



BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

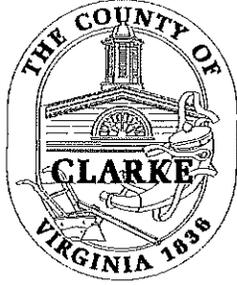
Wednesday, April 25, 2018 -- 7:00pm

**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 – January 24, 2018 meeting
4. Site Plan Amendment – Berryville AL, LLC
5. Other Business
6. Adjourn

UPCOMING MEETING:

Wednesday, May 23, 2018 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, January 24, 2018 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, January 24, 2018.

ATTENDANCE

Authority Members Present: Matt Bass; Allen Kitselman; George L. Ohrstrom, II; Mary Jo Pellerito; and Kathy Smart

Authority Members Absent: Tom McFillen

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

ORGANIZATIONAL MEETING

Ms. Dunkle called the Organizational Meeting to order at 7:00PM and opened the floor to nominations for Chair for 2018. The Authority elected Mr. Kitselman as Chair.

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

No: None

Absent/Abstained: McFillen

Chair Kitselman opened the floor to nominations for Vice-Chair for 2018. The Authority elected Mr. Ohrstrom as Vice-Chair.

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

No: None

Absent/Abstained: McFillen

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

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

No: None

Absent/Abstained: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the August 9, 2017 meeting as presented.

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

No: None

Absent/Abstained: McFillen

MEMBER INTRODUCTION AND STAFF UPDATE

Chair Kitselman introduced Mary Jo Pellerito as the new BADA member representing the Town and replacing former member Warren Dilandro who has moved. Ms. Pellerito spoke briefly about her background and the members welcomed her to the Authority. She noted that she has some questions about the Berryville Area Plan as she learns more about the Authority's role and the members commented briefly on the background of the Plan and the Authority.

Ms. Dunkle noted that Town Council recently discussed starting work on a new annexation area that is located south of the Business Park and is identified in the Plan as the Southern Potential Future Growth Area. She also said that they are looking at potential annexation of some other properties in the Annexation Area. Vice-Chair Ohrstrom asked if the annexation of additional properties has been discussed with the County and Ms. Dunkle said yes but only internally among Staff at this time. Mr. Stidham said that the Plan outlines the process for determining whether to create a new annexation area noting that it begins with a technical analysis of the development capacity of the properties in question. He said that the primary issue with the Southern Potential Future Growth Area is transportation and that Staff recommends beginning the effort by hiring a transportation engineering consultant to evaluate the area and its impacts on the overall transportation network. Vice-Chair Ohrstrom asked who would pay for the consultant and Mr. Stidham said that the costs would be shared between the Town and County. Vice-Chair Ohrstrom said that the biggest issue is how to address the Norfolk-Southern rail crossing and Mr. Stidham replied that they would like to get a consultant with expertise in dealing with the Railroad. Chair Kitselman provided an overview of the goal to connect Jack Enders Boulevard with U.S. 340 and how development of the Southern Potential Future Growth Area could provide other options. Vice-Chair Ohrstrom added that a new annexation area could add over 100 acres of development area to the Business Park. Chair Kitselman noted that this would be a significant addition to the tax base and would add jobs and no additional impacts to the School system.

Mr. Bass asked when the timing for notice to residents would be for any potential projects or construction in this area. Ms. Dunkle replied that one property owner in this area expressed concerns about development during the Berryville Area Plan update process. Mr. Stidham asked when property owners are notified during an annexation process and Ms. Dunkle replied that it would be prior to the public hearing process. Mr. Stidham noted that if we are evaluating whether to create a new annexation area, the public would not be notified until we reached the stage in the process where the Town and County are ready to formally establish the new area. He added that the study process leading up to this decision would take a significant amount of time. Chair Ohrstrom asked whether the Town and County governing bodies have to approve this effort and Mr. Stidham replied that both will have to approve the funding for the transportation consultant to study this area. Mr. Stidham also noted that he hopes the transportation consultant would be able to provide cost estimates for different development scenarios along with funding opportunities that may be available. Cost estimates will be important to determine whether development in specific scenarios are feasible or cost-prohibitive. Chair Kitselman said that the best solution is to make the connection from Jack Enders Boulevard through the Mercke property and Ms. Dunkle agreed. Vice-Chair Ohrstrom asked who should make contact with Norfolk-Southern to determine what they will allow. Ms. Dunkle said that they have corresponded with the Railroad in past years but that the first step should be for the transportation consultant to study the different scenarios. Mr. Stidham added that a consultant would be

able to tell us if a connection to U.S. 340 would function as a local collector similar to Hermitage and Mosby Boulevards or whether it would become more of a regional collector and convey traffic to Route 7 eastbound. Ms. Dunkle noted that traffic on East Main Street is increasing and owners in the Business Park have been told that there will be a future connection to U.S. 340. Ms. Pellerito asked whether there have been any development plans discussed for the Southern Potential Future Growth Area. Ms. Dunkle replied that it cannot be developed for business park uses because it is zoned Agricultural-Open Space-Conservation (AOC). Mr. Stidham added that if it was designated as an annexation area with recommended uses added to the Berryville Area Plan that would likely attract interested developers. Ms. Pellerito asked whether the other Future Growth Areas would also be considered. Ms. Dunkle described the two Future Growth Areas and Mr. Stidham said that these are long-range (10-20 years) areas to be studied in the future. Ms. Dunkle added that there are other properties that remain undeveloped in the Annexation Area and are designated for residential uses.

Mr. Stidham said that Staff would keep the Authority up to date on these activities.

PROPOSED MEETING DATES

The Authority voted to approve the proposed meeting dates for 2018 as presented.

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

No: None

Absent/Abstained: McFillen

OTHER BUSINESS

Ms. Smart asked about the status of the McDonalds project. Ms. Dunkle said that the review is complete and a land disturbance permit has been issued.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Vice-Chair Ohrstrom moved, seconded by Mr. Bass, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:28PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

Modifications to the approved site plan for the assisted living facility located at 450 Mosby have been received from the applicant. The site plan, included in this packet, identify changes that have been completed (utility) and those proposed. Below is a synopsis of the changes:

1. The footprint of the structure was enlarged and unit capacity increased from 65 to 66 beds. The size of the structure was discussed at the BADA and anticipated with revisions made to grading, utilities, and stormwater management.
2. Water and sewer modifications were made on site after consultation with the Town's engineer and public works staff. Changes include the addition of a private 4" sanitary sewer lateral and grease trap at the rear of the building; private waterline changes including the increase of the fire line to 8"; an increase in the size of the domestic water line to 4"; and an increase in the meter vault to 2" in order to enable a larger meter should water demands be higher than anticipated. Please note that should the meter be increased in size, additional water and sewer availability fees will be required.
3. DEQ has approved the applicant's request to not make improvements to the existing stormwater management facility located on the northwest side of the parcel. Nutrient credits will be purchased which will nullify the need for water quality requirements. A new stormwater management facility, (identified as SWM Pond #1), proposed for the east side of the existing storm pond, will capture runoff from the majority of the development and will meet water quantity requirements. Small bioretention facilities have been removed from the updated plans and storm pipes have been redesigned to handle the increased runoff from the building. Mr. Erickson will discuss the purchase of nutrient credits and answer any questions Authority members may have.
4. A fire lane has been added south of the access drive and an emergency access easement has been included.
5. An extension of the loading area is identified on the plans at the rear of the building. Lighting has been modified to be at ground level rather than on poles. Mr. Erickson will be discussing the lighting at the meeting.
6. A monument sign is proposed for the front of the parcel. Please note that the sign included in the packet is larger than permitted in Section 307 Sign Regulations, of the Berryville Zoning Ordinance. Staff has discussed the matter with the project manager and developer who will submit a modified drawing which conforms to these regulations.
7. Wheel stops have been removed on the eastern parking spaces.

Sidewalk was extended to the west on the front of the parcel to the property line. The company has purchased two residential lots that front on Mosby Boulevard. As

it is unlikely development will occur on these parcels, staff has requested that the sidewalk, curb, gutter in front of these two lots be included as part of this project. A sales trailer will be located in the front parking lot. A zoning permit will be issued for this facility. Staff will request the identification of lighting, landscaping, and access and identify utility needs. They are anticipating completing the project by the end of the summer.

Recommendation

Approve the changes as requested.

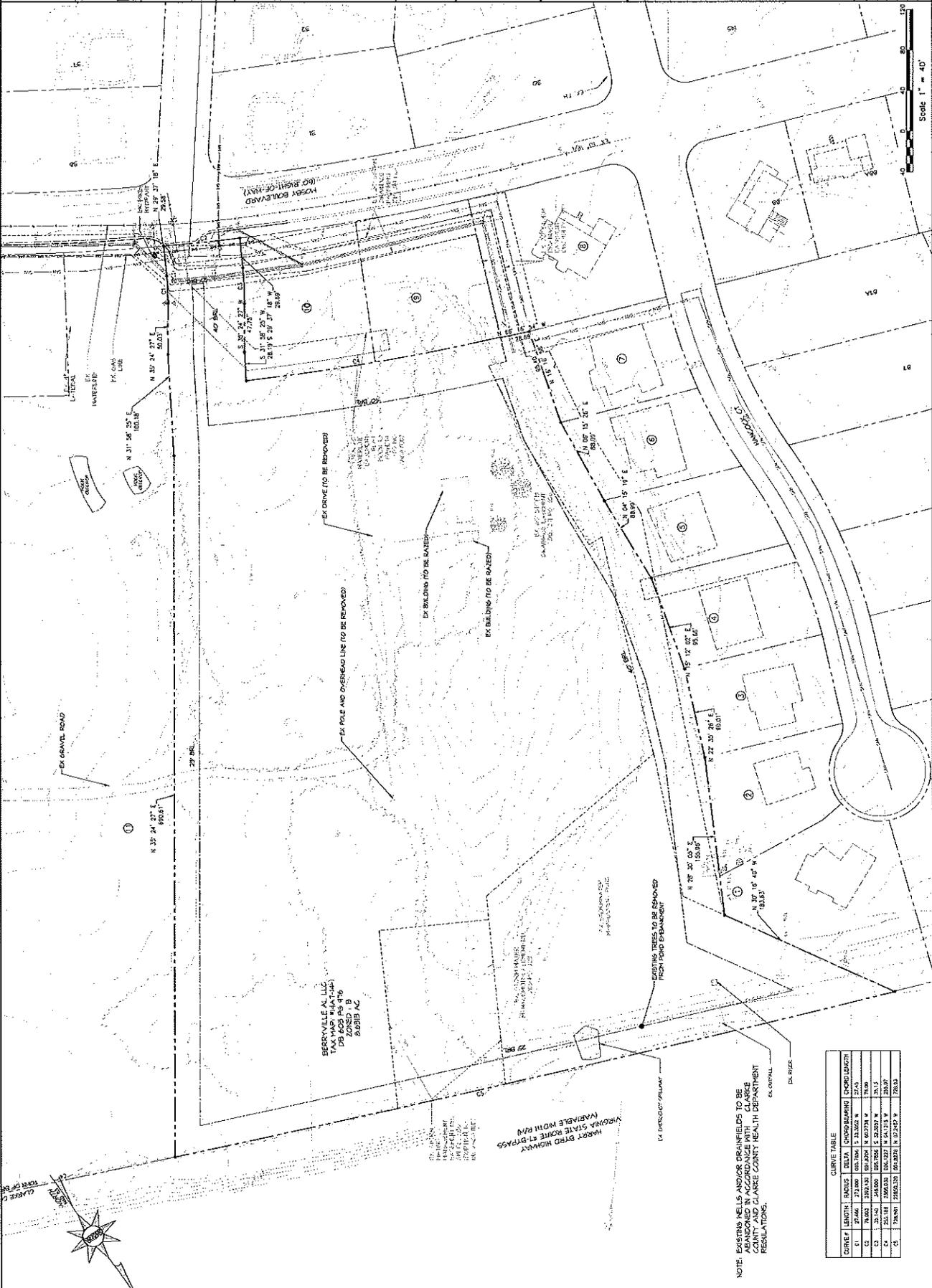
DATE	07/27/15

EXISTING CONDITIONS
CONNEXION SENIOR LIVING
 SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA



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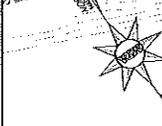
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DATE	02/17/17	REVISIONS	TOWN COMMENTS 01/09/18
DATE	03/09/17	REVISIONS	DEC COMMENTS 02/13/18
DATE	02/14/17	REVISIONS	DEC COMMENTS
DATE	02/17/17	REVISIONS	DEC COMMENTS

