

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

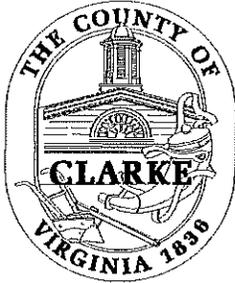
Wednesday, July 25, 2018 -- 7:00pm

**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 – April 25, 2018 meeting
4. Set Public Hearing - Site Plan and Major Subdivision
5. Other Business
6. Adjourn

UPCOMING MEETING:

Wednesday, August 22, 2018 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, April 25, 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, April 25, 2018.

ATTENDANCE

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

Authority Members Absent: Tom McFillen

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

Chair Kitselman called the meeting to order at 7:02PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

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

No: None

Absent: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the January 24, 2018 meeting as presented.

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

No: None

Absent: McFillen

SITE PLAN AMENDMENT – BERRYVILLE AL, LLC

Mr. Bass asked if these are de minimis amendments to the approved site plan and Chair Kitselman replied that these are changes that were made during the construction process. Ms. Dunkle reviewed the Staff Report on the proposed site plan amendment. She reviewed the applicant's proposed signage and noted that the Authority will have to act on it. She noted that the signage as presented exceeds the maximum area

requirements, adding that the applicant is aware of this and will reduce the sign to meet the area requirement while maintaining the scale of the sign. She also stated that the applicant owns two residential lots along Mosby Boulevard in front of the project and are currently proposing to construct new sidewalk along the frontage of the subject property. She has asked the applicant if they would be willing to extend the sidewalk along the frontage of their two residential lots to connect into existing sidewalk to the west. She added that the applicant has indicated that they would do this improvement and Chair Kitselman suggested including this request in the Authority's action on the site plan amendment. Mr. Bass asked if the sign approval would be included as well. Chair Kitselman asked for confirmation that the size of the sign would be reduced and Ms. Dunkle replied yes. Ms. Pellerito asked if there was any justification for making the sign larger and Ms. Dunkle replied no and indicated that the applicant is fine with reducing the sign size.

Chair Kitselman asked how the applicant will be able to determine if their water line size is not big enough. Ms. Dunkle replied that the applicant's engineer could address this when he arrives. Vice-Chair Ohrstrom asked if fire flow is part of the calculation. Chair Kitselman replied that fire flow is different and the Town does not charge a fee for a fire line but the difference in domestic line charges from a 1 ½ inch to a 2 inch meter is significant. Ms. Pellerito asked Chair Kitselman whether he has a question about why they would do this, and Chair Kitselman replied that he does not know whether the applicant knows if the meter size is sufficient.

Jon Erickson, engineer for the applicant, entered the meeting.

Chair Kitselman asked Mr. Erickson about the meter size issue. Mr. Erickson stated that they did do a meter calculation and it came out on the line between the two sizes. He added that they are confident that the smaller size will be sufficient. He noted that the applicant has used a 1 ½ inch meter on similar projects and are confident that they will not need a larger size. He said that they can increase the size to 2 inch if they need to do so in the future. Chair Kitselman asked about reducing the sign size. Mr. Erickson said that the sign will be reduced to meet the requirements. Mr. Erickson also reviewed the purchase of nutrient credits that the applicant will be making to meet the Virginia Department of Environmental Quality's (DEQ) stormwater management requirements. He noted that this replaces the need for detention areas and their ongoing maintenance. Ms. Dunkle asked where the excess phosphorus will be going. Mr. Erickson replied that the nutrient credits are purchased within the regional drainage shed. Mr. Stidham asked if any credits are being purchased in the County and Mr. Erickson said no. Ms. Pellerito asked if there is any concern about local impacts if credits are allowed to be purchased outside of the County. Vice-Chair Ohrstrom replied that while there may be concerns, the State has authorized this process and localities have to live with it. Ms. Pellerito said that this could establish a precedent that would allow other developers to do the same thing. Mr. Erickson replied that DEQ wrote the process into the regulations that were adopted in 2014 and they were not very well publicized, adding that he only recently found out that this is an acceptable practice through a project he had in Loudoun County. He added that if a locality chooses to manage its own stormwater program, they may have the ability to adopt more stringent requirements. He noted that only a few large counties have more stringent stormwater management regulations.

The Authority voted to approve the site plan amendments with the following conditions

1. The sign shall be reduced to comply with maximum area requirements.
2. The applicant will provide additional sidewalk improvements to provide a continuous sidewalk from the subject property to the existing sidewalk network to the west.

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

No: None

Absent: McFillen

OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Bass moved, seconded by Vice-Chair Ohrstrom, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:27PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

Jon Erickson, Agent (A.C. Echols Trustee, Owner) is requesting approval of a Site Plan and Major Subdivision in order to construct a 120-unit age- and income-restricted apartment complex and create a five lot subdivision, respectively, on 10.98 acres identified as Tax Map Parcel number 14-5-251B and zoned Older Person Residential (OPR).

Plans for the Robert Regan Village have been submitted for review and approval of a 120-unit age- and income-restricted facility to be constructed on Chamberlain Street. The three-story building will be adjacent to the assisted living facility which is slated for completion early this fall.

Three submissions for the complex have been submitted since 2009. The last, in 2015, had associated proffers from a previous rezoning which were updated in 2017 by Town Council. These proffers include substantial conformity with the 2015 site plan; multi-family development including no more than 120 units; payment of customary Town and County real estate taxes based on the full real estate tax assessment; no exemptions from real estate taxation; and cash proffers toward fire and rescue services of \$1,250 per unit.

Apartment Complex

General Information

Older Person Residential is regulated under Section 614 of the Berryville Zoning Ordinance. Section 614.11 addresses requirements for multifamily development. Sections 614.2 and 614.5 were modified by Town Council in October of 2016 to allow multifamily senior housing as a use by right (previously required a Special Use Permit) and to decrease the total number of Older Person Residential units in Annexation Area B to from 300 to 200 and to increase the number of multifamily units from 120 units to 180. This development will exhaust the number of units permitted in the Berryville Zoning Ordinance for multifamily units in Annexation Area B.

