

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

Wednesday, August 28, 2019 -- 7:00pm

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

1. Call to Order - Organizational Meeting, Christy Dunkle, Assistant Town Manager
2. Election of Officers, Chair and Vice Chair
3. Approval of Agenda
4. Approval of Minutes – October 24, 2018 meeting
5. Set Public Hearing
D.R. Horton, Inc. (Patrick J. Williams, Agent) is requesting final subdivision plat approval for 82 single-family residential lots on 41.2046 acres on Tax Map Parcel number 14-A-96 zoned DR-2 Residential located in the Town of Berryville. MASD 01-19
6. Proposed Meeting Dates
8. Other Business
9. Adjourn

UPCOMING MEETING:

Wednesday, September 25, 2019 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES - REGULAR MEETING

Wednesday, October 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, October 24, 2018.

ATTENDANCE¹

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

Authority Members Absent: Matt Bass

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

Chair Kitselman called the meeting to order at 7:04PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

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

No: None

Absent: Bass

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the September 26, 2018 meeting as presented.

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

No: None

Absent: Bass

DISCUSSION – 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

¹ The Authority had one vacant seat (Town member) for this meeting.

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

Mr. Erickson provided an update on the status of the site plan review. He stated that they received approval of the stormwater management plan from the Virginia Department of Environmental Quality (DEQ) on Tuesday and they have also received approvals from Public Works, Fire, and others. He added that there are no outstanding agency approvals to address. He said that he has provided color renderings of the proposed facility for review, noting that it was designed to complement the adjacent assisted living facility.

Mr. McFillen asked Mr. Erickson to provide an update on how public comments at the previous meeting regarding sidewalks are being addressed. Mr. Erickson said that sidewalk has been added along the entire property frontage on Mosby Boulevard and internal sidewalks are provided throughout the property. He said that some of the internal sidewalks will include an ingress/egress easement provided to the Town to allow the public to use the sidewalk network. He noted that the remaining area without sidewalk includes five homes that front on Mosby Boulevard. Mr. McFillen thanked Mr. Erickson for addressing the concerns. Ms. Dunkle asked Mr. Erickson for confirmation that the sidewalk easements to be dedicated to the Town is for ingress/egress only and not for maintenance, and Mr. Erickson replied yes.

Chair Kitselman asked if Staff has any remaining issues and Ms. Dunkle said no. Ms. Dunkle also outlined the remaining administrative steps that need to be completed in order for the land disturbance permit to be issued.

John Byrd asked if he could raise a question about the proposal and Chair Kitselman recognized Mr. Byrd. Mr. Byrd said that he represents North Buckmarsh LLC who owns the 11 acre parcel to the north of this property. He said that his engineer, Evan Wyatt (Greenway Engineering), has reviewed the site plan and has requested a point of clarification about the stormwater easement. He asked whether the stormwater management plan factored in any impacts on his 11 acre parcel. Mr. Erickson replied that he did not account for any stormwater from Mr. Byrd's site. Mr. Erickson added that when the 11 acre parcel is developed, the developer will need to get an agreement to use the stormwater facility proposed for use by this project or will have to provide stormwater management on their own site. Mr. Byrd said that they currently have an easement to use the stormwater facility and asked whether that is not in consideration. Mr. Erickson replied that they have not eliminated any existing easements.

Chair Kitselman recognized Mr. Alton Echols. Mr. Echols stated that he gave the Byrds an easement years ago that is still legally in effect and that gives them the right to access the stormwater pond when they develop their property. Mr. McFillen said that he appreciated the comment and noted that if the Byrds use the stormwater facility in the future and it requires modifications, it will be their responsibility to bear the cost of the modifications. Mr. Echols replied that the Byrds understand this obligation. Mr. Erickson noted that the easements are shown on the site plan and plat. Mr. Byrd said he just wanted to make sure the easement is captured in the approved site plan.

Chair Kitselman called for a motion on the application. Mr. McFillen moved, seconded by Ms. Smart, to approve the site plan application. The Authority voted to approve the application as presented.

Yes: Kitselman, McFillen (moved), Ohrstrom, Smart (seconded)
No: None
Absent: Bass

OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. McFillen moved, seconded by Ms. Smart, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:19PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

D.R. Horton, Inc. (Patrick J. Williams, Agent) is requesting final subdivision plat approval for the creation of 82 single-family residential lots on 41.2046 acres on Tax Map Parcel number 14-A-96 zoned DR-2 Residential located in the Town of Berryville. MASD 01-19

Background

Originally submitted in 2005, the Shenandoah Crossing parcel is located on the southeast corner of US 340 and the Route 7 Bypass. Consisting of approximately 42 acres, the subdivision was conditionally approved by the BADA prior to the economic downturn.

This parcel and the Fellowship Square property to the south were under review simultaneously in the mid-2000's. Shenandoah Crossing and Fellowship Square were under separate ownership and were reviewed by the BADA and the Berryville Planning Commission, respectively. D.R. Horton currently owns Shenandoah Crossing and has the Fellowship Square property under contract.

A common denominator between the two properties is the development of Fairfax Street. A requirement at the time of the original application (and with the current application) was that Fairfax be designed, bonded, and built prior to the issuance of the first Certificate of Occupancy on the Shenandoah Crossing parcel to not have all of the traffic from the subdivision access one point (through the Darbybrook Subdivision on Petal Drive). It is anticipated that the final plat for the Fellowship Square property will be submitted shortly and will be reviewed by the Berryville Planning Commission. Staff will update BADA members on the Fellowship Square submittal and action taken.

Storm Water Management

In 2017, the Town of Berryville repealed the local Storm Water Management Ordinance. The Virginia Department of Environmental Quality (DEQ) now oversees Berryville's storm water regulations and permitting. Changes to their regulations specifically concerning storm water quality now require conservation areas. These areas include best management practices for detention (e.g., rain gardens) and larger conservation areas identified as open space. Please note these areas will be maintained by a Homeowners Association.

Questions by Town staff concerning the maintenance of the larger conservation areas have been submitted to DEQ. Per DEQ regulations, the maintenance (cutting) of these areas may not occur more than twice a year. The Town Code allows grass up to one foot (12") before action is taken to contact the property owner and, if necessary, enforce.

Staff will continue to request information from the state and other local government agencies to determine appropriate modifications to Code requirements to specifically identify these areas.

Zoning

The property under consideration is zoned DR-2 Detached Residential-2 which is regulated under Section 603 of the Berryville Zoning Ordinance. Adjacent parcels are zoned as follows:

- Institutional (I) to the west (Green Hill Cemetery);
- DR-4 Detached Residential (DR-4) to the south and east (Fellowship Square and Darbybrook, respectively); and
- Open Space Residential (OSR) to the north (Soldiers' Rest).

Process

The Berryville Subdivision Ordinance regulates final subdivision plat approvals within the Town of Berryville and those areas included in Annexation Area B. Article V item C. of the Subdivision Ordinance states that a public hearing shall be held by the Administrative Body with action taken within 60 days of the date of the application.

Town Planning staff has conducted a cursory review of the final plat and identified one lot that was smaller than the permitted lot size under Section 603.7(a) and two minor changes. The updated plat will be available at the meeting.

Staff, engineering, and other agencies are currently reviewing the second submission of the construction plans and anticipate satisfaction of those reviews within the next few weeks.

The deed of dedication and HOA documents will be forwarded within the next week. These will be reviewed by Town staff and, if applicable, the Town's legal counsel.

The following items are included in this packet:

- Land Development Application;
- Vicinity map;
- Section 603, DR-2 Detached Residential, of the Town of Berryville Zoning Ordinance;
- A portion of the Construction Plans and Profiles that includes the grading plan, the landscape plan, and light fixture details; and
- Final Plat.

Recommendation

Set a public hearing for the September 25, 2019 meeting.

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner D.R. Horton, Inc.

Owner's Address 181 Harry S. Truman Pkwy, Suite 250, Annapolis, MD 21401

Phone _____

Agent (Contact Person) D.R. Horton, Inc. Attn: Patrick J. Williams

Agent's Address 181 Harry S. Truman Pkwy, Suite 250, Annapolis, MD 21401

Phone 301-407-2600

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: _____

Complete As Applicable:

Nature of Request/Proposal: Final Subdivision Plat

Tax Map & Parcel Number(s): 14-A-96

Size of Project Site: 41.2046 Acres.