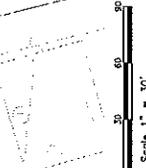
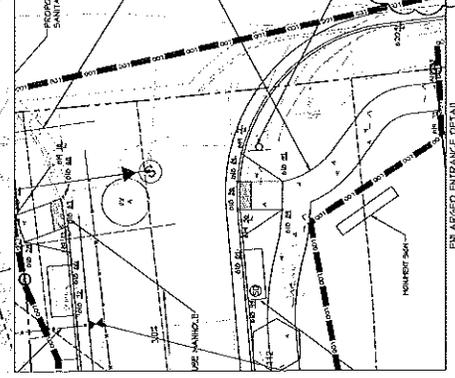
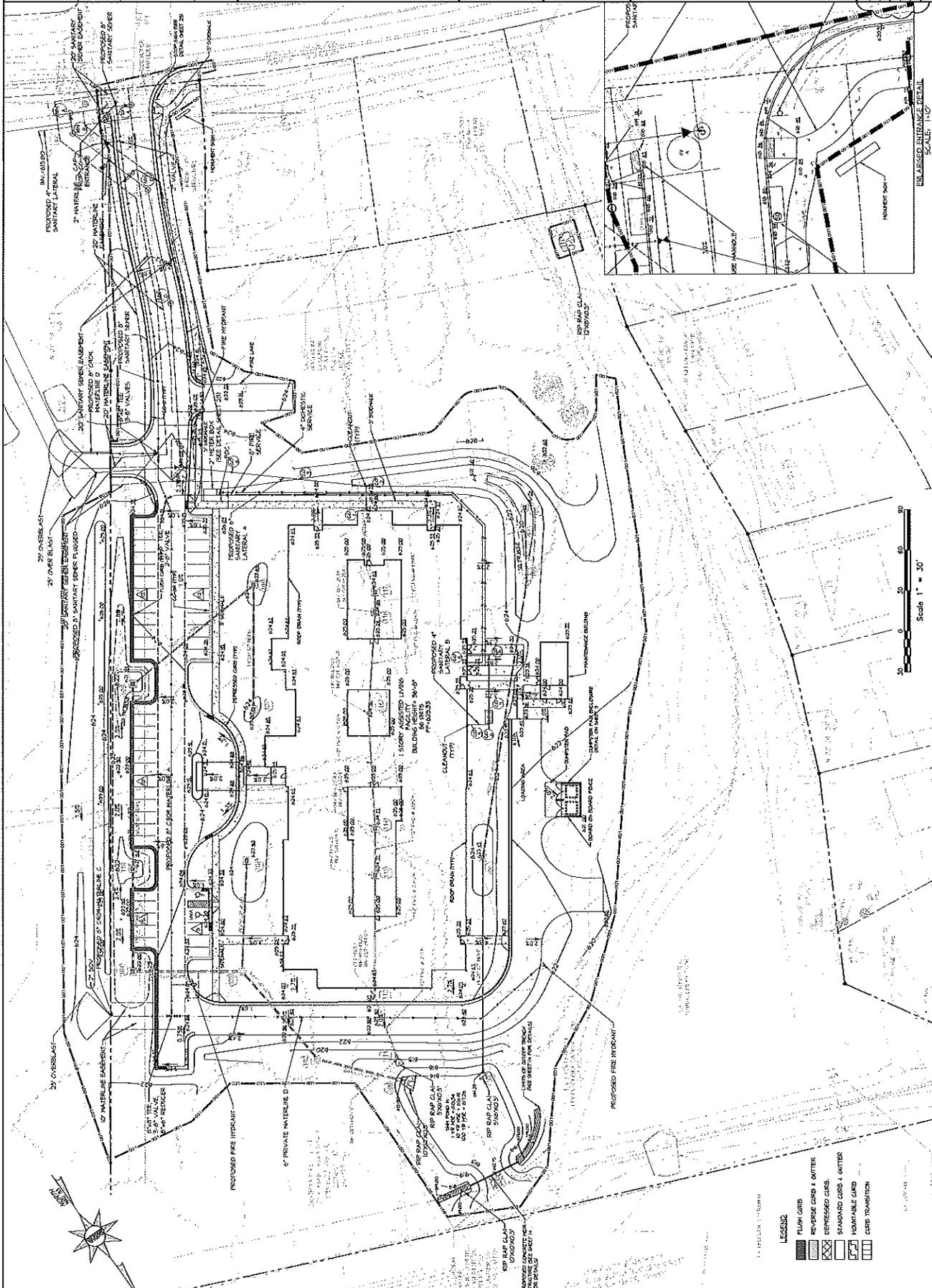


CURVE TABLE

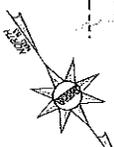
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03	23.744	23.744	180.000	S 33.000 E	23.744
04	23.744	23.744	180.000	S 33.000 E	23.744
05	23.744	23.744	180.000	S 33.000 E	23.744

NOTE: EXISTING WELLS AND/OR DRAINFIELDS TO BE ABANDONED IN ACCORDANCE WITH CLARKE COUNTY AND CLARKE COUNTY HEALTH DEPARTMENT REGULATIONS.





- LEGEND**
- FLUSH CURB
 - REVERSE CURB & UTTER
 - DEPRESSING CURB
 - STANDARD CURB & UTTER
 - HOISTABLE CURB
 - CURB TOWER/STATION



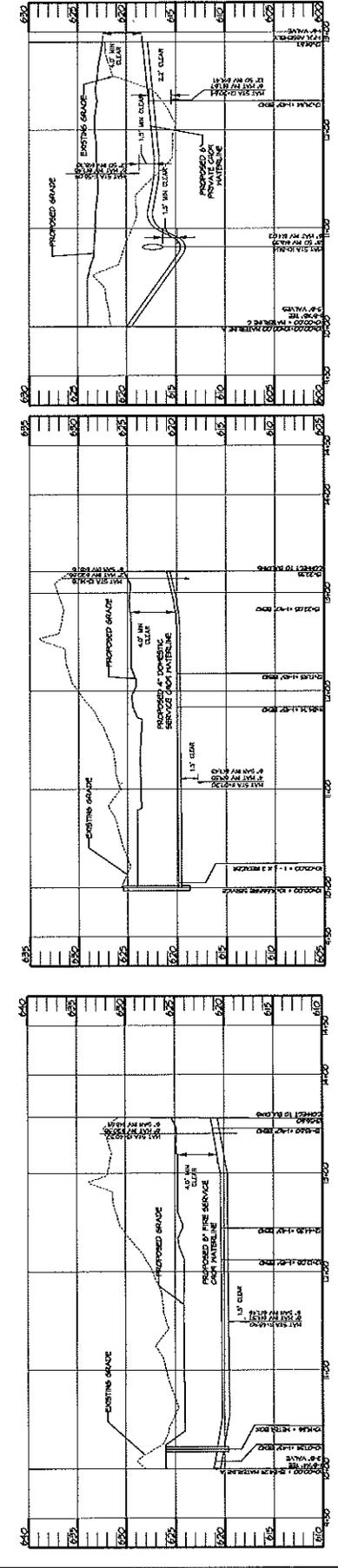
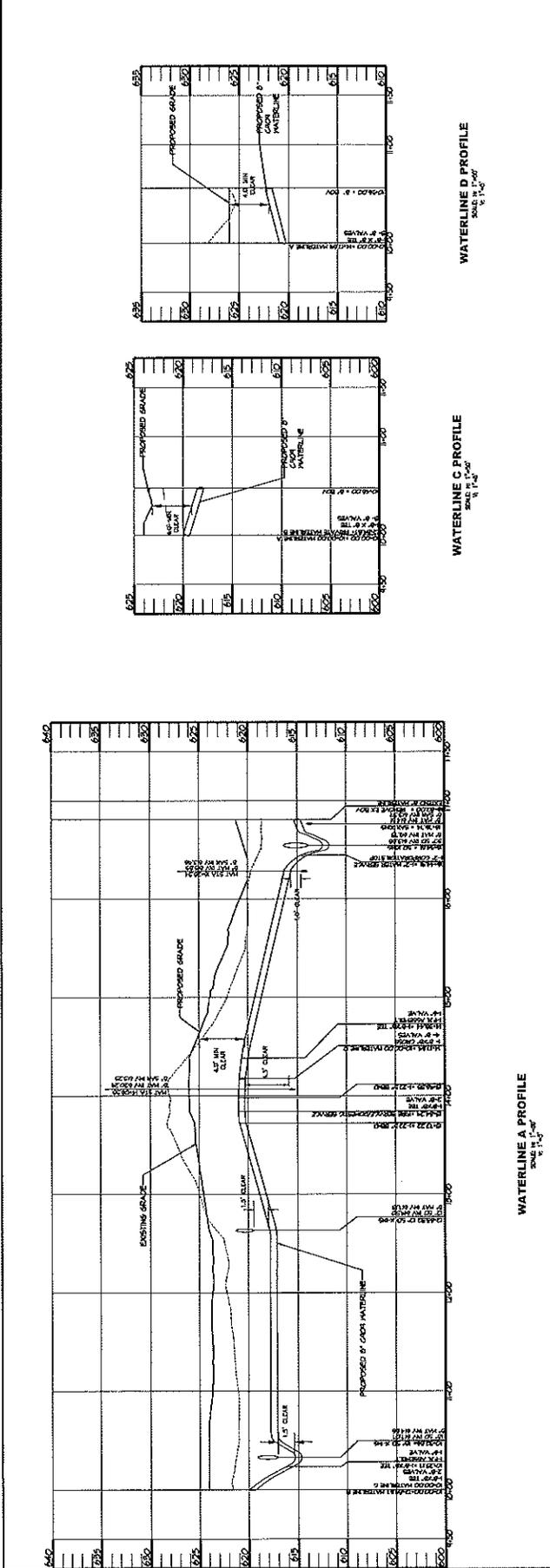
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BY	BR
CHKD	BR
APP'D	BR
SCALE	AS SHOWN
DATE	07/27/15
BY	BR
CHKD	BR
APP'D	BR
SCALE	AS SHOWN
DATE	07/27/15
BY	BR
CHKD	BR
APP'D	BR
SCALE	AS SHOWN

