

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

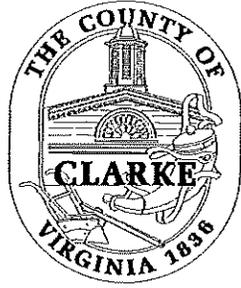
Wednesday, September 25, 2019 -- 7:00pm

**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 – August 28, 2019 meeting
4. Public Hearing
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
5. Other Business
6. Adjourn

UPCOMING MEETING:

Wednesday, October 23, 2019 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - ORGANIZATIONAL MEETING
Wednesday, August 28, 2019 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, August 28, 2019.

ATTENDANCE

Authority Members Present: Matt Bass; Allen Kitselman; George L. Ohrstrom, II; Tom Parker; and Kathy Smart

Authority Member Absent: David Weiss

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

Ms. Dunkle called the meeting to order at 7:00PM. She asked for a motion to elect chair and vice chair for 2019. Mr. Ohrstrom made the motion to retain Allen Kitselman as chair.

ELECTION OF CHAIR

The Authority voted to approve Allen Kitselman as chair.

Yes: Bass; Kitselman; Ohrstrom (moved); Parker; Smart (seconded)

No: None

Absent: Weiss

Ms. Smart made the motion to retain Mr. Ohrstrom as vice chair.

ELECTION OF VICE CHAIR

The Authority voted to approve George Ohrstrom as vice-chair.

Yes: Bass (seconded); Kitselman; Ohrstrom; Parker; Smart (moved)

No: None

Absent: Weiss

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

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

APPROVAL OF MINUTES

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

Yes: Bass (abstain); Kitselman; Ohrstrom (moved); Parker; Smart (seconded)
No: None
Absent: Weiss

Ms. Dunkle introduced Tom Parker as the new BADA member representing the Town.

SET PUBLIC HEARING

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

Chair Kitselman asked staff to review the request. Ms. Dunkle identified representatives from D.R Horton and Dewberry that were in attendance. She described the request and referenced the original submission and approval of the Shenandoah Crossing project in 2005. She identified features on the site including storm water management facilities; access to the site; and General Assembly action which extended the approval of the subdivision to 2020. She also explained the project's relation to the Fellowship Square project that will be reviewed by the Town Planning Commission.

Regarding the lighting plan, Vice-Chair Ohrstrom asked if the street lighting would be dark-sky compliant. Ms. Dunkle replied that Rappahannock Electric Cooperative (REC) operates the street lights and they are installed according to REC's standards. She added that they have been recently installing LED lighting.

There was a discussion about West Fairfax Street. Ms. Dunkle described previous discussion with the neighborhood in 2004 and the proposed additional right of way, curb, gutter, and sidewalk that was under consideration with the first application. She said that left and right turn lanes at North Buckmarsh Street would be an important component adding that the property owner was willing to discuss the acquisition of approximately 12 feet of his property when the application was first discussed. Vice-Chair Ohrstrom asked if the project would be held up if street improvements could not be completed and Ms. Dunkle replied no.

There was a discussion about affordable housing units that may be a part of the subdivision. Vice-Chair Ohrstrom asked what the median price for homes would be and if there will be any affordable housing component. Ms. Dunkle said the Town did not have an Affordable Dwelling Unit (ADU) ordinance or requirement adding the Town did not have a housing authority who would oversee the affordability component. Pat Williams from D.R. Horton described the lot sizes and general cost of the homes ranging from the mid \$300,000s to the mid \$400,000s depending upon the floor plan. Vice-Chair Ohrstrom said that when you get into the mid \$400,000s it is a stretch for people to buy as starter homes. Ms. Dunkle noted that availability fees and increasing construction costs impact housing prices. Chair Kitselman asked if they would be as large as the homes they are constructing on the other side of the mountain. Mr. Williams replied that they will be smaller than the homes in Apple Glen. Ms. Smart asked if the lots will

be ¼ acre. Ms. Dunkle replied that the minimum lot size is 12,500 square feet for cluster developments in DR-2 and most of the lots are between 12,500 – 14,000 square feet.

Vice-Chair Ohrstrom asked about VDOT comments and Ms. Dunkle said they provided comments on the US 340 intersection. He asked about the stormwater management review and Ms. Dunkle said that plan revisions are currently being reviewed. He also asked Ms. Dunkle if there are any issues with safety or environmental concerns that she is currently aware of and she replied no. She also explained how the Town's regulations on blasting differ from the County's regulations. Vice-Chair Ohrstrom asked if there have been any comments from the public and Ms. Dunkle replied that people have been asking when it will be finished and what the cost of homes will be. Mr. Bass asked what the timetable for construction will be. Mr. Williams replied that they hope to begin land disturbance in November, have the first phase paved next summer, and be able to build houses afterwards. Mr. Parker asked when Fairfax Street will be completed. Mr. Williams replied that Fairfax Street is required to be completed prior to getting any occupancy permits on homes in Shenandoah Crossing. Ms. Dunkle provided additional information on the requirements and the connection to a stub street to the adjacent neighborhood. She also explained off-site challenges to connectivity along Fairfax Street. Vice-Chair Ohrstrom asked if connectivity issues could be cleaned up in conjunction with this project and Chair Kitselman asked about pedestrian connectivity to downtown.

Mr. Parker asked about tree removal at the corner of the US 340/Rt. 7 interchange for a water line, and Mr. Williams confirmed that there will be clearing necessary to install the water line. Mr. Bass asked if there will be any green zone or buffering established along this area and Mr. Williams replied that a lot of the existing trees are in the right-of-way.

Chair Kitselman asked if the applicants would give additional consideration to affordable housing and that there may be some speakers at the public hearing on the issue. He said that they frequently hear of the need for housing that is affordable to public safety employees and teachers.

There being no further discussion, the Authority set the public hearing for Wednesday, September 25, 2019 at 7:00pm.

Yes: Bass; Kitselman; Ohrstrom (moved); Parker; Smart (seconded)

No: None

Absent: Weiss

PROPOSED MEETING DATES

Ms. Dunkle noted the list of proposed meeting dates for the remainder of 2019 and for calendar year 2020. She said that it is a guideline for the remainder of the year and Mr. Stidham added that the members can vote on the 2020 schedule at the January organizational meeting.

OTHER BUSINESS

Ms. Dunkle provided an update on the review of Hermitage Section 5 that will eventually require joint review and public hearing with the Town Planning Commission.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Ohrstrom moved to adjourn the meeting at 7:30PM.

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

Public hearing notices were published in the Winchester Star on Wednesday, September 11 and Wednesday, September 18, 2019. Adjacent property notices were mailed via first class mail on September 5, 2019. Staff has discussed the project with several property owners who requested additional information.

The final plat included in this packet was distributed at the last BADA meeting after changes to several lot sizes. Comments from the Town's engineer were submitted to the applicant the week of September 16 and are being addressed. Comments include acreage adjustments; labeling; identifying ingress/egress to an adjacent property; and expansion of several sight distance easements.

Review of the construction plans has been completed. One engineering comment, concerning one of the sediment basins, is currently being addressed by the applicant's engineer.

Background

In 2005, an application for this parcel was submitted and conditionally approved by the BADA. The development included two phases with a total of 79 single family lots. Developers of this property, and the Fellowship Square property immediately to the south, ceased activity due to the economic downturn. At that time, two property owners and two developers were applicants on the respective projects. The current applicant for Shenandoah Crossing is DR Horton who has owned the property for a number of years. They also have the Fellowship Square property under contract and both developments are currently under review.

General Information

The 82-lot subdivision is a low density single-family development. Per the recommendation of the Berryville Area Plan, cluster design is being used which requires minimum areas of open space that will be maintained by a homeowners' association. The cluster design allows for smaller lots (minimum of 12,500 square feet in the DR-2 zoning district), promotes flexibility in layout design, and allows for green space areas in the neighborhood.

Transportation

The subdivision streets will be brought into VDOT's Urban Highway System and Maintenance Inventory and be maintained by the Town after final completion. The rights of way and pavement widths are based on VDOT standards for secondary streets.

Sidewalks are required by regulation in the Town of Berryville Subdivision Ordinance. Current standards require a five foot width and handicapped accessible ramps at each corner.

Process

Once the final plat has been approved, staff will address final details and assure that all agency comments have been satisfied.

Bond amounts for public improvements (e.g., streets, water and sewer) and erosion and sediment controls will be reviewed by the Town's consulting engineer and approved by Town Council. These bonds must be in place prior to land disturbance.

Pre-construction meetings are held prior to land disturbance and include Town public works and planning staff; state agencies (e.g., Department of Environmental Quality) and utilities (cable, phone, electric, and gas).

The following items are included in this packet:

- Public hearing notice;
- 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;
- Final Plat; and
- Motion for approval.

Recommendation

Approve as presented with staff finalizing the request.

August 28, 2019 Staff Report

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.

**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 25, 2019**, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

**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**

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

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:

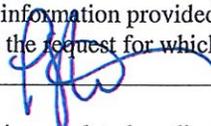
Nature of Request/Proposal: Final Subdivision Plat

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

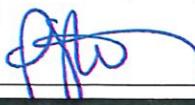
Size of Project Site: 41.2046 Acres.

