 1" = 100' |
| PROJECT | MCNEIL STREET EXTENSION |
| TOWN | BERRYVILLE, VIRGINIA |

DRAINAGE AREA MAPS
MCNEIL STREET EXTENSION
SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA



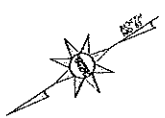
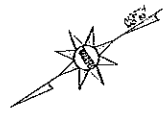
MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1455 S.W. 29th Ave, Suite 200
 Pompano Beach, FL 33069
 954-781-1100
 954-781-1101
 954-781-1102

| REVISIONS | DATE |
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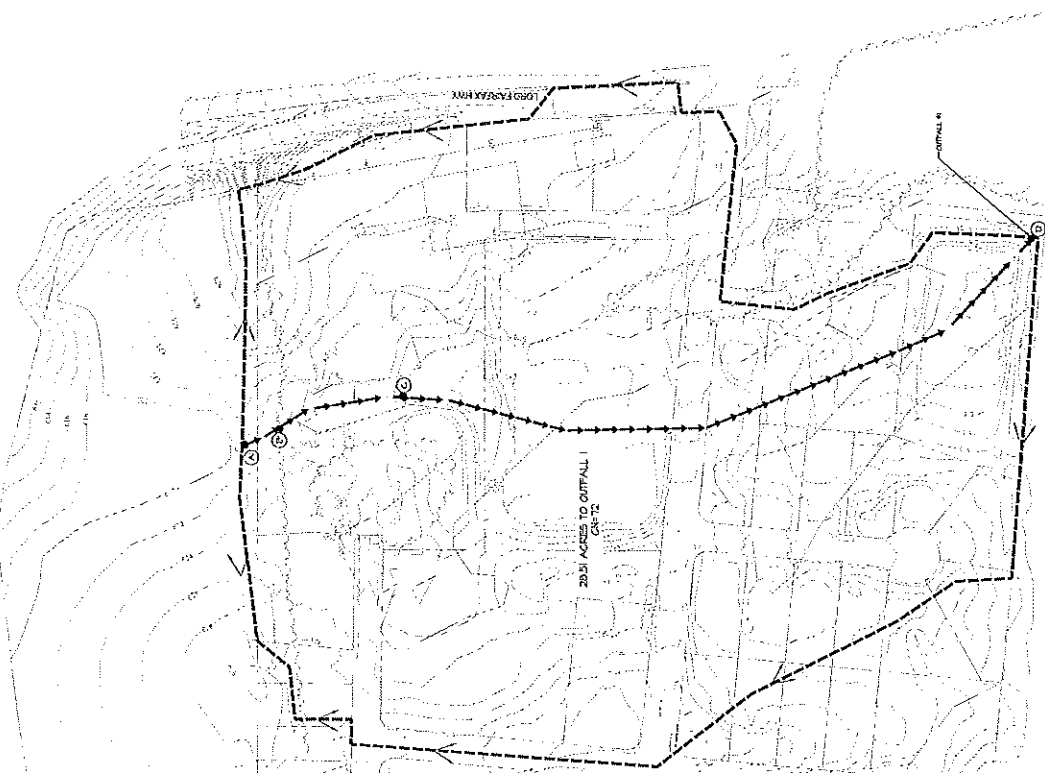
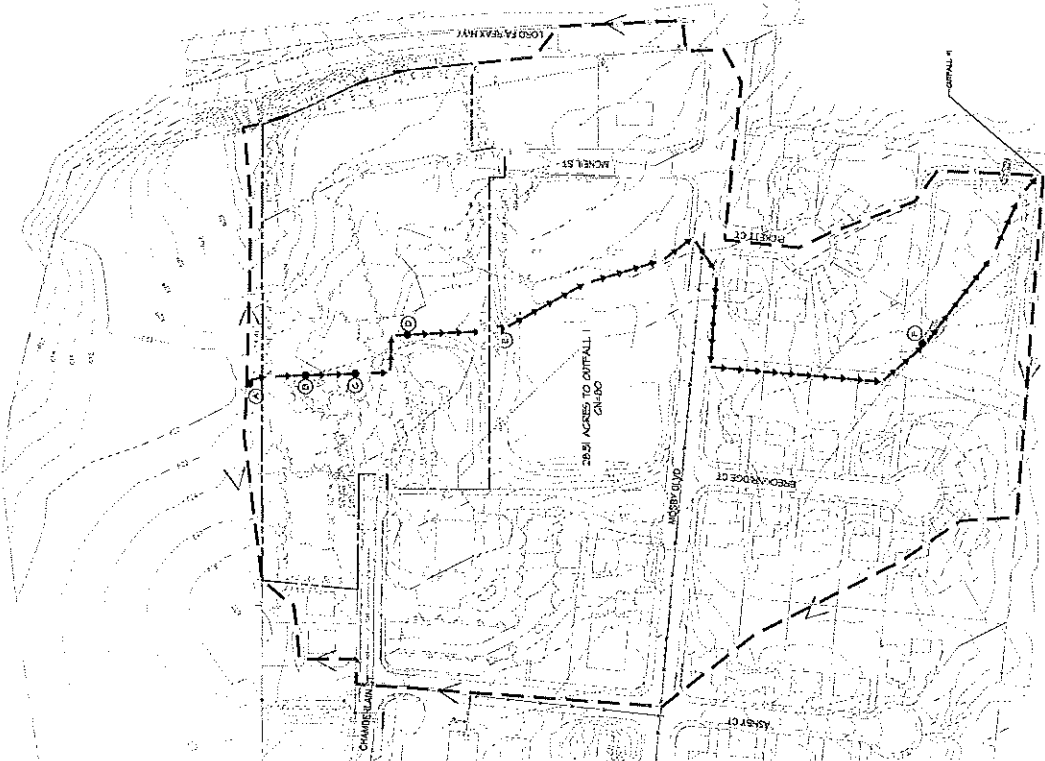
PROPOSED DRAINAGE AREA
 SCALE: 1"=100'