WATERLINE PROFILES
 CONNECTION SENIOR LIVING
 SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA



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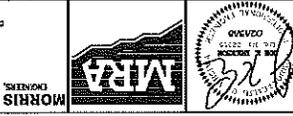
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02/01/17	10% COMMENTS
08/17/17	DEO COMMENTS
08/14/17	DEO COMMENTS
07/11/17	DEO COMMENTS
11/16/17	REVISIONS PER NEW BLDG FOOTPRINT
	REVISIONS PER CONTRACTOR COMMENTS



CONNECTION SENIOR LIVING
 TOWN OF BERRYVILLE, VIRGINIA

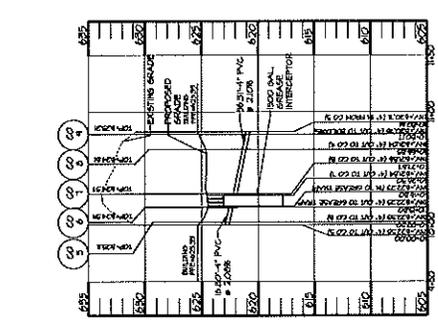
DATE	REVISIONS
02/01/17	ISSUE FOR PERMITS
09/08/17	REVISED PER CONTRACTOR COMMENTS
06/14/17	REVISED PER NEW BIDS FOOTPRINTS
07/16/17	REVISED PER NEW BIDS FOOTPRINTS
11/29/17	REVISED PER NEW BIDS FOOTPRINTS

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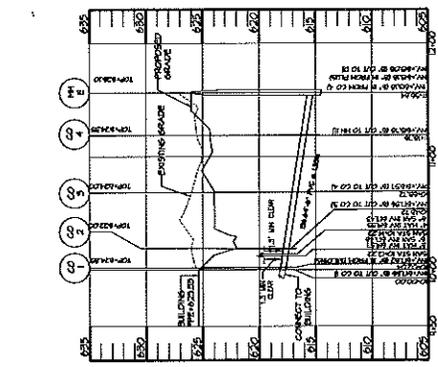


CONNECTION SENIOR LIVING
 SANITARY SEWER PROFILES & STORM SEWER COLDS
 SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA

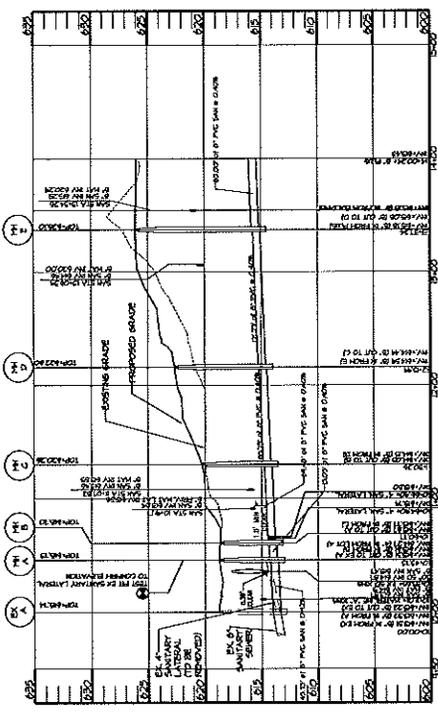
DATE: 07/27/18
DESIGNER: M. RIT
CHECKER: M. RIT
PROJECT: 18-001
SHEET: 10 OF 37



SANITARY LATERAL A PROFILE
 SCALE: 1" = 10'-0"



SANITARY LATERAL B PROFILE
 SCALE: 1" = 10'-0"



PROPOSED SANITARY SEWER PROFILE
 SCALE: 1" = 10'-0"

GRATE INLET INTO PLAST INLET DESIGN COMPUTATIONS

STRUCTURE #	TYPE	AREA (SQ. FT.)	FLOW (MGD)	DEPTH (FT.)	PERCENT OPENING	LENGTH (FT.)	REMARKS
100	INTO PLAST STURDION	0.17	0.04	3.54	3.54	3.54	
102	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
104	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
106	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
108	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
110	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
112	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
114	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
116	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
118	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
120	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	

OUTLET PROTECTION DIMENSIONS

Outlet	Flow (MGD)	W (ft)	L (ft)	Grate Depth (ft)	Grate Spacing (ft)	Grate Type
100	0.04	5	6	3	0.5	CL.A
102	0.02	5	6	3	0.5	CL.A
104	0.02	5	6	3	0.5	CL.A
106	0.02	5	6	3	0.5	CL.A
108	0.02	5	6	3	0.5	CL.A
110	0.02	5	6	3	0.5	CL.A
112	0.02	5	6	3	0.5	CL.A
114	0.02	5	6	3	0.5	CL.A
116	0.02	5	6	3	0.5	CL.A
118	0.02	5	6	3	0.5	CL.A
120	0.02	5	6	3	0.5	CL.A

STRUCTURE SCHEDULE

STRUCTURE #	TYPE	TOP ELEVATION	COVER TYPE
100	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
102	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
104	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
106	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
108	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
110	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
112	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
114	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
116	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
118	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE
120	INTO PLAST DRAIN BASIN	52.00	GRIP IN GRATE

STORM INLET COMPUTATIONS

STRUCTURE #	TYPE	AREA (SQ. FT.)	FLOW (MGD)	DEPTH (FT.)	PERCENT OPENING	LENGTH (FT.)	REMARKS
100	INTO PLAST STURDION	0.17	0.04	3.54	3.54	3.54	
102	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
104	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
106	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
108	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
110	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
112	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
114	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
116	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
118	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	
120	INTO PLAST STURDION	0.08	0.02	2.50	2.50	2.50	

SANITARY LATERAL TABLE

LINE #	START	END	LENGTH	DIAMETER	DEPTH	INVERT	OUTLET	REMARKS
1	100	102	20.00	12.00	3.54	52.00	102	
2	102	104	20.00	12.00	3.54	52.00	104	
3	104	106	20.00	12.00	3.54	52.00	106	
4	106	108	20.00	12.00	3.54	52.00	108	
5	108	110	20.00	12.00	3.54	52.00	110	
6	110	112	20.00	12.00	3.54	52.00	112	
7	112	114	20.00	12.00	3.54	52.00	114	
8	114	116	20.00	12.00	3.54	52.00	116	
9	116	118	20.00	12.00	3.54	52.00	118	
10	118	120	20.00	12.00	3.54	52.00	120	

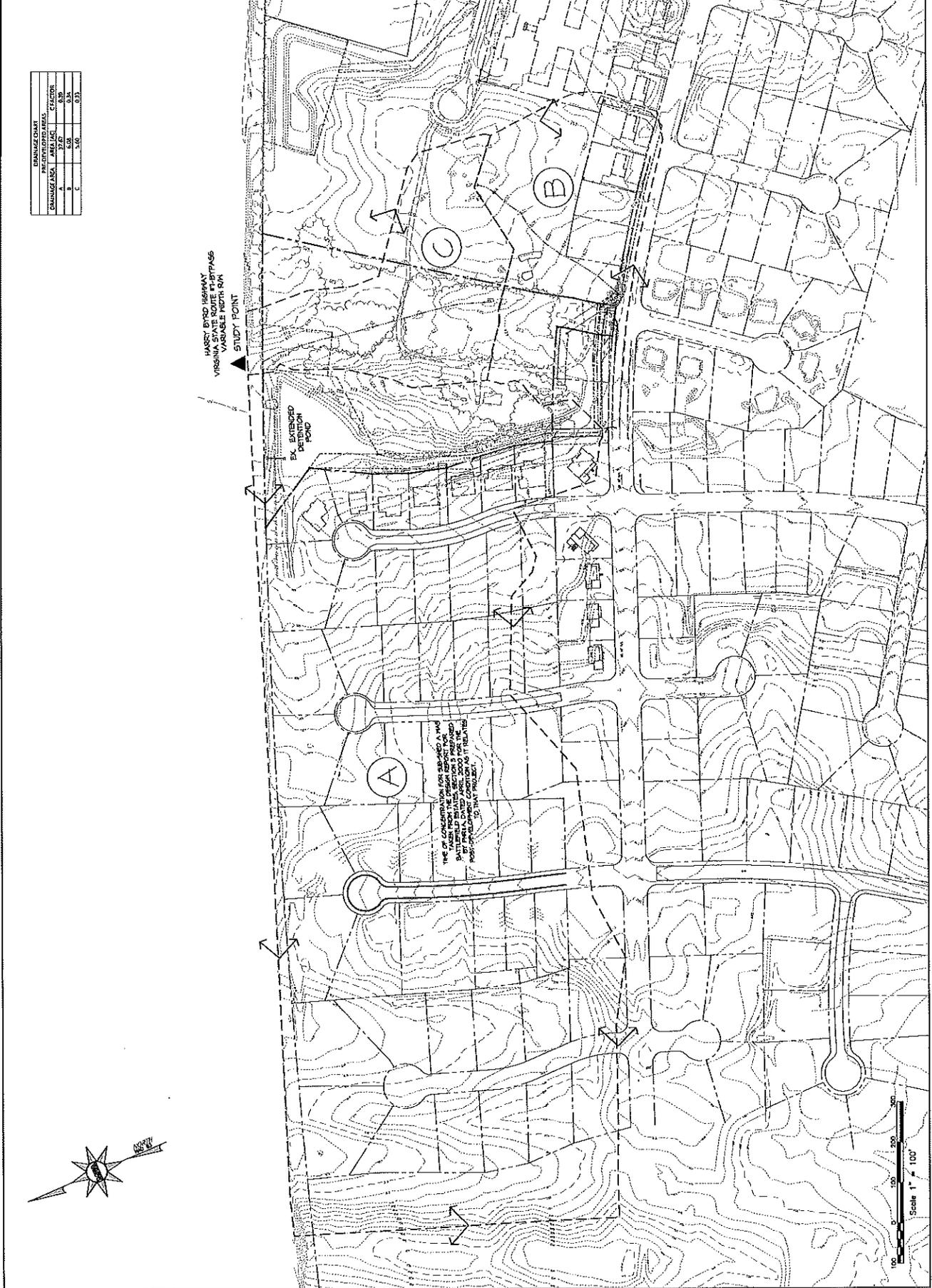
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PROJECT NO.	1801
DATE	07/27/17
PROJECT NO.	1801
DATE	07/27/17
PROJECT NO.	1801
DATE	07/27/17
PROJECT NO.	1801

OVERALL SWM PRE-DEVELOPED DRAINAGE MAP
 CONNECTION SENIOR LIVING
 SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA

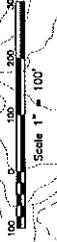


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REVISIONS	DATE	REVISIONS
02/01/17	TOWN COMMENTS	02/01/17
05/08/17	DEQ COMMENTS	05/08/17
02/13/18	DEQ COMMENTS	02/13/18
08/14/17	DEQ COMMENTS	08/14/17
07/11/17	DEQ COMMENTS	07/11/17
11/16/17	REVISIONS PER NEW BLOG FOOTPRINT	11/16/17



