



BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

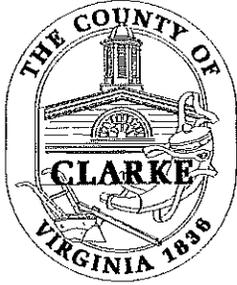
Wednesday, September 26, 2018 -- 7:00pm

**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 – July 25, 2018 meeting
4. Public Hearing - Site Plan
Jon Erickson (MRA, Inc., Agent) and Alton Echols, Jr., Trustee (Owner), are requesting Site Plan approval to construct a 120-unit age- and income-restricted multifamily apartment building on 10.98 acres as a use under Section 614.2(c) of the Berryville Zoning Ordinance at the property located at 418 Mosby Boulevard, identified as Tax Map Parcel number 14-((5))-251B, zoned OPR Older Person Residential. SP 02-18
5. Other Business
6. Adjourn

UPCOMING MEETING:

Wednesday, October 24, 2018 (7:00pm) – Regular Meeting



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

ATTENDANCE

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

Authority Member 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), Smart (seconded)

No: None

Absent: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the April 25, 2018 meeting as presented.

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

No: None

Absent: McFillen

SET PUBLIC HEARING – SITE PLAN AND MAJOR SUBDIVISION

Ms. Dunkle stated that the applicant is present to discuss this application and said that she will discuss the review status following their presentation.

Jon Erickson (Morris & Ritchie Associates), engineer for the applicant, stated that the proposal is for a 120-unit multifamily age- and income-restricted facility. He noted that there will no longer be a subdivision of

the property and that the facility will be developed on the 11 acre parcel. He said the facility will face the assisted living facility with shared access to Mosby Boulevard. He said that since a subdivision is no longer proposed, the access road to Chamberlain Street will not be developed as a public street and will remain private. He explained the proposed approach to stormwater management and noted that they have discussed it with the Virginia Department of Environmental Quality. He also summarized the connections to public water and sewer, screening of dumpster pads, and landscaping. He noted that additional landscaping in the form of evergreens will be installed along the shared boundary line with residential lots that front on Mosby Boulevard in order to block some of the visual impacts. He added that the building will look similar to Mary Hardesty House but with 120 units instead of 60 units.

Vice-Chair Ohrstrom asked if the building will have access for emergency vehicles on all sides and Mr. Erickson replied yes. Vice-Chair Ohrstrom asked if the emergency access will be maintained over time to ensure that ladder trucks and other large response vehicles can get around the building. Mr. Erickson replied that it will be in the applicant's best interest to maintain the emergency access areas. He added that the Town will be a party to the ingress/egress easement and could request improvements if there was ever a problem in the future. Mr. Bass asked if they have received any comments from adjacent landowners. Mr. Erickson replied no and stated that the assisted living facility owners were fully aware of this project. Chair Kitselman stated that he met with the applicant and Staff earlier in the day to discuss the project and indicated that he was happy with the proposed dumpster enclosure. Mr. Bass said that he visited the property before the meeting and noted that the assisted living facility is progressing towards completion.

Mr. Erickson introduced David Koogler (President, Mark-Dana Corporation) who provided a brief Powerpoint presentation on his company and the project. Mr. Bass asked about the projected demographic of tenants. Mr. Koogler said that residents are limited to 55 and over and noted that they typically draw from people that already reside within the area.

Chair Kitselman said that we will need elevations for the architectural review including color and materials, and Vice-Chair Ohrstrom added that signage information will be needed. Chair Kitselman said that he will be interested to hear what Fire and Rescue has to say about the project. Ms. Dunkle said that she has routed plans to the Building Department and to Fire and Rescue. Vice-Chair Ohrstrom asked if everything will be ready by the August meeting. Ms. Dunkle said that the plans need to be updated to reflect the change to the application by removing the subdivision, noting that revised plans are due by next Friday. She also said that the proffer statement needs to be updated and acted on by Town Council. She noted that there is a concern with having a quorum for the August meeting because the Authority is down one member and a new member will probably not be appointed in time, and she also noted that Vice-Chair Ohrstrom cannot attend the August meeting. She suggested scheduling the public hearing for the September 26 meeting, also noting that DEQ's review will probably not be complete. Mr. Bass asked how many members were needed for a quorum and Ms. Dunkle said four members. Ms. Smart said that many people take vacations in August so she did not know how that impacts an August meeting. Mr. Bass asked Ms. Dunkle if any comments have been received from the public. She replied no but said that comments typically come after the hearing is advertised and the public hearing notice signs are posted. Mr. Bass said that the hearing could be assigned for August and continued if the application is incomplete, but noted that this could be an inconvenience for any citizens that come to the meeting expecting an opportunity to speak on the application.

Following discussion of logistics, Mr. Erickson and Mr. Koogler agreed to holding the public hearing at the September meeting.

The Authority voted to schedule public hearing for the September 26, 2018 meeting.