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:  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:  Date: 8/12/2019

OFFICE USE ONLY

Public Hearing Required? YES ~~NO~~ Dates Advertised 9.11.19 & 9.11.19

Adjoining Property Owners Notified? 9.5.19

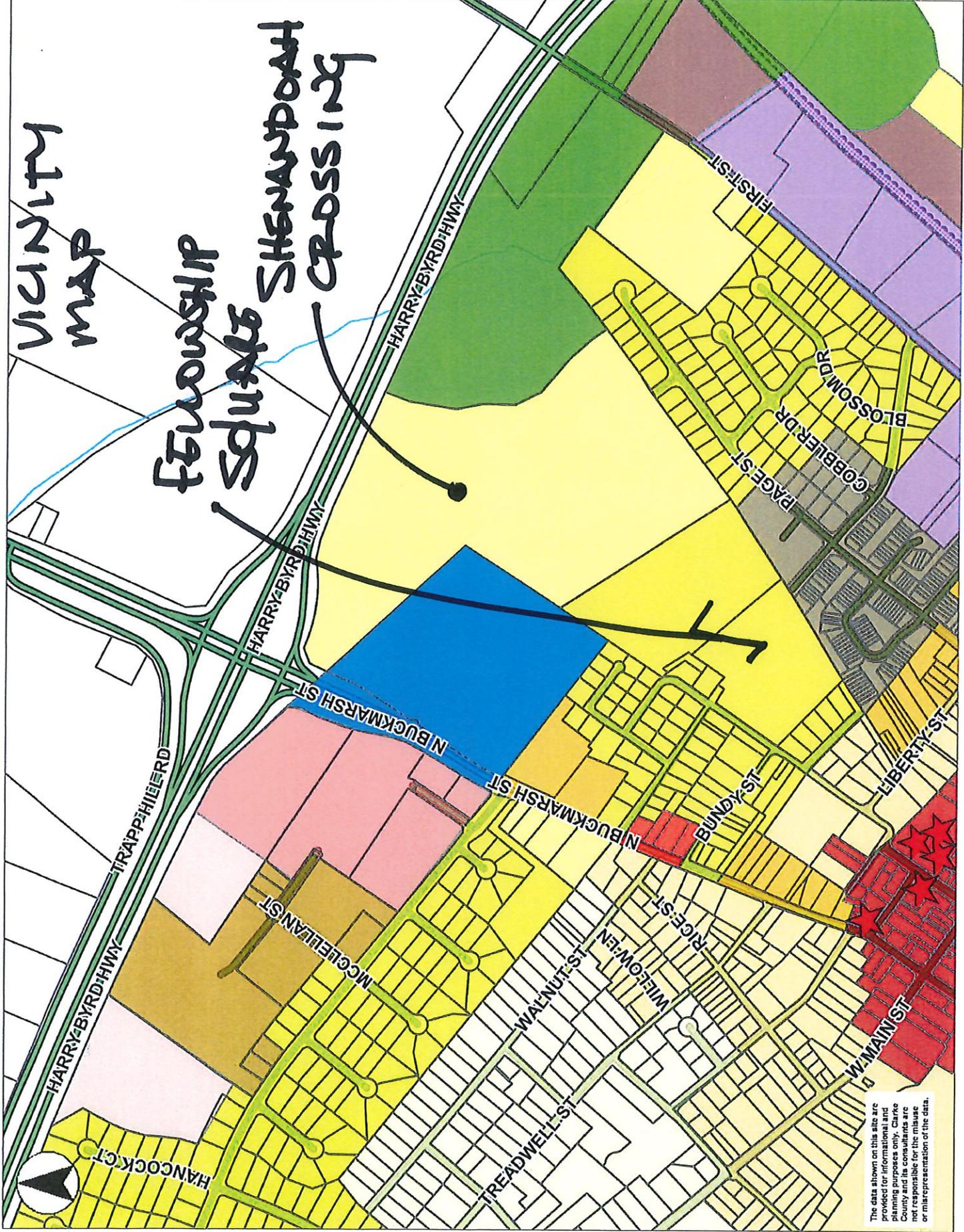
Action Taken: _____



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

VICINITY MAP

FRUOWSHIP SQUATS 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)

- NOTES**
1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS CLARKE COUNTY, VIRGINIA, TAX MAP 14-A-96, TRACT 1, FINAL PLAT FOR BERRYVILLE ZONING ORDINANCE.
 2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 3. THE BOUNDARY LINE INFORMATION SHOWN HEREON FOR TAX MAP 14-A-96 IS BASED UPON THE INSTRUMENTS OF RECORD. THE BERRYVILLE ZONING ORDINANCE, WHICH SHOWS HEREON A 10' SETBACK, IS A REPEALED INSTRUMENT OBTAINED BY DEWBERRY ENGINEERS, INC., OF WHICH INSTRUMENTS OF RECORD WERE TRANSLATED TO MONUMENTATION FOUND.
 4. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE IS \$104,000 PER YEAR AND \$104,000 PER YEAR, BOTH HAVING EFFECTIVE DATES OF SEPTEMBER 28, 2007.

AREA TABULATION

EXISTING PARCEL, TAX MAP 14-A-96	41.2046± ACRES
RIGHT OF WAY DEDICATION (HEREBY DEDICATED)	5.26514 ACRES
LOTS (LOTS 1-82)	24.5726± ACRES
OPEN SPACE	10.3646± ACRES
RESIDUE	0.0000 ACRES

OWNER'S CONSENT

THE DIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, AND SHALL BE SIGNED AND DULY ACKNOWLEDGED BEFORE THE TOWN OFFICE AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS. ALL STATEMENTS AFFIRMED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

D.R. HORTON, INC.

BY: _____
 NAME: _____
 TITLE: _____

NOTARY'S CERTIFICATE

COUNTY OF _____ STATE OF _____
 I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT, DID APPEAR AND ACKNOWLEDGE THE SAME BEFORE ME THIS _____ DAY OF _____, 2019.
 NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

OWNER INFORMATION

D.R. HORTON, INC.
 181 HARRY S. TRUMAN PARKWAY, SUITE 200
 ANNAPOLIS, MARYLAND 21401
 TAX MAP 14-A-96

REVISION BLOCK

NUMBER	DESCRIPTION	DATE

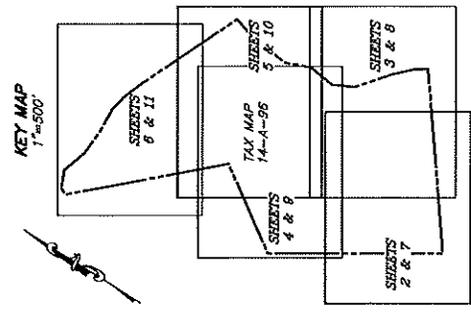
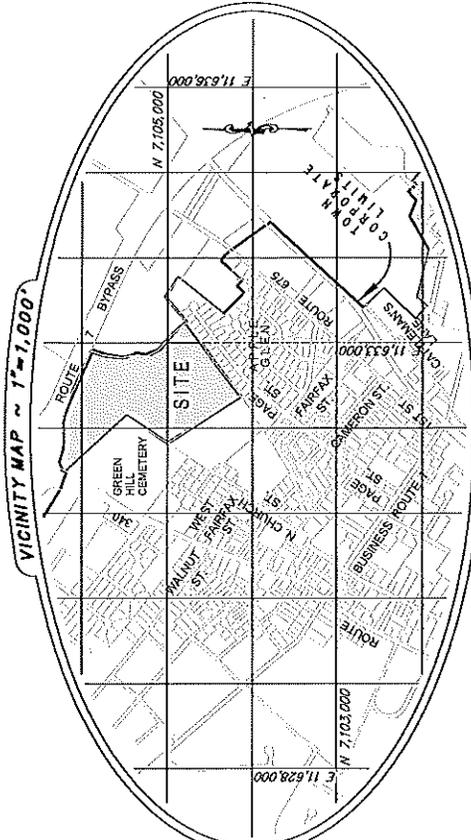
APPROVAL BLOCK

TOWN OF BERRYVILLE ZONING ADMINISTRATOR	DATE
TOWN OF BERRYVILLE CHAIRMAN OF ADMINISTRATIVE BODY	DATE

SURVEYOR'S CERTIFICATE
 I, ERIC R. SCHRYER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE LAND SHOWN HEREON AS TRACT 1, FINAL PLAT FOR BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF OSULLIVAN CORPORATION, TAX MAP 14-A-96, IS NOW IN THE NAME OF D.R. HORTON, INC. AS RECORDED IN DB 439 PG 237, LAST MODIFIED BY DB 261 PG 578; ALL AMONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.