DRAINAGE CONTROL			
NO.	AREA	PERCENT	CACTOR
A	37.67	0.30	
B	6.08	0.34	
C	5.00	0.33	



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DATE REVISIONS
 02/07/17 TOWN COMMENTS
 09/08/17 DEO COMMENTS
 06/11/17 DEO COMMENTS
 07/17/17 DEO COMMENTS
 11/16/17 REVISIONS PER NEW BLDG FOOTPRINT

Site Summary

Site Area (Acres)	1.22
Impervious Area (Acres)	0.85
Permeable Area (Acres)	0.37
Runoff Coefficient	0.55

Site Land Cover Summary

Land Use	Area (Acres)	Runoff Coefficient	Weighted Runoff Coefficient
Asphalt Paved	0.45	0.85	0.40
Concrete	0.40	0.85	0.34
Grass	0.37	0.15	0.06
Total	1.22	0.55	0.55

Runoff Volume and On Channel

Event	Runoff Volume (cu ft)	On Channel Volume (cu ft)
1-yr Storm	1,220	1,220
10-yr Storm	12,200	12,200
100-yr Storm	122,000	122,000

PROJECT DESCRIPTION
 THE PROPOSED PROJECT CONSISTS OF THE NEW DEVELOPMENT OF A PROPERTY LOCATED ON THE NORTH SIDE OF HOBBS BOULEVARD, APPROXIMATELY 200 FT TO THE SOUTHEAST OF THE CLARKE COUNTY HIGH SCHOOL IN BERRYVILLE, CLARKE COUNTY, VIRGINIA. THE SUBJECT PROPERTY CURRENTLY HAS ONE SINGLE FAMILY RESIDENCE AND AN ASSOCIATED GRAVEL DRIVE WITH THE REMAINING AREAS OF THE PROPERTY CONSISTING OF UNDEVELOPED WOODED AND GRASS AREAS.

STORMWATER MANAGEMENT & BMP NARRATIVE
 THE PROPOSED DEVELOPMENT WILL INCREASE AFTER THE DEVELOPMENT OF THE EXISTING FACILITY AND THEREFORE IS REQUIRED TO MEET THE CURRENT VIRGINIA STORMWATER MANAGEMENT RULES AND REGULATIONS. THE FACILITY WILL ACCESS HOBBS BOULEVARD USING AN EXISTING ENTRANCE CONSTRUCTED DURING THE ASSOCIATED ESTATES DEVELOPMENT PROJECT. INCLUDING ASSOCIATED IMPROVEMENTS SUCH AS PAVING AND LANDSCAPING AREAS, AND UTILITIES. THE FACILITY WILL ACCESS HOBBS BOULEVARD USING AN EXISTING ENTRANCE CONSTRUCTED DURING THE ASSOCIATED ESTATES DEVELOPMENT PROJECT.

IN THE PRE-DEVELOPED AND POST-DEVELOPED CONDITION, A PORTION OF THE SITE DRAINAGE AREA IS FLOWS INTO THE EXISTING DETENTION POND. THE POND WAS BUILT TO TREAT AND CAPTURE RUNOFF FROM THE DRAINAGE AREA. THE POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA. THE POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA. THE POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA. THE POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA.

STORMWATER RUNOFF FROM THE SITE CONTINUES TO BE CONVEYED TO OUTFALL LOCATION II. THE MAJORITY OF THE DISTURBED AREAS HAVE BEEN GRADED TO DIRECT FLOW TOWARDS THE PROPOSED DETENTION POND. THE REMAINING UNDISTURBED WOODED AREAS, STORMWATER RUNOFF FROM THE PROPOSED DEVELOPED AREAS IS COLLECTED AND TREATED BY A SERIES OF YARD INLETS WHICH IS CONVEYED TO THE PROPOSED DETENTION POND.

CURRENTLY, THE STORMWATER RUNOFF LEAVES THE PROPERTY AS CONCENTRATED FLOW FROM EXISTING MANHOLE SPACES TO THE DETENTION POND. THE DETENTION POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA. THE DETENTION POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA. THE DETENTION POND IS LOCATED TO THE SOUTH OF THE DRAINAGE AREA.

PER THE CONVEYANCE SYSTEM PROTECTION REQUIREMENTS OF THE VSWP REGULATIONS, A MANHOLE ALLOWABLE PEAK FLOW RATE FOR THE POST-DEVELOPMENT 1-YEAR 24-HOUR STORM EVENT WAS CALCULATED USING THE ENERGY BALANCE METHOD TO BE 0.44 CFS. THE PROPOSED 1-YEAR 24-HOUR FLOW RATE AT OUTFALL II WAS CALCULATED TO BE 0.38 CFS, WHICH IS BELOW THE MANHOLE ALLOWABLE PEAK FLOW RATE. USE THIS SHEET FOR THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONVEYANCE SYSTEMS THAT CURRENTLY DO NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10-YR 24-HOUR STORM EVENT. THIS CONDITION MUST PRESENT IN THE POST-DEVELOPED CONDITION. THE POST-DEVELOPMENT RUNOFF FLOWS HAVE BEEN REDUCED TO BELOW PRE-DEVELOPMENT LEVELS AND THEREFORE MEET THE CURRENT NON-FLOODING CONDITIONS OF DOWNSTREAM STORMWATER CONVEYANCE INFRASTRUCTURE.

BASED ON MEETING THE SWM REQUIREMENTS OF THE VSWP REGULATIONS, AVERAGE OUTFALL II WAS PROVIDED AT OUTFALL II FOR THE PROPOSED PROJECT. THE CALCULATIONS AND PRE- AND POST-DEVELOPMENT HYDROLOGY USED TO ARRIVE AT THIS CONCLUSION ARE SHOWN ON THIS SHEET.

STORMWATER MANAGEMENT COMPUTATIONS
 A SUMMARY TABLE OF RUNOFF FLOW AND VOLUME FOR THE 1-YEAR, 10-YEAR, AND 100-YEAR 24 HOUR STORM EVENTS FOR OUTFALL II (PRE AND POST-DEVELOPMENT CONDITIONS) HAS BEEN PROVIDED ON THIS SHEET.

CONVEYANCE SYSTEM PROTECTION
 THE MANHOLE PEAK FLOW RATE APPROXIMATED FOR THE POST-DEVELOPED CONDITION FOR THE 1-YR 24-HOUR STORM EVENT HAS BEEN CALCULATED USING THE ENERGY BALANCE METHODOLOGY EQUATION.

$$approx. \cdot 1.1 \cdot (approx. \cdot K_{vmp}) / K_{vmp} \cdot where$$

$$approx. = 135 \cdot ft^3$$

$$K_{vmp} = 15 \cdot 29 \cdot ft$$

$$approx. \cdot 0.8 \cdot (139 \cdot ft^3 \cdot ft^2) / 1599 \cdot ft^3 = 0.44 \cdot cfs$$

Manhole approx. = 0.44 cfs
 Proposed approx. = 0.38 cfs

STORMWATER QUANTITY CONTROL SUMMARY

1-yr Event Flow (cfs)	10-yr Event Flow (cfs)	100-yr Event Flow (cfs)	Pre-Development		Post-Development		100-yr Event (cfs)	100-yr Event (cfs)	Treatment Practices	
			Flow (cfs)	Volume (af)	Flow (cfs)	Volume (af)				Flow (cfs)
1.38	0.14	0.05	0.55	1.13	0.38	0.18	0.55	31.06	1.15	DETENTION POND

NOTE: THE RUNOFF VOLUMES WERE TAKEN FROM THE PRE-DEVELOPED AND POST-DEVELOPED HYDROLOGICALS.

ELGWOOD PROTECTION
 BASED ON EXISTING DOWNSTREAM SITE CONDITIONS, IT HAS BEEN DETERMINED THAT THE EXISTING DOWNSTREAM CONVEYANCE SYSTEMS MUST CURRENTLY BE PROTECTED FROM THE PRE-DEVELOPED CONDITION. THEREFORE, POST-DEVELOPED PEAK DISCHARGE HAS BEEN REDUCED TO BELOW PRE-DEVELOPMENT LEVELS TO ENSURE THE CONTINUED VIABILITY OF DOWNSTREAM STORMWATER CONVEYANCE INFRASTRUCTURE.

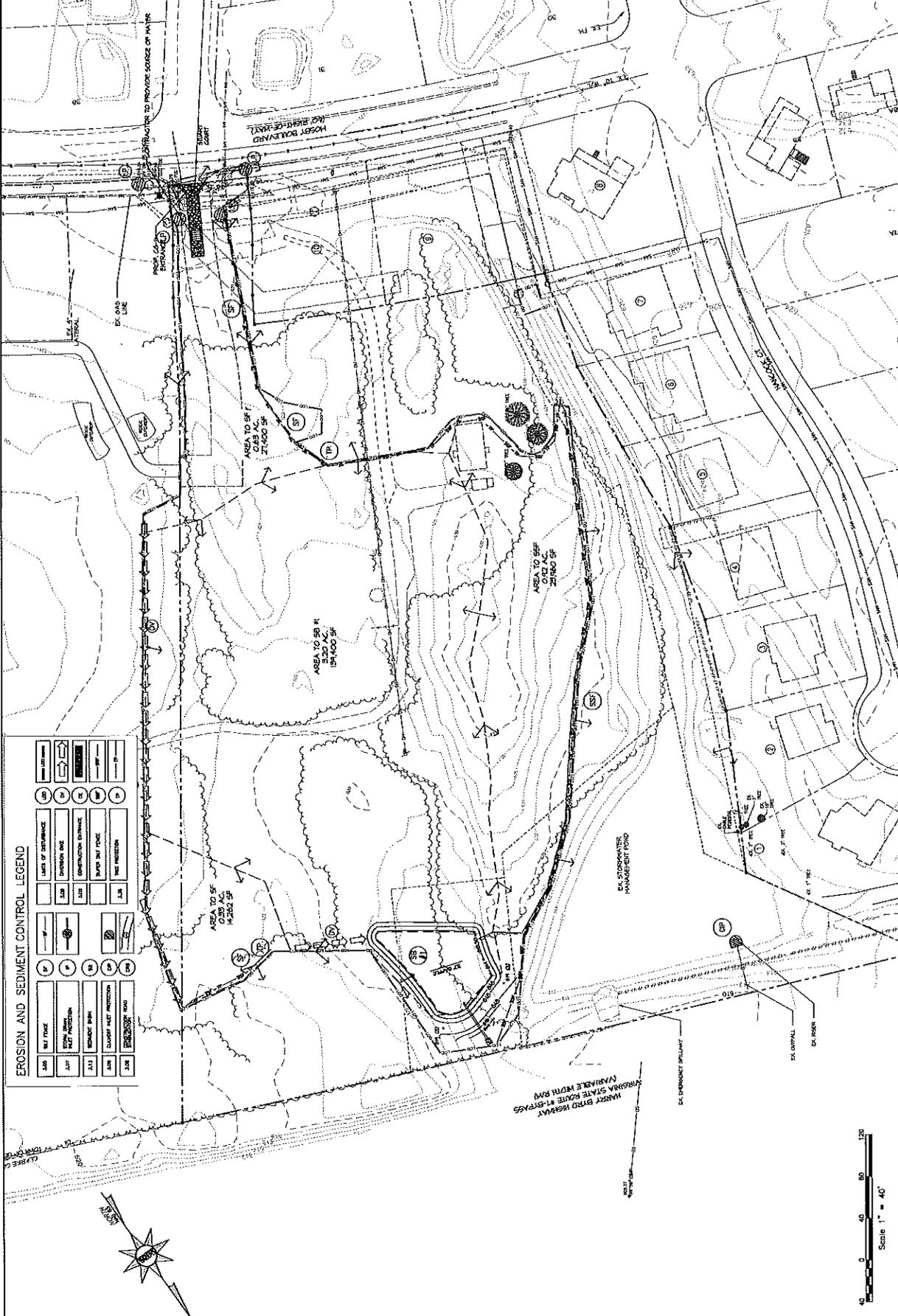
Date: September 27, 2017
 To: Sam Levin
 From: Chris Wolanski
 Resource Environmental Solutions