Proposed # of Lots: 82 Residential Lots Existing Zoning DR-2

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: 8/12/2019

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: [Signature] Date: 8/12/2019

OFFICE USE ONLY

Public Hearing Required? YES Dates Advertised _____

Adjoining Property Owners Notified? _____

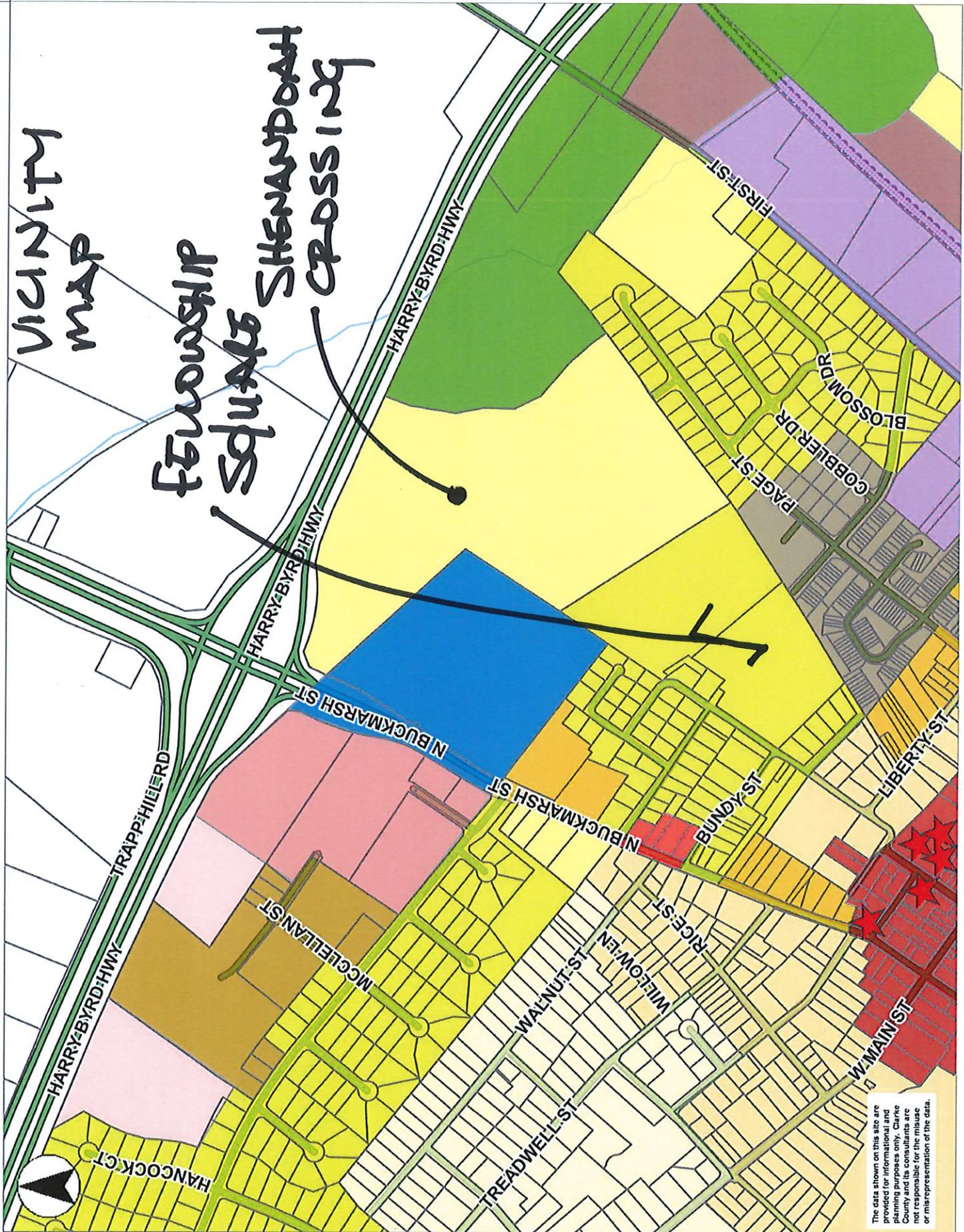
Action Taken: _____



- Public
- Points of Interest
- Parcels
- Berryville Zoning
 - Detached Res-1 (DR)
 - Detached Res-2 (DR)
 - Detached Res-3 (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 (LI-1)
 - Institutional (IIL)
 - Clarke County Boundary
- Major Roads
 - Interstate
 - US Highway
 - State Highway
 - Surrounding Counties Opp
 - Clarke County Roads
 - Private Roads
 - Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
 - Perennial Streams
 - Intermittent Streams
- Ponds
- Rivers

VICINITY MAP

FRONTSHIP SQUARE SHENANDOAH CROSSING



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.



Section 603 Detached Residential-2 (DR-2)

(4/92) SECTION 603 - DETACHED RESIDENTIAL-2 (DR-2) DISTRICT

603.1 PURPOSE AND INTENT

The Detached Residential-2 (DR-2) District is created to provide for single-family detached residences in a carefully planned pattern compatible with the Comprehensive Plan's goals for residential development in the Town of Berryville and within the precincts of the Berryville Area Plan. A maximum density of two (2) units per net developable acre establishes a low-density district for detached residences. This district shall be applied with the intent of preserving existing natural features and vegetation, promoting excellence in site planning and landscape design, and encouraging housing of compatible scale and architectural character. Cluster residential development shall be encouraged and permitted, by right, so that specific environmental preservation and land use goals may be promoted.

603.2 PERMITTED USES

- (a) Single-family detached dwellings, either a conventional "dispersed" layout or a clustered layout subdivision--a clustered subdivision requiring site plan approval.
- (b) Accessory uses, to include detached carports and garages, tool sheds, children's playhouses, doghouses, private swimming pools and Temporary Family Health Care Structures as established in Section 323. (11/10)
- (c) Municipal utilities.

603.3 SPECIAL PERMIT USES

- (a) Bed and breakfast lodging occupying more than 300 square feet of a residence
- (b) Cemeteries
- (c) Churches and shrines
- (d) Day care centers and nursery schools (10/94)
- (e) Fire stations
- (f) Home occupations as defined in Section 315 (12/93)
- (g) Libraries and museums
- (h) Plant nurseries with no sale of nursery products permitted on premises
- (i) Private or public schools, parks, playgrounds, and related uses
- (j) Public utility uses (sub-stations, pump stations, storage tanks, etc.) and related easements, except for municipal utilities
- (k) Recreational uses such as public swimming pools, tennis courts, and golf courses

603.5 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CONVENTIONAL LOTS

- (a) Lot area: Minimum--20,000 square feet; maximum--45,000 square feet.
Refer to Section 611 regarding the impact of critical environmental areas on lot size requirements.) (1/93)
- (b) Minimum lot width
 - (1) Interior lot: 100 feet (7/04)
 - (2) Corner lot: 120 feet (7/04)
- (c) Minimum yard requirements
 - (1) Front yard: 30 feet (7/04)
 - (2) Side yard: 15 feet

Section 603 Detached Residential-2 (DR-2)

- (3) Rear yard: 40 feet (residences) (7/04)
- (4) Accessory structure: 5 feet (rear and side setbacks)
- (d) Maximum building height: 35 feet