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

No: None

Absent: McFillen

OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Ms. Smart moved, seconded by Vice-Chair Ohrstrom, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:44PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

Jon Erickson (MRA, Inc., Agent) and Alton Echols, Jr., Trustee (Owner), are requesting Site Plan approval to construct a 120-unit age- and income-restricted multifamily apartment building on 10.98 acres as a use under Section 614.2(c) of the Berryville Zoning Ordinance at the property located at 418 Mosby Boulevard, identified as Tax Map Parcel number 14-((5))-251B, zoned OPR Older Person Residential. SP 02-18

Public hearing notices were published in the Winchester Star on Wednesday, September 12 and Wednesday, September 19, 2018. Adjacent property notices were mailed via first class mail on September 14, 2018. One adjacent property owner discussed the project with staff with no objections to the development.

General Information

Comment response letters dated September 12, 2018 and updated plans have been submitted by the applicant's engineer. These items were forwarded to the Town's review engineers (Pennoni); Berryville Public Works; and the Virginia Department of Environmental Quality for review and additional comments.

Modifications from the first submission include:

- A revised Land Development Application which removed the proposed five lot subdivision;
- The extension of the eastern access which removed the proposed extension of Chamberlain Street; and
- Staff has noted that a sidewalk along Mosby is not identified on the updated plans. Mr. Erickson said that it will be added to the final plan set.

Staff has included portions of the revised site plan with this report. Please note that utility (water, sanitary sewer, storm) details, profiles, and calculations and VDOT details have not been included but are available at the Berryville Planning Office for review.

Please note that responses to the resubmitted plans from review agencies have not been received by Town planning staff.

Town Council Action

Proffer modifications were approved by Town Council at their September 11, 2018 meeting. An additional resolution must be adopted by Town Council in order to allow 20 market rate units as required by the Virginia Housing Development Authority. This request will be going to Council at their October 9 meeting.

The following items are included in this packet:

- Updated Land Development Application (July 25, 2018);
- Public hearing notice published in the Winchester Star on Wednesday, September 12 and Wednesday, September 19, 2018;
- Section 614 of the Berryville Zoning Ordinance;
- Vicinity map of the project; and
- Site development plan.

Recommendation

As responses have not been received from reviewing agencies, staff recommends continuing the public hearing to the October 24, 2018 meeting.

July 25, 2018 Staff Report

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.

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner ALTON ECHOLS JR TRUSTEE

Owner's Address 400 CUSTER COURT BERRYVILLE VA 22611

Phone 540 955 2618

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 25 2018
Town of Berryville, VA

Complete As Applicable:

Nature of Request/Proposal: CONSTRUCTION OF 120 UNIT APARTMENT AND ASSOCIATED IMPROVEMENTS

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

Size of Project Site: 10.98 AC

Proposed # of Lots: N/A 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: 7/25/18

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: July 25th, 2018

OFFICE USE ONLY

Public Hearing Required? _____ Dates Advertised _____

Adjoining Property Owners Notified? _____

Action Taken: _____

**BERRYVILLE AREA
DEVELOPMENT AUTHORITY
PUBLIC HEARING**

The Berryville Area Development Authority will hold the following public hearing at 7:00 p.m., or as soon after as this matter may be heard, on **Wednesday, September 26, 2018**, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

Jon Erickson (MRA, Inc., Agent) and Alton Echols, Jr., Trustee (Owner), are requesting Site Plan approval to construct a 120-unit age- and income-restricted multifamily apartment building on 10.98 acres as a use under Section 614.2(c) of the Berryville Zoning Ordinance at the property located at 418 Mosby Boulevard, identified as Tax Map Parcel number 14-((5))-251B, zoned CPR Older Person Residential. SP 02-18

Copies of the applications, amendments, and maps may be examined at the Town Business Office, Berryville/Clarke County Government Center (101 Chalmers Court), First Floor, Berryville, Virginia during regular business hours. Additional information may be obtained by calling Assistant Town Manager Christy Dunkle at 540/955-4081. Any person desiring to be heard on this matter should appear at the appointed time and place.

The Town of Berryville does not discriminate against disabled persons in admission or access to its programs and activities. Accommodations will be made for disabled persons upon prior request.

By order of the Berryville Area
Development Authority
Christy N. Dunkle,
Assistant Town Manager

CLASSIFIEDS GET RESULTS!

WINCHESTER STAR

9/12/18

9/19/18

Section 614 Older Person Residential (OPR) District

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.