Subject: Nutrient Watchlist - Nutrient Credit Availability
 Credit Sales Coordinator
 Resource Environmental Solutions
 Credit Requested: BUC 02/08/07

Project Reference: Connection Senior Living - Town of Berryville, Virginia, 1.21
 Credit Requested: BUC 02/08/07

This letter is to confirm the availability of 3.21 authorized nutrient credits ("Nutrient Credits") from one or more of Resource Environmental Solutions' ("RES") Nutrient Credit Bank(s) for use by permit applicants with the following watershed: **North Fork Shenandoah River Watershed**. The watershed is defined by the local regulations, as per Virginia Code § 62.1-44.15.12 and § 62.1-44.15.14 and Virginia Administrative Code 9 VAC 25-800-10 et seq. These Nutrient Credits are provided by Chesapeake Bay Tributary Nutrient Reduction Implementation Plan ("NRIIP") under the Storm Water NRIIP.

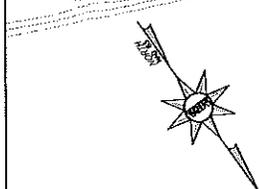
Please feel free to contact me if you have any questions.
 Sincerely,
 Chris Wolanski
 Chris Wolanski
 Resource Environmental Solutions
 cwolanski@res.us



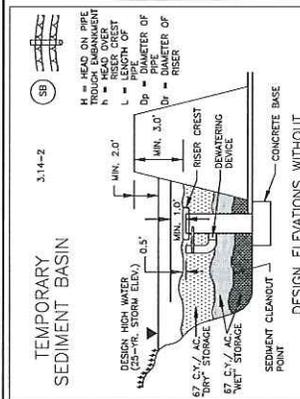
EROSION AND SEDIMENT CONTROL LEGEND

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THIS SHEET FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

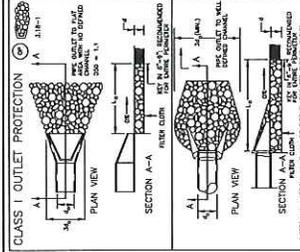
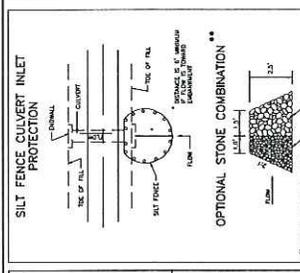
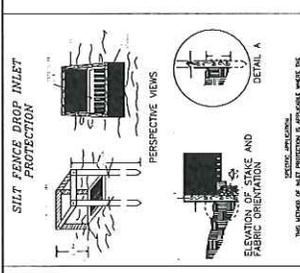
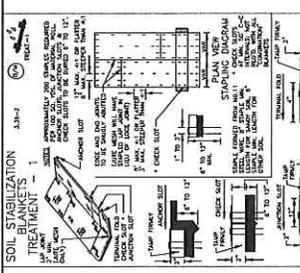


11/16/17	REVISIONS PER NEW BLDG FOOTPRINT
07/17/17	DEO COMMENTS
06/14/17	DEO COMMENTS
02/13/17	DEO COMMENTS
01/08/17	DEO COMMENTS
02/07/17	DATE
02/07/17	REVISIONS



SEDIMENT BASIN DESIGN TABLE

Basin No.	3.14-1	3.14-2	3.14-3	3.14-4	3.14-5	3.14-6	3.14-7	3.14-8	3.14-9	3.14-10	3.14-11	3.14-12	3.14-13	3.14-14	3.14-15	3.14-16	3.14-17	3.14-18	3.14-19	3.14-20	3.14-21	3.14-22	3.14-23	3.14-24	3.14-25	3.14-26	3.14-27	3.14-28	3.14-29	3.14-30	3.14-31	3.14-32	3.14-33	3.14-34	3.14-35	3.14-36	3.14-37	3.14-38	3.14-39	3.14-40	3.14-41	3.14-42	3.14-43	3.14-44	3.14-45	3.14-46	3.14-47	3.14-48	3.14-49	3.14-50	3.14-51	3.14-52	3.14-53	3.14-54	3.14-55	3.14-56	3.14-57	3.14-58	3.14-59	3.14-60	3.14-61	3.14-62	3.14-63	3.14-64	3.14-65	3.14-66	3.14-67	3.14-68	3.14-69	3.14-70	3.14-71	3.14-72	3.14-73	3.14-74	3.14-75	3.14-76	3.14-77	3.14-78	3.14-79	3.14-80	3.14-81	3.14-82	3.14-83	3.14-84	3.14-85	3.14-86	3.14-87	3.14-88	3.14-89	3.14-90	3.14-91	3.14-92	3.14-93	3.14-94	3.14-95	3.14-96	3.14-97	3.14-98	3.14-99	3.14-100																																																																																																			
Basin No.	3.14-1	3.14-2	3.14-3	3.14-4	3.14-5	3.14-6	3.14-7	3.14-8	3.14-9	3.14-10	3.14-11	3.14-12	3.14-13	3.14-14	3.14-15	3.14-16	3.14-17	3.14-18	3.14-19	3.14-20	3.14-21	3.14-22	3.14-23	3.14-24	3.14-25	3.14-26	3.14-27	3.14-28	3.14-29	3.14-30	3.14-31	3.14-32	3.14-33	3.14-34	3.14-35	3.14-36	3.14-37	3.14-38	3.14-39	3.14-40	3.14-41	3.14-42	3.14-43	3.14-44	3.14-45	3.14-46	3.14-47	3.14-48	3.14-49	3.14-50	3.14-51	3.14-52	3.14-53	3.14-54	3.14-55	3.14-56	3.14-57	3.14-58	3.14-59	3.14-60	3.14-61	3.14-62	3.14-63	3.14-64	3.14-65	3.14-66	3.14-67	3.14-68	3.14-69	3.14-70	3.14-71	3.14-72	3.14-73	3.14-74	3.14-75	3.14-76	3.14-77	3.14-78	3.14-79	3.14-80	3.14-81	3.14-82	3.14-83	3.14-84	3.14-85	3.14-86	3.14-87	3.14-88	3.14-89	3.14-90	3.14-91	3.14-92	3.14-93	3.14-94	3.14-95	3.14-96	3.14-97	3.14-98	3.14-99	3.14-100																																																																																																			
Basin Area (sq ft)	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300	1350	1400	1450	1500	1550	1600	1650	1700	1750	1800	1850	1900	1950	2000	2050	2100	2150	2200	2250	2300	2350	2400	2450	2500	2550	2600	2650	2700	2750	2800	2850	2900	2950	3000	3050	3100	3150	3200	3250	3300	3350	3400	3450	3500	3550	3600	3650	3700	3750	3800	3850	3900	3950	4000	4050	4100	4150	4200	4250	4300	4350	4400	4450	4500	4550	4600	4650	4700	4750	4800	4850	4900	4950	5000	5050	5100	5150	5200	5250	5300	5350	5400	5450	5500	5550	5600	5650	5700	5750	5800	5850	5900	5950	6000	6050	6100	6150	6200	6250	6300	6350	6400	6450	6500	6550	6600	6650	6700	6750	6800	6850	6900	6950	7000	7050	7100	7150	7200	7250	7300	7350	7400	7450	7500	7550	7600	7650	7700	7750	7800	7850	7900	7950	8000	8050	8100	8150	8200	8250	8300	8350	8400	8450	8500	8550	8600	8650	8700	8750	8800	8850	8900	8950	9000	9050	9100	9150	9200	9250	9300	9350	9400	9450	9500	9550	9600	9650	9700	9750	9800	9850	9900	9950	10000



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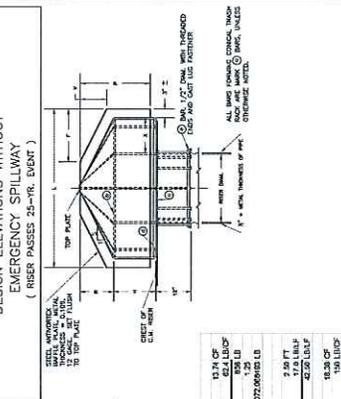
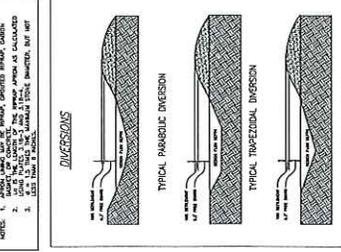
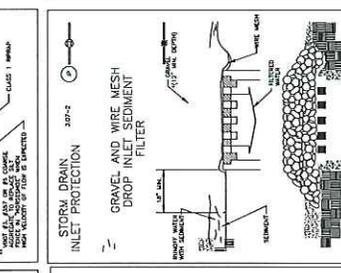
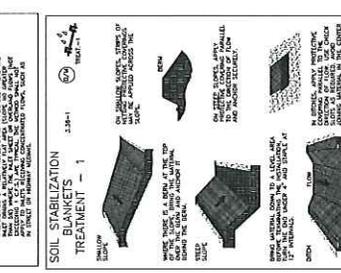
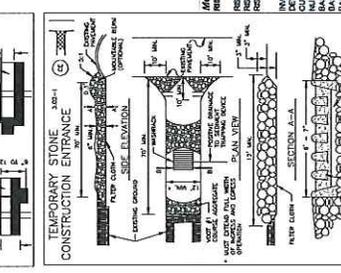