603.6 MINIMUM DISTRICT SIZE FOR CLUSTERING
Minimum district size for cluster subdivision: 4 acres

603.7 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CLUSTER LOTS

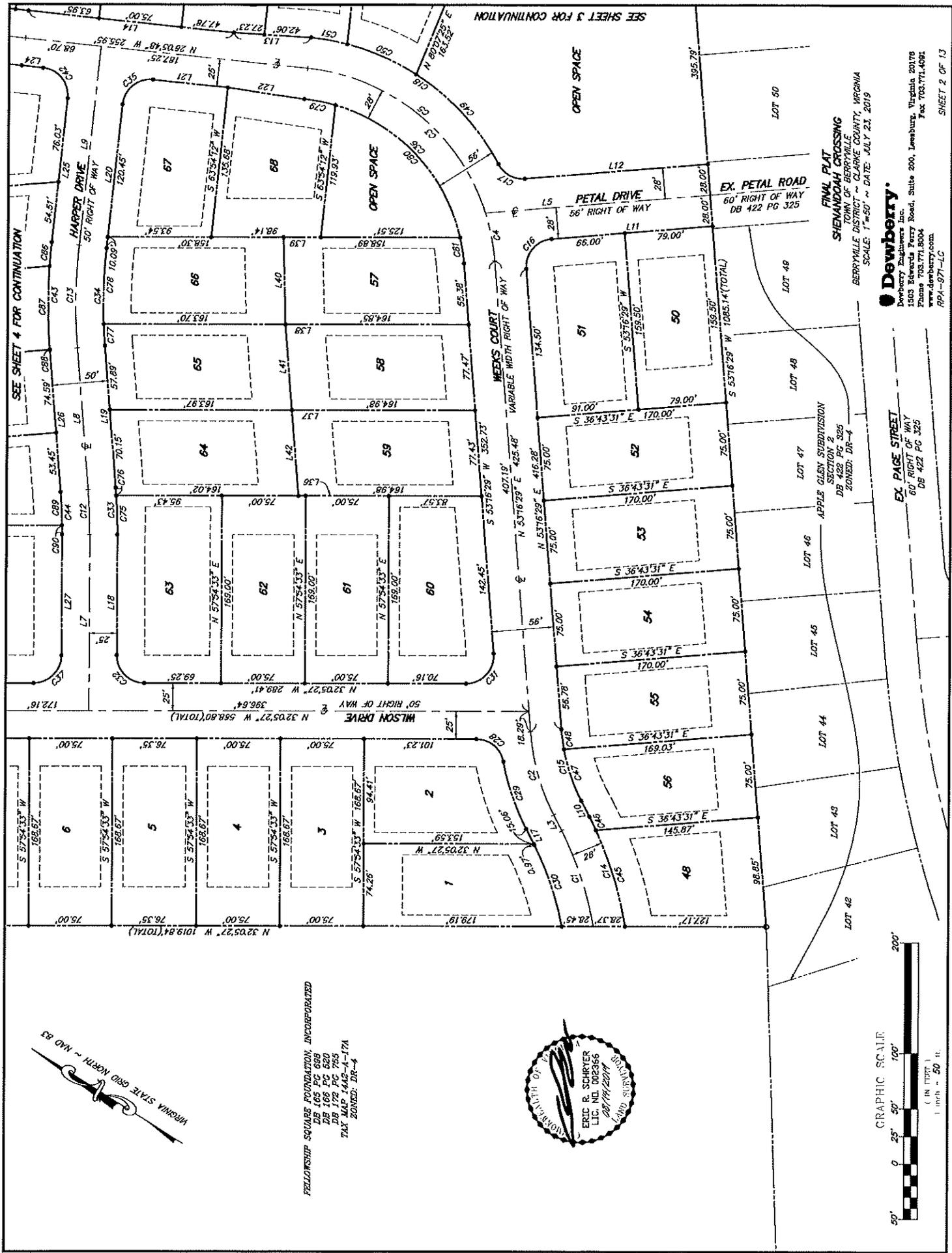
- (a) Minimum lot area: 12,500 square feet (7/04)
Maximum lot area: 30,000 square feet (7/04)
(Refer to Section 614 regarding the impact of critical environmental areas on lot size requirements.)
- (b) Minimum lot width
 - (1) Interior lot: 75 feet
 - (2) Corner lot: 90 feet
- (c) Minimum yard requirements
 - (1) Front yard: 25 feet
 - (2) Side yard: 10 feet
 - (3) Rear yard: 35 feet (residences) (7/04)
 - (4) Accessory structure: 5 feet (rear and side setbacks)
- (d) Maximum building height: 35 feet

603.8 OPEN SPACE REQUIREMENTS FOR DR-2 CLUSTER SUBDIVISIONS

- (a) In subdivisions approved for cluster development, twenty (20) percent of the net site area which excludes 100-year floodplain, sinkholes, and slopes exceeding twenty-five (25) percent and fifty (50) percent of land with slopes between fifteen (15) and twenty-five (25) percent shall be open space, dedicated to common usage and ownership.

603.9 ADDITIONAL REGULATIONS

- (a) Refer to Article III for general regulations and other provisions which may supplement those cited herein.
- (b) Refer to Section 305 for off-street parking requirements.
- (c) Refer to specific Overlay Zoning Districts where applicable.
- (d) Refer to Section 614 for special regulations relating to cluster subdivisions, critical environmental areas, and open spaces.
- (e) Refer to Section 317 Karst Features for additional requirements. (7/04)
- (f) The lot size, yard, and bulk requirements in effect at the time of subdivision plat approval prior to January 1, 2011 shall remain applicable to such subdivisions until July 1, 2017. The foregoing shall not be effective unless any unreleased performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the subdivision are continued in force. (12/14)



FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
 DB 163 PG 688
 DB 172 PG 752
 TAX MAP 1442-1-17A
 ZONED: DR-4



FINAL PLAT
 SHENANDOAH CROSSING
 TOWN OF BERRYVILLE
 BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
 SCALE: 1"=50' ~ DATE: JULY 23, 2019

Dewberry
 Dewberry Engineers Inc.
 1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
 Phone 703.771.8004
 www.dewberry.com
 RPA-971-LC

EX. PACE STREET
 60' RIGHT OF WAY
 DB 422 PG 325

APPLE GLEN SUBDIVISION
 SECTION 2
 DB 422 PG 325
 ZONED: DR-4

OPEN SPACE

LOT 50

LOT 49

LOT 48

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

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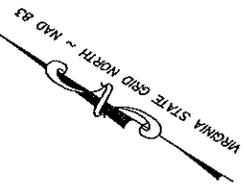
LOT 2

LOT 1

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



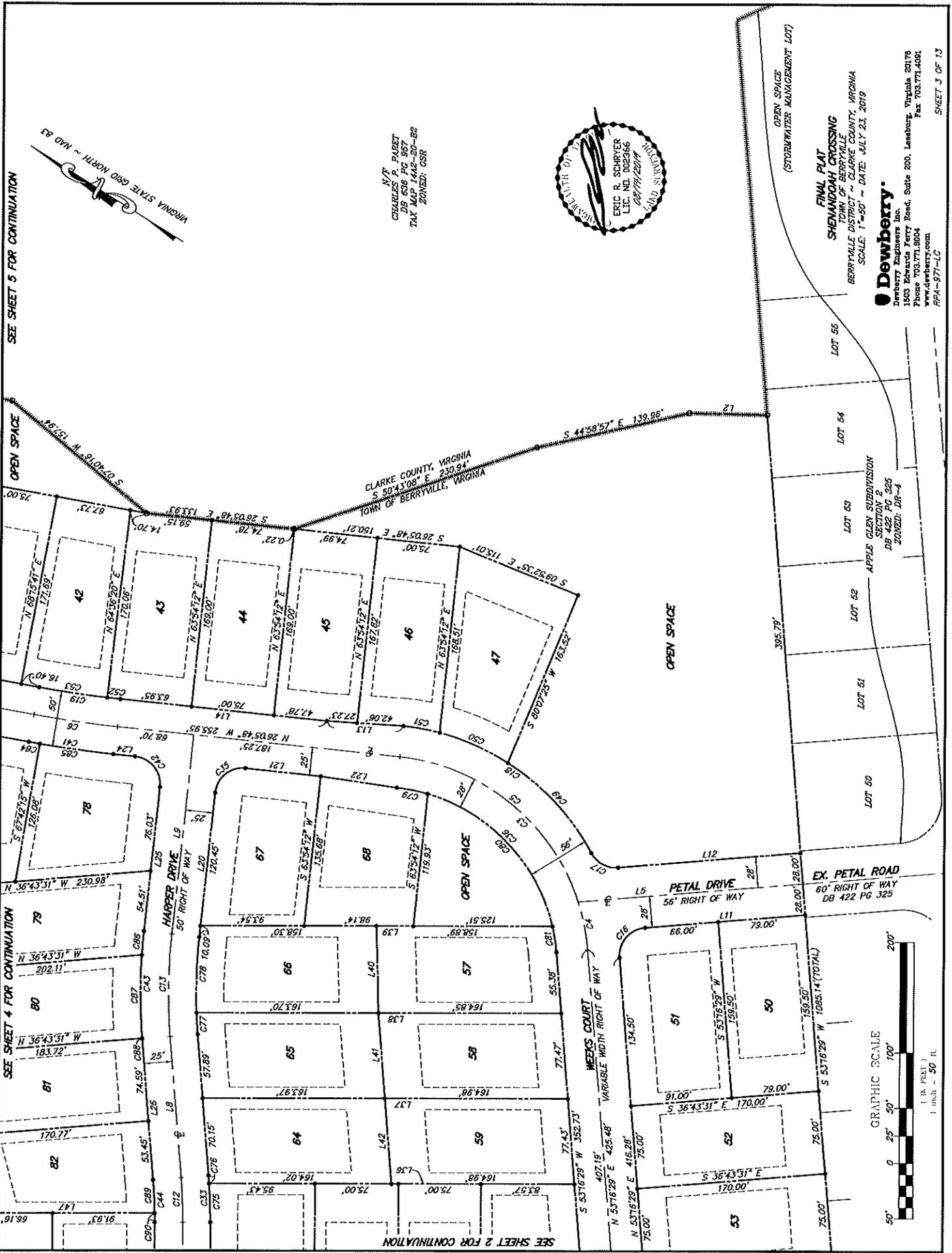
N/T
CHARLES P. PABST
DB 636 PG 867
TAX MAP 1442-20-B2
ZONED: OBR