Site plans were distributed to Pennoni Engineering; Town public works and utilities staff; and Clarke County building and emergency services staff for review and comment. A portion of the site plan is included in the agenda packet. Should BADA members wish to review the full plan set, it is available in the Berryville Planning office.

Storm Water Management

Storm water management is regulated under Virginia Department of Environmental Quality requirements and will be reviewed by this agency. The applicant has identified the purchase of nutrient credits that would be paid in order to reduce the number of

storm water facilities and maintenance of such facilities. The correspondence concerning this effort is included on page 23 of 33 of the site plan included in this packet.

Parking

Parking regulations are established in Section 614.11(h) of the Berryville Zoning Ordinance which requires one space for each unit. The plan identifies 123 parking spaces and six handicapped parking spaces which conforms to ordinance regulations.

Major Subdivision

General Information

The applicant has requested a five lot subdivision which includes the parent parcel where the apartment complex is located; lots 1, 2, and 3 on the north side of future Chamberlain Street; and the western most lot 4 on Mosby Boulevard just east of the assisted living facility.

Article V of the Town of Berryville Subdivision Ordinance requires that an applicant who wishes to subdivide a tract of land in the Berryville Area submit preliminary and final plats for review and approval by the Administrative Body. Staff has requested these documents and associated fees from the agent. Once plats have been received by staff they will be reviewed for conformance to the requisite ordinances.

The following items are included in this packet:

- Land Development Application
- Section 614 of the Berryville Zoning Ordinance
- Vicinity map of the project
- Portions of the site development plan

Recommendation

Set public hearing for the August 22, 2018 meeting.

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner A. C. Echols Trustee

Owner's Address 400 Custer Court, Berryville, VA 22611

Phone 703-777-4100

Agent (Contact Person) Jon Erickson

Agent's Address 43760 Trade Center Place Suite 110 Sterling VA 20166

Phone 540-974-5334

Check Appropriate Request:

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

RECEIVED
JUL 05 2018
Town of Berryville, VA

Complete As Applicable:

Nature of Request/Proposal: Subdivision of a parcel into 5 lots and construction of a 120 unit apartment and associated improvements

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

Size of Project Site: 10.98 ac

Proposed # of Lots: 5 Existing Zoning OPR

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: 7/3/18

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

Signature: Alton C. Echols, Jr., Trustee Date: 7/3/18

OFFICE USE ONLY

Public Hearing Required? _____ Dates Advertised _____

Adjoining Property Owners Notified? _____

Action Taken: _____

SECTION 614 - OLDER PERSON RESIDENTIAL (OPR)

614.1 PURPOSE AND INTENT

The Older Person Residential (OPR) District is created to provide for residential, office, and service uses for people over 55 years old at locations compatible with the Comprehensive Plan's goals for residential development in the Town of Berryville and within the precincts of the Berryville Area Plan. Maximum densities are established in this district to allow the various types of uses at a scale compatible with the general character of the Town and the nature of the uses. This district may be applied to development with the intent of preserving natural features and vegetation, promoting excellence in site planning and landscape design, and encouraging development with compatible scale, materials and architectural character. Development in the OPR District shall be sensitive to land physiography, provision of adequate public infrastructure, and development of high-quality transportation improvements while achieving optimal siting of dwellings, services, recreation areas, community facilities, and open space.

614.2 PERMITTED USES

- (a) Accessory structures less than one hundred fifty (150) square feet in size
- (b) Community buildings and association facilities, public and private, including recreation areas and other common area improvements associated with residential developments
- (c) Housing for Older Persons Residential: Single Family Detached; Single Family Attached – Duplexes, Tri-plexes, Quad plexes, Townhouses, and Multi-family Apartments (including personal service uses of less than 500 square feet) **(10/16)**
- (d) Public utilities
- (e) Recreation facilities (indoor or outdoor), including parks, playgrounds, golf courses, swimming pools, tennis courts, etc.

614.3 SPECIAL PERMIT USES

- (a) Day care centers
- (b) Government and other public buildings (including police, fire, library, museum, and postal facilities)
- (c) (Deleted 2016)
- (d) (Deleted 2010)
- (e) Medical care facilities, licensed
- (f) Places of worship
- (g) Schools, public and private, including nurseries, playgrounds, and related uses

Section 614 Older Person Residential (OPR) District

614.4 AGE REQUIREMENT

An age restriction enforcement plan shall be submitted with each subdivision or site plan application so as to ensure that all occupants of dwelling units conform to the age restrictions established for Housing for Older Persons. Such enforcement plans shall include:

- (a) the covenants, management regulations, or other similar legal instruments with enforcement by the property owner, homeowners association, or other private entity;
- (b) the identity of the private entity which shall be held responsible for any violation of the age restrictions for Housing for Older Persons;
- (c) a provision for an annual report to the Town of Berryville as to age status of the occupants of each unit; and
- (d) a provision which states that no person under nineteen (19) years of age shall reside in any unit for more than ninety (90) days in any calendar year.