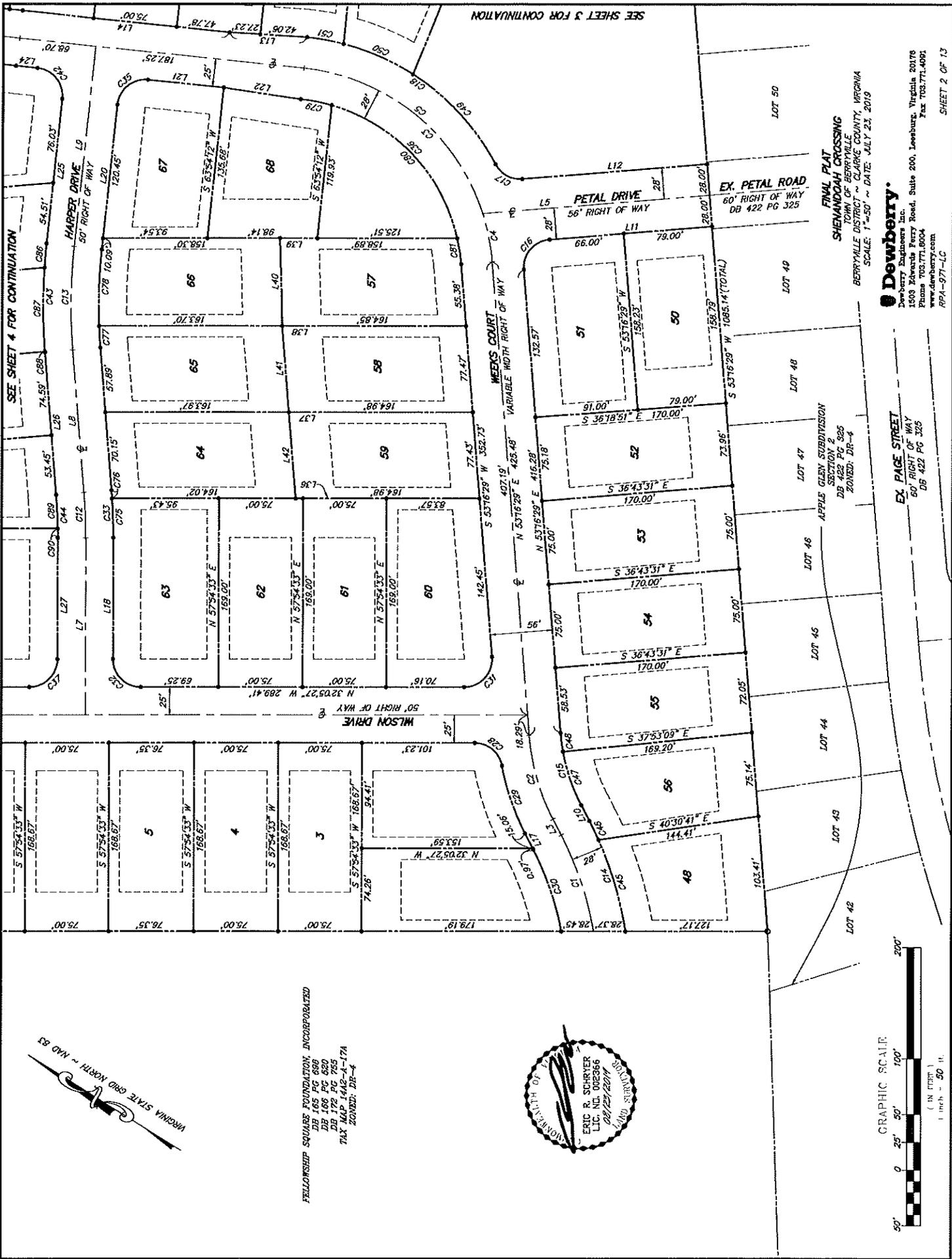
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2019.
 ERIC R. SCHRYER, L.L.C. #002366



- LEGEND**
- EXISTING MONUMENT
 - EXISTING PROPERTY CORNER
 - PROPERTY CORNER TO BE SET

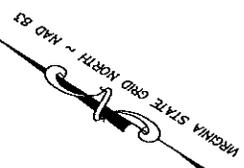
FINAL PLAT
 SHENANDOAH CROSSING
 TOWN OF BERRYVILLE
 BERRYVILLE DISTRICT - CLARKE COUNTY, VIRGINIA
 SCALE: N/A ~ DATE: JULY 23, 2019

Dewberry.
 Dewberry Engineers Inc.
 1505 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
 Phone 703.771.6004
 info@dewberry.com
 APA-971-LC



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION



FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
 166 PG 620
 DB 122 PG 265
 TAX MAP 442-A-17A
 ZONED: DR-4



FINAL PLAT
 SHENANDOAH CROSSING
 TRACT 1
 BERRYVILLE DISTRICT - CLARKE COUNTY, VIRGINIA
 SCALE: 1"=50' ~ DATE: JULY 23, 2010

Dewberry
 Dewberry Engineers Inc.
 1500 Richards Ferry Road, Suite 200, Leesburg, Virginia 20176
 Phone 703.771.6004
 www.dewberry.com
 RPA-977-LC

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

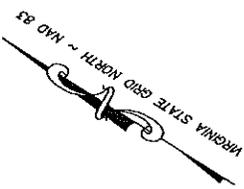
APPLE GLEN SUBDIVISION
 SECTION 2
 DB 422 PG 325
 ZONED: DR-4