FINAL PLAT
SHENANDOAH CROSSING
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=50' ~ DATE: JULY 23, 2019

Dewberry
Dewberry Engineers Inc.
1403 S. Shenandoah Valley Road, Suite 200, Leesburg, Virginia 20176
Phone: 703.771.8804 Fax: 703.771.4091
www.dewberry.com
RPA-971-LC

SHEET 3 OF 13



Plotted: Aug 14, 2019 at 4:56pm
c:\p0006059\cadd\cm\Comp\Files\101-M-Shenandoah Crossing\RPA-971-LC.dwg

EX. HARRY BYRD HIGHWAY
 VIRGINIA STATE ROUTE 77
 VARIABLE MOUTH RIGHT OF WAY

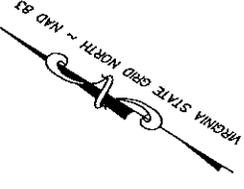
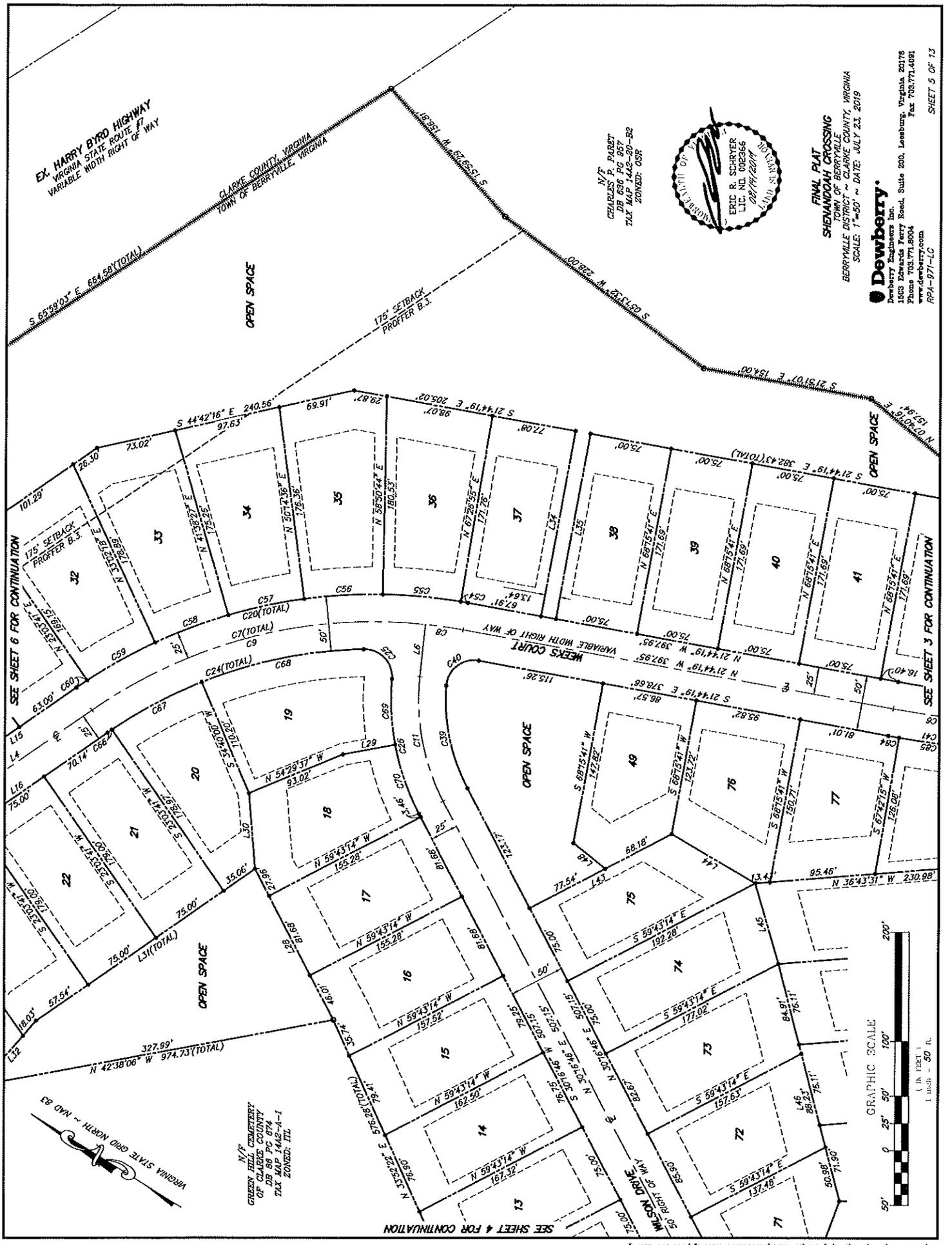
CLARK COUNTY, VIRGINIA
 TOWN OF BERRYVILLE, VIRGINIA

N/T
 ERIC P. SCHRYES
 L.L.C. NO. 002066
 TAX MAP 1442-A-1
 ZONED: O3R



FINAL PLAT
SHENANDOAH CROSSING
 TOWN OF BERRYVILLE
 GEORGETOWN DISTRICT - CLARK COUNTY, VIRGINIA
 SCALE: 1"=50' ~ DATE: JULY 23, 2019

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 Phone 703.771.8004
 www.dewberry.com
 RPA-971-LC