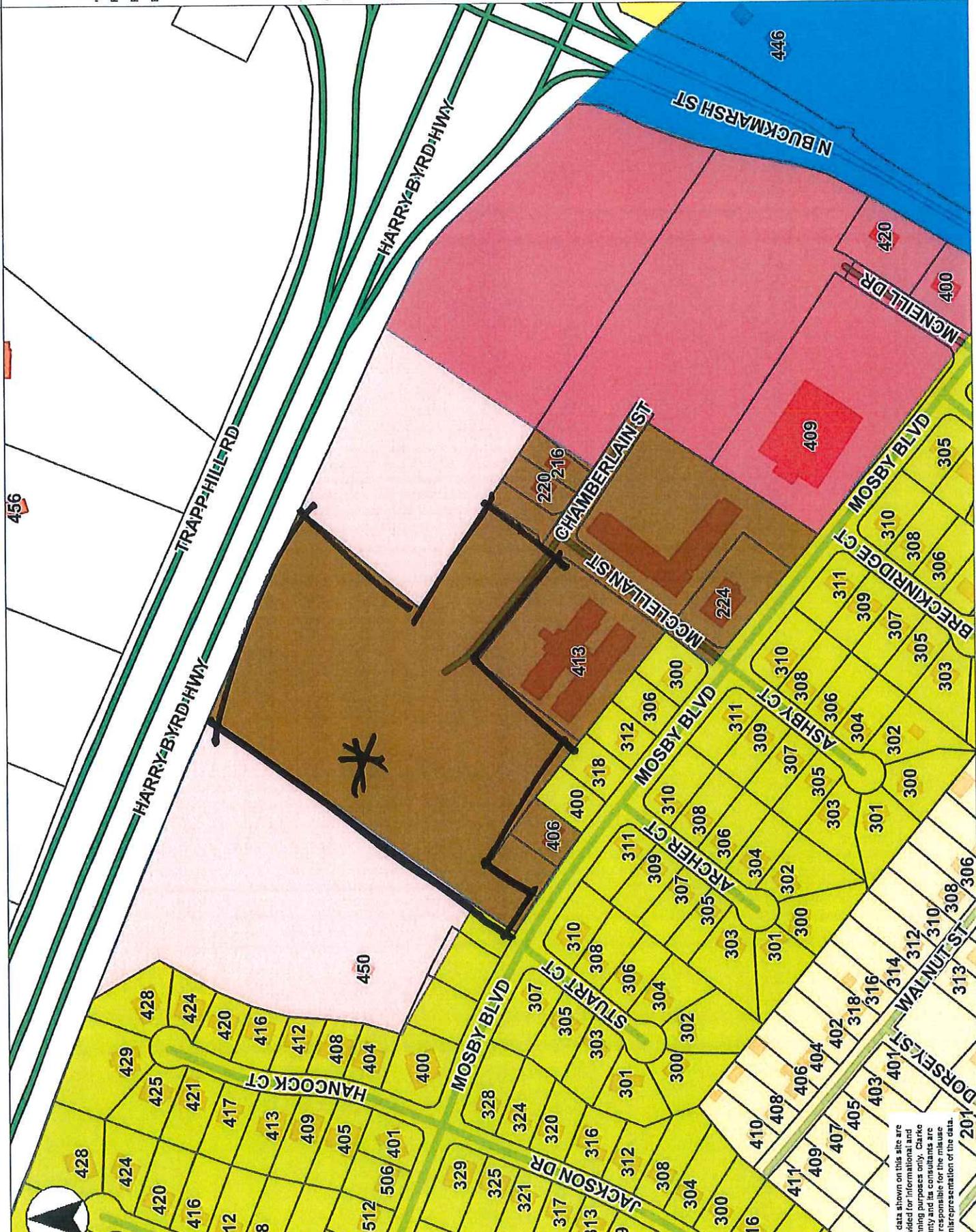
Section 614 Older Person Residential (OPR) District

- (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.



- Plains 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 (OP)
 - Open Space Res (OS)
 - Business (B)
 - Business Park (BP)
 - Bus Commercial (BC)
 - Light Commercial (LC)
 - Downtown Commercial (DC)
 - Light Industrial (L-1)
 - Institutional (I-1)
 - Clarke County Boundary
- Major Roads
 - Interstate
 - US Highway
 - State Highway
 - Surrounding Counties Opp
- Clarke County Roads
 - County Roads
 - Private Roads
 - Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
 - Perennial Streams
 - Intermittent Streams
- Ponds
- Rivers