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

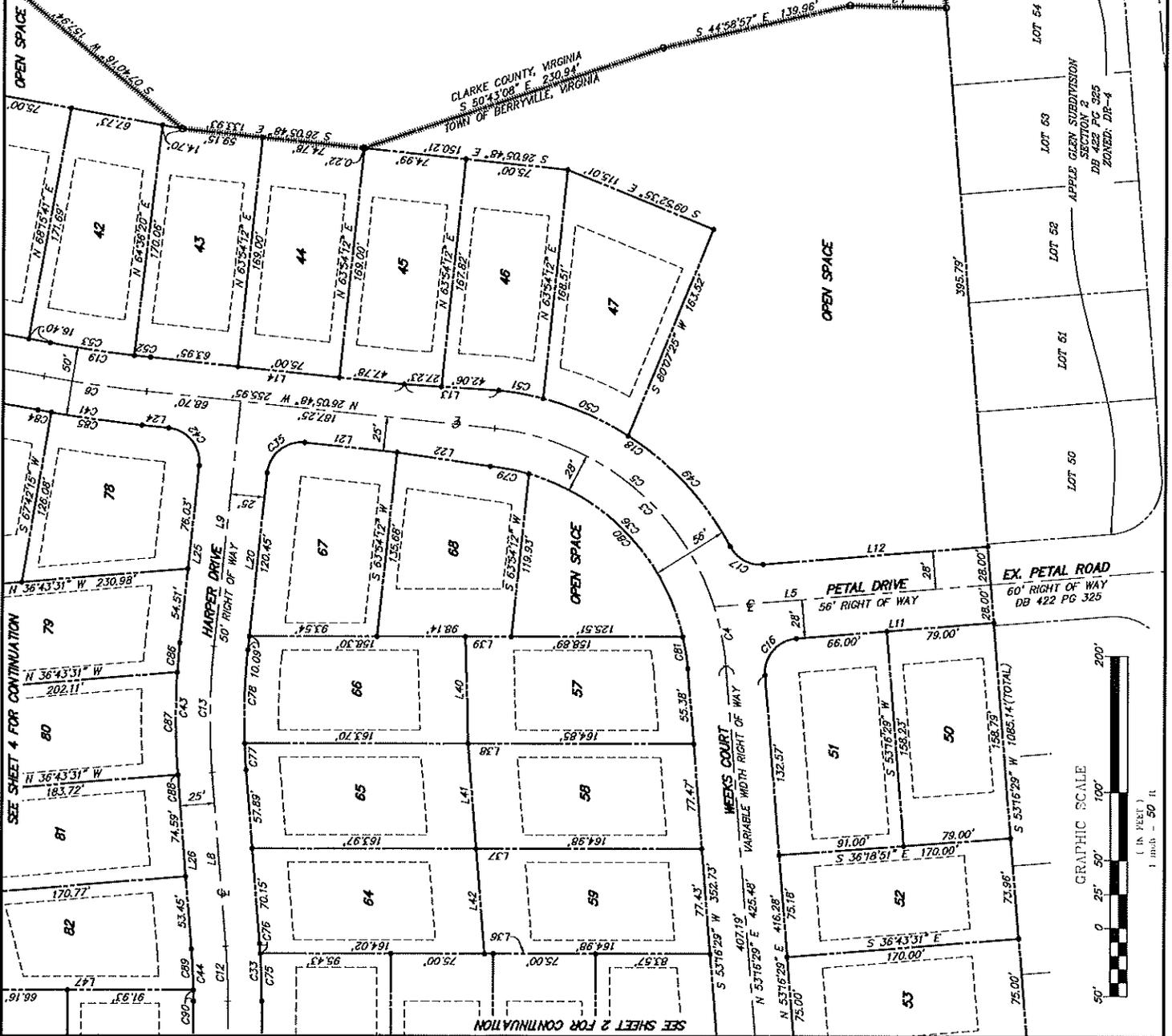
SEE SHEET 2 FOR CONTINUATION



N/P
CHARLES P. PABET
DB 636 PG 957
TAX MAP 1442-20-BE
ZONED: CSR

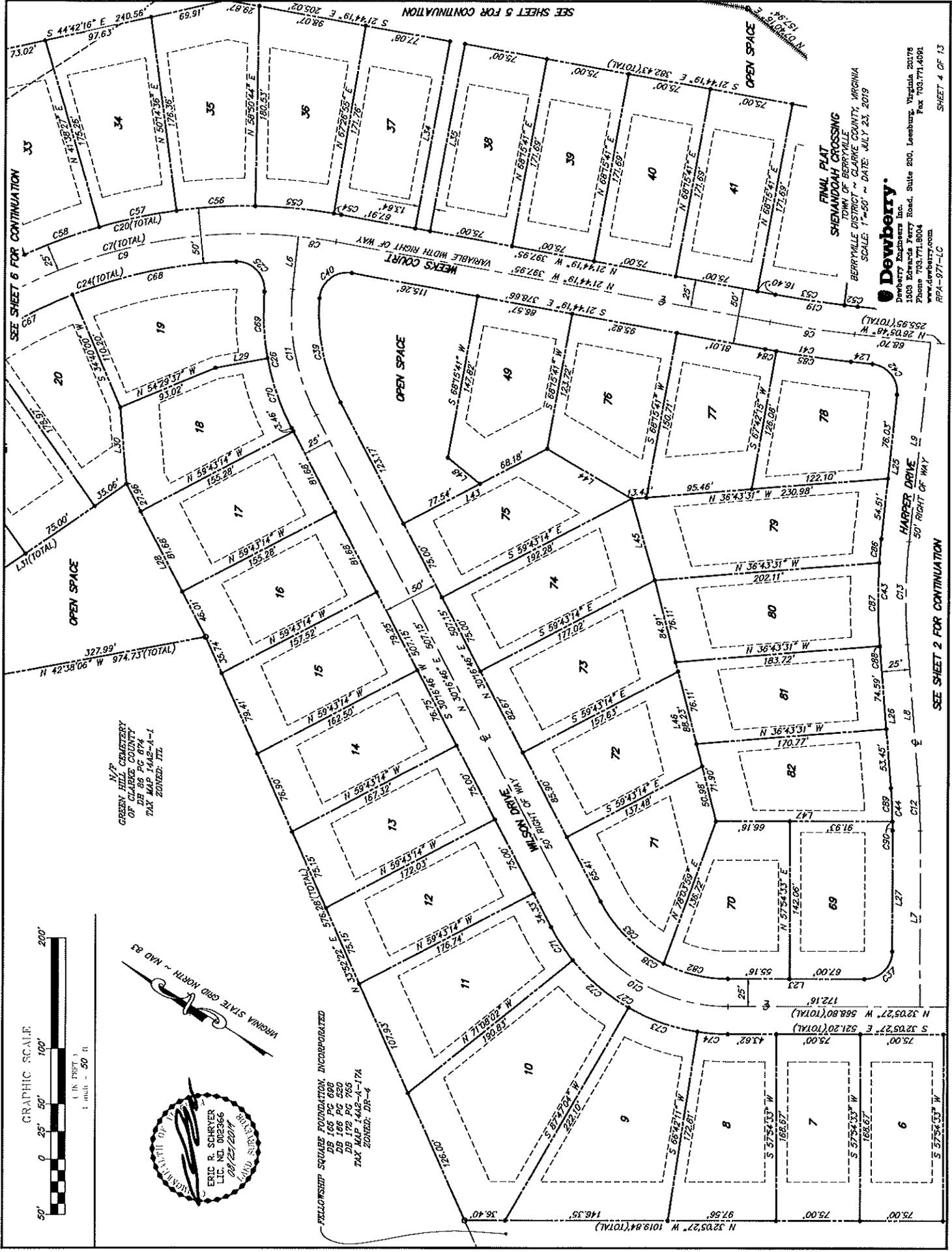


CLARKE COUNTY, VIRGINIA
TOWN OF BERRYVILLE, VIRGINIA
S 50°43'08" E 230.94'
S 26°05'46" E 150.21'
S 26°05'46" E 139.96'



Dewberry
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RPA-977-1-C

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



N/P
GREEN HILL CEMETERY
OF CLARKE COUNTY
DB 166 PC 698
DB 166 PC 699
DB 172 PC 765
DB 172 PC 765
TAX MAP 1465-A-174
ZONED: TR6



FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
DB 166 PC 698
DB 166 PC 699
DB 172 PC 765
DB 172 PC 765
TAX MAP 1465-A-174
ZONED: TR-4

FINAL PLAT
SHEMADOAH CROSSING
PART OF
BEVERLY HILLS DISTRICT - CLARKE COUNTY, VIRGINIA
SCALE: 1"=50' - DATE: JULY 23, 2019

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PPA-977-LC

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

SHEET 4 OF 13

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

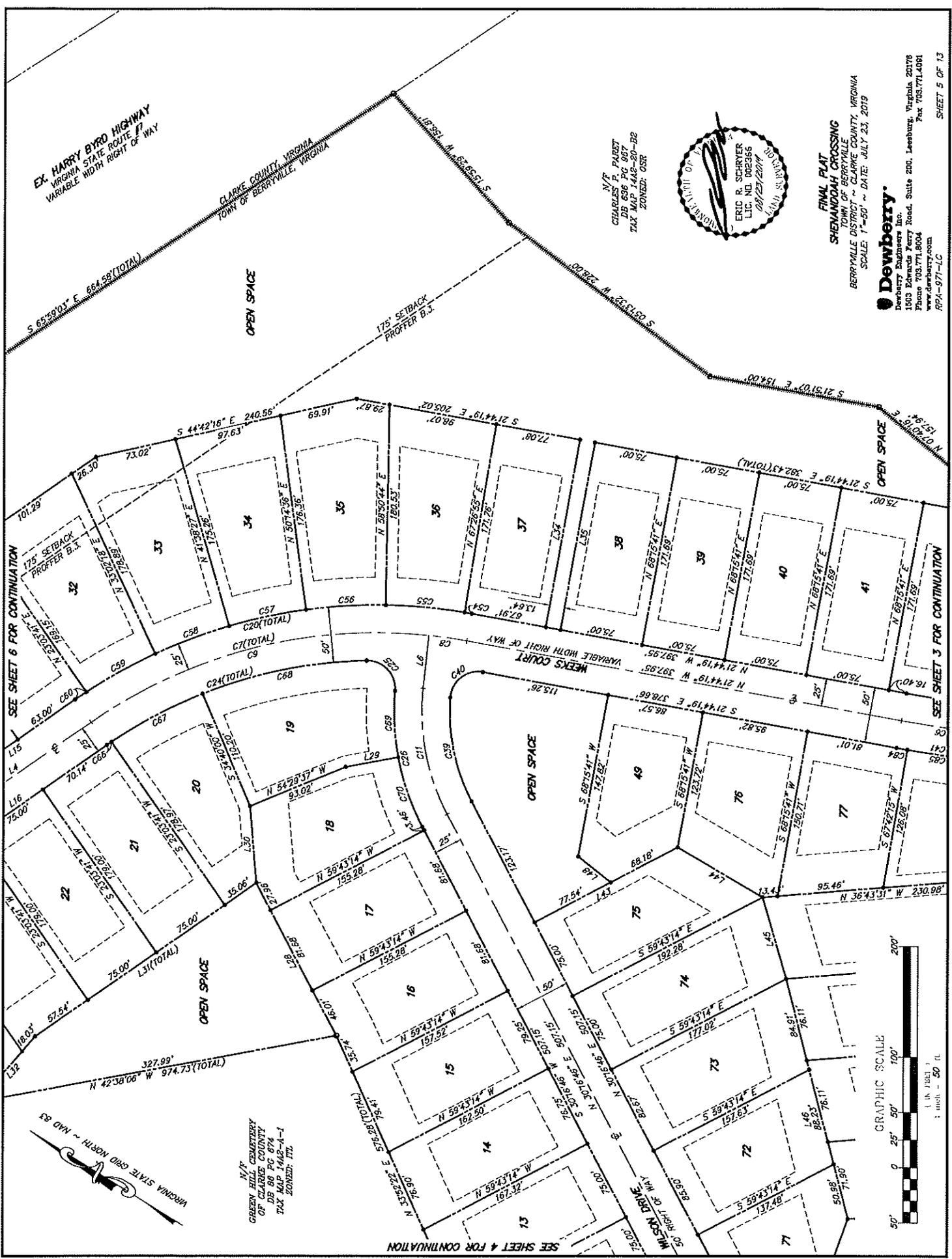
CLARKE COUNTY, VIRGINIA
 TOWN OF BERRYVILLE, VIRGINIA

N/T
 CHARLES P. PABET
 DB 856 PG 857
 TAX MAP 1442-B2
 ZONED: OSR



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

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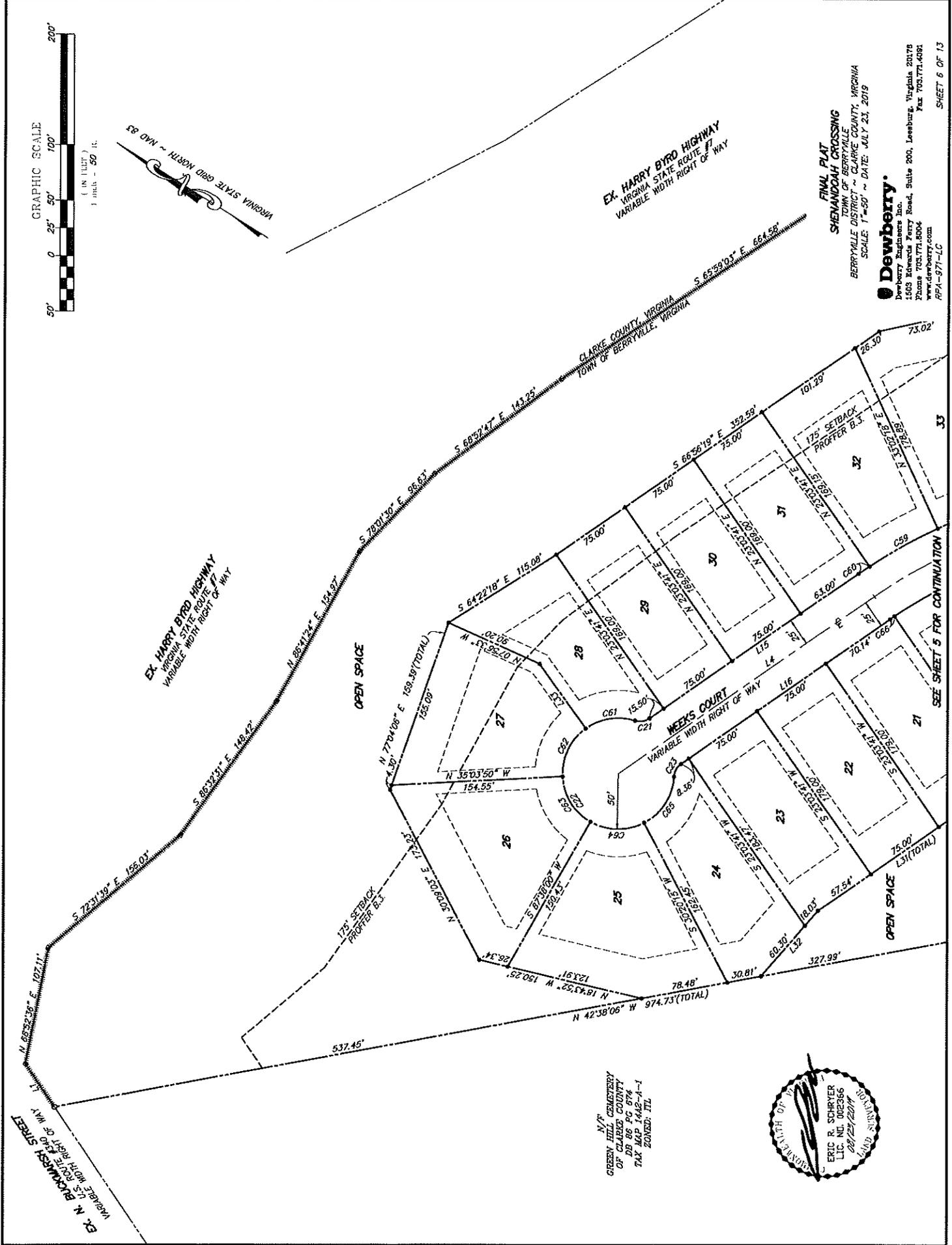