N/T
 CHERYL H. HENNING
 CLARK COUNTY
 DB 88 PG 874
 TAX MAP 1442-A-1
 ZONED: ITL

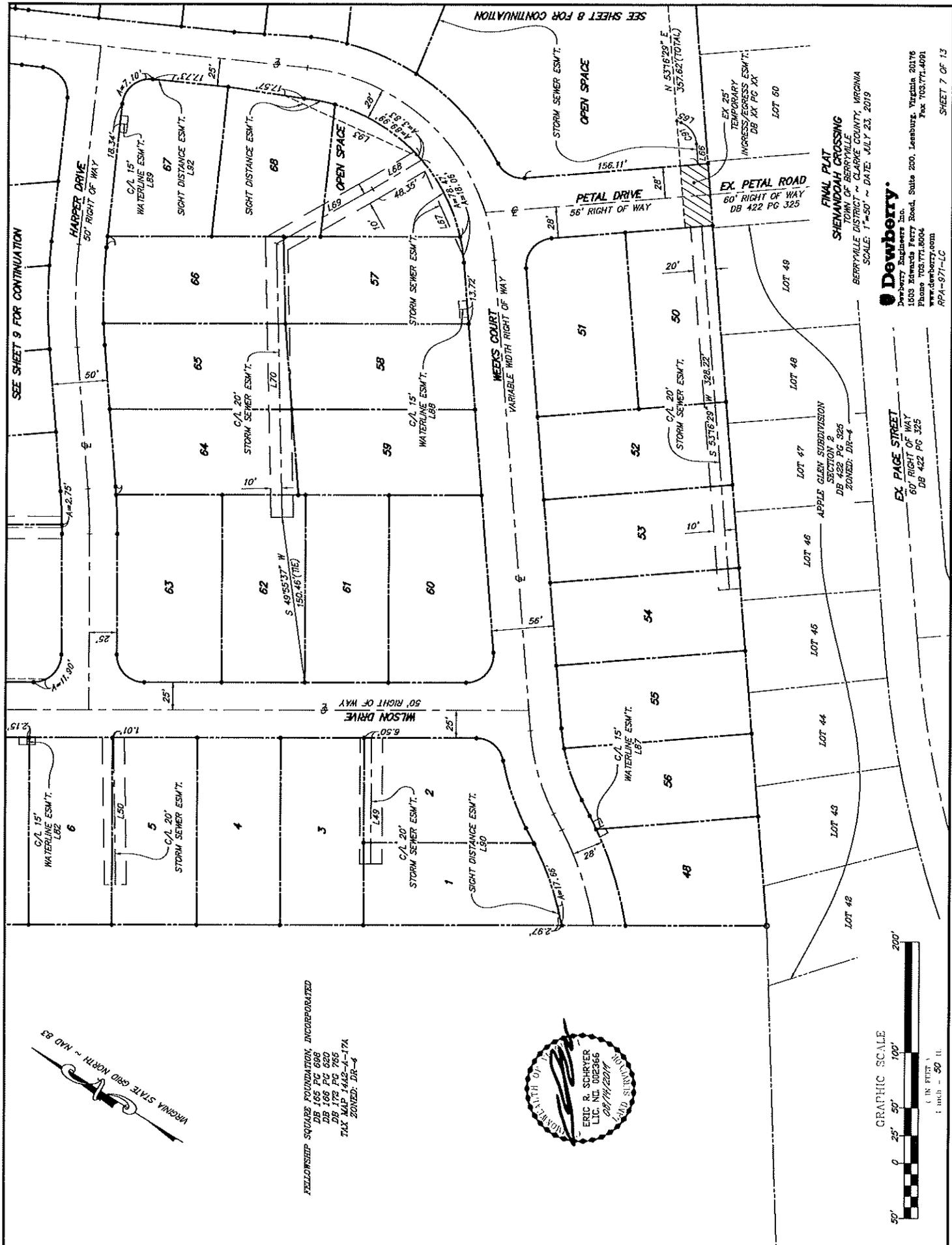


GRAPHIC SCALE
 0 25' 50' 100' 200'

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



VIRGINIA STATE GRID NORTH - MAD 83

FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
 DB 165 PG 686
 TAX MAP 1442-6-17A
 ZONED: DR-4



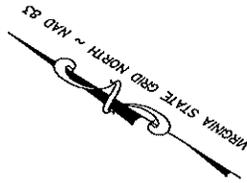
Dewberry
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 1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
 Phone 703.771.8004
 www.dewberry.com
 RPA-671-LC

GRAPHIC SCALE



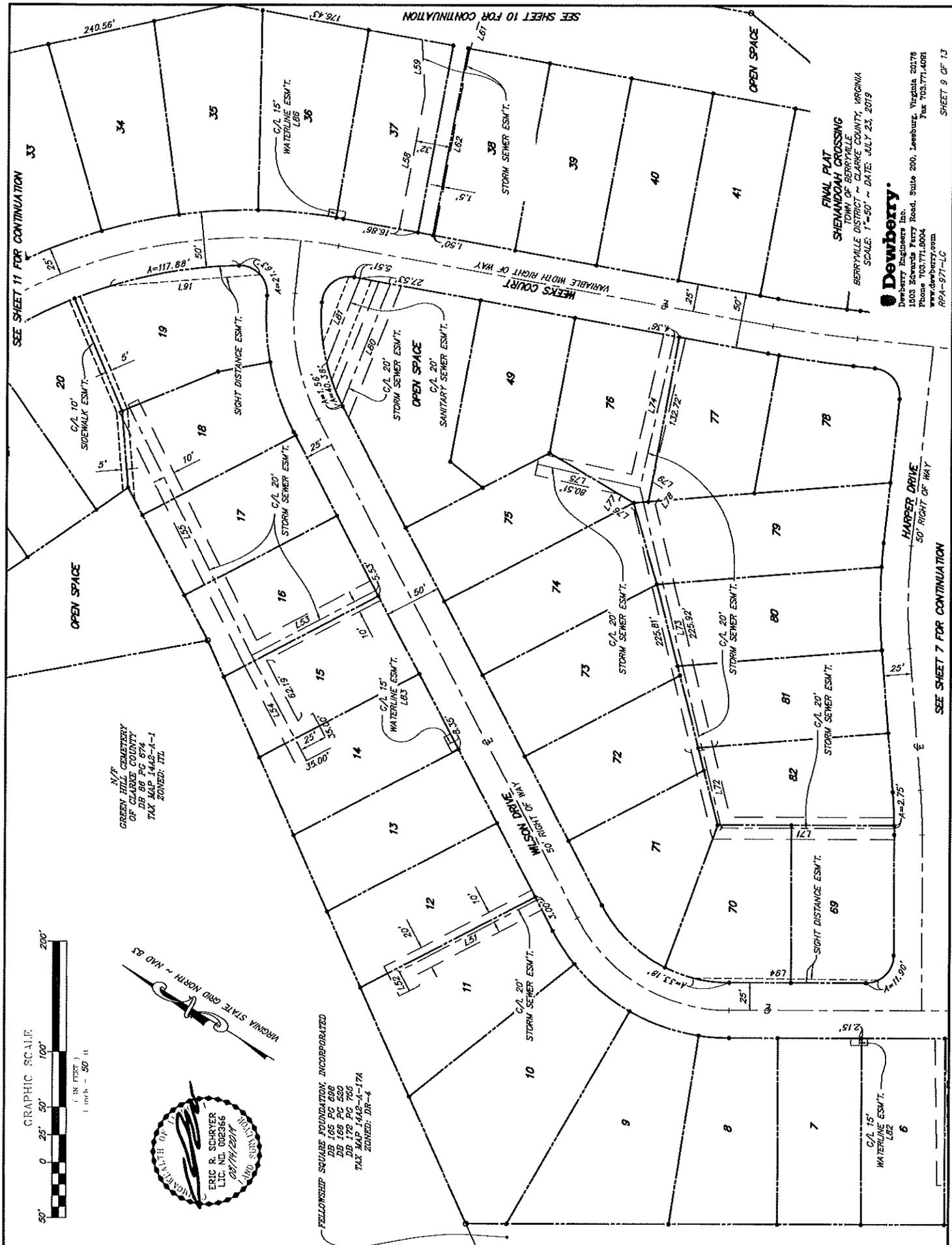
1 inch = 50 ft

N/F
GREEN HILL CEMETERY
OF CLARKE COUNTY
DB 88 PG 874
TAX MAP 1440-A-1
ZONED: ITL



FELLOWSHIP SQUARE FOUNDATION, INCORPORATED

DB 186 PG 698
DB 188 PG 550
DB 172 PG 765
TAX MAP 1440-A-1-7A
ZONED: DR-4



SEE SHEET 11 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

FINAL PLAN
SHEMANDOAH CROSSING
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=50' ~ DATE: JULY 23, 2019