PROPOSED DRAINAGE AREA PRIOR TO 1999
 SCALE: 1"=100'



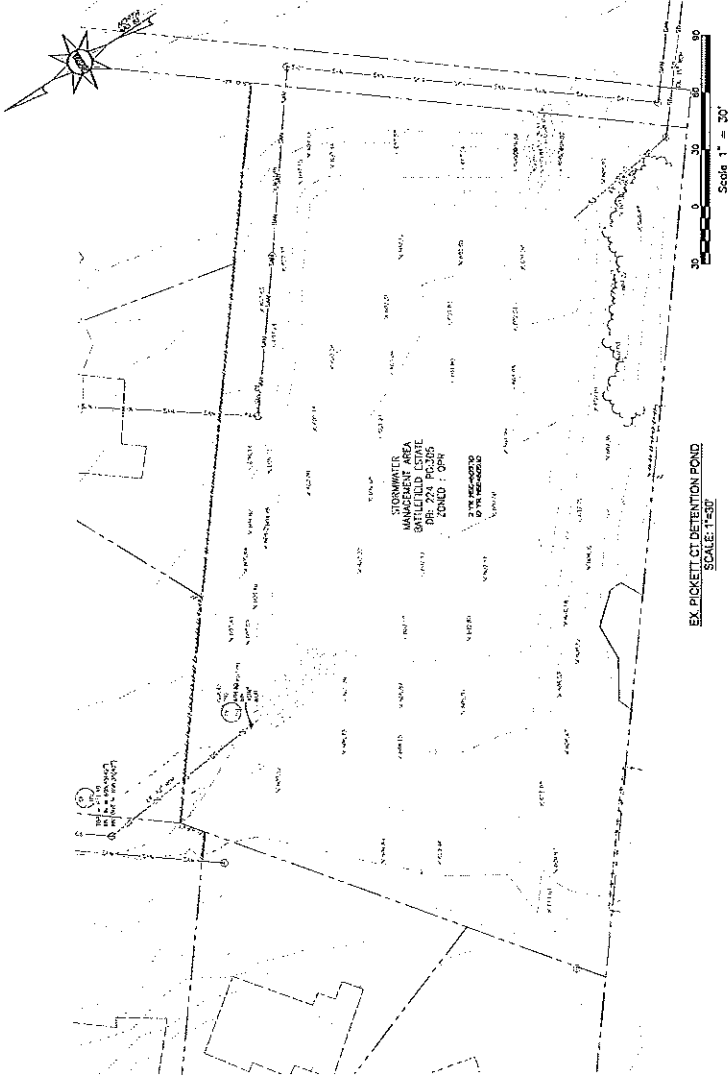
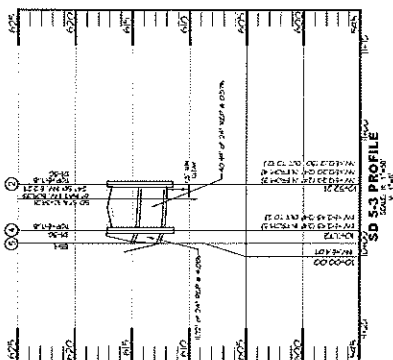
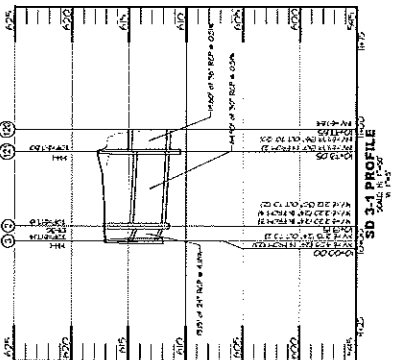
HARRY DAVIS HWY
 ROUTE 7

HARRY DAVIS HWY
 ROUTE 7



STORM STRUCTURE SCHEDULE

| STR. NO. | TYPE | LOOSE ELEVATION |
|----------|------|-----------------|
| 1 | SD-1 | 615.00 |
| 2 | SD-2 | 617.18 |
| 3 | SD-3 | 617.18 |
| 4 | SD-4 | 617.18 |
| 5 | SD-5 | 617.18 |
| 6 | SD-6 | 618.30 |



PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF AN UNDEVELOPED PROPERTY LOCATED AT THE END OF MCNEEL STREET, BERRYVILLE, VIRGINIA. THE PROPERTY IS CURRENTLY UNDEVELOPED AND IS SURROUNDED BY UNDEVELOPED LANDS. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT. THE PROJECT PROPOSES TO CONSTRUCT A 30' ROAD TO CONNECT CHAMBERKAIN STREET TO MCNEEL STREET.