TABLE OF DIMENSIONS AND QUANTITIES

Basin No.	3.14-1	3.14-2	3.14-3	3.14-4	3.14-5	3.14-6	3.14-7	3.14-8	3.14-9	3.14-10	3.14-11	3.14-12	3.14-13	3.14-14	3.14-15	3.14-16	3.14-17	3.14-18	3.14-19	3.14-20	3.14-21	3.14-22	3.14-23	3.14-24	3.14-25	3.14-26	3.14-27	3.14-28	3.14-29	3.14-30	3.14-31	3.14-32	3.14-33	3.14-34	3.14-35	3.14-36	3.14-37	3.14-38	3.14-39	3.14-40	3.14-41	3.14-42	3.14-43	3.14-44	3.14-45	3.14-46	3.14-47	3.14-48	3.14-49	3.14-50	3.14-51	3.14-52	3.14-53	3.14-54	3.14-55	3.14-56	3.14-57	3.14-58	3.14-59	3.14-60	3.14-61	3.14-62	3.14-63	3.14-64	3.14-65	3.14-66	3.14-67	3.14-68	3.14-69	3.14-70	3.14-71	3.14-72	3.14-73	3.14-74	3.14-75	3.14-76	3.14-77	3.14-78	3.14-79	3.14-80	3.14-81	3.14-82	3.14-83	3.14-84	3.14-85	3.14-86	3.14-87	3.14-88	3.14-89	3.14-90	3.14-91	3.14-92	3.14-93	3.14-94	3.14-95	3.14-96	3.14-97	3.14-98	3.14-99	3.14-100																																																																																																			
Basin No.	3.14-1	3.14-2	3.14-3	3.14-4	3.14-5	3.14-6	3.14-7	3.14-8	3.14-9	3.14-10	3.14-11	3.14-12	3.14-13	3.14-14	3.14-15	3.14-16	3.14-17	3.14-18	3.14-19	3.14-20	3.14-21	3.14-22	3.14-23	3.14-24	3.14-25	3.14-26	3.14-27	3.14-28	3.14-29	3.14-30	3.14-31	3.14-32	3.14-33	3.14-34	3.14-35	3.14-36	3.14-37	3.14-38	3.14-39	3.14-40	3.14-41	3.14-42	3.14-43	3.14-44	3.14-45	3.14-46	3.14-47	3.14-48	3.14-49	3.14-50	3.14-51	3.14-52	3.14-53	3.14-54	3.14-55	3.14-56	3.14-57	3.14-58	3.14-59	3.14-60	3.14-61	3.14-62	3.14-63	3.14-64	3.14-65	3.14-66	3.14-67	3.14-68	3.14-69	3.14-70	3.14-71	3.14-72	3.14-73	3.14-74	3.14-75	3.14-76	3.14-77	3.14-78	3.14-79	3.14-80	3.14-81	3.14-82	3.14-83	3.14-84	3.14-85	3.14-86	3.14-87	3.14-88	3.14-89	3.14-90	3.14-91	3.14-92	3.14-93	3.14-94	3.14-95	3.14-96	3.14-97	3.14-98	3.14-99	3.14-100																																																																																																			
Basin Area (sq ft)	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300	1350	1400	1450	1500	1550	1600	1650	1700	1750	1800	1850	1900	1950	2000	2050	2100	2150	2200	2250	2300	2350	2400	2450	2500	2550	2600	2650	2700	2750	2800	2850	2900	2950	3000	3050	3100	3150	3200	3250	3300	3350	3400	3450	3500	3550	3600	3650	3700	3750	3800	3850	3900	3950	4000	4050	4100	4150	4200	4250	4300	4350	4400	4450	4500	4550	4600	4650	4700	4750	4800	4850	4900	4950	5000	5050	5100	5150	5200	5250	5300	5350	5400	5450	5500	5550	5600	5650	5700	5750	5800	5850	5900	5950	6000	6050	6100	6150	6200	6250	6300	6350	6400	6450	6500	6550	6600	6650	6700	6750	6800	6850	6900	6950	7000	7050	7100	7150	7200	7250	7300	7350	7400	7450	7500	7550	7600	7650	7700	7750	7800	7850	7900	7950	8000	8050	8100	8150	8200	8250	8300	8350	8400	8450	8500	8550	8600	8650	8700	8750	8800	8850	8900	8950	9000	9050	9100	9150	9200	9250	9300	9350	9400	9450	9500	9550	9600	9650	9700	9750	9800	9850	9900	9950	10000

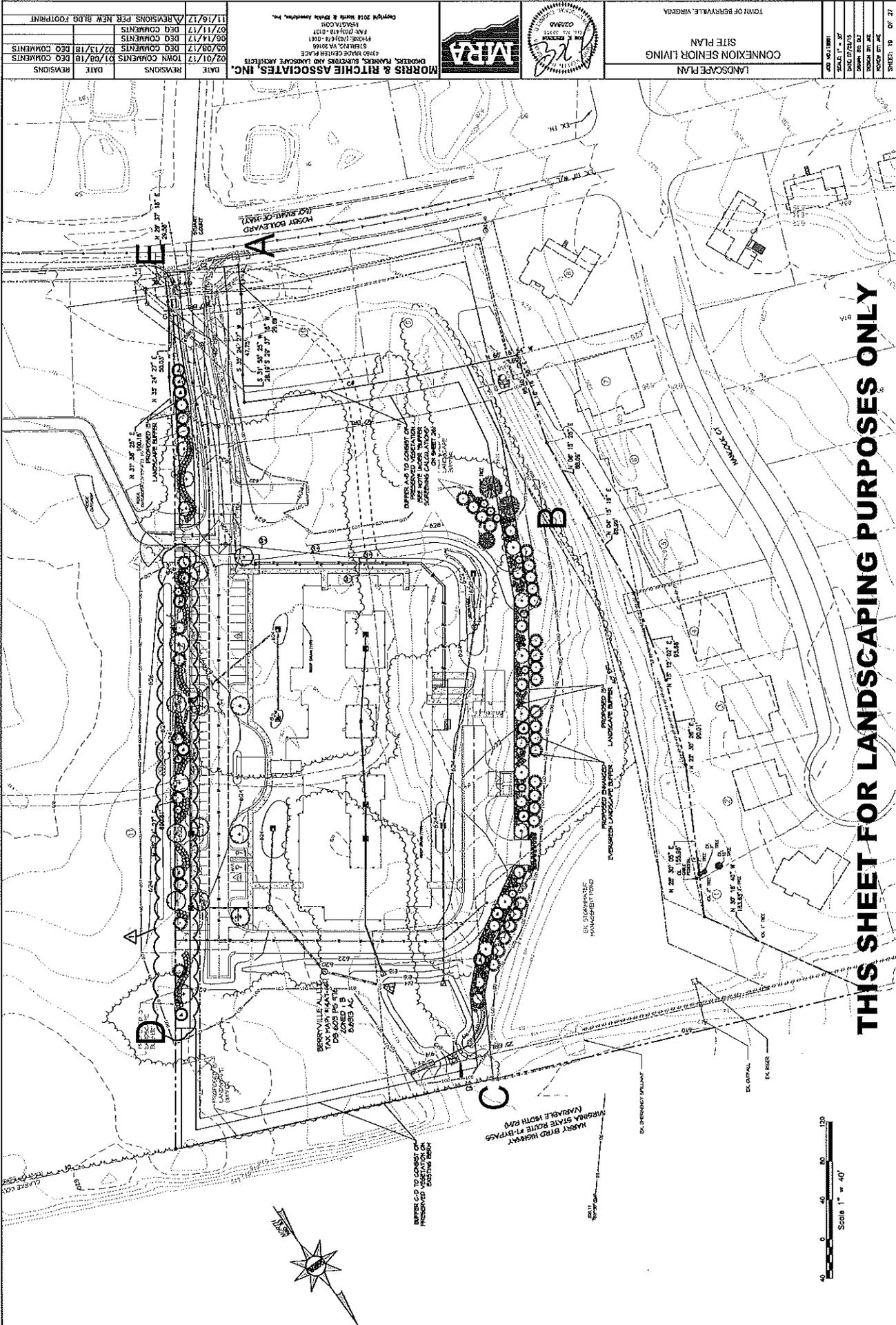


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TABLE OF DIMENSIONS AND QUANTITIES

Basin No.	3.14-1	3.14-2	3.14-3	3.14-4	3.14-5	3.14-6	3.14-7	3.14-8	3.14-9	3.14-10	3.14-11	3.14-12	3.14-13	3.14-14	3.14-15	3.14-16	3.14-17	3.14-18	3.14-19	3.14-20	3.14-21	3.14-22	3.14-23	3.14-24	3.14-25	3.14-26	3.14-27	3.14-28	3.14-29	3.14-30	3.14-31	3.14-32	3.14-33	3.14-34	3.14-35	3.14-36	3.14-37	3.14-38	3.14-39	3.14-40	3.14-41	3.14-42	3.14-43	3.14-44	3.14-45	3.14-46	3.14-47	3.14-48	3.14-49	3.14-50	3.14-51	3.14-52	3.14-53	3.14-54	3.14-55	3.14-56	3.14-57	3.14-58	3.14-59	3.14-60	3.14-61	3.14-62	3.14-63	3.14-64	3.14-65	3.14-66	3.14-67	3.14-68	3.14-69	3.14-70	3.14-71	3.14-72	3.14-73	3.14-74	3.14-75	3.14-76	3.14-77	3.14-78	3.14-79	3.14-80	3.14-81	3.14-82	3.14-83	3.14-84	3.14-85	3.14-86	3.14-87	3.14-88	3.14-89	3.14-90	3.14-91	3.14-92	3.14-93	3.14-94	3.14-95	3.14-96	3.14-97	3.14-98	3.14-99	3.14-100
Basin No.	3.14-1	3.14-2	3.14-3	3.14-4	3.14-5	3.14-6	3.14-7	3.14-8	3.14-9	3.14-10	3.14-11	3.14-12	3.14-13	3.14-14	3.14-15	3.14-16	3.14-17	3.14-18	3.14-19	3.14-20	3.14-21	3.14-22	3.14-23	3.14-24	3.14-25	3.14-26	3.14-27	3.14-28	3.14-29	3.14-30	3.14-31	3.14-32	3.14-33	3.14-34	3.14-35	3.14-36	3.14-37	3.14-38	3.14-39	3.14-40	3.14-41	3.14-42	3.14-43	3.14-44	3.14-45	3.14-46	3.14-47	3.14-48	3.14-49	3.14-50	3.14-51	3.14-52	3.14-53	3.14-54	3.14-55	3.14-56	3.14-57	3.14-58	3.14-59	3.14-60	3.14-61	3.14-62	3.14-63	3.14-64	3.14-65	3.14-66	3.14-67	3.14-68</																																