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RPA-971-LC

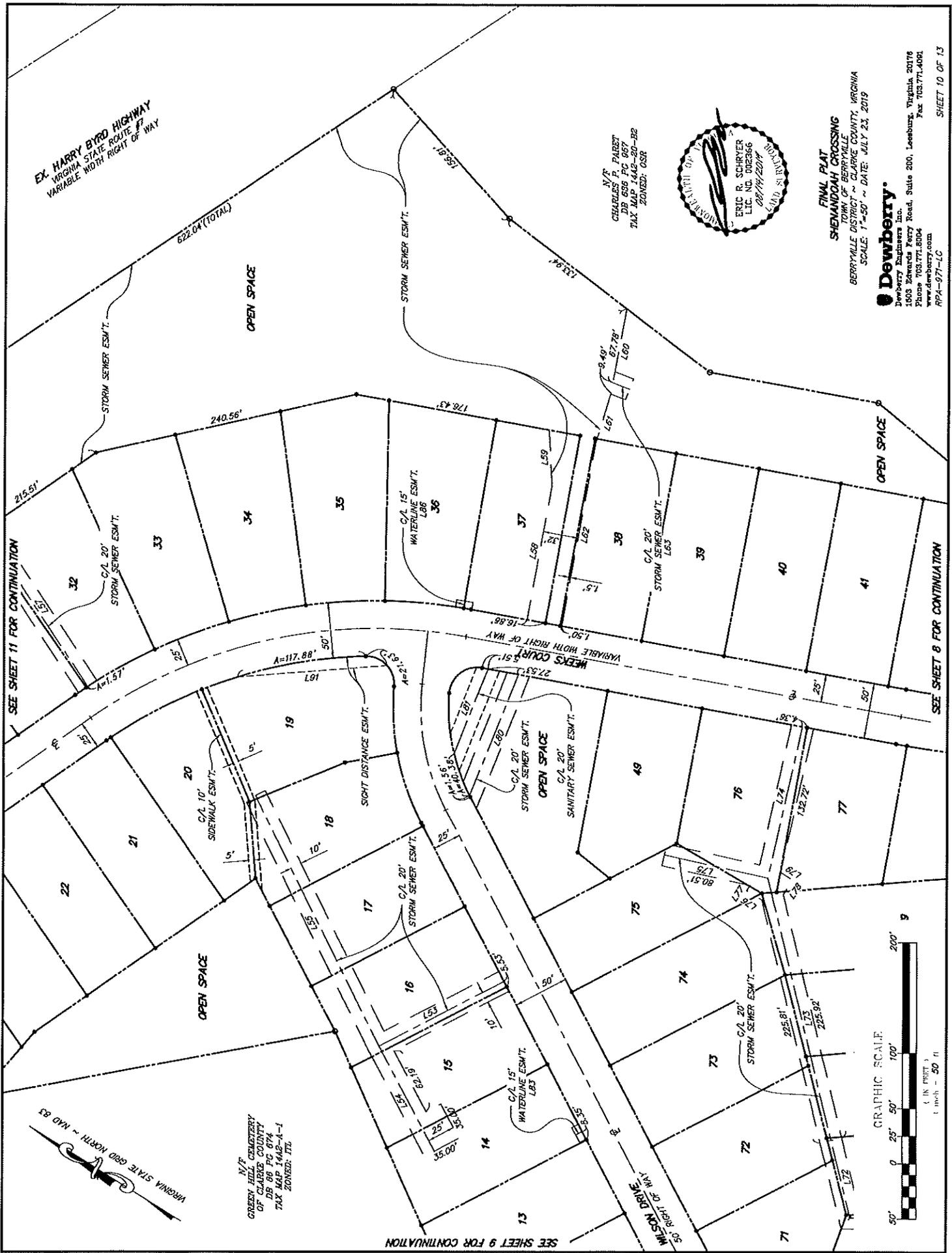
EX HARRY BYRD HIGHWAY
 VIRGINIA STATE ROUTE #7
 VARIABLE WIDTH RIGHT OF WAY

N/T
 CHARLES P. PABST
 DB 659, PG 967
 TAX MAP 1442-20-22
 ZONED: OSR



FINAL PLAT
 SHEMANDOCH CROSSING
 TOWN OF BERRYVILLE
 BERRYVILLE DISTRICT - CLARKE COUNTY, VIRGINIA
 SCALE: 1"=50' ~ DATE: JULY 23, 2019

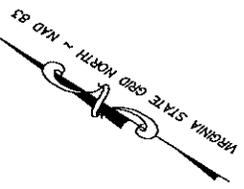
Dewberry
 Dewberry Engineers Inc.
 1803 Seward Ferry Road, Suite 200, Leesburg, Virginia 20116
 Phone: 703.771.6004
 www.dewberry.com
 RPA-971-LC



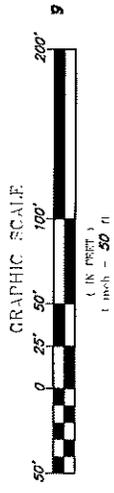
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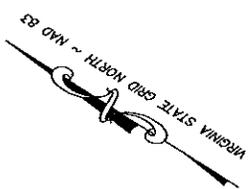
SEE SHEET 8 FOR CONTINUATION

SEE SHEET 9 FOR CONTINUATION



N/T
 GREEN HILL CEMETERY
 OF CLARKE COUNTY
 DB 88 PG 674
 TAX MAP 1442-A-1
 ZONED: TTL





EX. N. BARKWICH STREET
VARIABLE WIDTH RIGHT OF WAY

EX. HARRY BYRD HIGHWAY
VIRGINIA STATE ROUTE #77
VARIABLE WIDTH RIGHT OF WAY

EX. HARRY BYRD HIGHWAY
VIRGINIA STATE ROUTE #77
VARIABLE WIDTH RIGHT OF WAY

OPEN SPACE

WEEKS COURT
VARIABLE WIDTH RIGHT OF WAY
13.47'

OPEN SPACE

SEE SHEET 10 FOR CONTINUATION

33

N/P
GREEN HILL CEMETERY
OF CLARKE COUNTY
DB 66 PG 674
TAX MAP 144B-A-1
ZONED: ITC



Dewberry
Dewberry Engineers Inc.
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004
www.dewberry.com
APA-971-LC

FINAL PLAT
SHEMANDOAH CROSSING
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=50' ~ DATE: JULY 23, 2019