VICINITY MAP C



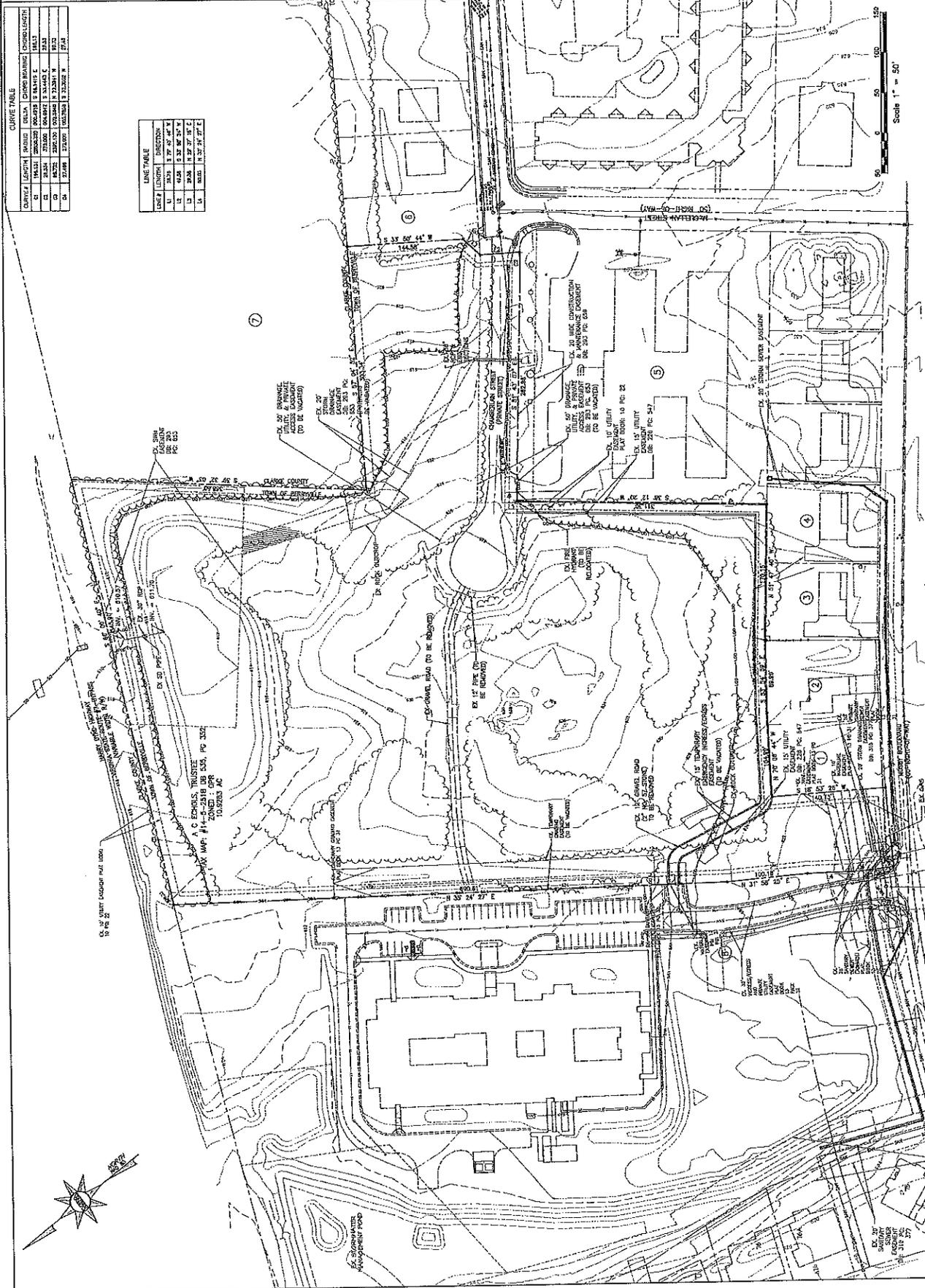
The data shown on this site are provided for informational and planning purposes only. Clarke County and its consultants are not responsible for the misuse or misrepresentation of the data.

DATE	09/13/18
REVISIONS	TOWN AND DEPT COMMENTS
NO. OF SHEETS	24
SHEET NO.	22
TITLE	EXISTING CONDITIONS PLAN
PROJECT	ROBERT REGAN VILLAGE
LOCATION	TOWN OF BERRYVALE, VIRGINIA

EXISTING CONDITIONS PLAN
 ROBERT REGAN VILLAGE
 TOWN OF BERRYVALE, VIRGINIA



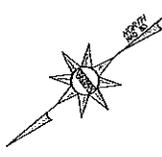
MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 4312 FLORENCE CENTER PLACE
 FARMERSVILLE, VA 22948
 PHONE: (813) 674-4181
 FAX: (813) 674-4172
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Scale 1" = 50'

LINE#	LENGTH	DIRECTION
1	25.70	E 79° 57' 46" W
2	49.80	E 23° 36' 27" N
3	20.00	E 77° 27' 38" E
4	10.00	E 33° 24' 27" E

CURVE TABLE	STATION	CHORD BEARING	STATIONING
1	1+00.00	S 88° 00' 00" W	1+00.00
2	1+00.00	S 88° 00' 00" W	1+00.00
3	1+00.00	S 88° 00' 00" W	1+00.00
4	1+00.00	S 88° 00' 00" W	1+00.00
5	1+00.00	S 88° 00' 00" W	1+00.00