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

N/T
 GREEN HILL CEMETERY
 OF CLARKE COUNTY
 DB 88 PG 874
 TAX MAP 1442-A-1
 ZONED: ITH

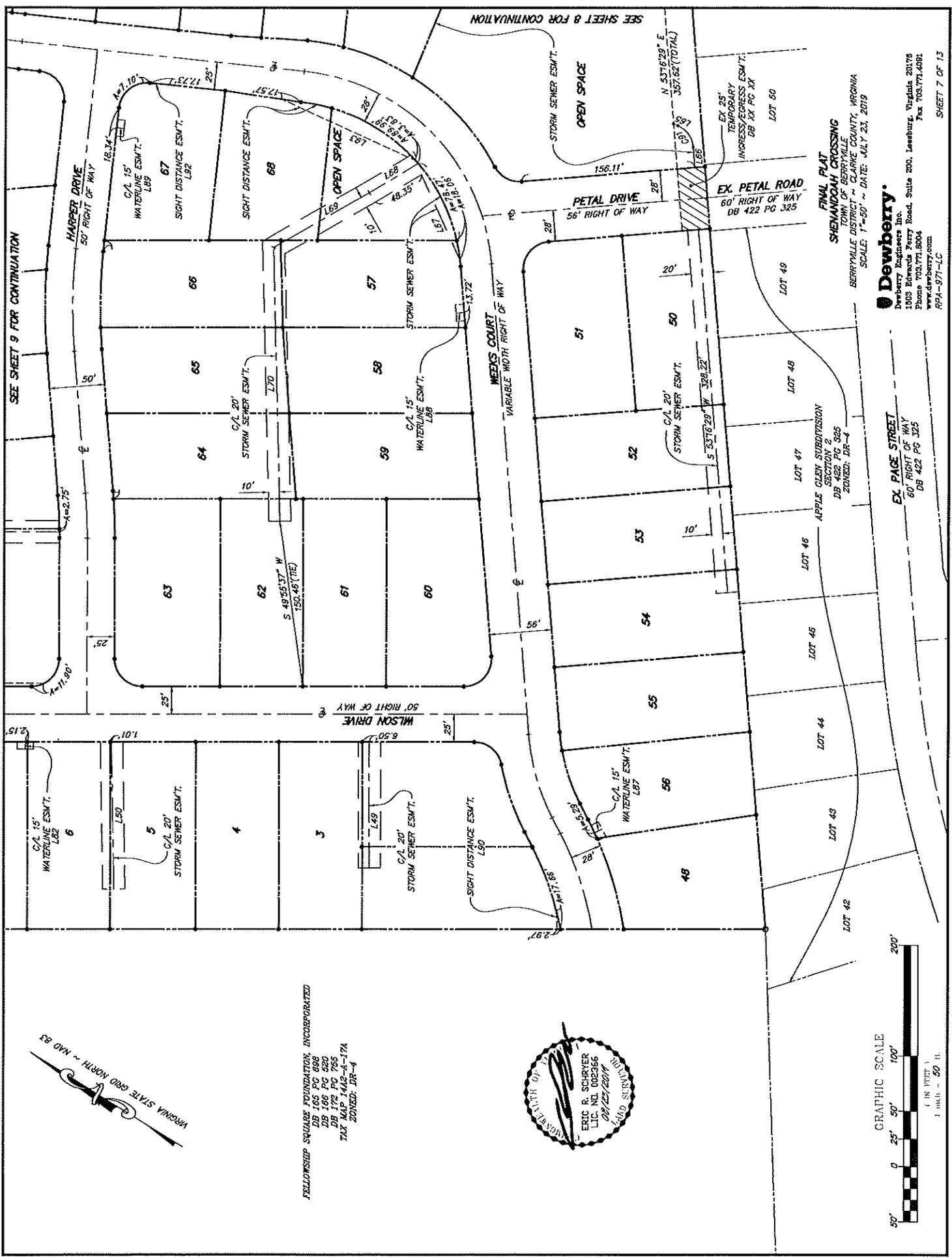


FINAL PLAT
SHENANDOAH CROSSING
 TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA
 SCALE: 1"=50' ~ DATE: JULY 23, 2019

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 RPA-971-LC

N/T
 GREEN HILL CEMETERY
 OF CLARKE COUNTY
 DB 86 PG 874
 TAX MAP 1462-A-1
 ZONED: TTL

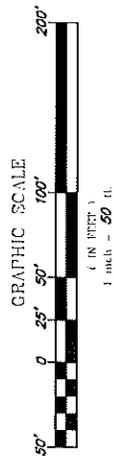




SEE SHEET 9 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
 1611 N. 10TH ST.
 DB 166 PG 826
 DB 122 PG 795
 TAX MAP 442-A-17A
 ZONED: DR-4



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

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 RPA-971-LC

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

APPLE GLEN SUBDIVISION
 SECTION 2
 DB 482 PG 325
 ZONED: DR-4

EX. PETAL ROAD
 60' RIGHT OF WAY
 DB 422 PG 325

PETAL DRIVE
 56' RIGHT OF WAY

WEEKS COURT
 VARIABLE WIDTH RIGHT OF WAY

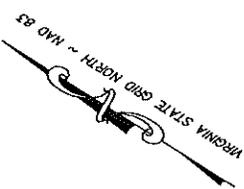
WILSON DRIVE
 50' RIGHT OF WAY

HARPER DRIVE
 50' RIGHT OF WAY

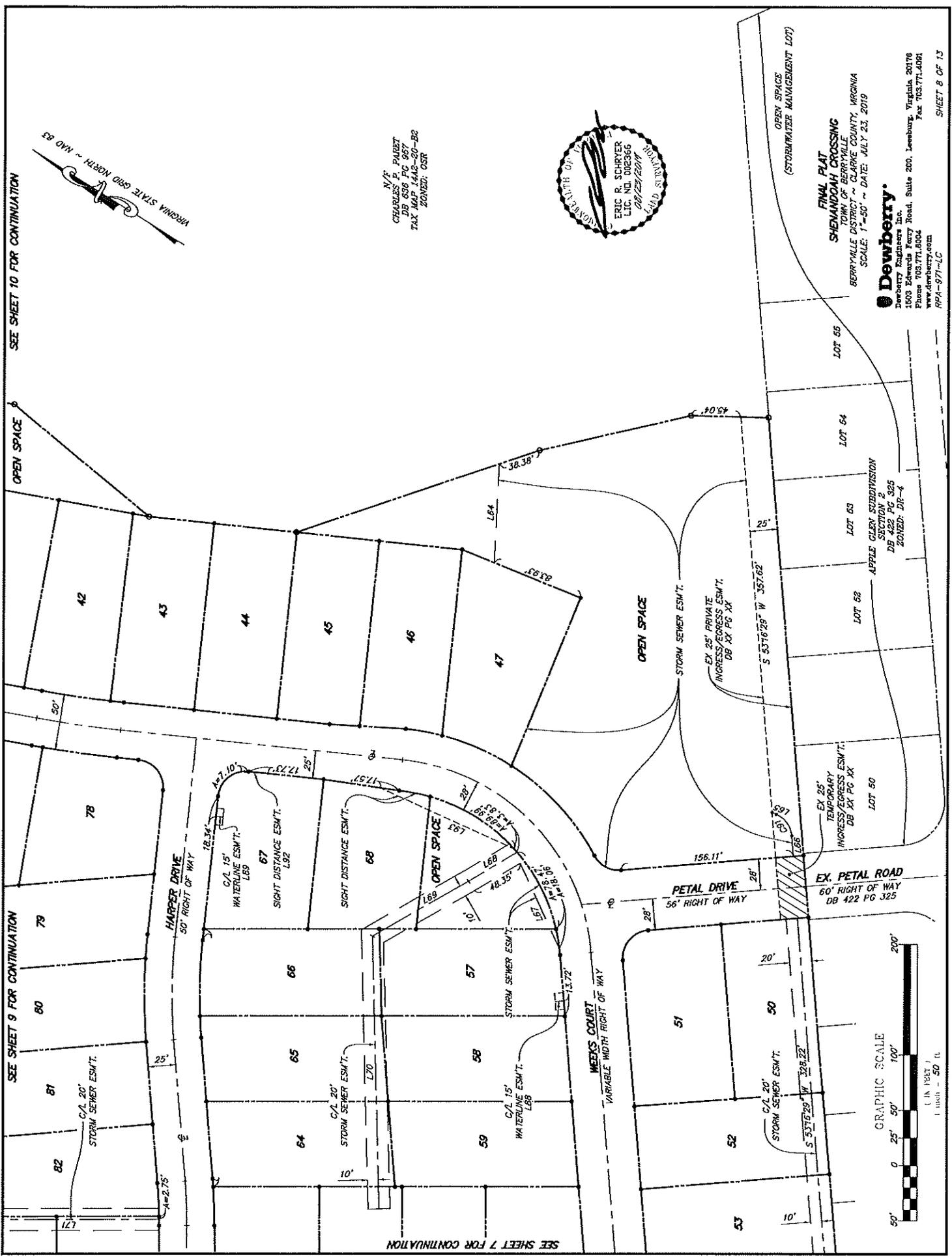
SEE SHEET 9 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION



N/A
CHARLES P. PARET
DB 656 PG 957
TAX MAP 144B-20-B2
ZONED: CSR



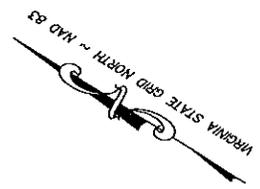
FINAL PLAT
SHEMPODAH CROSSING
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT - CLARKE COUNTY, VIRGINIA
SCALE: 1"=50' - DATE: JULY 23, 2019

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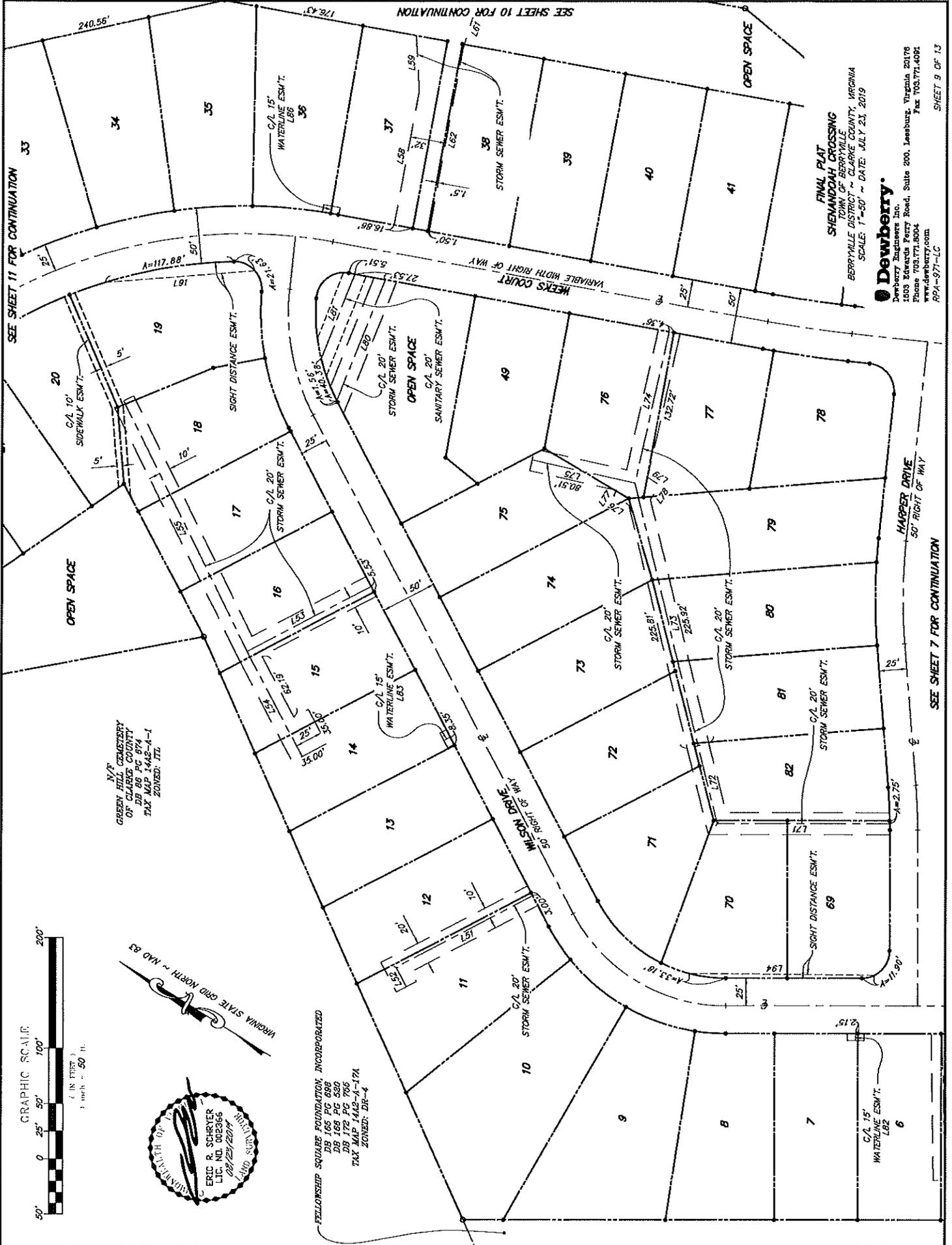




N/T
 GREEN HILL CEMETERY
 OF CLARKE COUNTY
 DB 88 PG 874
 TAX MAP 1-44B-A-1
 ZONED: ITL



FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
 DB 166 PG 898
 DB 168 PG 820
 DB 172 PG 765
 TAX MAP 1-44B-A-17A
 ZONED: DR-4



SEE SHEET 11 FOR CONTINUATION

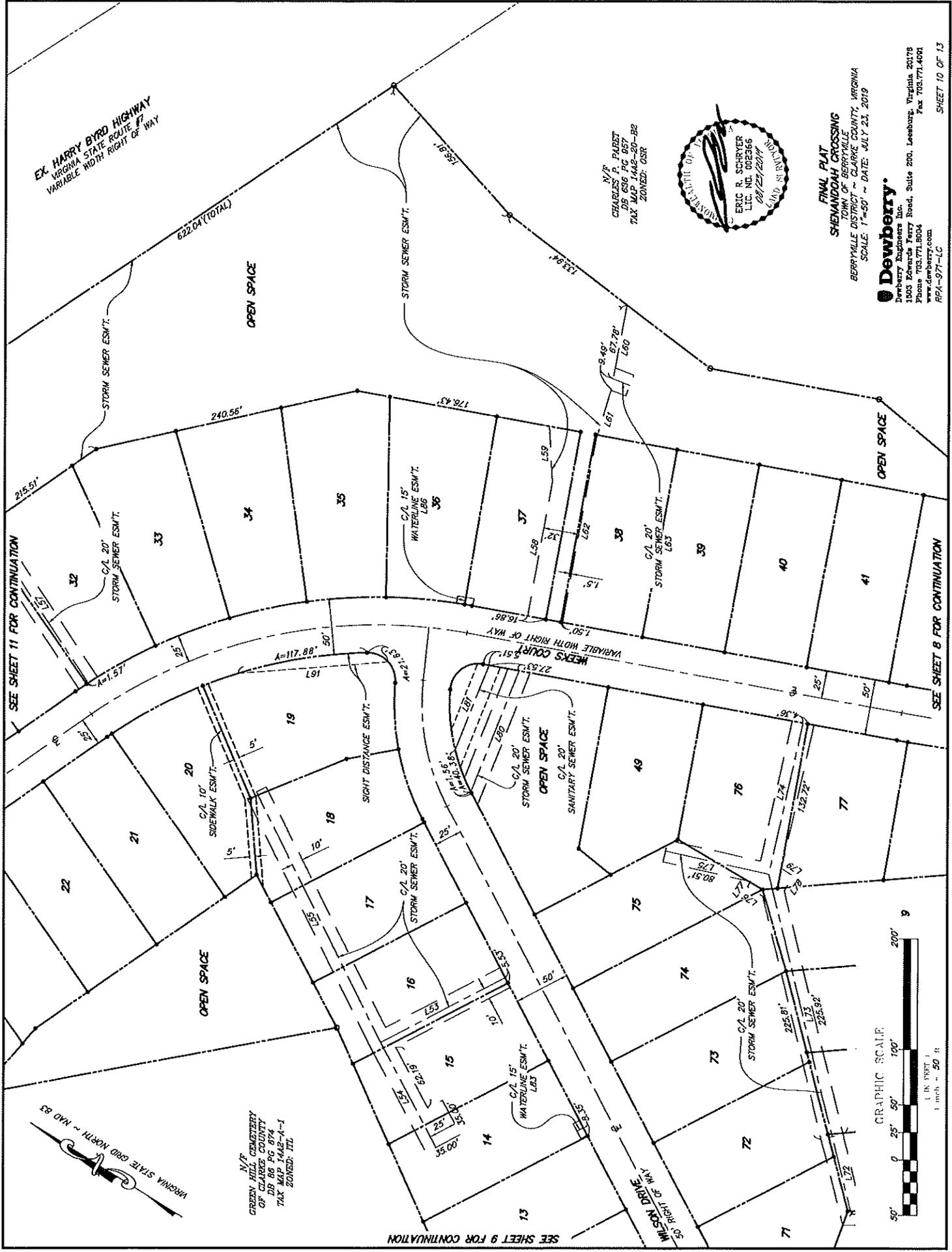
SEE SHEET 10 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