614.5 MAXIMUM DENSITY

A Master Plan shall be submitted with a request for OPR zoning showing a general arrangement of uses and density for the subject property and all adjacent areas intended for OPR uses. The Master Plan shall show that the public service needs are no greater for the OPR uses than the public service needs for the uses planned for that sub-area. The number of average daily vehicle trips generated, the amount of sewage generated, the amount of water used, and demand on emergency services will be no greater with the proposed number of older person residential units and service uses than that generated by the maximum density of uses allowed by a property's land use designation. However, not more than two hundred (200) Older Person Residential units (including not more than one hundred eighty (180) multifamily units) shall be allowed in Annexation Area B as shown on approved subdivision plats or site plans. **(10/16)**

614.6 MINIMUM DISTRICT SIZE

Minimum district size: three (3) acres

614.7 MAXIMUM BUILDING HEIGHT

Maximum building height: forty (40) feet

614.8 REGULATIONS FOR SINGLE FAMILY DETACHED DWELLINGS

- (a) Minimum lot size: 7,500 square feet
- (b) Minimum lot width: 60 feet
- (c) Minimum yard requirements
 - (1) Front Yard: 20 feet
 - (2) Side yard: 10 feet, except for corner lots, the side yard facing the side street shall be 20 feet or more for both main and accessory buildings
 - (3) Rear yard: 40 feet
- (d) Accessory structures of less than 150 square feet: 5 feet from side and rear lot lines

Section 614 Older Person Residential (OPR) District

- 150 square feet: 5 feet from side and rear lot lines.
- (f) Where a lot is to be divided into individual lots for the sale of single family attached dwelling units:
1. Lot lines shall conform with party wall centerlines.
 2. Privacy yard, having a minimum of two hundred (200) square feet, shall be provided on each lot.
 3. Privacy yards shall include screening, fencing, patio paving and/or special landscaping treatment.
- (g) Open Space Requirements
1. An open space plan shall be submitted with a site plan application.
 2. 25% of the net site area shall be open space dedicated to common usage and ownership.
 3. At least 20% of the required open space (5% of the net site area) shall be designed and developed as recreational and active community open space.
 4. Refer to Section 615.2 regarding critical environmental area and open space requirements.
- (h) Site Plan Requirements
1. A site plan, which shall govern all development, shall be submitted for approval per Section 6.
 2. Site plans shall include provisions for:
 - A. Adequate public facilities, development phasing.
 - B. Storm water management facilities to address the ultimate development coverage within the district, lighting and signing.
 - C. Building placement and lot configuration, screening, buffering, and landscaping, and other special site features and land use considerations deemed necessary to serve the district.
 - D. Any site plan application which is not in strict conformance with a pre-existing approved master plan for the district shall require an amendment to that master plan and preliminary plat, if necessary, prior to site plan approval of the specific use.
 - E. All uses shall be subject to final site plan approval.
- (i) Parking and parking access
1. The number of required off-street parking spaces shall be a total of 1.5 per unit and shall be located not more than one hundred (100) feet from the individual dwelling served.
 2. Parking bays shall be no closer than twelve (12) feet to any adjoining property line.
 3. Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights of way.
- (j) Driveways
1. Attached dwelling units shall have access to a private driveway with a minimum width of twenty-three (23) feet. The paved street shall be constructed according to Virginia Department of Transportation standards.
 2. No attached dwelling unit may be accessed directly from a public street unless approved by a special use permit.

Section 614 Older Person Residential (OPR) District

3. No private driveway shall be located within twelve (12) feet of any property line.
- (k) Setback, yards, buffering, separation and grouping of units
1. Where adjacent properties are zoned to a district other than the OPR District, all single family attached dwellings shall be set back at least forty (40) feet from the common property line(s).
 2. Where single family attached dwellings are adjacent to a private drive, parking area, and/or walkway intended for the common use of the development's occupants, there shall be a minimum building setback of 15 feet from that drive, area, and/or walk.
 3. Adjacent groupings of single family attached dwellings with their accompanying lots shall be separated from one another by a minimum of fifteen (15) feet. This separation shall allow an unobstructed fire lane on all sides of the structure.
 4. No more than four attached dwellings shall be included in any one physically contiguous grouping.
- (l) Maintenance of improvements, covenants and required improvements
1. All common improvements (including open space, recreational facilities, private streets, walkways, parking areas, and other community facilities) shall be maintained by and be the sole responsibility of the property owner until such time as the owner conveys such common area to a nonprofit (homeowner's) entity consisting of at least all of the individual owners of the dwelling units in the development.
 2. Deed restrictions and covenants shall be included with the conveyance to include, among other things, that assessments, charges and costs of maintenance of such common areas shall constitute a pro-rate share lien upon the individual dwelling lots, such lien inferior only to taxes and recorded trusts. Covenants shall specify the means by which the nonprofit entity shall govern and manage itself and maintain building exteriors, landscaping, lighting, recreation areas, walkways, parking areas, snow removal, and travel ways.
 3. All deed restrictions, covenants, nonprofit (homeowner's) entity incorporation documents, and information related to conveyance programs shall be submitted with the plat and plans, and reviewed by the Berryville Town Attorney.
- (m) General Regulations
1. All refuse shall be contained in completely enclosed and screened facilities.
 2. On-site lighting, signing, and mailboxes shall be of compatible scale, materials, and colors to the primary structures.
- (n) Condominiums
1. Any condominium development under the Condominium Laws of Virginia shall be subject to the following provisions:
 - A. Minimum lot size and yard and open space requirements of the district shall be met as if lot lines existed.

Section 614 Older Person Residential (OPR) District

- B. A site plan shall be required and subject to review by the Berryville Area Development Authority. The site plan shall govern the location of all structures and improvements.
- C. Setbacks, density and other district provisions shall be met.