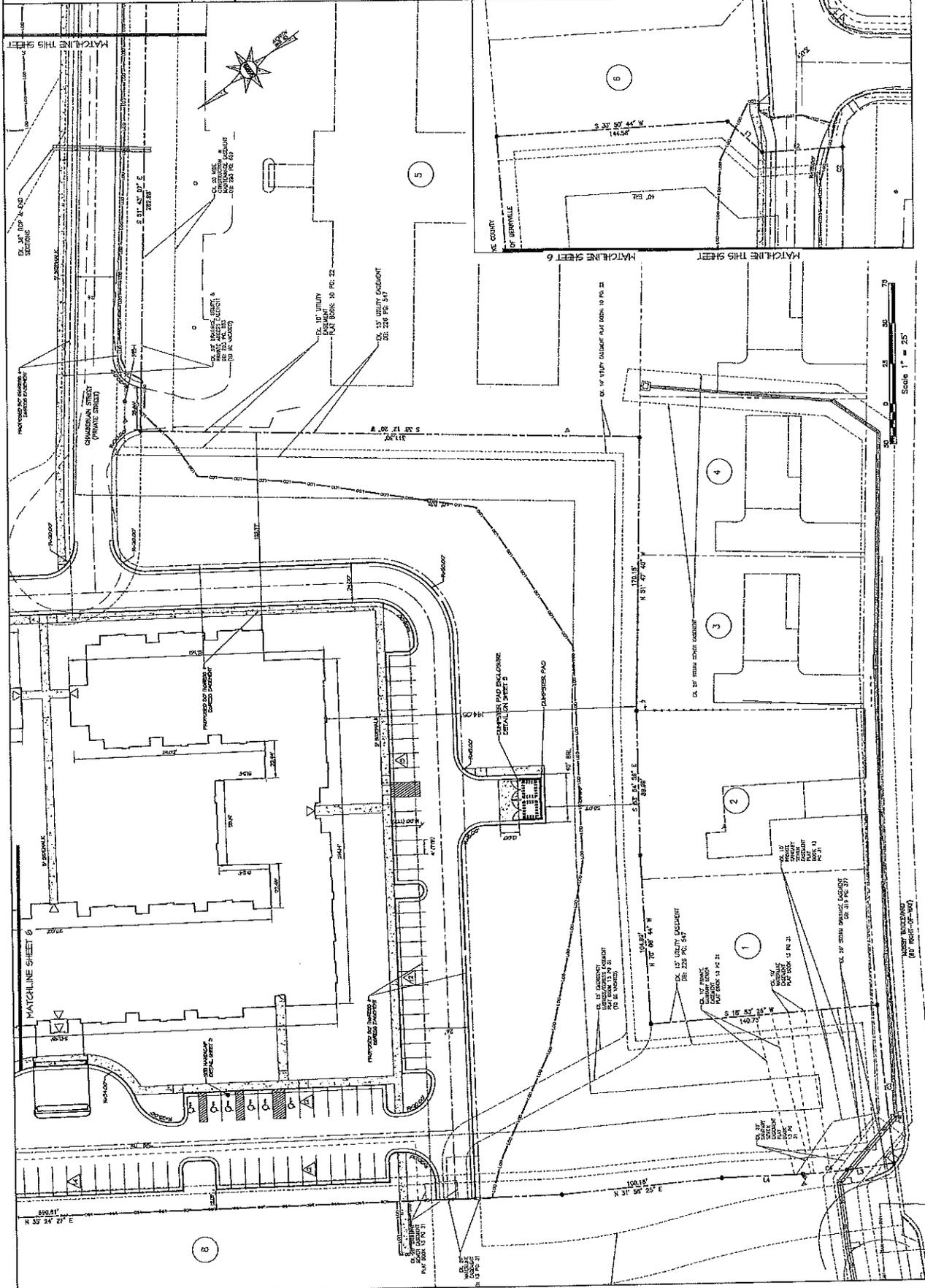
DATE: 09/17/16	SCALE: 1" = 25'
PROJECT: ROBERT REGAN VILLAGE	DATE: 09/17/16
OWNER: TOWN OF BERRVILLE, VIRGINIA	PROJECT: ROBERT REGAN VILLAGE
DESIGNER: MORRIS & RITCHE ASSOCIATES, INC.	OWNER: TOWN OF BERRVILLE, VIRGINIA
DATE: 09/17/16	PROJECT: ROBERT REGAN VILLAGE
SCALE: 1" = 25'	DATE: 09/17/16
PROJECT: ROBERT REGAN VILLAGE	OWNER: TOWN OF BERRVILLE, VIRGINIA
OWNER: TOWN OF BERRVILLE, VIRGINIA	DESIGNER: MORRIS & RITCHE ASSOCIATES, INC.
DESIGNER: MORRIS & RITCHE ASSOCIATES, INC.	DATE: 09/17/16

LAYOUT PLAN
ROBERT REGAN VILLAGE
SITE PLAN
TOWN OF BERRVILLE, VIRGINIA



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
4170 THOMAS CENTER PLACE
SPRINGFIELD, VA 20158
PHONE: (703) 671-6151
FAX: (703) 671-6157
MORRIS&RITCHE.COM
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DATE	REVISIONS	TOWN AND DEO COMMENTS
09/17/16		