SHEET 11 OF 13

CURVE TABLE

CURVE	BELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	17° 24' 36"	300.00'	11.16'	45.93'	N 39° 29' 36" E	90.81'
C2	20° 29' 11"	200.00'	78.49'	39.76'	N 43° 01' 30" E	77.98'
C3	73° 22' 17"	190.00'	263.31'	157.66'	N 13° 35' 30" E	242.66'
C4	13° 19' 48"	190.00'	44.60'	23.60'	N 46° 36' 38" E	44.10'
C5	65° 02' 34"	190.00'	219.01'	123.49'	N 05° 55' 25" E	207.08'
C6	04° 21' 29"	1000.00'	76.08'	38.05'	N 29° 53' 03" V	76.08'
C7	04° 52' 00"	450.00'	353.00'	187.32'	N 44° 20' 19" V	345.87'
C8	04° 52' 22"	450.00'	34.74'	17.39'	N 29° 57' 00" V	34.73'
C9	40° 46' 39"	450.00'	320.26'	167.25'	N 46° 33' 00" V	313.55'
C10	62° 22' 13"	155.00'	168.73'	93.82'	N 00° 54' 20" V	160.58'
C11	03° 39' 33"	200.00'	117.14'	60.31'	N 47° 03' 33" E	110.48'
C12	04° 38' 04"	500.00'	40.44'	20.23'	N 55° 35' 31" E	40.43'
C13	10° 37' 43"	300.00'	92.75'	46.51'	N 59° 35' 20" E	92.62'
C14	18° 14' 45"	300.00'	104.45'	52.67'	N 39° 34' 41" E	104.01'
C15	20° 29' 11"	172.00'	67.50'	34.19'	N 49° 01' 59" E	67.07'
C16	90° 00' 00"	25.00'	39.27'	25.00'	S 81° 43' 31" V	35.36'
C17	65° 31' 28"	25.00'	29.03'	16.40'	N 03° 27' 47" V	27.46'
C18	55° 53' 45"	218.00'	212.87'	113.68'	N 01° 31' 04" E	204.34'
C19	04° 31' 29"	973.00'	74.16'	37.10'	N 29° 55' 03" V	74.14'
C20	45° 12' 00"	473.00'	374.72'	197.72'	N 44° 20' 19" V	365.08'
C21	35° 01' 12"	15.00'	13.62'	7.32'	N 40° 55' 43" V	13.16'
C22	284° 02' 25"	50.00'	247.87'	39.04'	S 29° 03' 41" V	61.54'
C23	52° 01' 12"	425.00'	13.62'	7.32'	N 87° 03' 05" E	61.54'
C24	33° 36' 17"	425.00'	249.27'	128.33'	S 50° 08' 10" E	245.71'
C25	55° 57' 41"	225.00'	41.87'	27.75'	S 14° 36' 48" V	37.15'
C26	32° 20' 52"	225.00'	127.03'	65.26'	S 46° 27' 13" V	125.35'
C27	62° 22' 13"	180.00'	195.94'	108.95'	S 00° 54' 20" E	186.41'
C28	79° 04' 43"	25.00'	34.30'	20.64'	S 07° 26' 55" V	31.83'
C29	16° 11' 59"	228.00'	64.46'	32.45'	S 38° 53' 17" V	64.25'
C30	16° 23' 57"	212.00'	71.85'	39.17'	S 39° 59' 16" V	77.59'
C31	04° 38' 04"	225.00'	41.87'	27.75'	N 79° 34' 29" V	36.76'
C32	90° 00' 00"	25.00'	39.27'	25.00'	N 12° 34' 33" E	35.36'
C33	04° 38' 04"	425.00'	46.47'	21.54'	N 55° 35' 31" E	42.49'
C34	10° 37' 43"	300.00'	88.11'	44.18'	N 59° 35' 20" E	87.99'
C35	90° 00' 00"	25.00'	39.27'	25.00'	S 71° 05' 48" V	35.36'
C36	79° 02' 17"	182.00'	224.42'	134.43'	S 13° 25' 20" V	206.90'
C37	62° 22' 13"	25.00'	34.30'	20.64'	N 77° 05' 27" V	35.36'
C38	62° 22' 13"	130.00'	141.51'	78.68'	N 00° 54' 20" V	134.63'
C39	31° 42' 46"	175.00'	96.86'	49.71'	N 46° 08' 09" E	95.63'
C40	96° 16' 09"	25.00'	46.01'	27.30'	S 69° 52' 23" E	37.24'
C41	04° 21' 29"	1025.00'	71.97'	39.00'	S 29° 55' 03" E	77.95'
C42	90° 00' 00"	25.00'	39.27'	25.00'	S 18° 54' 12" V	35.36'
C43	10° 37' 43"	525.00'	97.39'	48.84'	S 58° 35' 20" V	97.25'
C44	04° 38' 04"	473.00'	36.42'	18.24'	S 55° 35' 31" E	38.41'
C45	15° 52' 46"	328.00'	88.11'	44.18'	N 41° 05' 41" E	80.61'
C46	08° 32' 00"	328.00'	13.35'	6.78'	N 31° 58' 18" E	13.35'
C47	15° 34' 23"	172.00'	45.25'	24.80'	N 38° 53' 29" E	49.08'
C48	05° 04' 46"	172.00'	18.23'	9.13'	N 50° 14' 05" E	18.24'
C49	29° 15' 30"	218.00'	111.32'	56.90'	N 13° 10' 11" E	110.12'
C50	17° 58' 08"	218.00'	68.24'	34.40'	N 08° 25' 39" V	67.96'
C51	08° 42' 08"	218.00'	33.11'	16.59'	N 21° 44' 45" V	33.08'
C52	00° 42' 08"	975.00'	11.95'	5.98'	N 29° 44' 44" V	11.95'
C53	03° 39' 21"	975.00'	62.21'	31.12'	N 23° 33' 59" V	62.20'
C54	00° 49' 45"	475.00'	6.74'	3.37'	N 22° 08' 43" V	6.74'
C55	08° 36' 11"	475.00'	71.32'	35.73'	N 26° 51' 11" V	71.25'
C56	08° 36' 08"	475.00'	71.32'	35.72'	N 35° 27' 20" V	71.25'
C57	08° 36' 09"	475.00'	71.32'	35.72'	N 44° 03' 28" V	71.25'
C58	08° 36' 09"	475.00'	71.32'	35.73'	N 52° 39' 37" V	71.25'
C59	08° 31' 46"	475.00'	70.71'	35.42'	N 61° 13' 38" V	70.65'
C60	01° 36' 51"	475.00'	12.00'	6.00'	N 66° 12' 54" V	12.00'
C61	52° 30' 54"	50.00'	46.12'	24.85'	N 41° 20' 34" V	44.30'
C62	57° 17' 49"	50.00'	30.00'	27.32'	S 63° 35' 05" V	47.94'
C63	57° 17' 45"	50.00'	50.00'	27.32'	S 31° 00' 59" E	47.94'
C64	57° 17' 45"	50.00'	51.75'	28.46'	S 89° 18' 38" E	49.47'
C65	59° 17' 45"	50.00'	4.86'	2.43'	S 66° 36' 40" E	4.86'
C66	00° 39' 18"	425.00'	4.86'	2.43'	S 60° 02' 00" E	92.54'
C67	12° 30' 03"	425.00'	92.73'	46.36'	S 43° 33' 30" E	150.88'
C68	20° 26' 58"	425.00'	151.68'	76.66'	S 54° 57' 39" V	60.03'
C69	15° 19' 59"	225.00'	60.21'	30.29'	S 36° 47' 13" V	66.57'
C70	17° 00' 53"	225.00'	66.82'	33.66'	S 24° 34' 22" V	35.80'
C71	11° 24' 49"	180.00'	35.66'	17.99'	S 08° 19' 31" V	65.86'
C72	21° 04' 53"	180.00'	66.23'	33.49'	S 12° 45' 22" E	65.86'
C73	21° 04' 53"	180.00'	66.23'	33.49'	S 27° 11' 38" E	27.60'
C74	08° 47' 38"	180.00'	97.63'	13.84'	N 55° 59' 20" E	35.18'
C75	03° 30' 26"	353.00'	35.19'	17.60'	N 55° 59' 20" E	35.18'