614.11 REGULATIONS FOR MULTI-FAMILY AND NON-RESIDENTIAL USES:

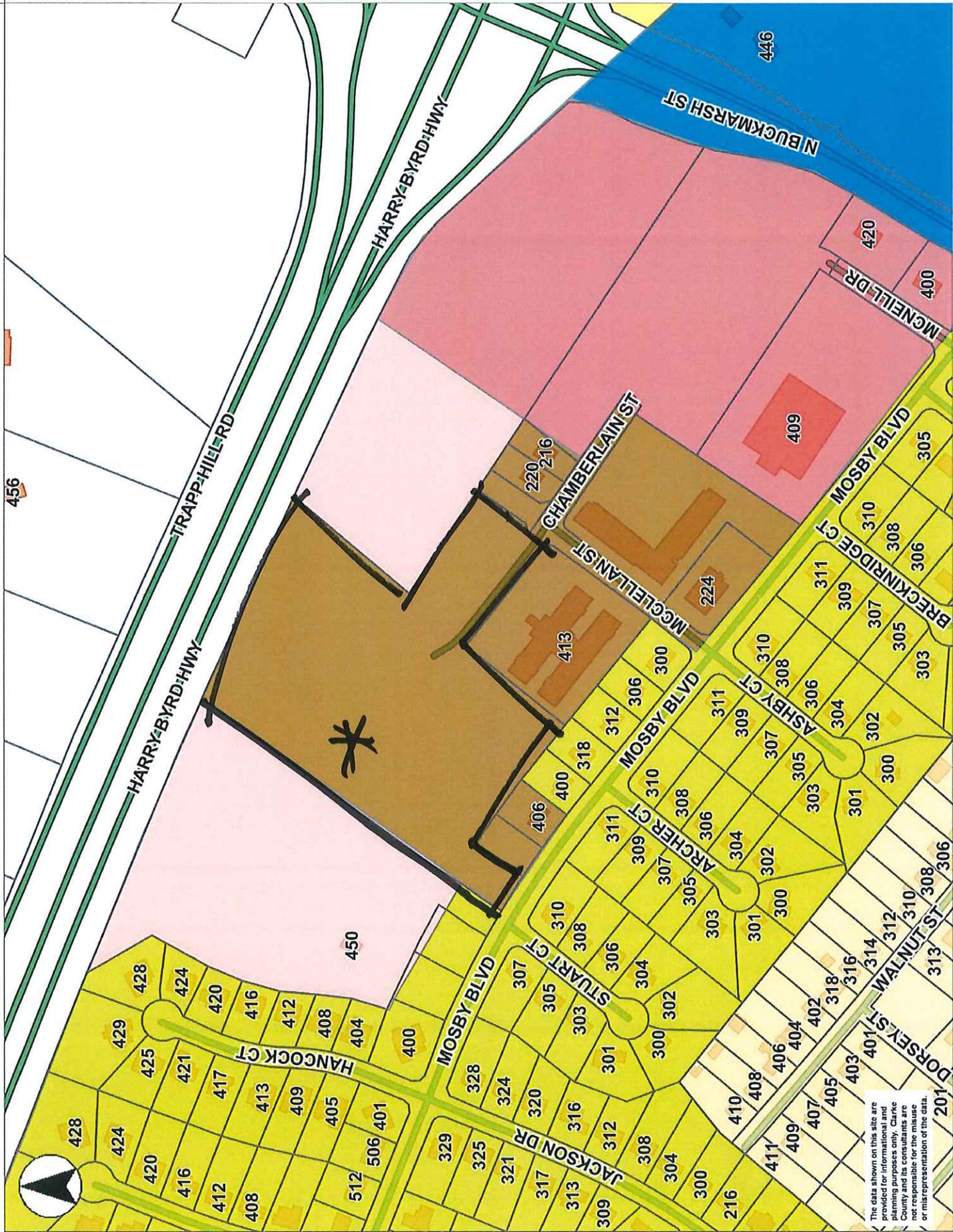
- (a) Maximum Floor Area Ratio (FAR): .60 of net developable area
- (b) Minimum lot area: 20,000 square feet
- (c) Minimum lot width: 100 feet
- (d) Minimum yard requirements
 - Front yard: 25 feet
 - Side yard: 25 feet
 - Rear yard: 25 feet
- (e) Where a lot is contiguous to a property located in any residential district, a public right of way with limited access or a railroad right of way, all buildings shall have minimum setback of forty (40) feet from common property lines.
- (f) Open Space
 - 1. A landscape and buffer plan shall be submitted with any application for site plan approval.
 - 2. At least twenty-five percent (25%) of the gross site area shall be landscaped open space.
 - 3. Refer to Section 615.2 regarding critical environmental area and open space requirements.
- (g) Site Plan Requirements
 - 1. A site plan, which shall govern all development, shall be submitted for approval per Section 6.
 - 2. Site plans shall include provisions for:
 - A. adequate public facilities, development phasing, stormwater management facilities to address the ultimate development coverage within the district, lighting and signing, building placement and lot configuration, screening, buffering, and landscaping, and other special site features and land use considerations deemed necessary to serve the district.
 - 3. Any site plan application which is not in strict conformance with a pre-existing approved master plan for the district shall require an amendment to that master plan and preliminary plat, if necessary, prior to site plan approval of the specific use.
 - 4. All uses shall be subject to final site plan approval.
- (h) Parking Access and Private Drives
 - 1. A minimum of one parking space per unit shall be provided and shall be located not more than one hundred (100) feet from the individual dwelling served.
 - 2. Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights of way.
 - 3. Parking bays and private drives shall be no closer than twelve (12) feet to any adjoining property line.

Section 614 Older Person Residential (OPR) District

- (i) Buffering and Landscaping
 1. Where a parcel 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.
- (j) 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 no outdoor storage and/or display of goods, with the exception of retail display such as plant materials associated with nurseries.
- (k) 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 driveways, street lighting, sidewalks, curbing and gutters, and parking bays shall be constructed to standards specified by the administrative authority or its agent.



- Points of Interest
- Parcels
- Bennyville 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)
 - Open Space Res (OS)
 - Business (B)
 - Business Park (BP)
 - Business Professional (BC)
 - Light Commercial (LC)
 - Driveway Commercial (DC)
 - Light Industrial (LI-1)
 - Institutional (ITL)
- Clarke County Boundary
- Major Roads
 - Interstate
 - US Highway
 - State Highway
- Surrounding Counties Opas
- Clarke County Roads
 - Private Roads
 - Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
 - Perennial Streams
 - Intermittent Streams
- Ponds
- Rivers



The data shown on this site are provided for informational and planning purposes only. Clarke County and its consultants are not responsible for the misuse or misrepresentation of the data.