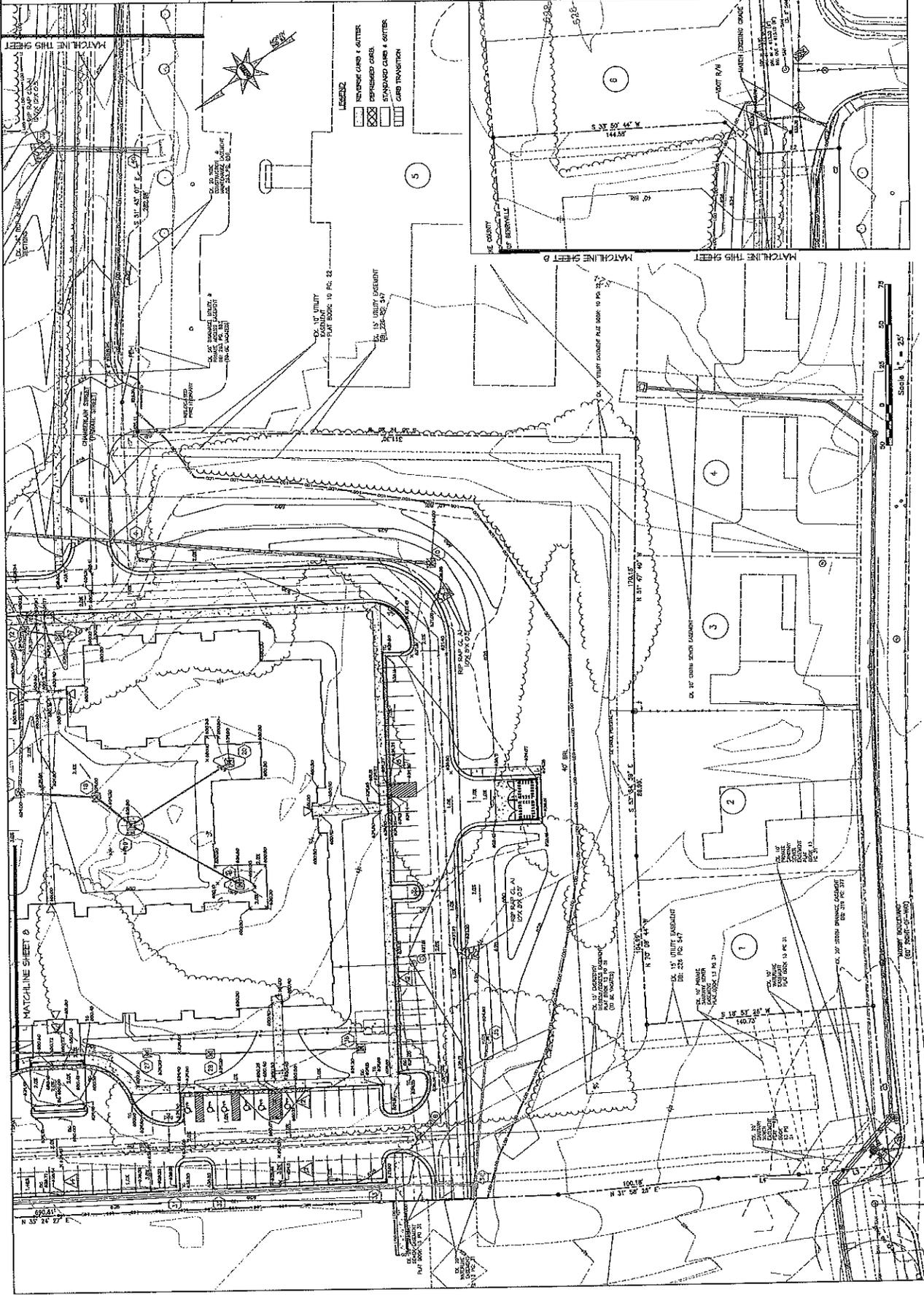
DATE	09/12/18
REVISIONS	TOWN AND DEPT COMMENTS
NO.	DESCRIPTION
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2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

GRADING PLAN
ROBERT REGAN VILLAGE
 SITE PLAN
 TOWN OF BERRYVILLE, VIRGINIA



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 4130 THREE CENTERS PLACE
 FARMINGTON, VA 22935
 PHONE: (703) 674-0181
 FAX: (703) 674-0182
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DATE	09/12/18
REVISIONS	TOWN AND DEPT COMMENTS
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS



- LEGEND**
- EXISTING CURBS & DITCHES
 - PROPOSED CURBS
 - EXISTING CURBS & DITCHES
 - PROPOSED CURBS & DITCHES
 - CURB TRANSITION



Scale 1" = 25'

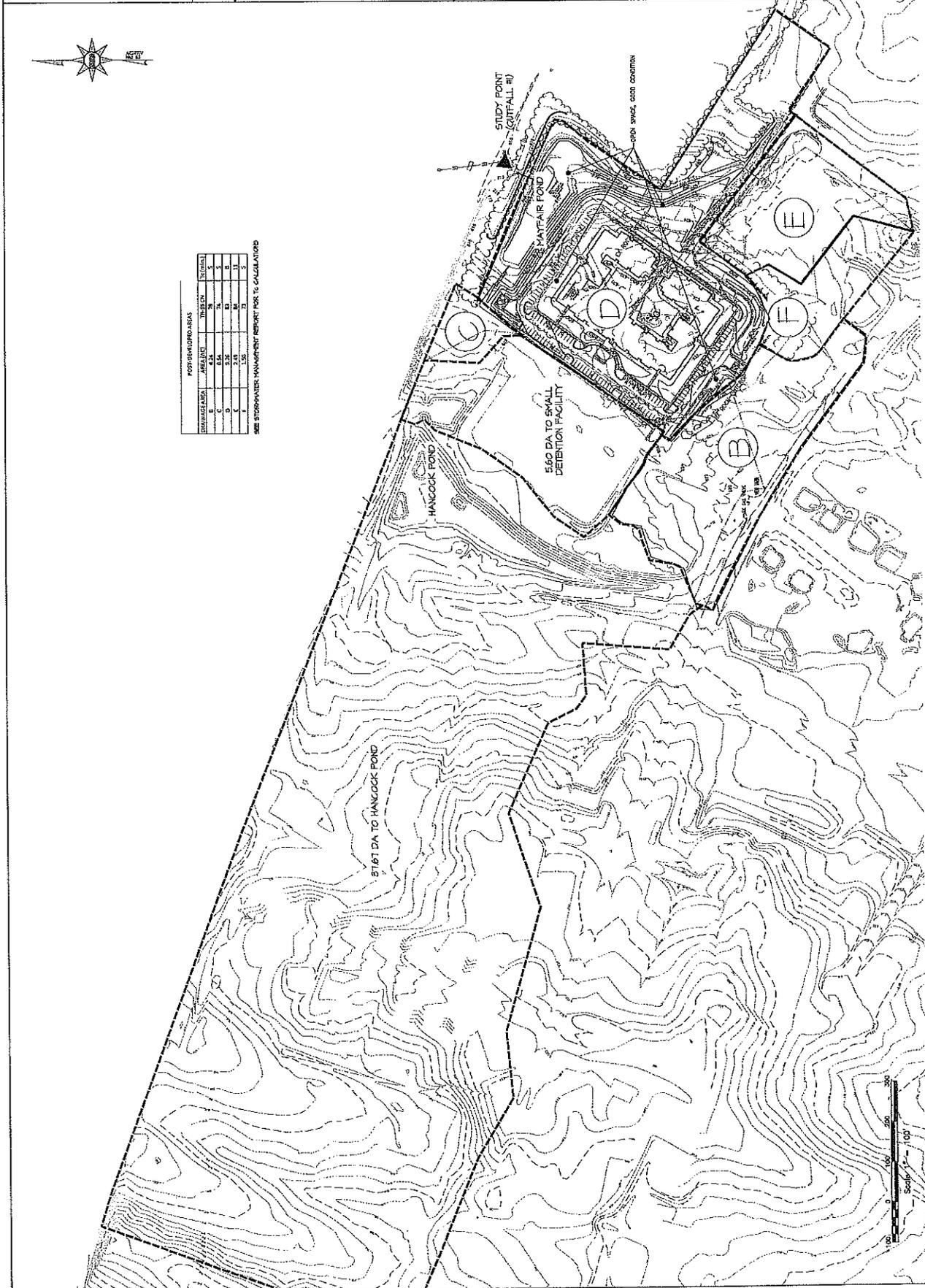
DATE	09/12/18
REVISIONS	TOWN AND DEQ COMMENTS
DATE	
REVISIONS	
DATE	
REVISIONS	
DATE	
REVISIONS	