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

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SHEET 9 OF 13



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

N/P
 CHARLES P. PARETT
 DB 696 PG 657
 TAX MAP 1442-20-B2
 ZONED: OSR



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

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SHEET 10 OF 13

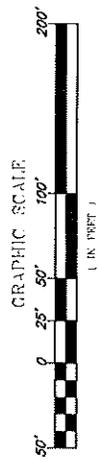
SEE SHEET 11 FOR CONTINUATION

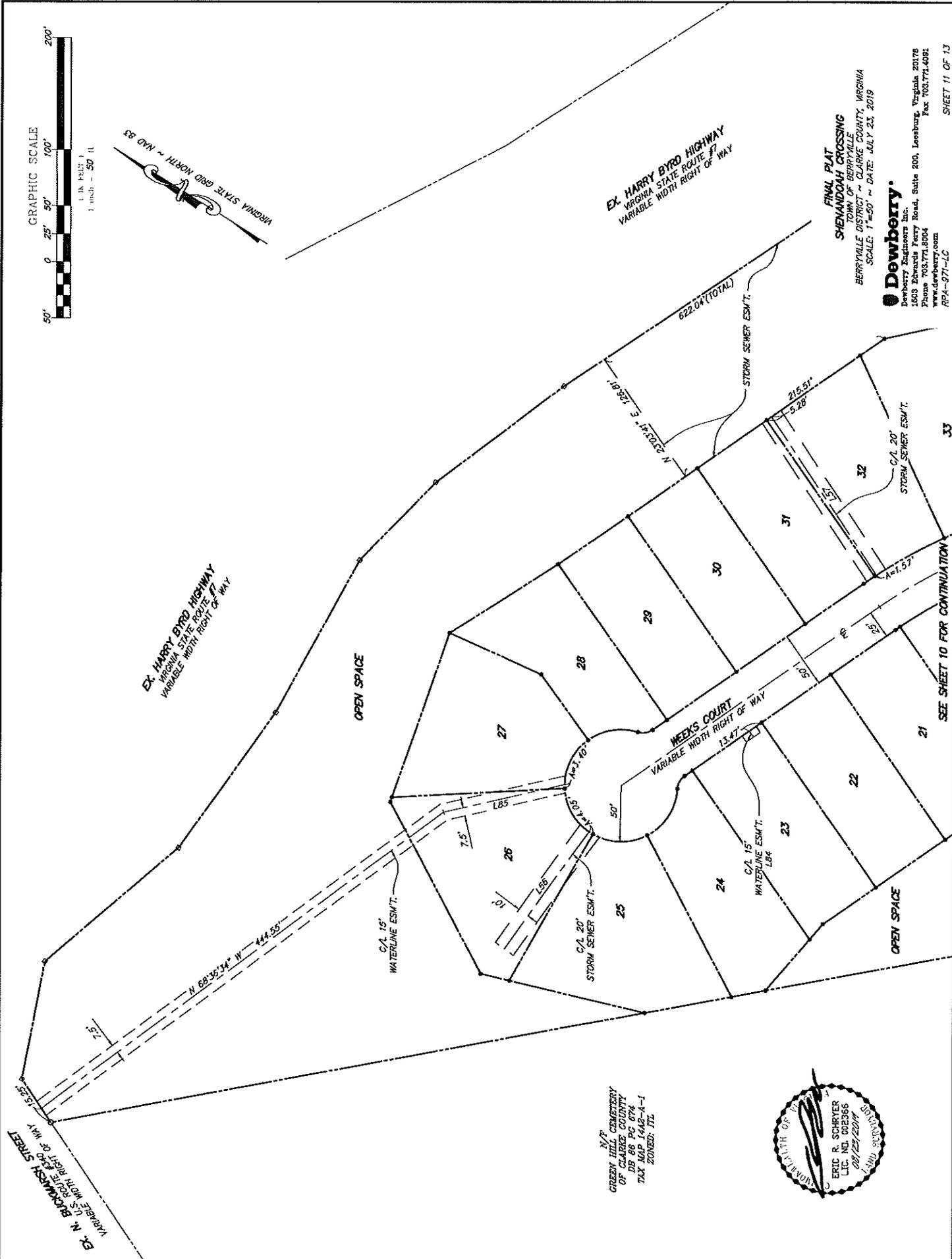
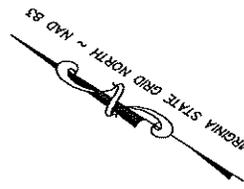
SEE SHEET 8 FOR CONTINUATION