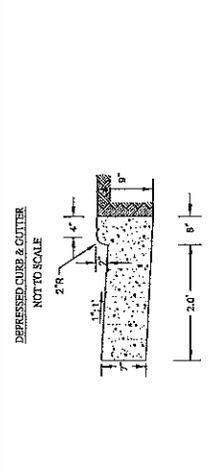
MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 4507 TRADE CENTER PLACE
 FARMERSVILLE, VA 22434
 PHONE (540) 824-6181
 FAX (540) 824-6177
 Copyright 2018 With a Reserved All Rights, Inc.

NO.	DATE	REVISIONS

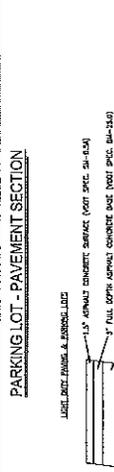
DATE: 10/1/18
 DRAWN BY: JAC
 CHECKED BY: JAC
 IN CHARGE: JAC
 SHEET: 3 OF 33



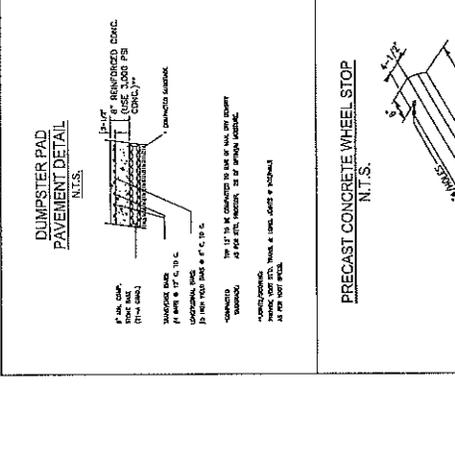
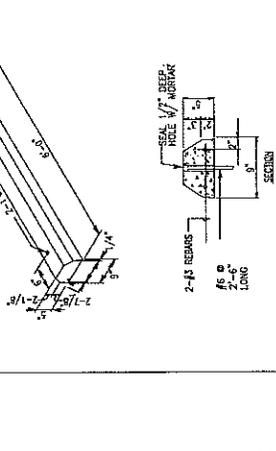
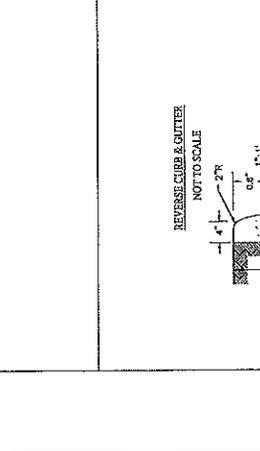
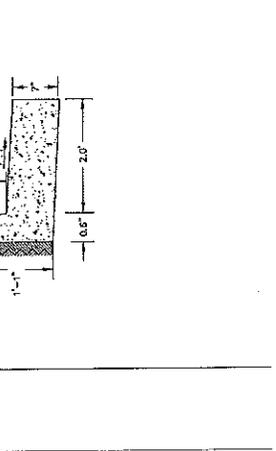
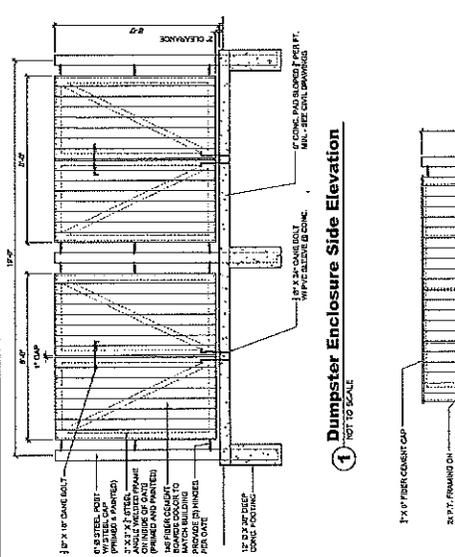
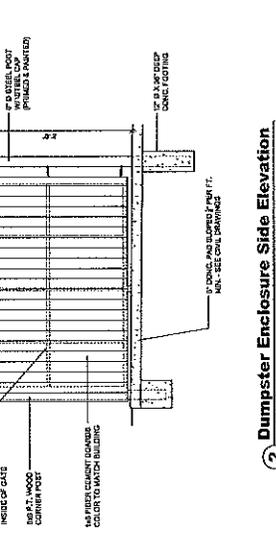
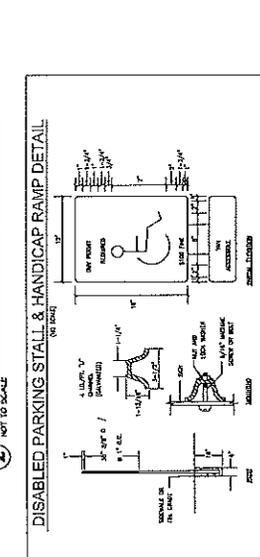
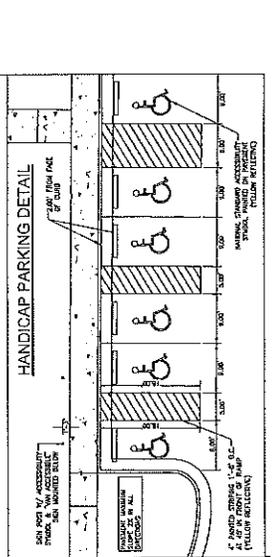
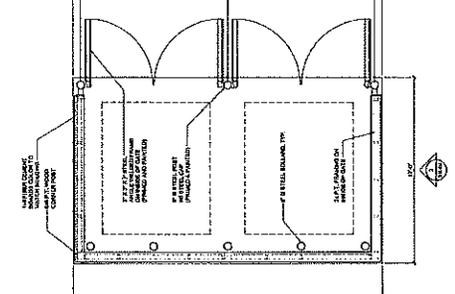
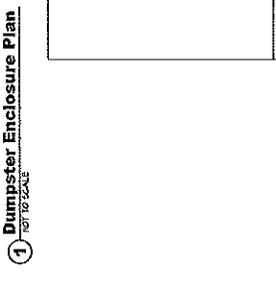
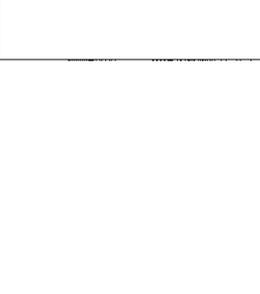
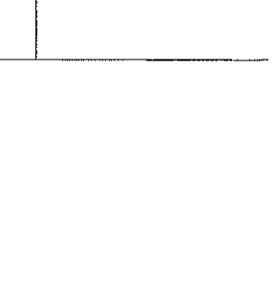
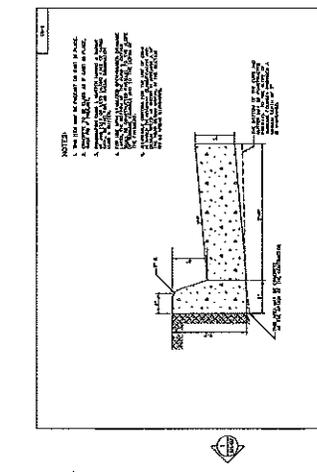
NOTES:
 1. CONCRETE SHALL BE CLASS AS IN PLACE, 4000 PSI IF PRECAST
 2. EXPANSION JOINT AND JOINT BARS SHALL BE 1/2" DIA. IF ADJACENT TO OTHER CONCRETE
 3. REBAR (1/2" DIA. ONLY)