STORMWATER MANAGEMENT & BMP NARRATIVE

PER VIRGINIA DEQ STORMWATER REQUIREMENTS AND OUR LIMITS OF DISTURBANCE BEING LESS THAN 1.00 ACRES, DEQ HAS REVIEWED AND APPROVED THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT.

CURRENTLY THE SITE BEINGS IS THE EXISTING STORMWATER MANAGEMENT POND. SINCE AS PROPERTY OWNER, THE PROJECT DEVELOPER IS REQUIRED TO MAINTAIN THE EXISTING STORMWATER MANAGEMENT POND AND TO CONDUCT ANNUAL INSPECTIONS OF THE POND TO ENSURE THAT THE POND IS MAINTAINED AND OPERATING AS INTENDED. THE PROJECT DEVELOPER SHALL MAINTAIN THE POND TO MEET THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND THE TOWN OF BERRYVILLE. THE PROJECT DEVELOPER SHALL MAINTAIN THE POND TO MEET THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND THE TOWN OF BERRYVILLE.

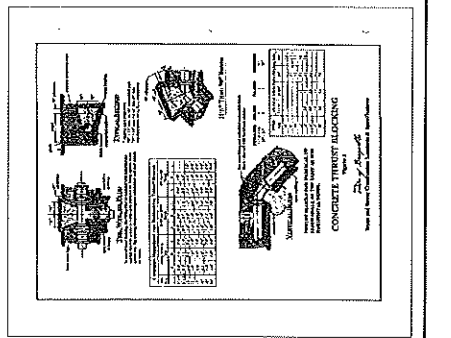
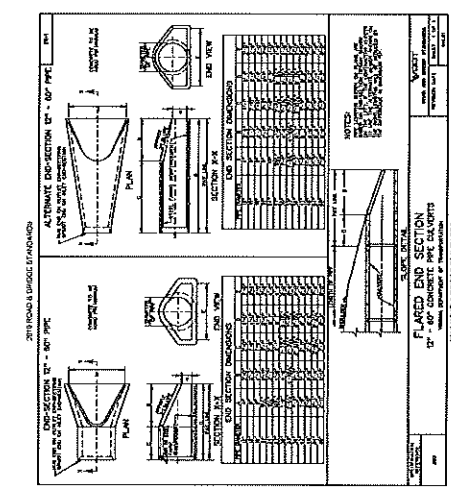
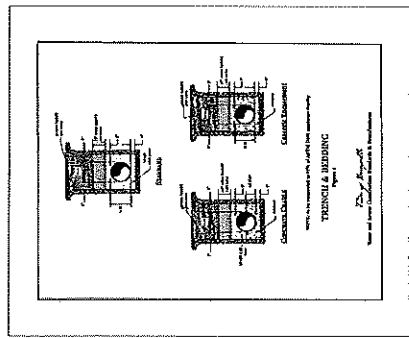
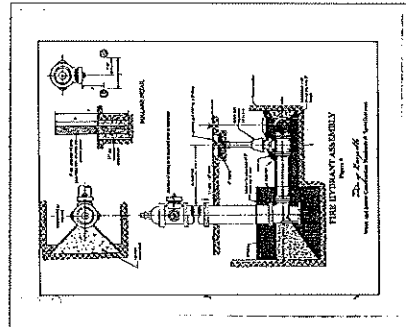
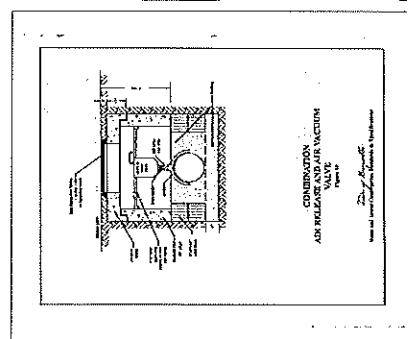
EX DICKETT CT DETENTION POND
SCALE: 1"=30'

DATE: 03/21/17
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO.: 17-0001



MORRIS & RITCHEIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, ARCHITECTS AND LANDSCAPE ARCHITECTS
 604 SOUTH LVA STREET, SUITE 200
 LEESBURG, VA 22078
 PHONE: (703) 604-4324
 FAX: (703) 604-4324
 WWW.MORRISANDRITCHEIE.COM
 03/21/17 03:22 PM BY: JAC

| DATE | REVISIONS |
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| DATE | REVISIONS |
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TABLE OF QUANTITIES

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