SWM POST-DEVELOPED DRAINAGE AREA MAP
ROBERT REGAN VILLAGE
 SITE PLAN
 TOWN OF BERRYVALE, VIRGINIA



MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 4700 TOWN CENTER PLACE
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 SPLEASANT HILL, VA 20165
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REVISIONS	TOWN AND DEQ COMMENTS
DATE	
REVISIONS	
DATE	
REVISIONS	
DATE	
REVISIONS	



POST-DEVELOPED DRAINAGE AREA

DRAINAGE AREA	AREA (AC)	PERCENT	PERCENT
A	1.50	100	100
B	1.50	100	100
C	1.50	100	100
D	1.50	100	100
E	1.50	100	100
F	1.50	100	100

SEE STOPPAGE MANAGEMENT REPORT FOR CALCULATIONS

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

Scale 1" = 50'

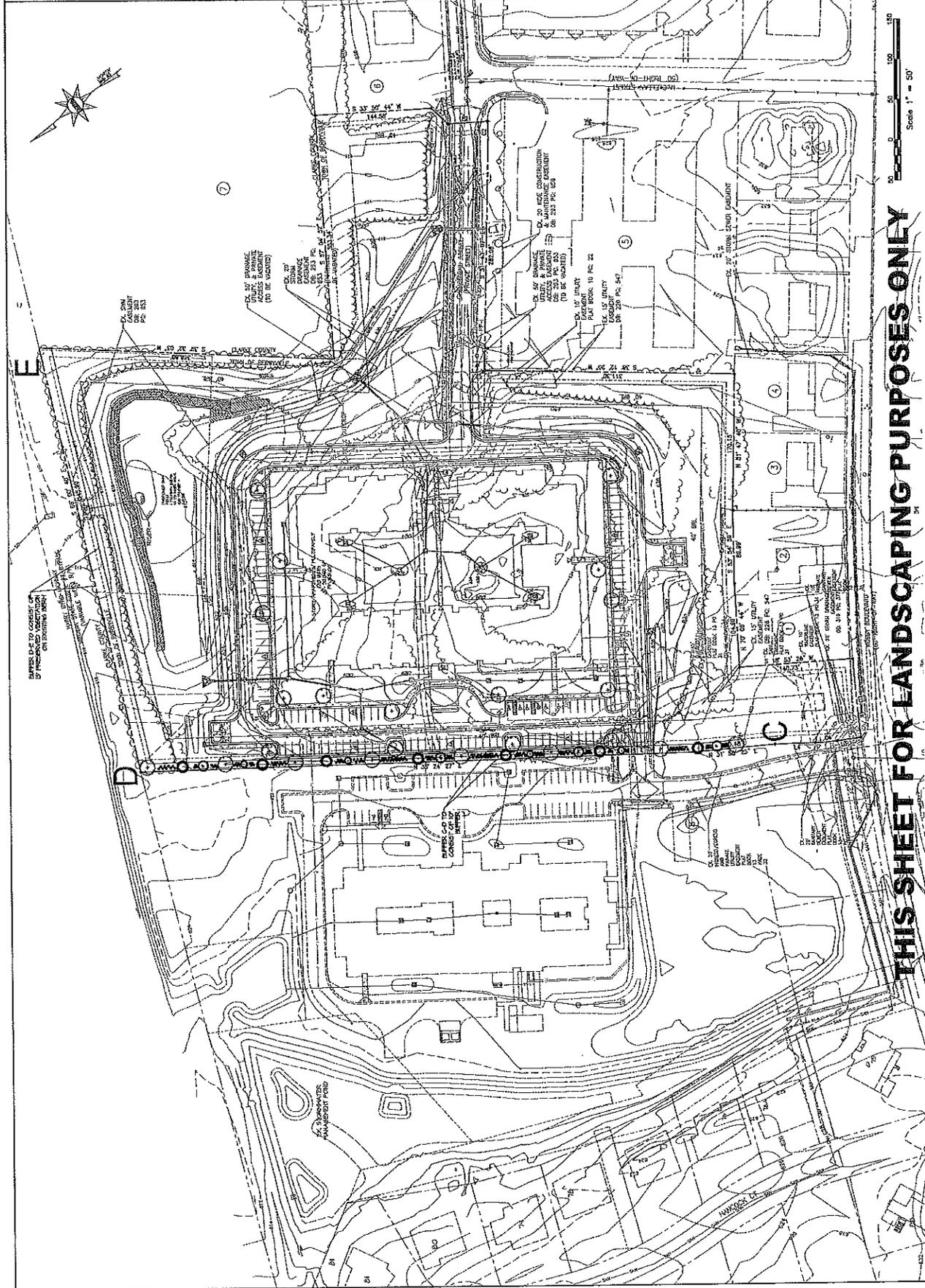
DATE: 09/17/18
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: 1" = 50'