NOTES:
 1. 100-17 TO BE CONCRETE TO TOP OF CURB, 4000 PSI
 2. SUBGRADE AS PER STD. SPEC. 201.22 OF STANDARD SPEC. (201.22 ALL CARRY)



NOTES:
 1. 1/2" FULL DEPTH AGGREGATE SURFACE (1000 SPEC. 201.22)
 2. 1/2" FULL DEPTH ASPHALT CONCRETE BASE (1000 SPEC. 201.24)
 3. 1/2" COMPACTED AASV SURFACE (1000 SPEC. 201.21-1) (1000)
 4. COMPACTED SUBGRADE (SEE THIS SHEET)



ROBERT REGAN VILLAGE
SITE PLAN

TOWN OF BERRYVILLE, VIRGINIA

OVERALL PLAN



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
41700 KINGS CROSSING BLVD
PIEDMONT, VA 22131
PHONE: (703) 824-0181
FAX: (703) 824-4131
Copyright 2018 Morris & Ritchie Associates, Inc.

DATE REVISIONS

CURVE TABLE

CURVE #	LENGTH	ANGLE	DATA	CONTRIBUTIONS	CHORD LENGTH
C1	27.000	30.000	60.000	2.32425 E	18.532
C2	27.000	30.000	60.000	2.32425 E	18.532
C3	27.000	30.000	60.000	2.32425 E	18.532
C4	27.000	30.000	60.000	2.32425 E	18.532
C5	27.000	30.000	60.000	2.32425 E	18.532
C6	27.000	30.000	60.000	2.32425 E	18.532
C7	27.000	30.000	60.000	2.32425 E	18.532
C8	27.000	30.000	60.000	2.32425 E	18.532
C9	27.000	30.000	60.000	2.32425 E	18.532
C10	27.000	30.000	60.000	2.32425 E	18.532
C11	27.000	30.000	60.000	2.32425 E	18.532
C12	27.000	30.000	60.000	2.32425 E	18.532
C13	27.000	30.000	60.000	2.32425 E	18.532
C14	27.000	30.000	60.000	2.32425 E	18.532
C15	27.000	30.000	60.000	2.32425 E	18.532
C16	27.000	30.000	60.000	2.32425 E	18.532
C17	27.000	30.000	60.000	2.32425 E	18.532
C18	27.000	30.000	60.000	2.32425 E	18.532
C19	27.000	30.000	60.000	2.32425 E	18.532
C20	27.000	30.000	60.000	2.32425 E	18.532
C21	27.000	30.000	60.000	2.32425 E	18.532
C22	27.000	30.000	60.000	2.32425 E	18.532
C23	27.000	30.000	60.000	2.32425 E	18.532
C24	27.000	30.000	60.000	2.32425 E	18.532
C25	27.000	30.000	60.000	2.32425 E	18.532
C26	27.000	30.000	60.000	2.32425 E	18.532
C27	27.000	30.000	60.000	2.32425 E	18.532
C28	27.000	30.000	60.000	2.32425 E	18.532
C29	27.000	30.000	60.000	2.32425 E	18.532
C30	27.000	30.000	60.000	2.32425 E	18.532
C31	27.000	30.000	60.000	2.32425 E	18.532
C32	27.000	30.000	60.000	2.32425 E	18.532
C33	27.000	30.000	60.000	2.32425 E	18.532
C34	27.000	30.000	60.000	2.32425 E	18.532
C35	27.000	30.000	60.000	2.32425 E	18.532
C36	27.000	30.000	60.000	2.32425 E	18.532
C37	27.000	30.000	60.000	2.32425 E	18.532
C38	27.000	30.000	60.000	2.32425 E	18.532
C39	27.000	30.000	60.000	2.32425 E	18.532
C40	27.000	30.000	60.000	2.32425 E	18.532
C41	27.000	30.000	60.000	2.32425 E	18.532
C42	27.000	30.000	60.000	2.32425 E	18.532
C43	27.000	30.000	60.000	2.32425 E	18.532
C44	27.000	30.000	60.000	2.32425 E	18.532
C45	27.000	30.000	60.000	2.32425 E	18.532
C46	27.000	30.000	60.000	2.32425 E	18.532
C47	27.000	30.000	60.000	2.32425 E	18.532
C48	27.000	30.000	60.000	2.32425 E	18.532
C49	27.000	30.000	60.000	2.32425 E	18.532
C50	27.000	30.000	60.000	2.32425 E	18.532
C51	27.000	30.000	60.000	2.32425 E	18.532
C52	27.000	30.000	60.000	2.32425 E	18.532
C53	27.000	30.000	60.000	2.32425 E	18.532
C54	27.000	30.000	60.000	2.32425 E	18.532
C55	27.000	30.000	60.000	2.32425 E	18.532
C56	27.000	30.000	60.000	2.32425 E	18.532
C57	27.000	30.000	60.000	2.32425 E	18.532
C58	27.000	30.000	60.000	2.32425 E	18.532
C59	27.000	30.000	60.000	2.32425 E	18.532
C60	27.000	30.000	60.000	2.32425 E	18.532
C61	27.000	30.000	60.000	2.32425 E	18.532
C62	27.000	30.000	60.000	2.32425 E	18.532
C63	27.000	30.000	60.000	2.32425 E	18.532
C64	27.000	30.000	60.000	2.32425 E	18.532
C65	27.000	30.000	60.000	2.32425 E	18.532
C66	27.000	30.000	60.000	2.32425 E	18.532
C67	27.000	30.000	60.000	2.32425 E	18.532
C68	27.000	30.000	60.000	2.32425 E	18.532
C69	27.000	30.000	60.000	2.32425 E	18.532
C70	27.000	30.000	60.000	2.32425 E	18.532
C71	27.000	30.000	60.000	2.32425 E	18.532
C72	27.000	30.000	60.000	2.32425 E	18.532
C73	27.000	30.000	60.000	2.32425 E	18.532
C74	27.000	30.000	60.000	2.32425 E	18.532
C75	27.000	30.000	60.000	2.32425 E	18.532
C76	27.000	30.000	60.000	2.32425 E	18.532
C77	27.000	30.000	60.000	2.32425 E	18.532
C78	27.000	30.000	60.000	2.32425 E	18.532
C79	27.000	30.000	60.000	2.32425 E	18.532
C80	27.000	30.000	60.000	2.32425 E	18.532
C81	27.000	30.000	60.000	2.32425 E	18.532
C82	27.000	30.000	60.000	2.32425 E	18.532
C83	27.000	30.000	60.000	2.32425 E	18.532
C84	27.000	30.000	60.000	2.32425 E	18.532
C85	27.000	30.000	60.000	2.32425 E	18.532
C86	27.000	30.000	60.000	2.32425 E	18.532
C87	27.000	30.000	60.000	2.32425 E	18.532
C88	27.000	30.000	60.000	2.32425 E	18.532
C89	27.000	30.000	60.000	2.32425 E	18.532
C90	27.000	30.000	60.000	2.32425 E	18.532
C91	27.000	30.000	60.000	2.32425 E	18.532
C92	27.000	30.000	60.000	2.32425 E	18.532
C93	27.000	30.000	60.000	2.32425 E	18.532
C94	27.000	30.000	60.000	2.32425 E	18.532
C95	27.000	30.000	60.000	2.32425 E	18.532
C96	27.000	30.000	60.000	2.32425 E	18.532
C97	27.000	30.000	60.000	2.32425 E	18.532
C98	27.000	30.000	60.000	2.32425 E	18.532
C99	27.000	30.000	60.0		