THIS SHEET FOR LANDSCAPING PURPOSES ONLY



LANDSCAPE PLAN
 CONNEXION SENIOR LIVING
 SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA



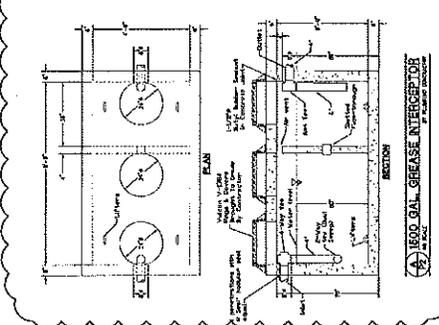
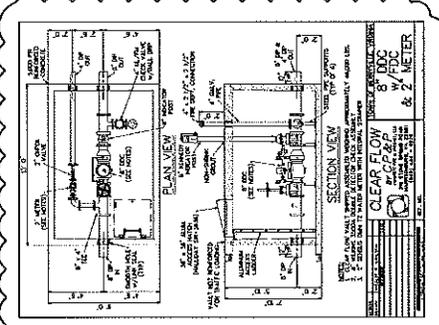
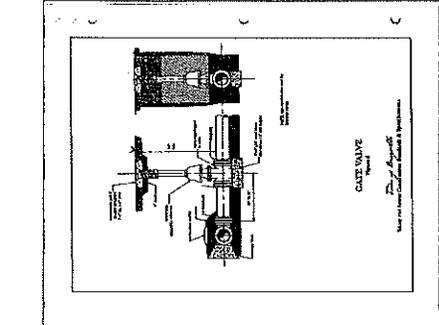
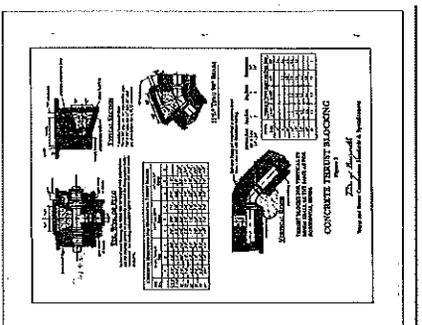
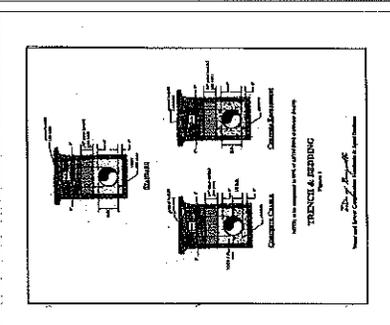
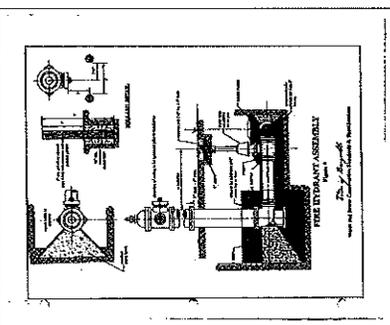
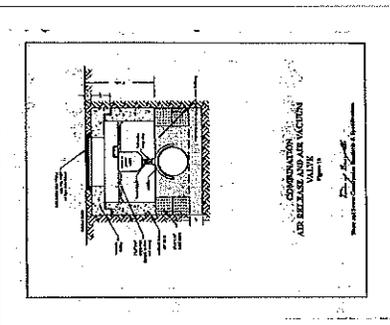
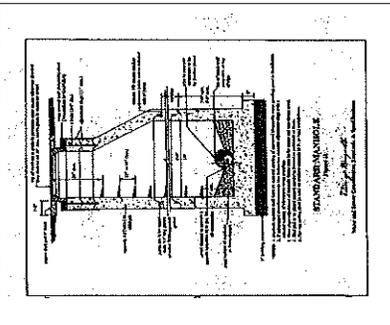
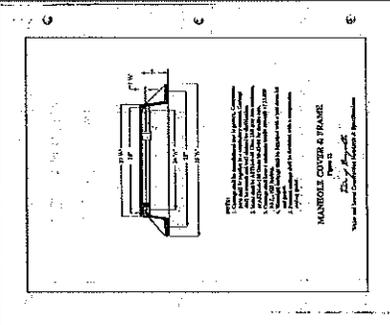
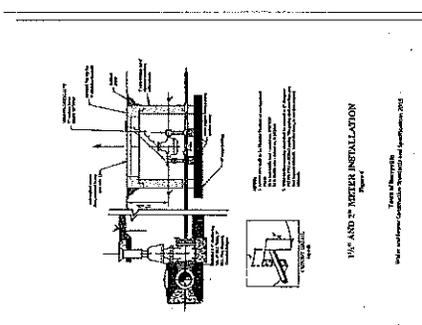
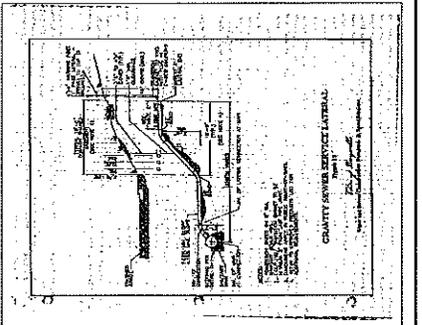
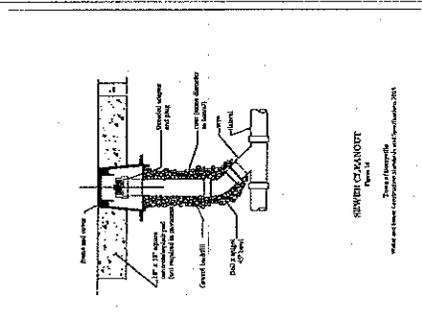
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11/16/17	REVISIONS	PER NEW BLDG FOOTPRINT
07/11/17	DEQ COMMENTS	
05/14/17	DEQ COMMENTS	
02/09/17	TOWN COMMENTS	
02/13/18	DEQ COMMENTS	
02/09/18	DEQ COMMENTS	
DATE	REVISIONS	



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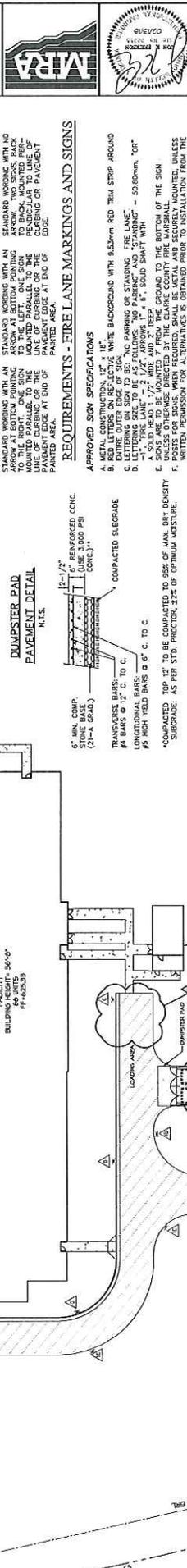
DATE	REVISIONS
02/08/18	DEC COMMENTS
02/17/18	DEC COMMENTS
02/01/17	100% COMMENTS
09/04/17	DEC COMMENTS
06/13/17	DEC COMMENTS
07/11/17	DEC COMMENTS
11/16/17	REVISIONS PER NEW BLDG FOOTPRINT



1" = 12" (VERTICAL)
 1" = 12" (HORIZONTAL)

11/16/17	REVISIONS	DATE	REVISIONS
02/07/17	TOWN COMMENTS	01/08/18	DEC COMMENTS
05/09/17	DEC COMMENTS	02/13/18	DEC COMMENTS
02/14/17	DEC COMMENTS		
02/14/17	DEC COMMENTS		
11/16/17	REVISIONS PER NEW BLDG FOOTPRINT		

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NO PARKING SIGN LEGEND

STANDARD WORKING WITH AN APPROVED SIGN TO THE RIGHT, ONE SIGN TO THE LEFT, MOUNTED TO THE CURB OR THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF CURBING OR PAVEMENT EDGE.

NO PARKING SIGN TYPE "A"

NO PARKING SIGN TYPE "C"

NO PARKING SIGN TYPE "D"

REQUIREMENTS - FIRE LANE MARKINGS AND SIGNS

APPROVED SIGN SPECIFICATIONS

A. METAL CONSTRUCTION, 12" x 18".

B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 9.53mm RED TRIM STRIP AROUND PERIMETER.

C. LETTERING ON SIGN TO BE "NO PARKING OR STANDING FIRE LANE".

D. LETTERING SIZE TO BE AS FOLLOWS: "N" PARKING SIGN - 50.8mm, "OR" - 50.8mm, "S" - 50.8mm, "F" - 50.8mm, "L" - 50.8mm, "A" - 50.8mm.

E. A SOLID RED 1.27" WIDE AND 2" DEEP STRIP TO BE LOCATED TO THE BOTTOM OF THE SIGN.

F. UNLESS OTHERWISE DIRECTED BY THE CLARKE COUNTY FIRE MARSHAL, ALL SIGNS SHALL BE MOUNTED TO THE CURB OR THE LINE OF CURBING OR PAVEMENT EDGE AT END OF CURBING OR PAVEMENT EDGE.

G. NORMAL SPACING BETWEEN SIGNS FOR CURB OR PAVEMENT WITH NO BREAK IN CURB OR PAVEMENT IS 100'. THIS DISTANCE MAY VARY AS NEEDED.

TRAFFIC CONTROL SIGNS

1. ALL SIGNS SHALL BE CONSTRUCTED FROM EXPANDED METAL SHEETING.

2. ALL SIGNS SHALL BE CONSTRUCTED FROM EXPANDED METAL SHEETING.

3. ALL SIGNS SHALL BE CONSTRUCTED FROM EXPANDED METAL SHEETING.

4. FOR ALL SIGNS, THE DISTANCE BETWEEN SIGNS SHALL BE 100' UNLESS OTHERWISE SPECIFIED.

5. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF BERRYVILLE SPECIFICATIONS.

LEGEND

H HANDICAPPED SIGN

H FIRE LANE DESIGNATION SIGN (DETAILS THIS SHEET)

H FIRE LANE DESIGNATION SIGN (DETAILS THIS SHEET)

GENERAL ROAD NOTES

- PAVEMENT SPECIFICATIONS ARE BASED ON A SUBGRADE OF 6% SUBGRADE TEST OF ACTUAL SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT STRUCTURE PRIOR TO CONSTRUCTION.
- ALL UTILITY LOCATIONS SHALL BE SHOWN FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURB & GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE FORMING OF ANY WATER ON THE ROADWAY.
- DESIGNATED CURBING SHALL BE CONSTRUCTED BY CLARKE COUNTY AND/OR TOWN.
- ALL ROADWAY ELL, RISE, SUBGRADE MATERIAL, AND BARRELS IN UTILITY STORM SEWER TRENCHES SHALL BE COMPACTED IN SIX (6) INCH LIFTS TO 95% OF MAXIMUM DENSITY FOR THE DIRECTION OF VIBRATORY COMPACTOR. ALL OTHER AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY FOR THE DIRECTION OF VIBRATORY COMPACTOR. ALL OTHER AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY FOR THE DIRECTION OF VIBRATORY COMPACTOR. ALL OTHER AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY FOR THE DIRECTION OF VIBRATORY COMPACTOR.
- PIPE UNDERDRAIN, UTM-4, TO BE INSTALLED IN ACCORDANCE WITH UTM-4, UTM-5, UTM-6, UTM-7, UTM-8, UTM-9, UTM-10, UTM-11, UTM-12, UTM-13, UTM-14, UTM-15, UTM-16, UTM-17, UTM-18, UTM-19, UTM-20, UTM-21, UTM-22, UTM-23, UTM-24, UTM-25, UTM-26, UTM-27, UTM-28, UTM-29, UTM-30, UTM-31, UTM-32, UTM-33, UTM-34, UTM-35, UTM-36, UTM-37, UTM-38, UTM-39, UTM-40, UTM-41, UTM-42, UTM-43, UTM-44, UTM-45, UTM-46, UTM-47, UTM-48, UTM-49, UTM-50, UTM-51, UTM-52, UTM-53, UTM-54, UTM-55, UTM-56, UTM-57, UTM-58, UTM-59, UTM-60, UTM-61, UTM-62, UTM-63, UTM-64, UTM-65, UTM-66, UTM-67, UTM-68, UTM-69, UTM-70, UTM-71, UTM-72, UTM-73, UTM-74, UTM-75, UTM-76, UTM-77, UTM-78, UTM-79, UTM-80, UTM-81, UTM-82, UTM-83, UTM-84, UTM-85, UTM-86, UTM-87, UTM-88, UTM-89, UTM-90, UTM-91, UTM-92, UTM-93, UTM-94, UTM-95, UTM-96, UTM-97, UTM-98, UTM-99, UTM-100.
- PRE-BLASTING SHALL BE PROVIDED FOR FUTURE UTILITIES AS APPLICABLE.