LANDSCAPE PLAN
ROBERT REGAN VILLAGE
SITE PLAN
TOWN OF BERRYVILLE, VIRGINIA



MORRIS & RITCHIE ASSOCIATES, INC.
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FAX (541) 834-0117
WWW.MORRISANDRITCHIE.COM
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DATE	REVISIONS
09/17/18	TOWN AND DEED COMMENTS



LED AREA LIGHTS - AEROMAX™ MEDIUM (XANU)

PRODUCT INFORMATION: XANU FT. LED 128 HQ CW UE_WHT_PCR

TYPE	Height	Width	Depth	Weight	Power	Beam Spread	Beam Angle	Beam Diameter	Beam Area	Beam Area at 100'	Beam Area at 200'	Beam Area at 300'	Beam Area at 400'	Beam Area at 500'
1	128"	128"	128"	128"	128"	128"	128"	128"	128"	128"	128"	128"	128"	128"

OPERATIONAL INFORMATION: 128" H, 128" W, 128" D, 128" Wt, 128" Pwr, 128" Beam Spread, 128" Beam Angle, 128" Beam Diameter, 128" Beam Area, 128" Beam Area at 100', 128" Beam Area at 200', 128" Beam Area at 300', 128" Beam Area at 400', 128" Beam Area at 500'

INSTALLATION INFORMATION: 1. Mounting: 2. Wiring: 3. Grounding: 4. Ventilation: 5. Maintenance: 6. Safety: 7. EMI/RFI: 8. Environmental: 9. Compliance: 10. Notes

LED AREA LIGHTS - AEROMAX™ MEDIUM (XANU)

PRODUCT INFORMATION: XANU FT. LED 128 HQ CW UE_WHT_PCR

OPERATIONAL INFORMATION: 128" H, 128" W, 128" D, 128" Wt, 128" Pwr, 128" Beam Spread, 128" Beam Angle, 128" Beam Diameter, 128" Beam Area, 128" Beam Area at 100', 128" Beam Area at 200', 128" Beam Area at 300', 128" Beam Area at 400', 128" Beam Area at 500'

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INSTALLATION INFORMATION: 1. Mounting: 2. Wiring: 3. Grounding: 4. Ventilation: 5. Maintenance: 6. Safety: 7. EMI/RFI: 8. Environmental: 9. Compliance: 10. Notes

Luminance Locations

No.	Label	RH	Orientation	TH
1	P1	22.00	95.00	0.00
2	P2	22.00	95.00	0.00
3	P3	22.00	95.00	0.00
4	P4	22.00	95.00	0.00
5	P5	22.00	95.00	0.00
6	P6	22.00	95.00	0.00
7	P7	22.00	95.00	0.00
8	P8	22.00	95.00	0.00
9	P9	22.00	95.00	0.00
10	P10	22.00	95.00	0.00
11	P11	22.00	95.00	0.00
12	P12	22.00	95.00	0.00
13	P13	22.00	95.00	0.00
14	P14	22.00	95.00	0.00
15	P15	22.00	95.00	0.00
16	P16	22.00	95.00	0.00
17	P17	22.00	95.00	0.00

Power Statistics

Description	Count	Total Watts	Amps
Zone Core Drive	7	682.0 W	2.978 A @ 230V
Perimeter Lighting	7	772.0 W	3.357 A @ 230V
Signage	2	272.0 W	1.183 A @ 230V
Power Plant	3	600.0 W	2.609 A @ 230V

Statistics

Description	Symbol	Avg	Max	Min	Location	Angle/Width
Zone Core Drive	+	52.6%	84.6%	0.3%	21.21	8.71
Perimeter Lighting	+	17.8%	8.2%	0.0%	N/A	N/A
Signage	+	94.6%	51.8%	0.0%	N/A	N/A
Power Plant	+	14.6%	0.1%	0.0%	N/A	N/A
West Front Parking	+	52.6%	84.6%	0.3%	21.21	8.71