CURVE TABLE

CURVE	BELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C76	07° 17' 39"	328.00'	7.28'	3.64'	N 53° 40' 18" E	7.28'
C77	02° 21' 33"	473.00'	19.56'	9.78'	N 59° 45' 07" E	19.56'
C78	08° 16' 10"	473.00'	68.56'	34.28'	N 51° 03' 09" E	68.49'
C79	10° 05' 18"	162.00'	28.50'	14.25'	S 14° 27' 37" V	164.29'
C80	08° 20' 16"	162.00'	23.60'	11.82'	S 49° 06' 06" V	23.58'
C81	08° 20' 16"	130.00'	60.25'	30.68'	N 18° 48' 49" V	59.71'
C82	35° 48' 57"	130.00'	81.26'	42.01'	N 12° 22' 18" E	74.95'
C83	00° 33' 26"	1025.00'	9.97'	4.98'	S 22° 01' 02" E	9.97'
C84	03° 48' 03"	1025.00'	68.00'	34.00'	S 24° 11' 46" E	67.98'
C85	02° 22' 14"	525.00'	21.72'	10.86'	S 62° 43' 05" V	21.72'
C86	08° 12' 49"	525.00'	75.26'	37.70'	S 57° 25' 34" V	75.20'
C87	08° 12' 49"	525.00'	0.41'	0.20'	S 53° 17' 49" V	0.41'
C88	03° 38' 33"	473.00'	13.10'	6.55'	S 55° 05' 45" V	13.10'
C89	03° 38' 33"	473.00'	8.22'	4.11'	S 57° 24' 48" V	8.22'
C90	00° 59' 31"	473.00'	24.97'	13.87'	S 22° 10' 36" V	23.76'
C91	82° 11' 46"	23.00'	24.97'	13.87'	S 22° 10' 36" V	23.76'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 24° 00' 36" E	46.86'	L39	N 22° 13' 35" E	71.65'
L2	S 30° 40' 43" E	70.18'	L40	S 68° 13' 41" E	171.63'
L3	N 60° 56' 19" V	16.03'	L41	N 69° 15' 41" E	171.63'
L4	N 56° 43' 31" V	203.72'	L42	N 32° 05' 27" V	328.95'
L5	N 56° 43' 31" V	203.72'	L43	N 32° 05' 27" V	328.95'
L6	N 53° 50' 29" E	158.84'	L44	N 32° 05' 27" V	317.18'
L7	N 53° 50' 29" E	158.84'	L45	N 32° 05' 27" V	317.18'
L8	N 53° 16' 29" E	180.54'	L46	N 32° 05' 27" V	317.18'
L9	N 53° 16' 29" E	180.54'	L47	N 32° 05' 27" V	317.18'
L10	N 30° 47' 18" E	16.03'	L48	N 32° 05' 27" V	317.18'
L11	S 36° 43' 31" E	145.00'	L49	N 32° 05' 27" V	317.18'
L12	N 36° 43' 31" E	145.00'	L50	N 32° 05' 27" V	317.18'
L13	N 36° 43' 31" E	145.00'	L51	N 32° 05' 27" V	317.18'
L14	N 36° 43' 31" E	145.00'	L52	N 32° 05' 27" V	317.18'
L15	N 36° 43' 31" E	145.00'	L53	N 32° 05' 27" V	317.18'
L16	N 36° 43' 31" E	145.00'	L54	N 32° 05' 27" V	317.18'
L17	S 30° 47' 18" E	16.03'	L55	N 32° 05' 27" V	317.18'
L18	N 57° 54' 33" E	128.84'	L56	N 32° 05' 27" V	317.18'
L19	N 57° 54' 33" E	128.84'	L57	N 32° 05' 27" V	317.18'
L20	S 65° 05' 48" E	68.29'	L58	N 32° 05' 27" V	317.18'
L21	S 65° 05' 48" E	68.29'	L59	N 32° 05' 27" V	317.18'
L22	S 65° 05' 48" E	68.29'	L60	N 32° 05' 27" V	317.18'
L23	S 65° 05' 48" E	68.29'	L61	N 32° 05' 27" V	317.18'
L24	S 65° 05' 48" E	68.29'	L62	N 32° 05' 27" V	317.18'
L25	S 65° 05' 48" E	68.29'	L63	N 32° 05' 27" V	317.18'
L26	S 65° 05' 48" E	68.29'	L64	N 32° 05' 27" V	317.18'
L27	S 65° 05' 48" E	68.29'	L65	N 32° 05' 27" V	317.18'
L28	S 65° 05' 48" E	68.29'	L66	N 32° 05' 27" V	317.18'
L29	S 65° 05' 48" E	68.29'	L67	N 32° 05' 27" V	317.18'
L30	S 65° 05' 48" E	68.29'	L68	N 32° 05' 27" V	317.18'
L31	N 66° 15' 41" E	123.95'	L69	N 32° 05' 27" V	317.18'
L32	N 66° 15' 41" E	123.95'	L70	N 32° 05' 27" V	317.18'
L33	N 66° 15' 41" E	123.95'	L71	N 32° 05' 27" V	317.18'
L34	N 66° 15' 41" E	123.95'	L72	N 32° 05' 27" V	317.18'
L35	N 66° 15' 41" E	123.95'	L73	N 32° 05' 27" V	317.18'
L36	N 66° 15' 41" E	123.95'	L74	N 32° 05' 27" V	317.18'
L37	N 66° 15' 41" E	123.95'	L75	N 32° 05' 27" V	317.18'
L38	N 66° 15' 41" E	123.95'	L76	N 32° 05' 27" V	317.18'
L39	N 66° 15' 41" E	123.95'	L77	N 32° 05' 27" V	317.18'
L40	N 66° 15' 41" E	123.95'	L78	N 32° 05' 27" V	317.18'
L41	N 66° 15' 41" E	123.95'	L79	N 32° 05' 27" V	317.18'
L42	N 66° 15' 41" E	123.95'	L80	N 32° 05' 27" V	317.18'
L43	N 66° 15' 41" E	123.95'	L81	N 32° 05' 27" V	317.18'
L44	N 66° 15' 41" E	123.95'	L82	N 32° 05' 27" V	317.18'
L45	N 66° 15' 41" E	123.95'	L83	N 32° 05' 27" V	317.18'
L46	N 66° 15' 41" E	123.95'	L84	N 32° 05' 27" V	317.18'
L47	N 66° 15' 41" E	123.95'	L85	N 32° 05' 27" V	317.18'
L48	N 66° 15' 41" E	123.95'	L86	N 32° 05' 27" V	317.18'
L49	N 66° 15' 41" E	123.95'	L87	N 32° 05' 27" V	317.18'
L50	N 66° 15' 41" E	123.95'	L88	N 32° 05' 27" V	317.18'
L51	N 66° 15' 41" E	123.95'	L89	N 32° 05' 27" V	317.18'
L52	N 66° 15' 41" E	123.95'	L90	N 32° 05' 27" V	317.18'
L53	N 66° 15' 41" E	123.95'	L91	N 32° 05' 27" V	317.18'
L54	N 66° 15' 41" E	123.95'	L92	N 32° 05' 27" V</	

LOT AREA TABLE

LOT	30 FT	LOT	30 FT	LOT	30 FT
1	12,505	29	12,675	57	12,761
2	12,615	30	12,675	58	12,735
3	12,650	31	12,676	59	12,733
4	12,650	32	14,806	60	15,120
5	12,878	33	15,295	61	12,675
6	12,630	34	14,739	62	12,675
7	12,650	35	15,403	63	15,807
8	14,274	36	14,771	64	12,656
9	19,594	37	13,056	65	12,664
10	22,951	38	12,877	66	12,720
11	16,047	39	12,877	67	12,943
12	13,079	40	12,877	68	12,530
13	12,725	41	12,877	69	12,535
14	12,657	42	12,569	70	12,609
15	12,681	43	12,660	71	12,846
16	12,723	44	12,675	72	12,675
17	12,683	45	12,657	73	13,633
18	12,727	46	12,516	74	13,849
19	15,632	47	14,739	75	15,675
20	12,525	48	12,535	76	13,489
21	13,425	49	12,932	77	12,682
22	13,425	50	12,600	78	12,886
23	13,464	51	14,360	79	15,227
24	13,452	52	12,730	80	14,401
25	18,636	53	12,750	81	13,293
26	18,047	54	12,750	82	12,675
27	16,205	55	12,744	TOTAL	1,114,043
28	12,571	56	11,960		

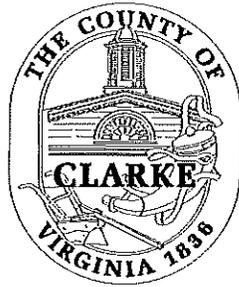
DP-2 DETACHED RESIDENTIAL-2 DISTRICT
 § 603.7 OF THE TOWN OF BERRYVILLE ZONING ORDINANCE JULY 2018

- LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CLUSTER LOTS
- (A) MINIMUM LOT AREA
 12,500 SQUARE FEET (7/04)
 30,000 SQUARE FEET (7/04)
- (B) MINIMUM LOT WIDTH
 (1) INTERIOR LOT: 25 FEET
 (2) CORNER LOT: 30 FEET
- (C) MINIMUM YARD REQUIREMENTS
 (1) FRONT YARD: 25 FEET
 (2) SIDE YARD: 5 FEET (RESIDENCES) / 7' (04)
 (3) REAR YARD: 5 FEET (REAR AND SIDE SETBACKS)
 (4) ACCESSORY STRUCTURE: 35 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET



FINAL PLAT
 SHEMODOCK CROSSING
 TOWN OF BERRYVILLE COUNTY, VIRGINIA
 BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
 SCALE: N/A ~ DATE: JULY 23, 2018

Dowberry.
 Dowberry Engineers Inc.
 1005 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
 Phone 703.771.8004 Fax 703.771.4091
 www.dowberry.com
 RPA-971-LC



BERRYVILLE AREA DEVELOPMENT AUTHORITY

2019 - 2020 PROPOSED MEETING SCHEDULE

7:00pm

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

2019

Wednesday, August 28, 2019

Wednesday, September 25, 2019

Wednesday, October 23, 2019

Alternate date due to Thanksgiving holiday – Wednesday, December 4, 2019

Alternate date due to Christmas holiday – TBD

2020

Wednesday, January 22, 2020

Wednesday, February 26, 2020

Wednesday, March 25, 2020

Wednesday, April 22, 2019

Wednesday, May 27, 2020

Wednesday, June 24, 2020

Wednesday, July 22, 2020

Wednesday, August 26, 2020

Wednesday, September 23, 2020

Wednesday, October 28, 2020

Alternate date due to Thanksgiving holiday – Wednesday, December 2, 2019

Alternate date due to Christmas holiday – TBD