HEAVY DUTY AREAS

- 1-1/2" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 2" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 3" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 4" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 5" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 6" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 7" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 8" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 9" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 10" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 11" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 12" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 13" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 14" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 15" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 16" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 17" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 18" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 19" THICK CONC. SURFACE (NOT SPEC. 34-134)
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- 24" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 25" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 26" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 27" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 28" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 29" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 30" THICK CONC. SURFACE (NOT SPEC. 34-134)

LIGHT DUTY PARKING AREAS

- 1-1/2" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 2" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 3" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 4" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 5" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 6" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 7" THICK CONC. SURFACE (NOT SPEC. 34-134)
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- 28" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 29" THICK CONC. SURFACE (NOT SPEC. 34-134)
- 30" THICK CONC. SURFACE (NOT SPEC. 34-134)

CONCRETE AREAS

SEE ASSOCIATED NOTES

CONCRETE AREAS

SEE ASSOCIATED NOTES

SCALE

Scale 1" = 30'

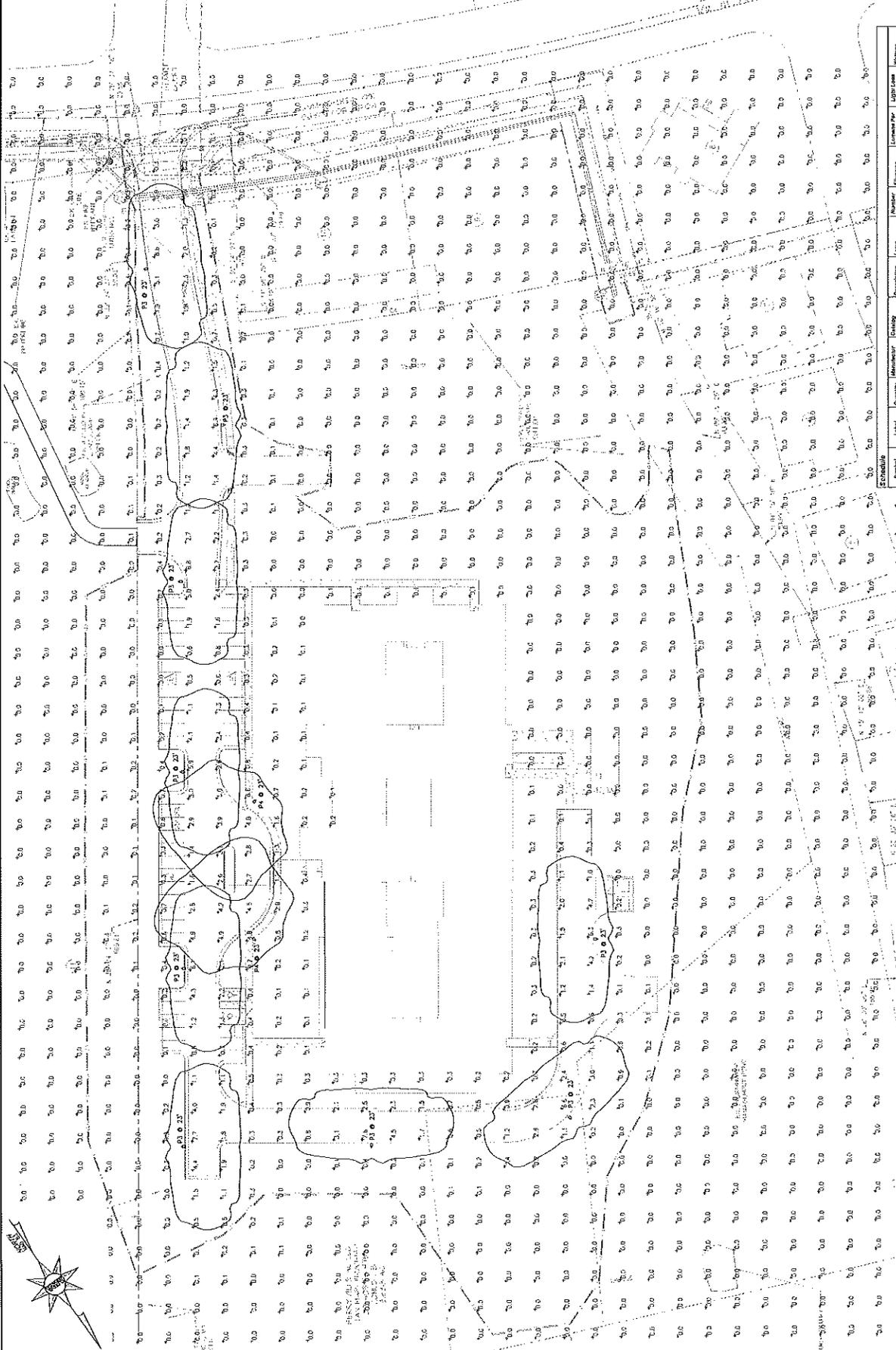
CONCRETE AREAS

SEE ASSOCIATED NOTES



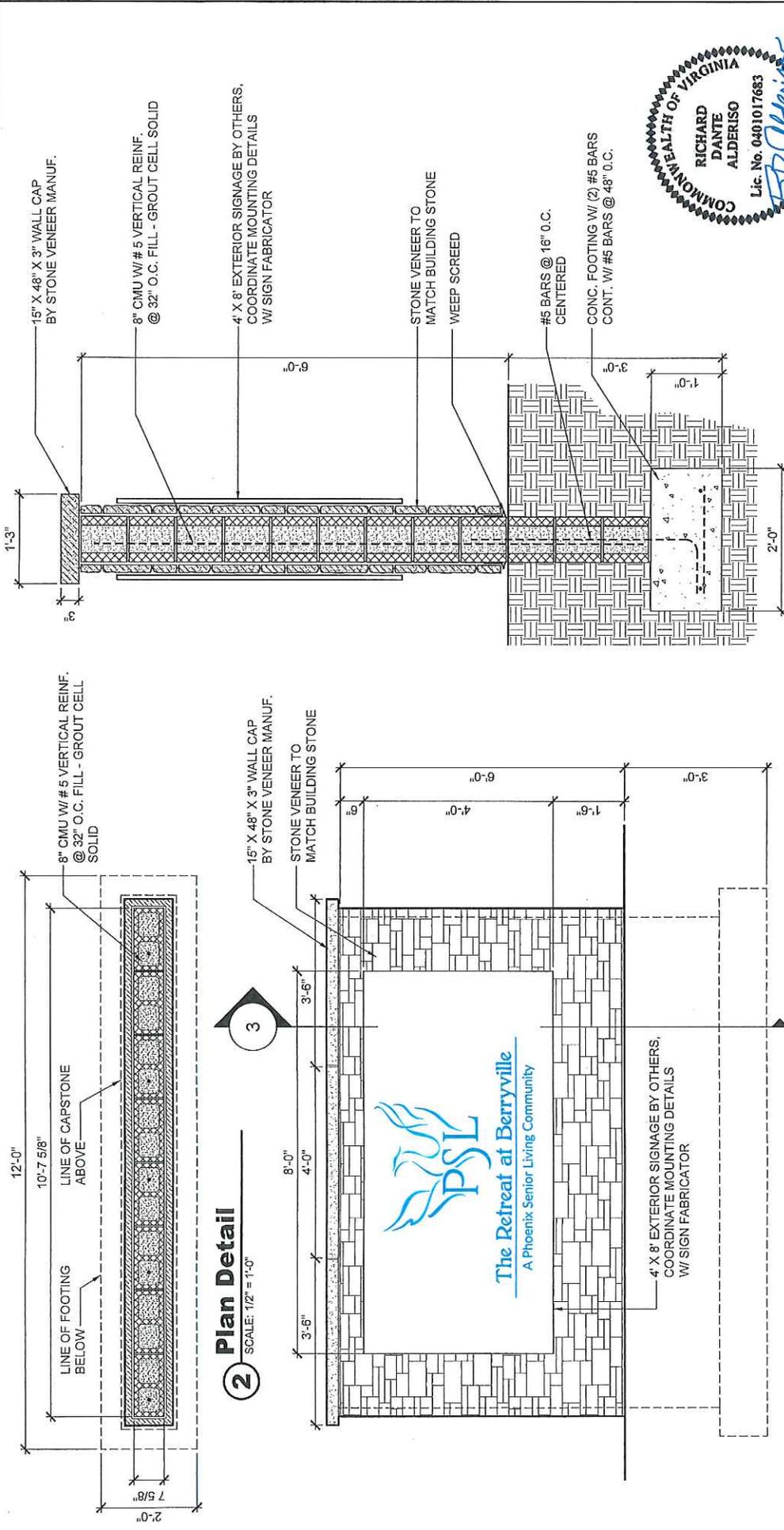
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DATE	REVISIONS
02/01/17	TOWN COMMENTS
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11/16/17	DEC COMMENTS
11/16/17	REVISIONS PER NEW BLDG FOOTPRINT



Symbol	Quantity	Manufacturer	Model	Description	Height	Beam Angle	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'	Footcandle @ 40'	Footcandle @ 50'	Footcandle @ 60'	Footcandle @ 70'	Footcandle @ 80'	Footcandle @ 90'	Footcandle @ 100'
P3	3	OSRAM	LED-188-SS-100-200W	LED-188-SS-100-200W	10'	120°	1.0	0.25	0.17	0.11	0.07	0.05	0.03	0.02	0.01	0.01
P4	1	OSRAM	LED-188-SS-100-200W	LED-188-SS-100-200W	10'	120°	1.0	0.25	0.17	0.11	0.07	0.05	0.03	0.02	0.01	0.01





15" X 48" X 3" WALL CAP
BY STONE VENEER MANUF.

8" CMU W/ # 5 VERTICAL REINF.
@ 32" O.C. FILL - GROUT CELL SOLID

4" X 8" EXTERIOR SIGNAGE BY OTHERS,
COORDINATE MOUNTING DETAILS
W/ SIGN FABRICATOR

STONE VENEER TO
MATCH BUILDING STONE
WEEP SCREED

#5 BARS @ 16" O.C.
CENTERED

CONC. FOOTING W/ (2) #5 BARS
CONT. W/ #5 BARS @ 48" O.C.

8" CMU W/ # 5 VERTICAL REINF.
@ 32" O.C. FILL - GROUT CELL
SOLID

15" X 48" X 3" WALL CAP
BY STONE VENEER MANUF.

STONE VENEER TO
MATCH BUILDING STONE

4" X 8" EXTERIOR SIGNAGE BY OTHERS,
COORDINATE MOUNTING DETAILS
W/ SIGN FABRICATOR



Project no.:	Chd. by:	Date:
Scale:	SDH	04/04/2018
AS NOTED	Dwn. by:	Dwg. No.:
	SDH	SKA-09

EXTERIOR MONUMENT SIGN DETAILS
THE RETREAT AT BERRYVILLE

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