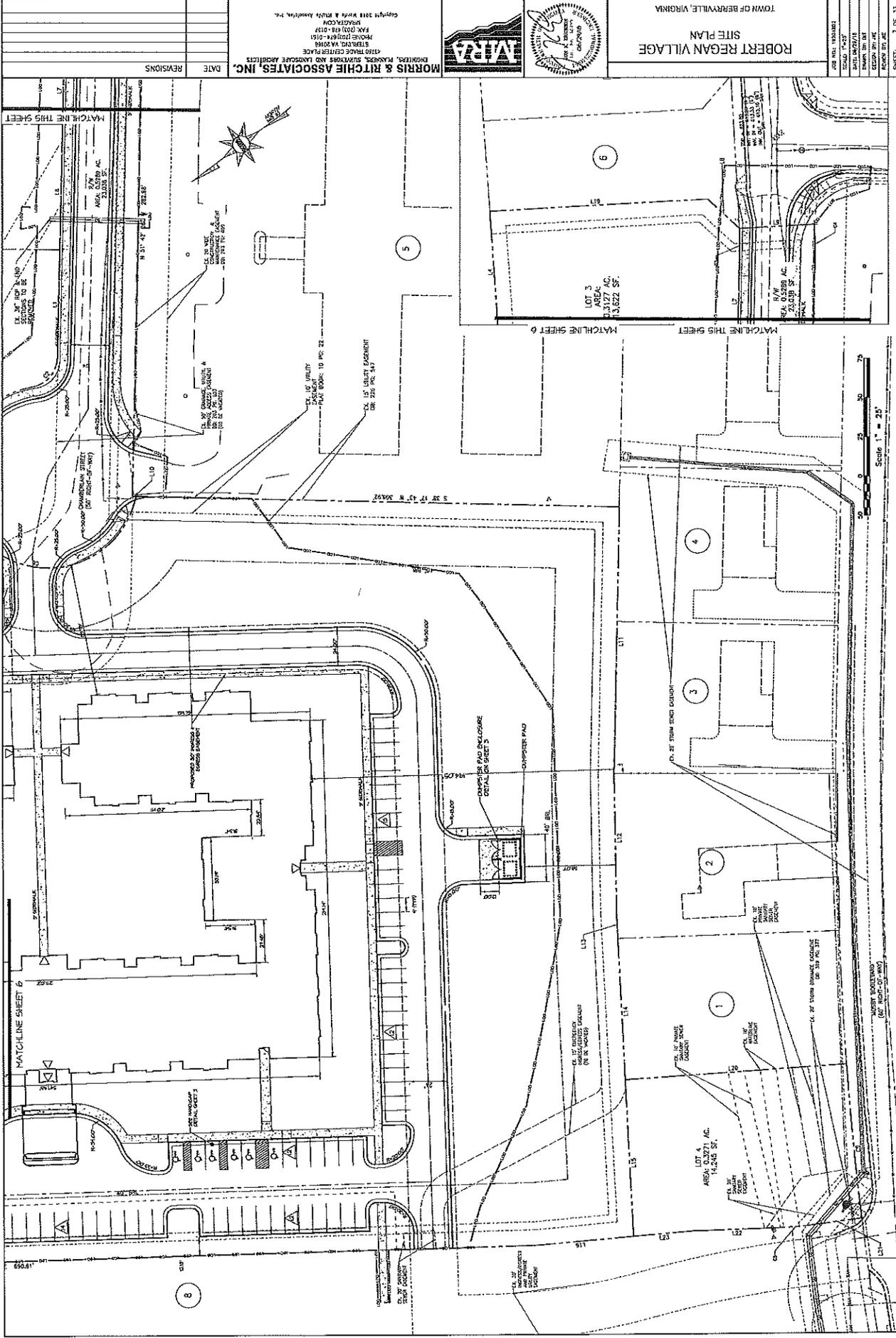
ROBERT REGAN VILLAGE SITE PLAN

TOWN OF BERRYVILLE, VIRGINIA



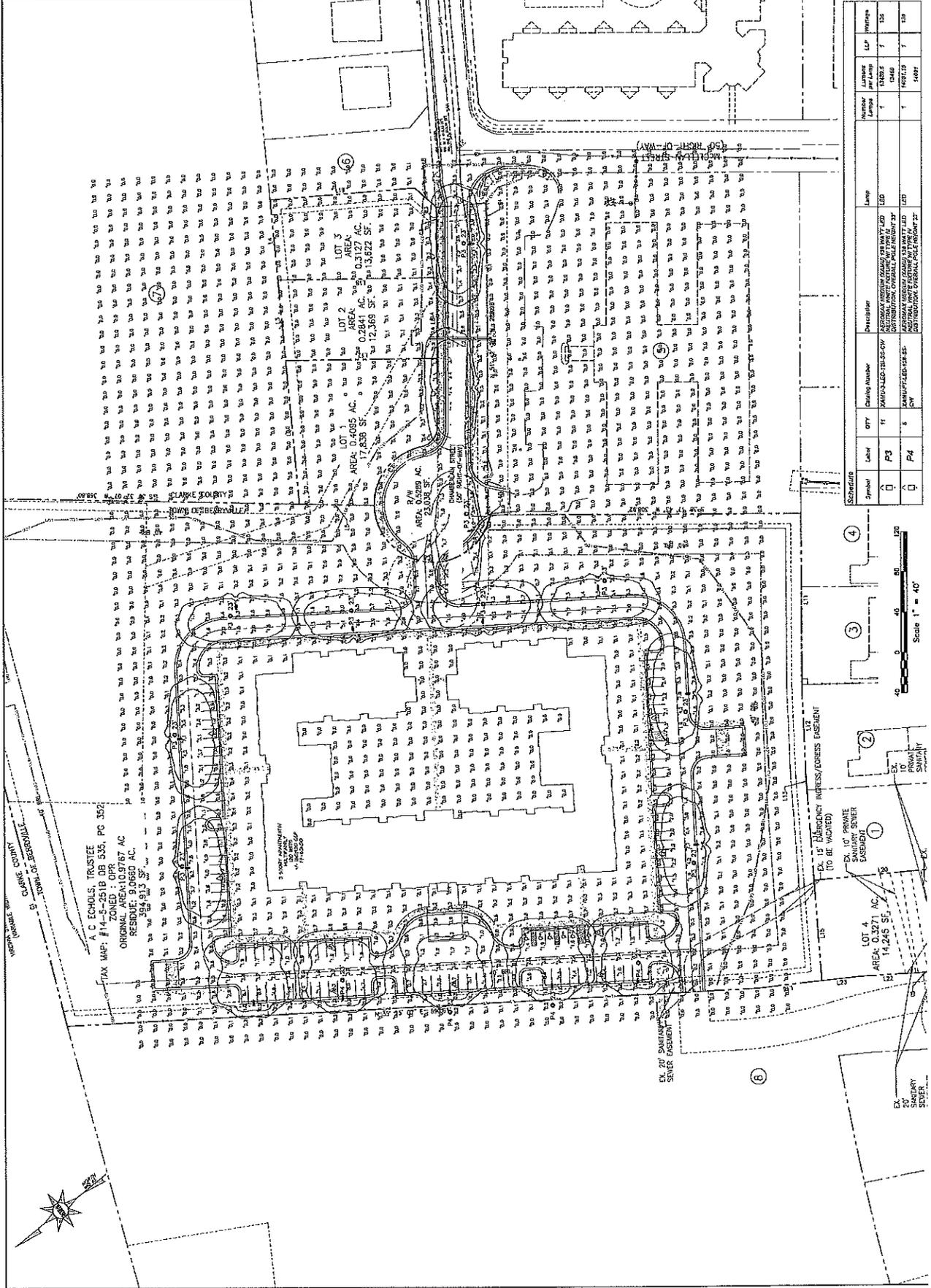
MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1000 MARKET CENTER PLAZA
SUITE 1000
FARMERSVILLE, VA 22434
PHONE: (703) 644-0161
FAX: (703) 644-0157
WWW.MORRISANDRITCHE.COM
COPYRIGHT 2018 MORRIS & RITCHE ASSOCIATES, INC.

REVISIONS	DATE



PROJECT BOUNDARY (SEE SHEET 17-00000)

SCALE: 1" = 20'



Symbol	Label	Qty	Design Number	Description	Area	Number Lamp	Lumen per Lamp	LP Watts
□	P3	11	50003120-100-CV	11x14' LED RECESSED DOWNLIGHT WITH 11W LED DISTRIBUTION OPTICAL POLY-REFLECTOR	LED	1	14000	13W
□	P4	5	50001120-04-CV	5x7' LED RECESSED DOWNLIGHT WITH 4W LED DISTRIBUTION OPTICAL POLY-REFLECTOR	LED	1	10000	13W