SEE SHEET 9 FOR CONTINUATION

VIRGINIA STATE GRID NORTH ~ MD 83

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





N/F
 GREEN HILL CEMETERY
 OF CLARKE COUNTY
 DP 86 PG 874
 TAX MAP 1448-A-1
 ZONED: ITL



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

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 RP4-071-LC

SEE SHEET 10 FOR CONTINUATION 33

SHEET 11 OF 13

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	17.24.36"	3003.00'	91.16'	45.93'	N 39°28'36" E	90.81'
C2	28°29'11"	2000.00'	78.48'	39.76'	N 43°01'53" E	77.99'
C3	37°29'17"	1900.00'	263.21'	157.66'	N 13°35'20" E	242.66'
C4	13°18'48"	1900.00'	44.20'	22.20'	N 46°38'38" E	44.10'
C5	66°02'34"	1300.00'	213.01'	123.45'	N 08°55'29" E	207.08'
C6	04°21'29"	1000.00'	76.06'	38.05'	N 23°58'03" V	76.05'
C7	45°12'00"	450.00'	353.00'	187.38'	N 44°20'19" V	345.97'
C8	04°25'22"	450.00'	34.74'	17.38'	N 23°57'00" V	34.73'
C9	40°46'39"	1550.00'	320.26'	167.25'	N 46°33'00" V	313.55'
C10	66°22'13"	450.00'	168.73'	93.82'	N 07°54'20" V	160.52'
C11	37°33'33"	500.00'	117.14'	60.31'	N 47°03'33" E	115.48'
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 39°35'20" E	92.62'
C14	18°14'46"	300.00'	104.45'	52.67'	N 39°54'41" E	104.01'
C15	20°07'00"	172.00'	38.27'	19.18'	N 45°01'59" E	37.07'
C16	65°31'30"	25.00'	38.27'	25.00'	N 81°45'31" E	35.36'
C17	55°33'43"	218.00'	74.16'	37.10'	N 03°27'47" V	72.42'
C18	04°21'29"	973.00'	212.67'	113.66'	N 01°51'04" E	204.34'
C19	45°12'00"	473.00'	374.72'	197.72'	N 44°20'19" V	365.08'
C20	52°01'12"	13.00'	13.62'	7.32'	N 40°55'43" V	13.16'
C21	284°08'53"	50.00'	247.87'	38.04'	S 23°03'41" V	61.54'
C22	32°01'12"	15.00'	13.62'	7.32'	N 87°03'05" E	13.16'
C23	33°36'17"	425.00'	249.27'	128.33'	S 30°08'10" E	245.71'
C24	95°57'41"	25.00'	41.87'	27.75'	S 14°38'48" V	37.15'
C25	32°20'52"	225.00'	127.03'	65.26'	S 46°27'13" V	125.35'
C26	62°22'13"	180.00'	195.94'	108.93'	S 07°54'20" E	186.41'
C27	79°04'43"	250.00'	34.50'	20.64'	S 07°25'35" V	31.93'
C28	16°11'59"	228.00'	44.46'	22.45'	S 38°53'17" V	44.25'
C29	16°23'37"	272.00'	39.19'	20.59'	S 38°59'16" V	37.99'
C30	94°38'04"	25.00'	41.28'	27.11'	N 79°24'29" V	38.36'
C31	30°00'00"	25.00'	39.27'	25.00'	N 23°55'03" E	37.24'
C32	04°38'04"	525.00'	42.47'	21.24'	N 12°54'33" E	42.45'
C33	30°07'00"	425.00'	88.11'	44.18'	N 58°35'20" E	87.99'
C34	90°00'00"	162.00'	284.42'	25.00'	S 13°05'48" E	286.56'
C35	30°00'00"	250.00'	39.27'	25.00'	N 77°05'27" V	35.36'
C36	62°22'13"	130.00'	141.51'	78.68'	N 07°54'20" V	134.63'
C37	30°00'00"	250.00'	96.88'	49.71'	N 46°08'09" E	95.63'
C38	96°16'09"	25.00'	42.01'	27.90'	S 65°52'23" E	37.24'
C39	30°00'00"	1025.00'	77.97'	39.00'	S 23°55'03" E	77.95'
C40	10°37'43"	525.00'	97.39'	48.84'	S 38°53'20" V	97.25'
C41	04°38'04"	328.00'	65.68'	43.05'	N 41°32'23" E	65.38'
C42	14°57'24"	328.00'	18.83'	8.42'	N 32°26'00" E	18.83'
C43	18°48'37"	172.00'	16.97'	8.49'	N 50°26'52" E	16.97'
C44	05°39'14"	218.00'	111.32'	56.50'	N 15°10'11" E	110.12'
C45	17°56'08"	218.00'	68.24'	34.40'	N 08°25'38" V	67.95'
C46	00°42'08"	975.00'	32.11'	16.59'	N 21°44'45" V	33.08'
C47	03°39'21"	975.00'	63.21'	31.12'	N 23°33'59" V	62.20'
C48	00°48'46"	475.00'	6.74'	3.37'	N 22°08'42" V	6.74'
C49	08°36'11"	475.00'	71.32'	35.72'	N 26°51'11" V	71.25'
C50	08°36'09"	475.00'	71.32'	35.72'	N 35°27'20" V	71.25'
C51	08°36'09"	475.00'	71.32'	35.72'	N 44°03'28" V	71.25'
C52	08°36'09"	475.00'	71.32'	35.72'	N 52°38'37" V	71.25'
C53	01°26'51"	475.00'	70.71'	35.42'	N 61°13'25" V	70.65'
C54	01°26'51"	475.00'	12.00'	6.00'	N 66°12'84" V	12.00'
C55	32°50'54"	35.00'	46.12'	24.85'	N 41°20'34" V	44.50'
C56	57°18'10"	50.00'	30.00'	27.32'	S 83°35'05" V	47.94'
C57	57°18'10"	50.00'	30.00'	27.32'	S 31°00'53" E	47.94'
C58	59°17'46"	50.00'	51.75'	26.46'	S 69°18'38" E	49.47'
C59	00°39'18"	425.00'	4.86'	2.43'	S 65°36'40" E	4.86'
C60	12°30'03"	425.00'	92.73'	46.55'	S 60°02'00" E	92.54'
C61	20°26'56"	425.00'	151.68'	76.66'	S 43°33'30" E	150.88'
C62	15°19'59"	225.00'	60.21'	30.29'	S 54°57'39" V	60.03'
C63	17°00'53"	225.00'	66.82'	33.66'	S 38°47'13" V	66.57'
C64	11°24'49"	180.00'	35.86'	17.99'	S 24°34'23" V	35.80'
C65	21°04'53"	180.00'	66.23'	33.48'	S 08°19'31" V	65.86'
C66	21°04'53"	180.00'	66.23'	33.48'	S 12°45'22" E	65.86'
C67	08°42'38"	180.00'	37.19'	18.84'	S 27°41'38" E	37.60'
C68	03°50'26"	525.00'	35.19'	17.60'	N 55°59'20" E	35.18'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C76	00°47'38"	525.00'	7.28'	3.64'	N 53°40'18" E	7.28'
C77	02°21'33"	475.00'	15.56'	7.78'	N 54°27'15" E	15.56'
C78	09°16'10"	68.55'	68.55'	34.34'	N 59°46'07" E	68.50'
C79	10°05'18"	162.00'	28.52'	14.30'	S 21°03'09" E	28.49'
C80	60°56'13"	162.00'	172.30'	95.31'	S 14°27'37" V	164.29'
C81	08°20'46"	162.00'	23.60'	11.82'	S 49°06'06" V	23.58'
C82	26°33'16"	130.00'	60.20'	30.68'	N 18°48'49" V	59.71'
C83	35°48'57"	130.00'	81.26'	42.01'	N 12°22'18" E	78.95'
C84	00°33'26"	1025.00'	9.97'	4.98'	S 22°01'02" E	9.97'
C85	03°48'03"	1025.00'	68.00'	34.01'	S 24°11'46" E	67.98'
C86	08°22'14"	525.00'	21.28'	10.86'	S 62°43'05" V	21.28'
C87	08°12'49"	525.00'	75.26'	37.70'	S 57°35'34" V	75.26'
C88	00°02'40"	525.00'	0.41'	0.20'	S 53°17'48" V	0.41'
C89	03°36'33"	425.00'	30.20'	15.10'	S 35°05'45" V	30.15'
C90	00°59'31"	475.00'	8.22'	4.11'	S 57°24'46" V	8.22'
C91	62°11'46"	23.00'	24.97'	13.87'	S 22°10'36" V	23.76'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 24°00'36" E	46.86'	L32	N 22°13'59" E	71.85'	L63	S 08°35'17" E	4.21'
L2	N 30°40'43" E	70.18'	L33	S 68°15'41" E	171.65'	L64	S 33°16'23" E	18.51'
L3	N 30°40'18" E	16.03'	L34	N 68°15'41" E	171.65'	L65	N 33°16'44" E	84.85'
L4	N 66°36'15" V	278.74'	L35	N 32°05'27" V	328.00'	L66	N 63°08'37" V	50.98'
L5	N 36°43'31" E	203.12'	L36	N 32°05'27" V	328.00'	L67	N 61°51'59" V	99.48'
L6	N 63°50'20" E	47.85'	L37	N 32°05'27" V	328.00'	L68	S 56°23'13" V	246.61'
L7	N 57°54'33" E	158.84'	L38	N 32°05'27" V	317.18'	L69	N 32°05'27" V	154.91'
L8	N 53°16'29" E	128.04'	L39	S 56°21'43" V	78.53'	L70	N 43°57'40" E	72.37'
L9	N 63°54'12" E	160.54'	L40	S 53°22'04" V	77.45'	L71	N 44°16'28" E	243.67'
L10	N 30°47'18" E	16.03'	L41	S 59°43'14" E	145.70'	L72	N 70°32'53" E	138.77'
L11	N 36°43'31" E	145.00'	L42	S 59°43'14" E	145.70'	L73	N 19°26'30" V	95.00'
L12	N 28°34'42" V	68.29'	L43	S 01°32'51" E	68.27'	L74	N 00°00'00" E	16.15'
L13	N 28°34'42" V	68.29'	L44	S 41°46'38" V	26.54'	L75	N 80°00'00" E	5.40'
L14	N 26°05'48" V	18.70'	L45	S 43°28'44" V	284.12'	L76	N 80°00'00" E	15.57'
L15	N 66°56'18" V	238.50'	L46	S 32°05'27" E	198.06'	L77	N 00°00'00" E	12.71'
L16	N 66°56'18" V	238.50'	L47	N 08°46'00" E	17.37'	L78	N 00°00'00" E	17.37'
L17	N 30°47'18" V	16.03'	L48	S 57°54'33" E	113.49'	L79	N 79°28'47" E	117.33'
L18	N 53°16'29" E	128.04'	L49	S 56°55'00" V	132.57'	L80	S 57°54'33" V	6.50'
L19	N 53°16'29" E	128.04'	L50	S 30°16'46" V	126.57'	L81	S 23°03'41" V	6.50'
L20	N 26°05'48" E	68.03'	L51	S 30°02'44" V	107.23'	L82	N 67°26'55" E	6.50'
L21	N 26°05'48" E	68.03'	L52	N 31°32'31" E	252.22'	L83	S 60°13'31" E	7.50'
L22	N 32°05'27" V	122.16'	L53	N 66°09'29" V	129.00'	L84	S 26°05'48" E	6.50'
L23	N 32°05'27" V	122.16'	L54	N 24°18'56" E	168.23'	L85	S 26°05'48" E	6.50'
L24	N 26°05'48" E	18.70'	L55	N 68°15'41" E	122.92'	L86	N 54°59'19" V	17.25'
L25	N 63°54'12" E	160.54'	L56	N 54°44'21" E	50.14'	L87	N 36°29'14" V	135.61'
L26	N 53°16'29" V	128.04'	L57	S 68°22'32" V	27.27'	L88	S 29°58'00" E	34.79'
L27	N 53°16'29" V	128.04'	L58	S 68°22'32" V	27.27'	L89	S 07°35'38" E	132.67'
L28	N 30°16'46" V	155.65'	L59	S 68°15'41" E	167.83'	L90	S 31°00'53" E	166.45'
L29	N 48°48'40" V	47.75'	L60	S 11°00'47" E	76.00'	L91	DELETED	
L30	N 53°05'12" V	63.20'	L61	N 60°41'25" E	89.05'			
L31	N 66°56'18" V	242.60'	L62					
L32	N 66°56'18" V	242.60'	L63					
L33	N 30°47'18" V	16.03'	L64					
L34	N 30°47'18" V	16.03'	L65					
L35	N 30°47'18" V	16.03'	L66					
L36	N 30°47'18" V	16.03'	L67					
L37	N 30°47'18" V	16.03'	L68					
L38	N 30°47'18" V	16.03'	L69					
L39	N 30°47'18" V	16.03'	L70					
L40	N 30°47'18" V	16.03'	L71					
L41	N 30°47'18" V	16.03'	L72					
L42	N 30°47'18" V	16.03'	L73					
L43	N 30°47'18" V	16.03'	L74					
L44	N 30°47'18" V	16.03'	L75					
L45	N 30°47'18" V	16.03'	L76					
L46	N 30°47'18" V	16.03'	L77					
L47	N 30°47'18" V	16.03'	L78					
L48	N 30°47'18" V	16.03'	L79					
L49	N 30°47'18" V	16.03'	L80					
L50	N 30°47'18" V	16.03'	L81					
L51	N 30°47'18" V	16.03'	L82					
L52	N 30°47'18" V	16.03'	L83					
L53	N 30°47'18" V	16.03'	L84					
L54	N 30°47'18" V	16.03'	L85					
L55	N 30°47'18" V	16.03'	L86					
L56	N 30°47'18" V	16.03'	L87					
L57	N 30°47'18" V	16.03'	L88					
L58	N 30°47'18" V	16.03'	L89					
L59	N 30°47'18" V	16.03'	L90					
L60	N 30°47'18" V</							

LOT AREA TABLE

LOT	50 FT	LOT	50 FT	LOT	50 FT
1	12,505	29	12,675	57	12,761
2	12,615	30	12,675	58	12,733
3	12,650	31	12,676	59	12,733
4	12,650	32	14,806	60	15,120
5	12,878	33	15,285	61	12,675
6	12,650	34	14,739	62	12,675
7	12,650	35	15,403	63	15,807
8	14,274	36	14,771	64	12,636
9	12,554	37	15,088	65	12,684
10	12,951	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	12,529	70	12,809
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	13,853
18	12,727	46	12,516	74	13,849
19	15,652	47	14,739	75	12,675
20	12,525	48	12,500	76	13,489
21	13,425	49	12,922	77	12,682
22	13,425	50	12,525	78	12,886
23	13,464	51	14,294	79	16,227
24	13,452	52	12,677	80	14,407
25	12,656	53	12,730	81	13,293
26	16,047	54	12,730	82	12,675
27	16,205	55	12,536	TOTAL	1,114,043
28	12,571	56	12,500		

DR-2, DETACHED RESIDENTIAL-3 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
 MAXIMUM LOT AREA
 12,500 SQUARE FEET (7/04)
 30,000 SQUARE FEET (7/04)
- (B) MINIMUM LOT WIDTH
 (1) INTERIOR LOT: 75 FEET
 (2) CORNER LOT: 90 FEET
- (C) MINIMUM YARD REQUIREMENTS
 (1) FRONT YARD: 25 FEET
 (2) REAR YARD: 10 FEET
 (3) SIDE YARD: 10 FEET
 (4) ACCESSORY STRUCTURE: 35 FEET (RESIDENCES)(7/04)
 5 FEET (REAR AND SIDE SETBACKS)
 MAXIMUM BUILDING HEIGHT: 35 FEET



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

Dewberry
 Dewberry Engineers Inc.
 1000 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
 Phone 703.771.6004 Fax 703.771.6001
 www.dewberry.com
 APA-87-LC

BERRYVILLE AREA DEVELOPMENT AUTHORITY

MOTION TO APPROVE FINAL PLAT FOR SHENANDOAH CROSSING (MASD 01-19)

Date: September 25, 2019

Motion By:

Second By:

I move that the Berryville Area Development Authority approve the final plat for the Shenandoah Crossing subdivision requesting staff to finalize any outstanding comments.

Aye:

Nay:

Absent: