Town of Berryville
Berryville-Clarke County
Government Center
101 Chalmers Court Suite A
Berryville, VA 22611

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BERRYVILLE PLANNING COMMISSION
Berryville/Clarke County Government Center – 101 Chalmers Court
Main Meeting Room
October 22, 2019 - 7:30 PM

AGENDA

1. **Call to Order** – Doug Shaffer, Chair

2. **Approval of Agenda**

3. **Approval of Minutes** – August 27, 2019

REGULAR SESSION

4. **Citizens' Forum**

NEW BUSINESS

5. **Set Public Hearing**
   Final Plat – Fellowship Square - *Attachment A*
   Fellowship Square Foundation, Owner (Patrick J. Williams, D.R. Horton, Inc., Agent) is requesting final subdivision plat approval for the creation of 50 single-family residential lots on the property identified as Tax Map Parcel numbers 14A2-((A))-17 and 14A2-((A))-17A consisting of 8.1287 acres and 11.4963 acres, respectively, zoned DR-4 Detached Residential.
   MASD 02-19

6. **Planning and Zoning Update** – Discussion

7. **Other**

8. **Adjourn**

Patricia Dickinson
Mayor

Harry Lee Arnold, Jr.
Recorder

Council Members

Donna Marie McDonald
Ward 1

Diane Harrison
Ward 2

Erecka L. Gibson
Ward 3

Kara C. Rodriguez
Ward 4

Keith R. Dalton
Town Manager

PLANNING COMMISSION
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
August 27, 2019

A meeting of the Berryville Planning Commission was held on Tuesday, August 27, 2019 at 7:30 p.m. at the Berryville-Clarke County Government Center in Berryville.

ATTENDANCE: Members of the Planning Commission present: Doug Shaffer, Chair; Kim Kemp, Vice Chair; Dale Barton; Gwen Malone; Michelle Marino; Sheryl Reid

Absent: Dale Barton, Krish Mathur, Deb Zimmerman, William Steinmetz

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Others present: Julie Abrera

Press present: None

CALL TO ORDER
Chair Shaffer called the meeting to order at 7:30pm.

APPROVAL OF AGENDA
Ms. Reid made the motion to approve the agenda as presented, seconded by Ms. Malone, the agenda was approved by voice vote.

APPROVAL OF MINUTES
Ms. Reid moved to approve the minutes of the July 23, 2019 Planning Commission meeting as amended to correct a date, seconded by Vice Chair Kemp. The motion passed by voice vote.

REGULAR SESSION
Citizen's Forum
Chair Shaffer asked if anyone wished to speak. There were no speakers.

OLD BUSINESS
Discussion – Special Use Permit Home Occupation
Chair Shaffer asked if Commissioners had been able to go by the site and understand the intent of the request. Ms. Reid suggested pervious paving options for parking on the lawn. Chair Shaffer asked if Commissioners had any questions for the applicant. Ms. Marino confirmed that everything was moving forward as indicated from the July meeting. Ms. Abrera said it was and Ms. Dunkle said she

had not received additional correspondence since the last meeting adding that all comments were included in the packet.

There was a discussion about the existing dead end condition of the street. Ms. Dunkle explained emergency services access for an emergency event several years ago when the fence at the end of the street was temporarily removed. She also discussed the right-of-way on the street and identified its location.

There being no further discussion, Ms. Kemp made the motion that the Planning Commission of the Town of Berryville recommend that Town Council approve the request for a Special Use Permit (SUP 01-19) in order to allow a home occupation at the property located at 204 Battletown Drive, identified as Tax Map Parcel number 14A3-((2A))-21A, zoned DR-2 Detached Residential with the following conditions:

1. Workshops on site are limited to no more than six (6) per year with a maximum of 12 participants attending each workshop;
2. Hours of operation shall be limited to the hours between 9:00am until 9:00pm;
3. Participants shall park in the driveway of the property referenced above until it has reached its capacity;

The motion was seconded by Ms. Malone. The motion passed by voice vote.

PLANNING AND ZONING UPDATE

Ms. Dunkle updated the Commissioners on the status of Shenandoah Crossing, Fellowship Square, and Hermitage Phase V and said they would be reviewing the final plat for the Fellowship Square subdivision and would likely hold a joint public hearing with the Berryville Area Development Authority for the Hermitage V final plat. She added she did not have a timeframe yet.

OTHER

There was no other business.

Adjourn

There being no further business, Ms. Marino made a motion to adjourn the meeting, seconded by Ms. Reid, the motion passed by voice vote at 7:43pm.

Doug Shaffer, Chair

Christy Dunkle, Recording Secretary

BERRYVILLE PLANNING COMMISSION **Agenda Item #5**
Set Public Hearing – Final Plat
October 22, 2019

Fellowship Square Foundation, Owner (Patrick J. Williams, D.R. Horton, Inc., Agent) is requesting final subdivision plat approval for the creation of 50 single-family residential lots on the property identified as Tax Map Parcel numbers 14A2-((A))-17 and 14A2-((A))-17A consisting of 8.1287 acres and 11.4963 acres, respectively, zoned DR-4 Detached Residential. MASD 02-19

Background
In 2005, an application for this subdivision was submitted for review. At that time, 63 houses were proposed for this property. Developers of this property, and the Shenandoah Crossing property immediately to the north, ceased activity due to the economic downturn. At that time, two property owners and two developers were applicants on the respective projects. The Fellowship Square property is under contract by D.R. Horton, Inc. The final plat for the Shenandoah Crossing project, owned by D.R. Horton, Inc., was approved by the Berryville Area Development Authority at their September meeting.

General Information
The 50-lot subdivision is a medium density single-family development. Cluster design is being implemented by the developer which requires minimum areas of open space that will be maintained by a homeowners' association. The cluster design allows for smaller lots (minimum of 7,500 square feet in the DR-4 zoning district), promotes flexibility in layout design, and allows for green space 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.

Zoning
The property under consideration is zoned DR-4 Detached Residential-4 which is regulated under Section 604 of the Berryville Zoning Ordinance. Adjacent parcels are zoned as follows:

- DR-2 Detached Residential to the north (Shenandoah Crossing);
- R-2 Residential to the south

- DR-4 and Institutional to the west (Rockcroft subdivision and Green Hill Cemetery, respectively) and
- AR Attached Residential to the east.

A common thread between the Shenandoah Crossing and Fellowship Square properties is the development of Fairfax Street. A requirement at the time of the original application (and continuing with the current application) for Shenandoah Crossing was that Fairfax Street be designed, bonded, and built prior to the issuance of the first Certificate of Occupancy on the Shenandoah Crossing parcel resulting in additional access from the parcel rather than one point (through the Darbybrook Subdivision on Petal Drive).

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.

Process
The Berryville Subdivision Ordinance regulates final subdivision plat approvals within the Town of Berryville. 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.

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 reviewed by Town staff and, if applicable, the Town's legal counsel.

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:

- Land Development Application;
- Vicinity map;
- Section 604, DR-4 Detached Residential, of the Town of Berryville Zoning Ordinance;
- A portion of the Construction Plans and Profiles that includes the grading plan and the landscape plan; and
- Final Plat.

Recommendation

Set a public hearing on the request for the November meeting. Staff will have available meeting room date information on Tuesday should Commissioners wish to change the date due to the Thanksgiving holiday.

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner Fellowship Square Foundation, Incorporated

Owner's Address 11260 Roger Bacon Dr., Suite 503, Reston, VA 20190

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:

X 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): 14A2-A-17 & 14A2-17A

Size of Project Site: 8.1287 Acres & 11.4963 Acres.

Proposed # of Lots: 50 Residential Lots Existing Zoning DR-4

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: 10/10/2019

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: 10/10/2019

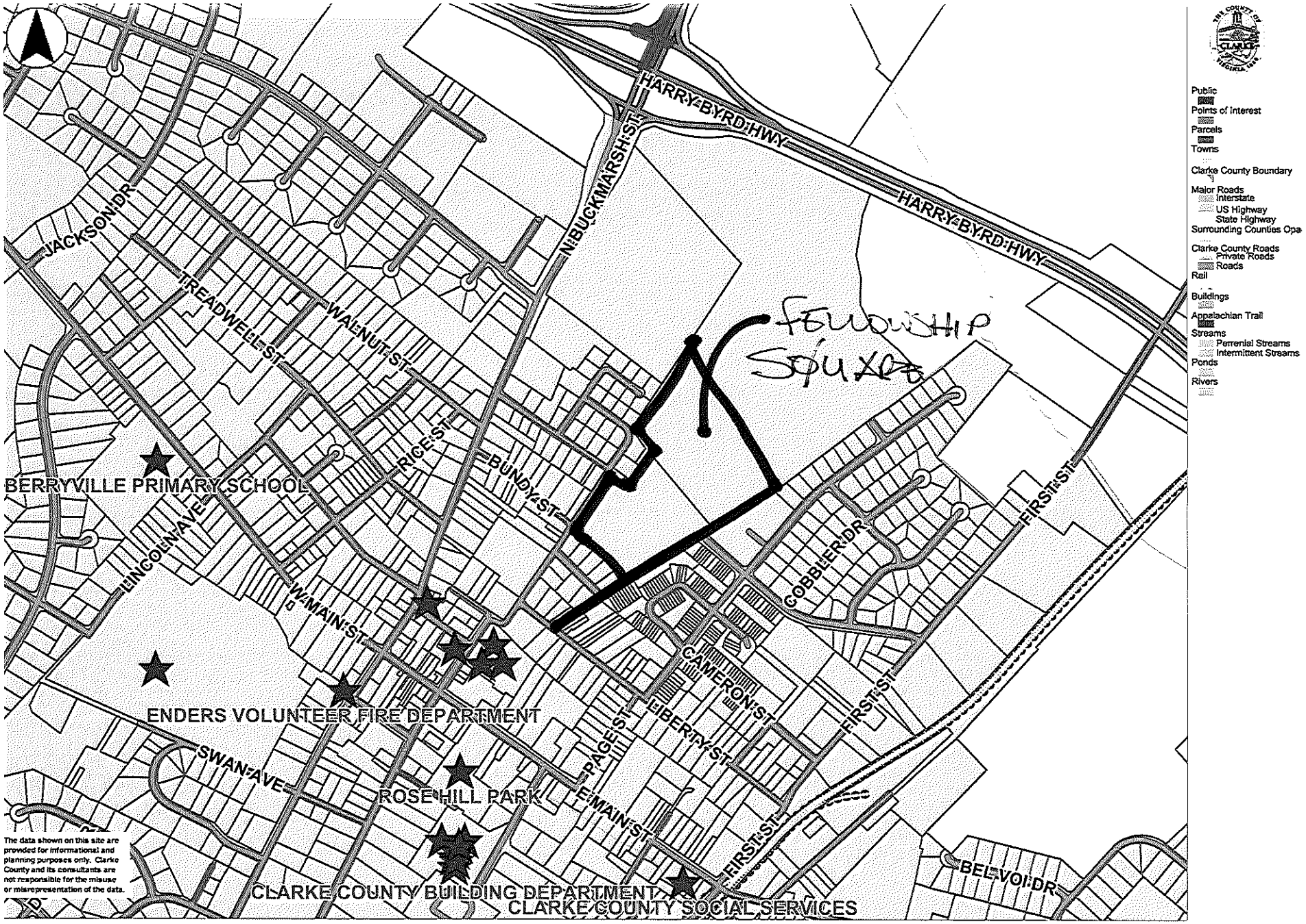
OFFICE USE ONLY

Public Hearing Required? ____ Dates Advertised ____

Adjoining Property Owners Notified? ____

Action Taken: ____

P:\FORMS\LANDDEV.DOC 3/05



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.

980 1960 ft

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Clarke County MapsOnline

(4/92) SECTION 604 - DETACHED RESIDENTIAL-4 (DR-4) DISTRICT

604.1 PURPOSE AND INTENT

The Detached Residential-4 District is created to provide for single-family detached residences at higher densities than other single-family detached districts. A maximum of four (4.0) units per net developable acre establishes a medium- to low-density district for detached residences. The application of this district shall be to undeveloped tracts lying within the Town of Berryville and within the precincts of the Berryville Plan, as well as to "infill" lots within the existing stable neighborhoods, 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.

604.2 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.

604.3 SPECIAL PERMIT USES

(a) Bed and breakfast lodging occupying more than 300 square feet of residence.

(b) Cemeteries.

(c) Churches and shrines.

(d) Community buildings, public and private.

(e) Day care centers and nursery schools. **(10/94)**

(f) Fire stations.

(g) Home occupations as defined in Section 315. **(12/93)**

(h) Libraries, museums, and historic markers.

(i) Plant nurseries with no sale of nursery products permitted on premises.

(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.

(l) Public schools, parks, playgrounds and related uses. **(3/09)**

604.4 MAXIMUM DENSITY

(a) Four (4.0) dwelling units per net developable acre.

(b) A maximum floor area ratio of 0:15 shall apply to uses other than residential.

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

(1/93) (a) Lot area: Minimum--10,000 square feet; maximum - 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: 20 feet for primary structures; 25 feet for garages, carports or other structures used to house vehicles **(7/04)**
- (2) Side yard: 10 feet
- (5/94) (3) Rear yard: 30 feet (residences)
- (4) Accessory structure: 5 feet (rear and side setbacks)

(d) Maximum building height: 35 feet

604.6 MINIMUM DISTRICT SIZE FOR CLUSTER SUBDIVISIONS

Minimum district size for cluster subdivision: two (2) acres.

604.7 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CLUSTERED LOTS

(a) Minimum lot area: 7,500 square feet.
Maximum lot area: 20,000 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: 60 feet
- (2) Corner lot: 75 feet

(c) Minimum yard requirements
- (1) Front yard: 15 feet for primary structures; 25 feet for garages, carports, or other structures used to house vehicles **(7/04)**
- (2) Side yard: 10 feet
- (5/94) (3) Rear yard: 25 feet (residences)
- (4) Accessory structure: 5 feet (rear and side setback)

(d) Maximum building height: 35 feet

604.8 OPEN SPACE REQUIREMENTS FOR DETACHED RESIDENTIAL 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.

(b) In cluster subdivisions, at least one-fourth (1/4) of the required open space (five {5} percent of the net site area) shall be developed and designed for recreational and active community open space.

FELLOWSHIP SQUARE
CONSTRUCTION PLANS AND PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY, VIRGINIA

GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT AND PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETE INSTALLATION OF THE UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY FOR THE COMPLETED FACILITY READY TO USE. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE STANDARDS AND CONSTRUCTION SPECIFICATIONS OF ALL VIRGINIA DEPARTMENT OF TRANSPORTATION, VIRGINIA DEPARTMENT OF HEALTH, TOWN OF BERRYVILLE, AND THE CONTRACT DOCUMENTS.
2. THE ENGINEER HAS ATTEMPTED TO LOCATE EXISTING SUBSURFACE UTILITIES; HOWEVER, SOME MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL EXERCISE CARE IN THIS WORK SO AS TO AVOID DAMAGE TO ANY UTILITY. ANY DAMAGE SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. CALL "MISS UTILITY" AT 1-800-257-7777
3. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION THE ENGINEER AND / OR THE OWNER(S).
4. THE CONTRACTOR SHALL OBTAIN, AT HIS / HER EXPENSE, ALL PERMITS REQUIRED OF THIS WORK SHALL FAITHFULLY ADHERE TO THE PERMIT CONDITIONS IMPOSED.
5. ALL GRADING FOR IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA.
6. ALL PERMITS RELATING TO WETLANDS AND / OR WATERS OF THE UNITED STATES (W. O. U. S.) REQUIRED BY STATE AND / OR FEDERAL LAW WILL BE OBTAINED PRIOR TO CONSTRUCTION.
7. THE SWM / BMP FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PROJECT.
8. THE SITE IS LOCATED ON TAX MAP 14A2 A 17 AND 14A2 A 17A, AND IS ZONED DR - 4.
9. BOUNDARY INFORMATION PROVIDED FROM DEEDS OF RECORD AND BOUNDARY VERIFICATION PERFORMED BY DEWBERRY DATED JANUARY 2019 AND IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83)
10. TOPOGRAPHY IS AT TWO (2) FOOT INTERVALS FROM AN UPDATED FIELD SURVEY BY DEWBERRY IN NOVEMBER 2018. DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
11. GARBAGE WILL BE CURBSIDE PICKUP.

EROSION & SEDIMENT CONTROL NOTES:

1. A LAND DISTURBANCE PERMIT WILL BE REQUIRED PRIOR TO ANY SITE WORK. THIS PERMIT CAN BE OBTAINED FROM THE TOWN OF BERRYVILLE DEPARTMENT OF PLANNING AND ZONING.
2. TEMPORARY AND PERMANENT EROSION CONTROL STRUCTURES AND METHODS TO BE IN ACCORDANCE WITH THE VIRGINIA EROSION CONTROL GUIDELINES AND LOCAL ORDINANCES TO BE UTILIZED DURING THE CONSTRUCTION PERIOD.
3. ALL EROSION CONTROL STRUCTURES SHOWN OR AS REQUIRED DURING CONSTRUCTION SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE PERIOD IN WHICH AREAS ARE DENUDED. AREAS SHOWN TO BE SURFACED ARE TO HAVE STONE BASE INSTALLED AT THE EARLIEST POSSIBLE DATE AFTER ESTABLISHING GRADE. NO AREA IS TO REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS.
4. CONTRACTOR TO CLEAN UP AND RESTORE DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF PIPE LAYING IN THE AFFECTED AREA.
5. ALL UNPAVED AREAS OF THE SITE WHICH ARE DISTURBED BY THIS CONSTRUCTION, EXCLUDING WET PONDS SHALL BE PERMANENTLY STABILIZED.
6. A PRE-CONSTRUCTION CONFERENCE WITH ALL ON-SITE PERSONNEL, THE ENGINEER AND A LORD FAIRFAX SOIL / WATER CONSERVATION DISTRICT REPRESENTATIVE SHALL BE CONDUCTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY.

FIRE AND RESCUE NOTES:

1. BURNING OF LAND CLEARING DEBRIS REQUIRES A PERMIT FROM THE FIRE MARSHALL. BURNING OF CONSTRUCTION DEBRIS ON SITE IS PROHIBITED.
2. ACCESS FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. TEMPORARY STREET SIGNS MUST BE POSTED AS CONSTRUCTION BEGINS. CONTRACTOR MUST ENSURE THAT PARKED VEHICLES DO NOT IMPEDE ACCESS TO FIRE HYDRANTS. FIRE HYDRANTS ARE NOT TO BE OBSTRUCTED AT ANY TIME.

FELLOWSHIP SQUARE	
Sheet Number	Sheet Title
C.01.01	COVERSHEET
C.01.02	SOILS MAP & DETAILS
C.01.03	CONSTRUCTION DETAILS
C.01.04	TOWN OF BERRYVILLE CONSTRUCTION DETAILS
C.01.05	OVERALL LAYOUT
C.02.01	GRADING PLAN
C.02.02	GRADING PLAN
C.02.03	GRADING PLAN
C.02.04	GRADING PLAN
C.03.01	ROAD LAYOUT
C.03.02	ROAD PROFILES
C.03.03	ROAD PROFILES
C.03.04	ROAD PROFILES
C.03.05	SIGHT DISTANCE PROFILES
C.03.06	SIGHT DISTANCE PROFILES
C.04.01	STORM PROFILES
C.04.02	STORM PROFILES
C.04.03	STORM SEWER CALCULATIONS
C.04.04	STORM SEWER CALCULATIONS
C.04.05	STORM SEWER CALCULATIONS
C.04.06	STORM SEWER CALCULATIONS

FELLOWSHIP SQUARE	
Sheet Number	Sheet Title
C.05.01	SANITARY PROFILES
C.05.02	SANITARY PROFILES
C.05.03	SANITARY PROFILES
C.06.01	WATERLINE PROFILES
C.06.02	WATERLINE PROFILES
C.07.01	PRE-SWM
C.07.02	POST-SWM
C.07.03	POST-SWM
C.07.04	POST-SWM
C.07.05	POST-SWM
C.07.06	POST-SWM
C.07.07	POST-SWM
C.07.08	POST-SWM
C.08.01	BMP-VRRM
C.08.02	BMP-VRRM
C.08.03	BMP-VRRM
C.08.04	BMP-VRRM
C.09.01	TW-HEH Analysis

FELLOWSHIP SQUARE	
Sheet Number	Sheet Title
C.10.01	E&S PHASE 1
C.10.03	E&S PHASE 1
C.10.04	E&S PHASE 1
C.10.05	E&S PHASE 2
C.10.06	E&S PHASE 2
C.10.07	E&S PHASE 2
C.10.08	E&S PHASE 2
C.10.09	E&S NAR - DETAILS
C.10.10	E&S NAR - DETAILS
C.10.11	E&S NAR - DETAILS
C.11.01	PLANTING PLAN
C.11.02	PLANT SCHEDULE

VICINITY MAP
SCALE: 1" = 1000'

SUBDIVISION / ZONING TABULATION:

DR-4 CLUSTER SUBDIVISION

ZONING REQUIREMENTS:

40 LOT SINGLE FAMILY DETACHED DR - 4 CLUSTER SUBDIVISION.

MINIMUM LOT AREA - 7,500 SF
MAXIMUM LOT AREA - 20,000 SF

MIMIMUM LOT WIDTH:
A) INTERIOR LOT: 60' (FEET)
B) CORNER LOT: 75' (FEET)

MINIMUM YARD REQUIREMENTS:
FRONT: 15' (FEET) PRIMARY STRUCTURE; 25' (FEET) GARAGE
SIDE: 10' (FEET)
REAR: 25' (FEET)

ACCESSORY STRUCTURE SETBACK 5' (FEET) FROM REAR AND SIDE YARD SET BACKS.

MAXIMUM BUILDING HEIGHT - 35' (FEET)

OPEN SPACE - 20 PERCENT OF NET SITE AREA EXCLUDING 100 YR. FLOOD PLAIN, SINK HOLES, SLOPES EXCEEDING 25% AND 50% OF THE NET SITE AREA WITH SLOPES BETWEEN 15% AND 25% SHALL BE DEDICATED AS OPEN SPACE FOR COMMON USAGE AND OWNERSHIP.

REQUIRED OPEN SPACE 19.625 X 0.20 = 3.925 AC. OR 170,973 SF.

OPEN SPACE PROVIDED - 6.6005 AC. OR 287,517.78 SF.

TOTAL AREA IN RESIDENTIAL LOTS - 10.0087 ACRES.

TOTAL AREA IN RIGHT OF WAY - 3.1058 ACRES.

GROSS ACREAGES AT VARIOUS EXISTING PHYSICAL AND ENVIROMENTAL RELATED CHARACTERISTICS OF THE SITE.

SLOPES BETWEEN 15% TO 25%	-	0.00 AC.
SLOPE GREATER THAN 25%	-	0.00 AC.
SINK HOLES (0.80 AC x 0.10)	-	0.08 AC.
FLOOD PLAIN	-	0.0 AC.
ESTABLISHED DRAINAGE CHANNELS	-	0.0 AC.
FLOOD PLAIN SOILS	-	0.0 AC.
EXISTING WATER BODIES	-	0.0 AC.
UTILITIES / ACCESS EASEMENT	-	0.46 AC.
OTHER SENSITIVE AREAS (DEFINED BY TOWN)	-	0.0 AC.
NET DEVELOPED AREA EXCLUSIONS	-	0.55 AC.
NET DEVELOPABLE AREA = 19.625 AC. - 0.55 AC.	=	19,075 NET ACRES
MAXIMUM ALLOWABLE DENSITY (DR-4)	=	76.3 (4 UNITS PER NET DEVELOPABLE ACRE)
DISTANCE TO CLOSEST SCHOOL	=	APPROXIMATELY 1.2 MILES TO JOHNSON WILLIAMS MIDDLE SCHOOL

NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two working days, but not more than ten working days prior to commencement of excavation or demolition.

CONTACT "MISS UTILITY" AT
1-800-552-7001
FOR EXISTING UTILITY LOCATIONS

IN ADDITION,
CONTACT THESE UTILITIES

RAPPAHANOCK ELECTRIC COOPERATIVE
PHONE: 800-552-3904

WATER SERVICES
TOWN OF BERRYVILLE
23 EAST MAIN STREET
BERRYVILLE, VA. 22611
PHONE: 540-955-4040

SHENANDOAH GAS COMPANY
540 HILLANDALE LANE
WINCHESTER, VA. 22602
PHONE: 540-869-1111

EMERGENCY - DIAL 911
POLICE - FIRE - RESCUE
540 - 955 - 1234 540 - 955 - 1243

OWNER
FELLOWSHIP SQUARE FOUNDATION
11260 ROGER BACON DR.
SUITE 503B
RESTON, VA 20190
PHONE (703) 860-2536

APPLICANT / DEVELOPER
D. R. HORTON
181 HARRY S. TRUMAN PARKWAY
SUITE 250
ANNAPOLIS, MD. 21401
PHONE (301) 407 - 2600

Dewberry
Dewberry Engineers, Inc
1925 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6655
703.771.8004

FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL
COMMONWEALTH OF VIRGINIA
DAVID P. BOURG
Lic. No. 033120
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 500' 1000' 2000'
SCALE: 1" = 1000'

REVISIONS

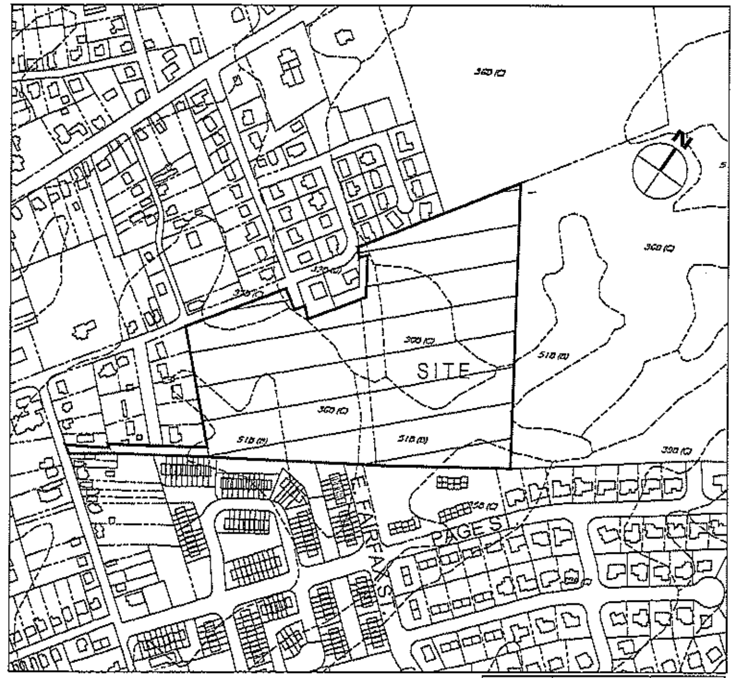
NO.	DESCRIPTION	DATE

DRAWN BY PFB
APPROVED BY DPB
CHECKED BY LJR
DATE MAY 2019
TITLE
COVERSHEET

PROJECT NO. 50098059

C.01.01

SHEET NO. OF



SOILS MAP
SCALE: 1"=200'

TOWN OF BERRYVILLE CONSTRUCTION NOTES

1. Water and sewer lines are to be constructed in accordance with these plans and specifications and shall additionally meet all requirements of the Town of Berryville. The contractor shall coordinate with this agency and arrange for inspection by the Town of Berryville Public Works Department (540/955-4843) as necessary.
2. Temporary termination of sewer line shall be plugged with a watertight plug. The ends of the laterals shall be marked with a treated 2x4 post extending from the plug eighteen (18) inches above the ground. The top six (6) inches of the post shall be painted green. Sewer lateral elevations to be compatible with gravity service to proposed buildings as shown on the architectural drawings.
3. The Town of Berryville is responsible for the installation of water meters. Before a permanent meter is set they will require:
   1) the frame and cover be properly aligned with its meter box and approved copper meter setter,
   2) the frame and cover be set to final grade of the lot,
   3) the distance between the top of the cover and the copper meter setter be between 18 and 21 inches; and
   4) all components of the meter box assembly to be in proper working order. It is the contractor's responsibility to have the meter box installed correctly. A meter will not be set until all applicable fees are paid.
4. The contractor shall install all water and sewer services that connect to existing lines. The location of the tap and the termination point of the lateral are to be coordinated with the Town's Public Works Department.
5. All water mains shall be C909 PVC or cement mortar lined .
6. No water may be drawn for any purpose prior to meter installation without permission of the Department of Public Works.
7. Prior to issuance of a Certificate of Occupancy, Planning staff must approve the final grading plan after a field inspection.
8. Install waterlines with a minimum 10 foot of separation from sewer lines (6 foot minimum separation where the sewer is installed lower than the waterline with 18" clear vertical separation), and a minimum 6 foot separation from sewer manholes.

MAPPING UNIT #, NAME, SLOPE, FLOODING POTENTIAL, HYDROLOGIC GROUP	SOIL CHARACTERISTICS	DEPTH TO ROCK / LAND CAPABILITY CLASSIFICATION
30B Poplimento silt loam (3-8% slopes) none, well drained (C)	Narrow and broad ridges, well drained, dark yellowish brown silt loam, developed from residuum weathered from limestone and shale.	depth to hard bedrock is generally greater than 6' / 2E
37B Poplimento-Rock Outcrop complex (3-15% slopes) none, well drained (C)	Deep and well-drained Poplimento soils and outcrop of limestone bedrock. Dark yellowish brown silt loam, developed from residuum weathered from limestone and shale.	depth to hard bedrock is generally greater than 6' / 6S
51D Timberville silt loam (0-7% slopes) frequent (D)	Deep and well-drained, dark yellowish brown silt loam, local alluvium derived from limestone over residuum weathered from limestone.	depth to hard bedrock is generally greater than 6' / 2W
32B Poplimento silt loam (3-8% slopes) none, well drained (C)	Deep and well-drained, dark yellowish brown silt loam, derived from residuum weather from limestone and shale	depth to hard bedrock is generally greater than 6' / 2E
33D Pagebrook silty clay loam (0-7% slopes) frequent (D)	Dark yellowish brown silty clay loam, derived from alluvium	depth to hard bedrock is generally greater than 5' / 3E

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Dewberry Engineers, Inc

FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL
COMMONWEALTH OF VIRGINIA
DAVID F. DODDS
Lic. No. 033120
6-27-17
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 100' 200' 400'
SCALE: 1" = 200'

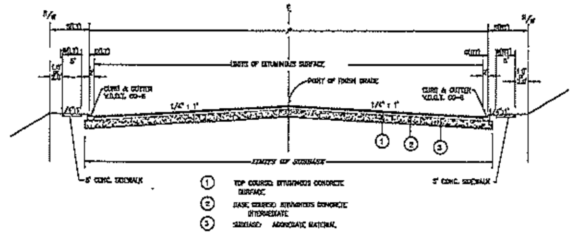
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY PFG
APPROVED BY DFD
CHECKED BY LJR
DATE MAY 2016
TITLE
SOILS MAP & DETAILS

PROJECT NO. 50069055

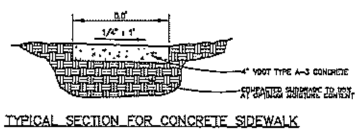
C.01.02
SHEET NO. OF



PUBLIC STREETS – TYPICAL SECTION

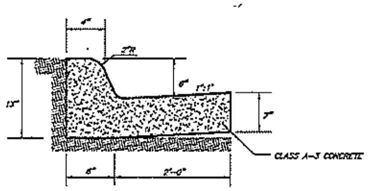
Not to Scale

STREET NAME	DESIGN SPEED	S(lt)	W(lt)	G(lt)	P	G(rt)	W(rt)	S(rt)	Top Course	Base Course	Subbase	R/W	Proj. ADT
FAIRFAX STREET	20	10'	5'	4.0'	36'	4.0'	5'	10'	2 1/2" (SM-9.5A)	3" (IM-19.0A)	6" (21-A)	50'	510
[illegible] COURT	20	10'	5'	4.0'	36'	4.0'	5'	10'	2 1/2" (SM-9.5A)	3" (IM-19.0A)	6" (21-A)	50'	479
[illegible] COURT	20	11'	5'	4.0'	28'	4.0'	5'	11'	2 1/2" (SM-9.5A)	3" (IM-19.0A)	6" (21-A)	50'	710
[illegible] COURT	20	11'	5'	4.0'	28'	4.0'	5'	11'	2 1/2" (SM-9.5A)	3" (IM-19.0A)	6" (21-A)	50'	119



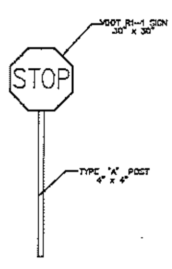
TYPICAL SECTION FOR CONCRETE SIDEWALK

NOT TO SCALE



The bottom of the curb and gutter may be constructed parallel to the slope of the subgrade courses provided a minimum depth of 7" is maintained.

CG-6



STOP SIGN DETAIL

NOT TO SCALE

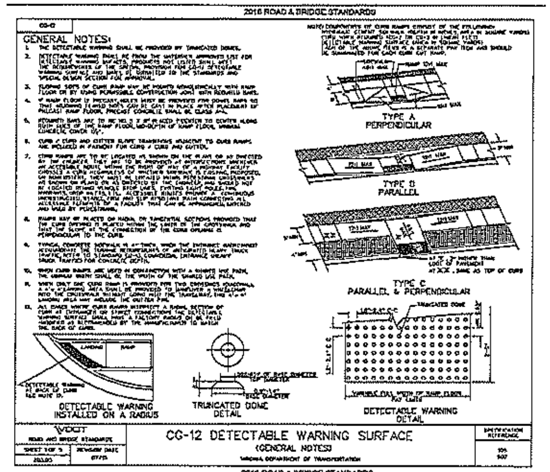
NOTES:

1. SUBBASE NOTE: SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6, SOILS TEST OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO THE PLACEMENT OF SUBBASE.

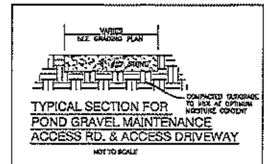
2. ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED UPON A SUFFICIENT NUMBER OF CBR TESTS TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.

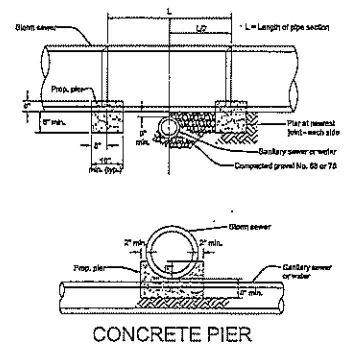
3. A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURB AND GUTTER, IN ORDER TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON THE ROADWAY.

4. STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY TOWN OF BERRYVILLE.



2016 ROAD & BRIDGE STANDARDS



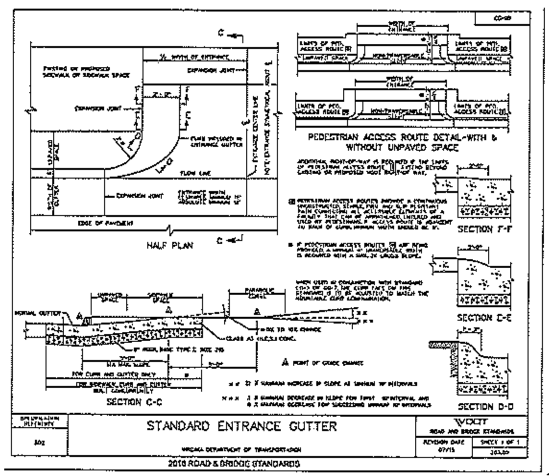


NOTES:

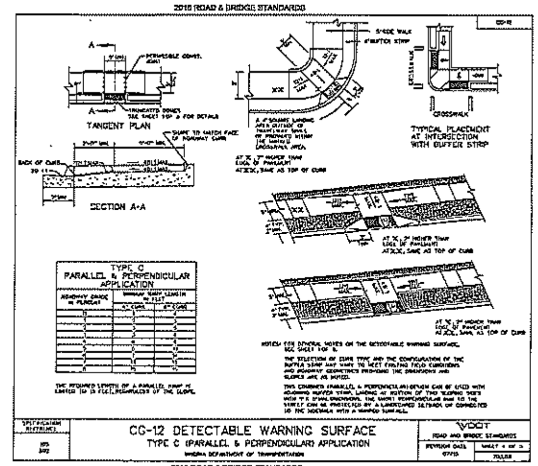
A. Pier only when a large diameter pipe (36" or larger) crosses over the other utility with a vertical clearance of less than 18".

B. Pier to be built on undisturbed earth. Concrete to be class "A3".

2016 ROAD & BRIDGE STANDARDS



2016 ROAD & BRIDGE STANDARDS



2016 ROAD & BRIDGE STANDARDS

Dewberry

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FELLOWSHIP SQUARE

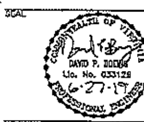
CONSTRUCTION PLANS & PROFILES

TOWN OF BERRYVILLE

BATTLETOWN MAGISTERIAL DISTRICT

CLARKE COUNTY

SEAL



KEY PLAN

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: PER

APPROVED BY: DPR

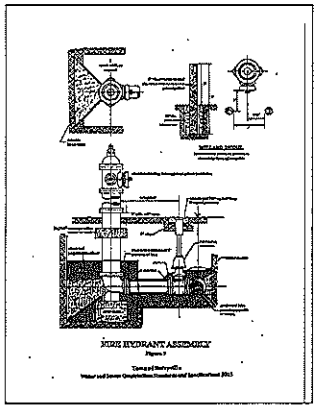
CHECKED BY: LJR

DATE: MAY 2019

TITLE: CONSTRUCTION DETAILS

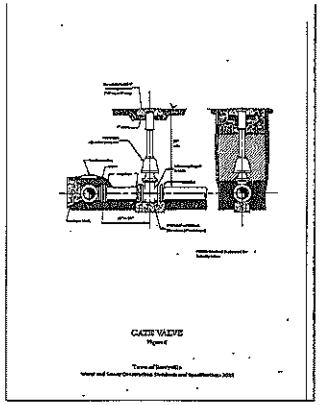
PROJECT NO. 50089058

SHEET NO. C.01.03 OF



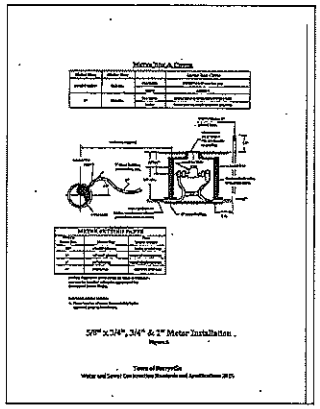
FIRE HYDRANT ASSEMBLY
Figure 1

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015



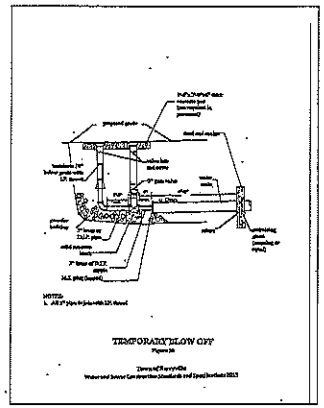
GATE VALVE
Figure 2

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015



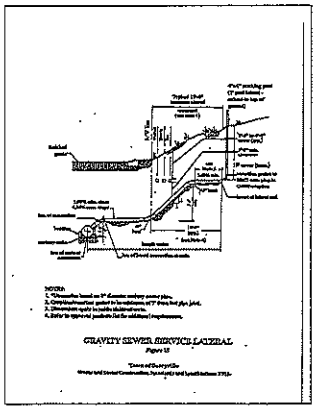
5/8" x 3/4", 3/4" & 1" Meter Installation
Figure 3

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015



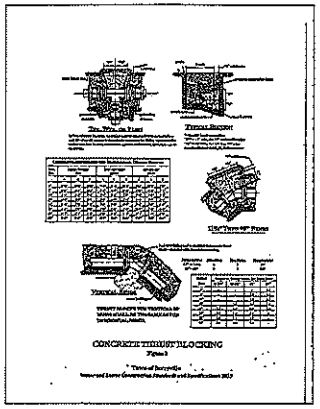
TEMPORARY BLOW OFF
Figure 16

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015



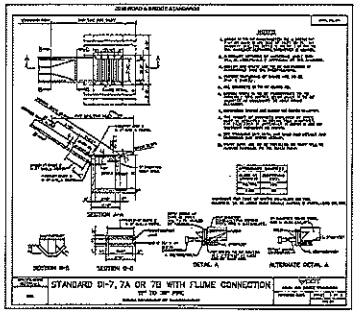
GRAVITY SEWER SERVICE LATERAL
Figure 12

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015

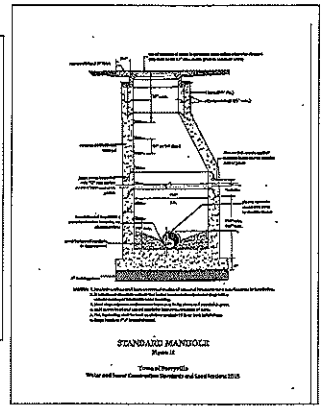


CONCRETE THRUST BLOCKING
Figure 3

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015

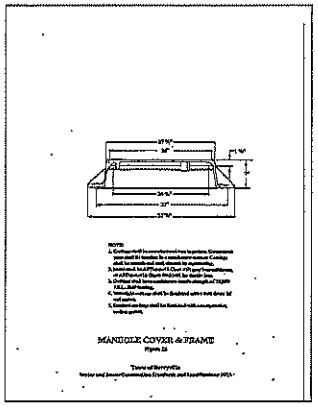


STANDARD DI-7, 7A OR 7B WITH FLUME CONNECTION
12" TO 36" PIPE



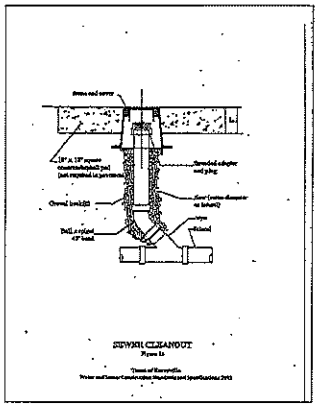
STANDARD MANHOLE
Figure 14

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015



MANHOLE COVER & FRAME
Figure 14

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015



SEWER CLEANOUT
Figure 15

Town of Berryville
Water and Sewer Construction Standards and Specifications 2015

Dewberry

Dewberry Engineers, Inc
1902 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-5080
703.771.2004

FELLOWSHIP SQUARE

CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE

BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL

COMMONWEALTH OF VIRGINIA
DAVID P. DOLSON
Lic. No. 033126
6-27-17
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY PRO
APPROVED BY DPD
CHECKED BY LJR
DATE MAY 2018

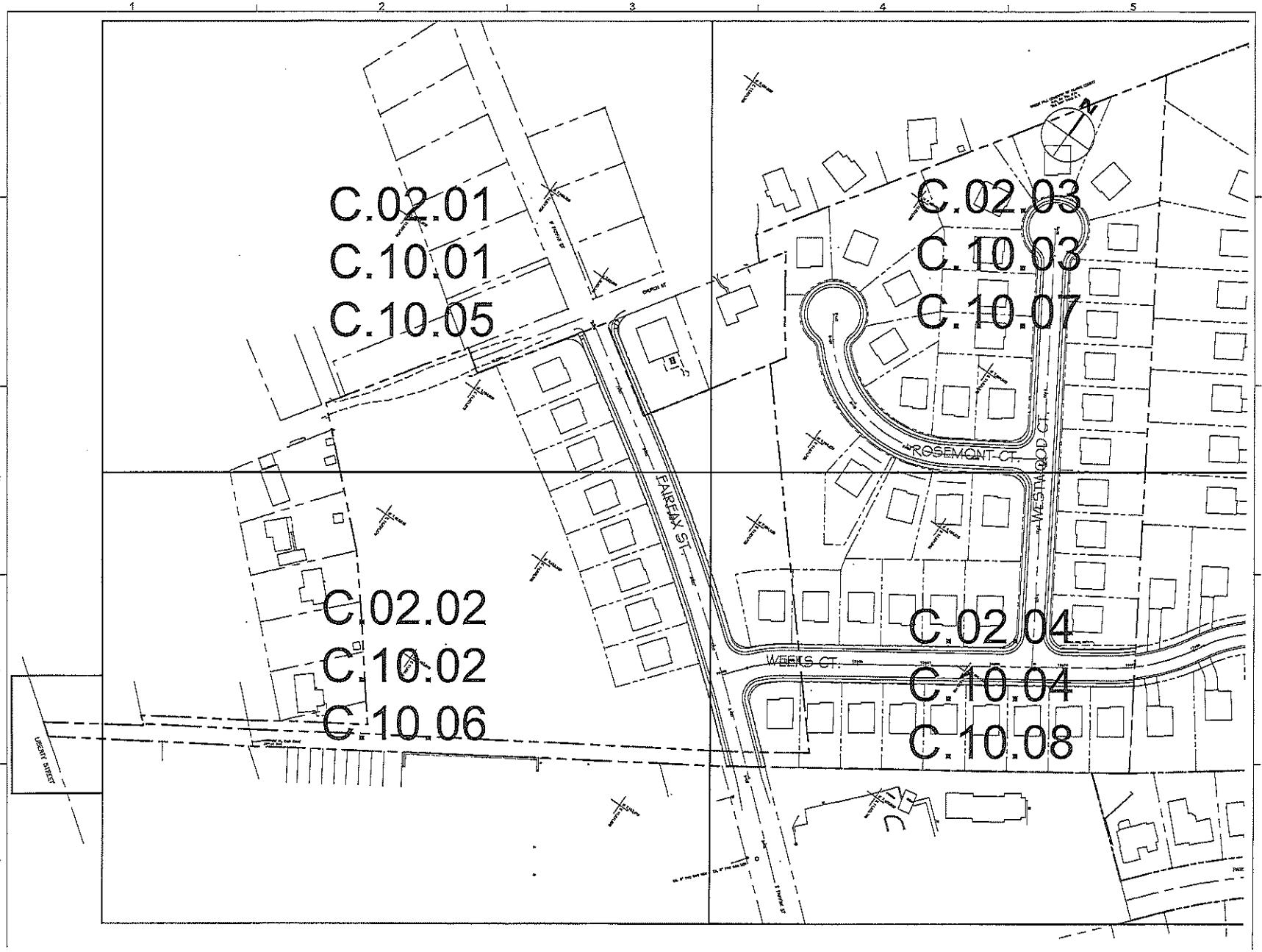
TITLE

TOWN OF BERRYVILLE CONSTRUCTION DETAILS

PROJECT NO. 50080050

C.01.04

SHEET NO. OF



Dewberry

Dewberry Engineers, Inc

FELLOWSHIP SQUARE

CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL

KEY PLAN

SCALE

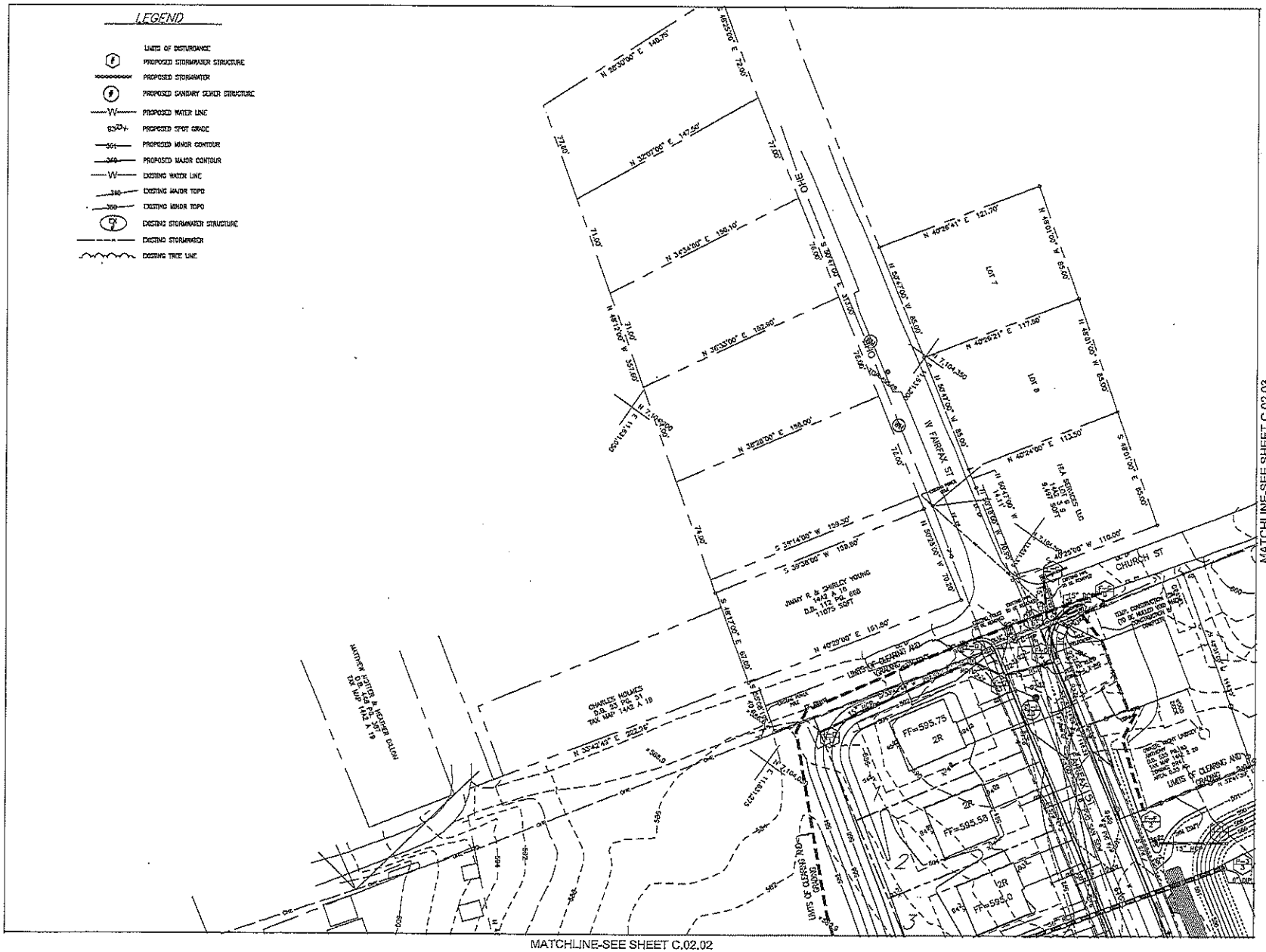
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY PRT.
APPROVED BY DPD.
CHECKED BY LJR.
DATE MAY 2019
TITLE
OVERALLL LAYOUT

PROJECT NO.

C.01.05
SHEET NO. OF



Dewberry

Dewberry Engineers, Inc

FELLOWSHIP SQUARE

CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE

BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL

COMMONWEALTH OF VIRGINIA
DAVID P. BOOGER
Lic. No. 033120
6-27-19
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY REG
APPROVED BY DPB
CHECKED BY LJR
DATE MAY 2019

TITLE
GRADING PLAN

PROJECT NO. 50088069

C.02.01

SHEET NO. OF

MATCHLINE-SEE SHEET C.02.01

LEGEND

- LIMITS OF DISTURBANCE
- PROPOSED STORMWATER STRUCTURE
- PROPOSED STORMWATER
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATER LINE
- PROPOSED SPOT GRADE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING WATER LINE
- EXISTING MAJOR TOPO
- EXISTING MINOR TOPO
- EXISTING STORMWATER STRUCTURE
- EXISTING STORMWATER
- EXISTING TREE LINE

MATCHLINE-SEE THIS SHEET

MATCHLINE-SEE SHEET C.02.04

MATCHLINE-SEE THIS SHEET

OPEN SPACE SEE SHEET C.08.01

LIMITS OF CLEARING AND GRADING

2R FF=594.0

3R FF=593.7

3R FF=593.5

2R FF=593.5

2R FF=593.3

BIORETENTION

MARK & MARUTTA CLARK D.B. 140 PG. 94 TAX MAP 14A2 6 5

LOUIS & MARY SLOANE D.B. 281 PG. 579 TAX MAP 14A2 6 7

MARTA ROMERO D.B. 579 PG. 102 TAX MAP 14A2 6 8

LEON & CHRISTINE BAILEY D.B. 83 PG. 438 TAX MAP 14A2 6 9

LEON & CHRISTINE BAILEY D.B. 75 PG. 92 TAX MAP 14A2 6 10

LEON & CHRISTINE BAILEY D.B. 75 PG. 419

ANN JONES D.B. 129 PG. 885 TAX MAP 14A2 6 4

N 56°09'30" E 47.49'

N 57°41'12" E 130.50'

N 57°57'28" E 134.57'

N 57°52'51" E 128.85'

S 37°23'33" W 52.91'

S 57°05'37" W 124.08'

N 57°53'00" E 294.07'

APPROX CL GAS ESMT DB120 PG2

RALPH & JENNIFER WOLLMER D.B. 184 PG. 536 TAX MAP 14A2 7 8

OWNER: MARK & MARUTTA CLARK 14A18 F 11

OWNER: VERONICA COOGS 14A18 F 12

OWNER: MARTA & ROMERO 14A18 F 13

OWNER: LOUIS & MARY SLOANE 14A18 F 14

OWNER: MARK & MARUTTA CLARK 14A18 F 15

OWNER: LEON & CHRISTINE BAILEY 14A18 F 16

OWNER: LEON & CHRISTINE BAILEY 14A18 F 17

OWNER: ANN JONES 14A18 F 18

OWNER: RALPH & JENNIFER WOLLMER 14A18 F 19

OWNER: LEES LODGING 14A18 F 20

BATTLETOWN HOMEOWNERS ASSOCIATION D.B. 113 PG. 309 TAX MAP 14A218 F 36

FOR ACCURATE OUTFALL TAILWATER ANALYSIS OF CLEARING STORM SYSTEM SEE CALCULATIONS ON SHEET C.08.01

OWNER: BATTLETOWN HOA 14A218 F 30

DAVID & ROBIN BRO D.B. 608 PG. 410 TAX MAP 14A215 D

33" x 47" CMP INV= 577.31

33" x 47" CMP INV= 577.39

N 7,103.675

N 7,103.625

N 7,103.575

NEW STRUCTURE/CONNECTIONS NOT FOUND

TOP: 580.81 OUT: 576.19 18"CMP

TOP: 580.81 OUT: 576.19 18"CMP

TOP=585.76 INV(E)=579.25 INV(W)=579.63 OUT=579.63

TOP=585.00 INV(E)=580.39 INV(W)=579.99 OUT=579.85

CL 6" PVC SAN SEW

GREGORY & ANGELA ELROD D.B. 580 PG. 610 TAX MAP 14A2 A 90

S 50°49'33" W 146.30'

INGRESS-EGRESS ESMT DB447 PG508

N 57°53'00" E 294.07'

SYLVESTER BRISCO SR & MARY BISCO D.B. 155 PG. 339 TAX MAP 14A2 7 A

N 53°16'59" W 21.27'

S 49°15'59" E

LIBERTY STREET

MATCHLINE-SEE THIS SHEET

Dewberry

Dewberry Engineers, Inc

FELLOWSHIP SQUARE

CONSTRUCTION PLANS & PROFILES

TOWN OF BERRYVILLE

BATTLETOWN MAGISTERIAL DISTRICT

CLARKE COUNTY

SEAL

COMMONWEALTH OF VIRGINIA DAVID P. DOERR Lic. No. 033126 6-27-19 PROFESSIONAL ENGINEER

RLTY PLAN

SCALE

0' 15' 30' 60'

SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: PFD

APPROVED BY: DPD

CHECKED BY: J.R.

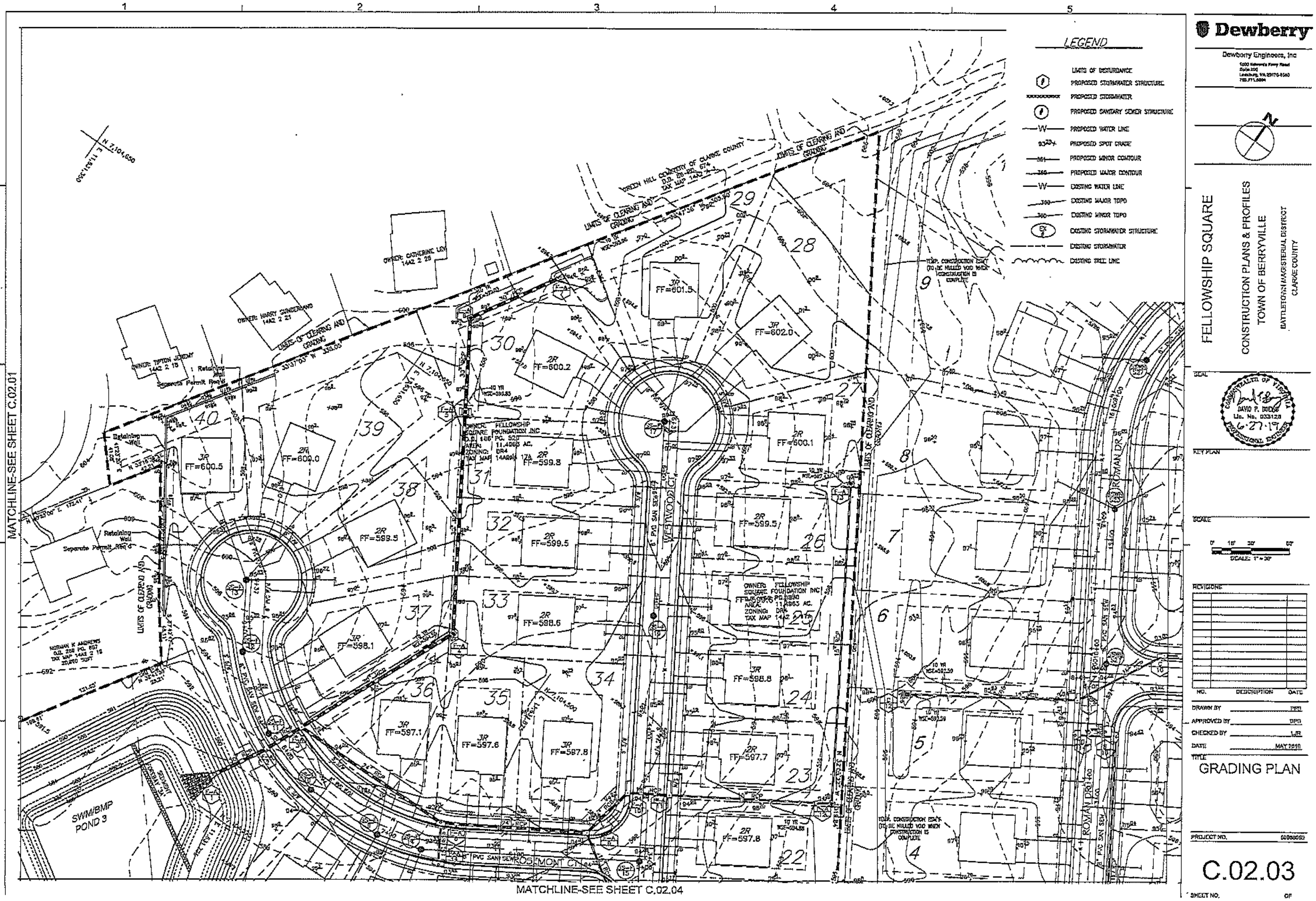
DATE: MAY 2019

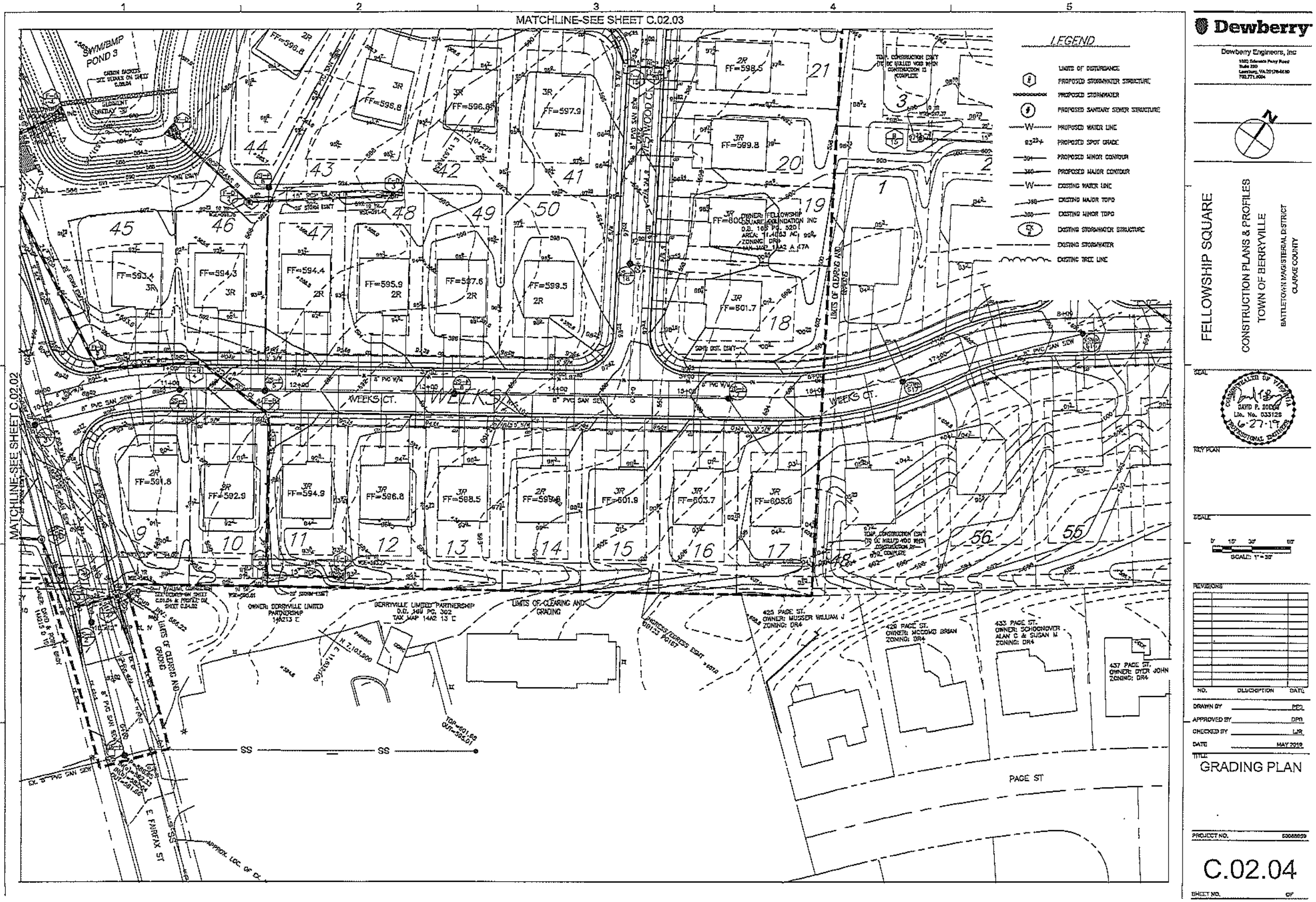
TITLE: GRADING PLAN

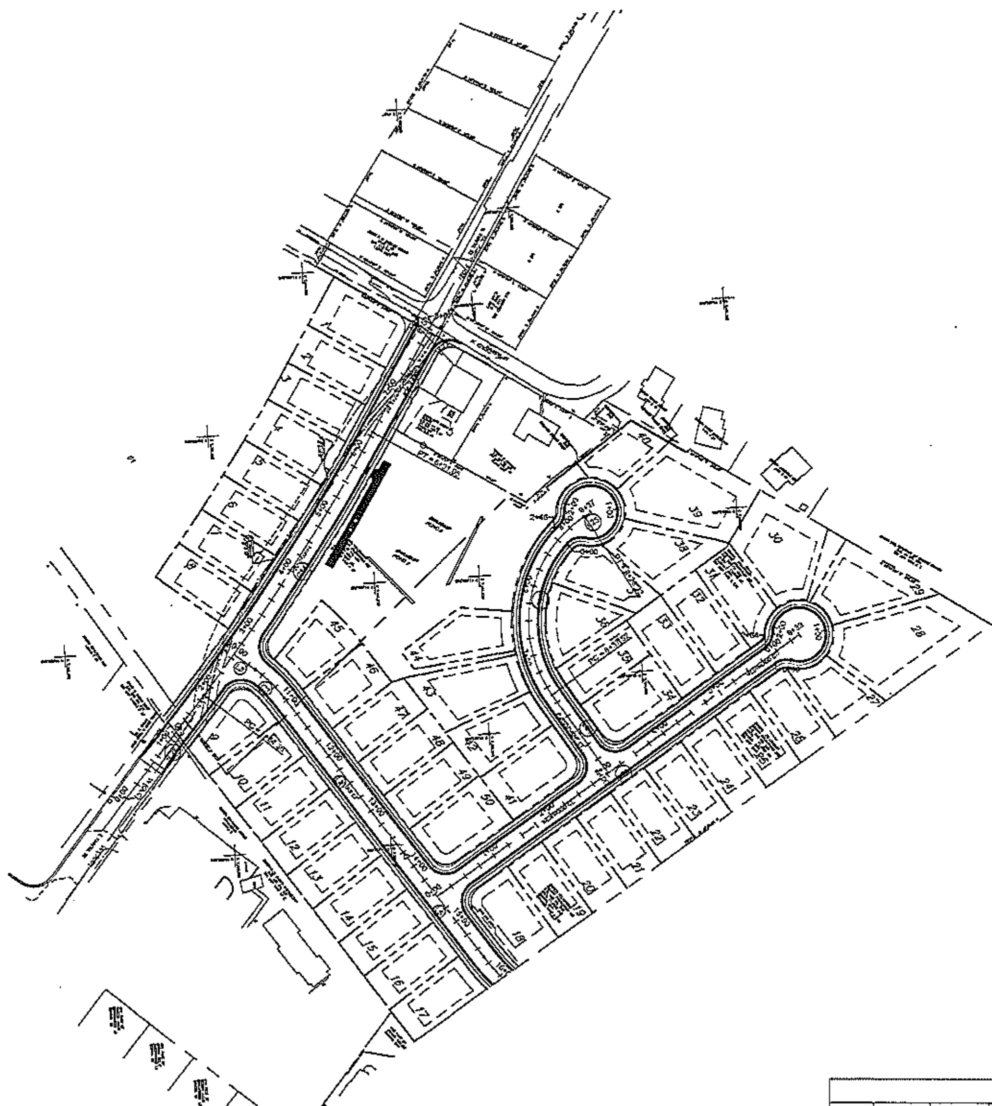
PROJECT NO. 50080009

C.02.02

SHEET NO. OF


MATCHLINE-SEE SHEET C.02.01
MATCHLINE-SEE SHEET C.02.04
LEGEND
LIMITS OF DISTURBANCE
PROPOSED STORMWATER STRUCTURE
PROPOSED STORMWATER
PROPOSED SANITARY SEWER STRUCTURE
PROPOSED WATER LINE
PROPOSED SPOT GRADE
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
EXISTING WATER LINE
EXISTING MAJOR TOPO
EXISTING MINOR TOPO
EXISTING STORMWATER STRUCTURE
EXISTING STORMWATER
EXISTING TREE LINE
WESTWOOD CT
ROSEMONT CT
ROMAN DR
SWM/BMP POND 3
Dewberry
Dewberry Engineers, Inc
FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY
DAVID P. DUDEK
Lic. No. 033128
6-27-19
SCALE: 1" = 30'
DRAWN BY PFB
APPROVED BY DPD
CHECKED BY WR
DATE MAY 2010
GRADING PLAN
C.02.03


MATCHLINE-SEE SHEET C.02.03
MATCHLINE-SEE SHEET C.02.02
LEGEND
LIMITS OF DISTURBANCE
PROPOSED STORMWATER STRUCTURE
PROPOSED STORMWATER
PROPOSED SANITARY SEWER STRUCTURE
PROPOSED WATER LINE
PROPOSED SPOT GRADE
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
EXISTING WATER LINE
EXISTING MAJOR TOPO
EXISTING MINOR TOPO
EXISTING STORMWATER STRUCTURE
EXISTING STORMWATER
EXISTING TREE LINE
SWM/BMP POND 3
WEEKS CT.
PAGE ST
E FAIRFAX ST
LIMITS OF CLEARING AND GRADING
Dewberry
Dewberry Engineers, Inc
FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY
SEAL
KEY PLAN
SCALE
SCALE: 1" = 30'
REVISIONS
NO.
DESCRIPTION
DATE
DRAWN BY
APPROVED BY
CHECKED BY
DATE
MAY 2019
TITLE
GRADING PLAN
PROJECT NO.
C.02.04
SHEET NO.
OF



LINE TABLE		
NUMBER	BEARING	LENGTH (FT)
L3	N30°21'57"E	37.97
L4	N56°57'32"E	200.77
L5	N56°57'32"E	162.11
L23	N32°05'27"W	830.45
L24	S57°54'10"W	137.82
L25	N30°12'04"W	11.82
L26	N49°18'43"W	164.30
L27	N67°47'36"W	170.10

CURVE TABLE						
NUMBER	RADIUS (FT)	LENGTH (FT)	TANGENT (FT)	DELTA	CHORD LENGTH (FT)	CHORD BEARING
C3	200	57.92	29.10	010°35'35"	57.72	N47°30'46"E
C13	160	250.70	160.05	091°53'41"	200.73	N70°08'54"W
C14	3000	446.70	223.70	008°31'53"	446.20	N53°31'40"W

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FELLOWSHIP SQUARE

CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL

COMMONWEALTH OF VIRGINIA
DAVID P. DODGE
Lic. No. 033120
6-27-19
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY PEB
APPROVED BY DPD
CHECKED BY LJR
DATE APRIL 2019

TITLE
ROAD LAYOUT

PROJECT NO. 50088009

C.03.01

SHEET NO. OF

PLANTING LEGEND

UNDERSTORY TREE	ZONE 1 - DEEP WATER PLANTINGS
CANOPY TREE	ZONE 2 - SHALLOW WATER PLANTINGS
	ZONE 3 - SHORELINE PLANTINGS
	ZONE 5 - FLOODPLAIN PLANTINGS

SEE C.11.02 FOR ADDITIONAL INFORMATION

Dewberry

Dewberry Engineers, Inc

N

FELLOWSHIP SQUARE

CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL

COMMONWEALTH OF VIRGINIA
DAVID P. BOEKE
Lic. No. 033126
6-27-19
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 15' 30' 60'
SCALE: 1"=30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: PFB
APPROVED BY: DPB
CHECKED BY: LJR
DATE: MAY 2019

TITLE
PLANTING PLAN

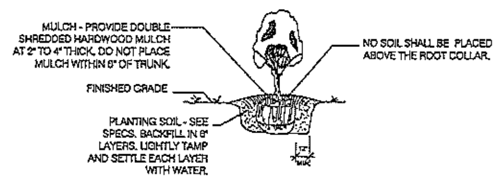
PROJECT NO. 50088059

C.11.01

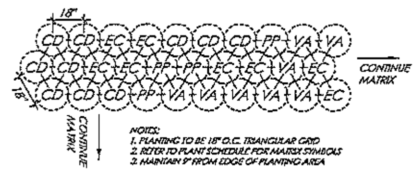
SHEET NO. OF

PLANT SCHEDULE:

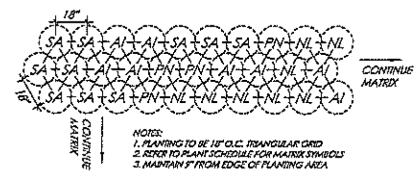
QTY	KEY	LATIN NAME	COMMON NAME	SIZE	SPACING
Shrubs					
3	CAB	Callicarpa americana	American Beautyberry	3 gal.	
13	IGG	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal.	
3	LBB	Lindera benzoin	Northern Spicebush	3 gal.	
Perennials and Grasses			Perennials and Grasses		
453	CST	Carex stricta	Tussock sedge	1 gal.	12" o.c.
17	PVB	Panicum virgatum	Switchgrass	1 gal.	18" o.c.
SWM Mixes					
BRM -	678	sf			
30	IV	Iris virginica	Virginia Blue Flag	1 gal.	18" o.c.
149	JE	Juncus effusus	Common Rush	1 gal.	18" o.c.
30	CP	Caltha palustris	Marsh Marigold	1 gal.	18" o.c.
15	LC	Lobelia cardinalis	Cardinal Flower	1 gal.	18" o.c.
74	OS	Onoclea Sensibilis	Sensitive Fern	1 gal.	18" o.c.
Zone 1 -	10,430	sf			
2,097	CD	Ceratophyllum demersum	Coontail	plug	18" o.c.
2,040	EC	Elodea canadensis	Waterweed	plug	18" o.c.
1,023	PP	Potamogeton pectinatus	Pond Weed	plug	18" o.c.
2,125	VA	Vallisneria americana	Wild Celery	plug	18" o.c.
Zone 2 -	4,654	sf			
644	AI	Asclepias incarnata	Swamp Milkweed	plug	18" o.c.
644	NL	Nuphar luteum	Spatterdock	plug	18" o.c.
322	PN	Potamogeton nodosus	Long-Leaved Pond Weed	plug	18" o.c.
817	SA	Scirpus acutus	Hardstem Bulrush	plug	18" o.c.
Zone 3 -	5,818	sf			
2,007	AV	Andropogon virginicus	Broomsedge	plug	18" o.c.
434	EF	Eupatorium fistulosum	Joe Pye Weed	plug	18" o.c.
505	PV	Panicum virgatum 'Shelter'	Switchgrass	plug	18" o.c.
730	SR	Solidago rugosa	Goldenrod	plug	18" o.c.
Zone 4 -	6,215	sf			
507	AS	Asclepias syriaca	Milkweed	plug	18" o.c.
1,902	JE	Juncus effusus	Common Rush	plug	18" o.c.
720	PV	Panicum virgatum	Switchgrass	plug	18" o.c.



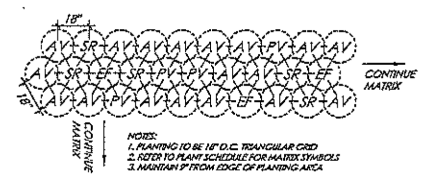
1 SHRUB PLANTING
NOT TO SCALE



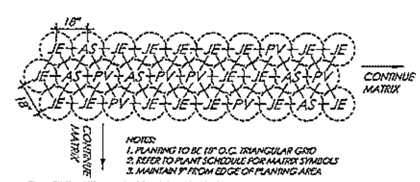
2 ZONE 1 MATRIX - DEEP WATER
NOT TO SCALE



3 ZONE 2 MATRIX - SHALLOW WATER
NOT TO SCALE



4 ZONE 3 MATRIX - SHORELINE
NOT TO SCALE



5 ZONE 4 MATRIX - FLOODPLAIN
NOT TO SCALE

Dewberry

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FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETOWN MAGISTERIAL DISTRICT
CLARKE COUNTY

SEAL: DAVID P. DIXON Lic. No. 033129 6-27-19

KEY PLAN

SCALE:

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY PFD
APPROVED BY DPR
CHECKED BY LJB
DATE MAY 2019
TITLE: PLANT SCHEDULE

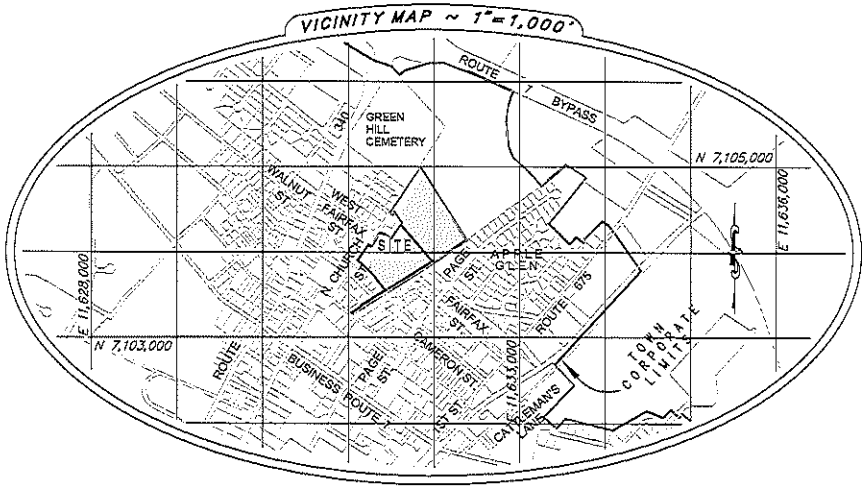
PROJECT NO. 50080059

C.11.02
SHEET NO. OF

NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED AS CLARKE COUNTY, VIRGINIA TAX MAP 14A2–A–17 AND 14A2–A–17A, AND ARE ZONED DR–4, PER THE TOWN OF 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 PROPERTIES.
3. THE BOUNDARY LINE INFORMATION SHOWN HEREON FOR TAX MAP 14A2–A–17 AND 14A2–A–17A AND THE REFERENCE TO VIRGINIA STATE GRID GRID NORTH ~ NAD 83 ARE PER AN ALTA/NSPS SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF THE LAND OF FELLOWSHIP SQUARE FOUNDATION, INC." DATED JULY 11, 2019, DESIGNATED AS PLAT NUMBER BS–638 PREPARED BY DEWBERRY ENGINEERS INC., 13575 HEATHCOTE BOULEVARD, SUITE 130, GAINESVILLE, VIRGINIA 20155.
4. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF CLARKE COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51043C0061 D AND 51043C0063 D, BOTH HAVING EFFECTIVE DATES OF SEPTEMBER 28, 2007.
5. THE TRIANGULAR GORE AREA SHOWN HEREON ADJOINING TAX MAP 14A2–2–20, TAX MAP 14A2–A–17 AND ALONG THE EASTERN RIGHT OF WAY OF EXISTING NORTH CHURCH STREET (AS RECORDED IN DB 51 PG 514), 40' RIGHT OF WAY, IS TO BE QUITCLAIMED WITH THE DEDICATION OF FAIRFAX STREET SHOWN HEREON.

VICINITY MAP ~ 1"=1,000'



AREA TABULATION

EXISTING PARCEL: TAX MAP 14A2–A–17	8.1287±	ACRES
EXISTING PARCEL: TAX MAP 14A2–A–17A	11.4963±	ACRES
EXISTING PARCEL TOTAL	19.6250±	ACRES
RIGHT OF WAY DEDICATION (HEREBY DEDICATED)	3.0432±	ACRES
LOTS (LOTS 1–50)	10.0230±	ACRES
OPEN SPACE (PARCELS A–C)	6.5588±	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 AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FELLOWSHIP SQUARE FOUNDATION, INCORPORATED

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.

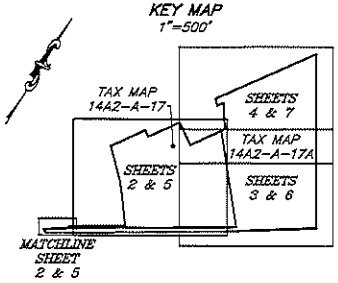
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

LEGEND

- ○ EXISTING PROPERTY CORNER
- • PROPERTY CORNER TO BE SET
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- NLF NAIL FOUND

KEY MAP

1"=500'



OWNER INFORMATION

FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
11260 ROGER BACON DRIVE, SUITE 503
RESTON, VIRGINIA 20190
TAX MAP 14A2–A–17
AND
TAX MAP 14A2–A–17A

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, MATTHEW J. MCALINN, 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 TAX MAP 14A2–A–17 AND 14A2–A–17A ARE NOW IN THE NAME OF "FELLOWSHIP SQUARE FOUNDATION, INCORPORATED" AS RECORDED IN DB 165 PG 698, DB 166 PG 520 AND LAST MODIFIED IN DB 172 PG 755; ALL AMONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2019.

COMMONWEALTH OF VIRGINIA — MATTHEW J. MCALINN — LIC. NO. 003008 — LAND SURVEYOR

MATTHEW J. MCALINN L.S. #003008

FINAL PLAT
FELLOWSHIP SQUARE

TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: N/A ~ DATE: OCTOBER 1, 2019

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RPA–975–LC

Plotted: Oct 17, 2019 at 9:08am
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* SEE SHEET 9 FOR TYPICAL YARD REQUIREMENTS FOR DR-4 CLUSTER LOTS *

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
MATTHEW J. MCALINN
LIC. NO. 003008
LAND SURVEYOR

VIRGINIA STATE GRID NORTH ~ NAD 83

EX. NORTH CHURCH STREET
40' RIGHT OF WAY
DB 51 PG 514

EX. BUNDY STREET

EX. NORTH CHURCH STREET

EX. LIBERTY STREET

EX. OSBORNE STREET

FAIRFAX STREET
VARIABLE WIDTH RIGHT OF WAY

TAX MAP 14A2-A-16
ZONED: DR-4

TAX MAP 14A2-A-18
ZONED: DR-4

TAX MAP 14A2-A-19
ZONED: DR-4

TAX MAP 14A2-6-6
ZONED: DR-4

TAX MAP 14A2-6-7
ZONED: DR-4

TAX MAP 14A2-6-8
ZONED: DR-4

TAX MAP 14A2-6-9
ZONED: DR-4

TAX MAP 14A2-6-10
ZONED: DR-4

TAX MAP 14A2-6-4
ZONED: R2

TAX MAP 14A2-7-B
ZONED: R3

TAX MAP 14A218-F-36
ZONED: AR

LOT 1
DB 447 PG 568
TAX MAP 14A2-A-90
ZONED: R2

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE

N 33°42'49" E 222.96'

N 46°47'59" W 221.24'

N 33°42'49" E 202.61'
102.69'

N 32°41'39" E 223.82'
185.09'

S 57°14'00" E 146.29'

S 57°47'36" E 165.72'

S 57°47'36" E 142.10'

N 57°47'36" W 169.79'

N 56°30'47" W 67.71'

N 55°14'52" W 57.93'

N 54°24'53" W 57.93'

N 52°54'18" W 58.89'

N 51°43'08" W 58.89'

S 57°53'00" W 294.07'

S 57°22'25" W 695.41'

N 56°49'33" E 146.30'

S 57°53'00" W 294.07'

OPEN SPACE
PARCEL A
213,584 SF

OPEN SPACE
PARCEL B
70,307 SF

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 641
DB 172 PG 755
TAX MAP 14A2-A-17
8.1287 ACRES EXISTING

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 755
TAX MAP 14A2-A-17
8.1287 ACRES EXISTING

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 755
TAX MAP 14A2-A-17A
11.4963 ACRES EXISTING

OLD PROPERTY LINE
HEREBY DELETED

OLD PROPERTY LINE
HEREBY DELETED

SEE NOTE 5.

LOT 19A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 755
DB 269 PG 687
TAX MAP 14A2-2-19
ZONED: DR-4

LOT 20A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 541
TAX MAP 14A2-2-20
ZONED: DR-4

1 9,793 SF
2 7,646 SF
3 7,646 SF
4 8,800 SF
5 7,527 SF
6 7,527 SF
7 7,652 SF
8 7,652 SF
45 7,784 SF

S 32°12'24" W 127.00'
S 32°12'24" W 127.00'
S 32°48'19" W 127.00'
S 34°10'08" W 127.00'
S 35°20'07" W 127.00'
S 36°30'07" W 127.00'
S 37°41'17" W 127.00'
S 38°52'27" W 127.00'

SEE SHEET 3 FOR CONTINUATION

BATTLETOWN SUBDIVISION

FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019

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SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

LOT 20A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 179 PG 641
TAX MAP 14A2-2-20
ZONED: DR-4

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 641
DB 172 PG 755
TAX MAP 14A2-A-17
8.1287 ACRES EXISTING

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 755
TAX MAP 14A2-A-17A
11.4963 ACRES EXISTING

OLD PROPERTY LINE HEREBY DELETED

OPEN SPACE
PARCEL B
70,307 SF

OPEN SPACE
PARCEL A

FAIRFAX STREET
VARIABLE WIDTH RIGHT OF WAY

McCORMICK COURT
VARIABLE WIDTH RIGHT OF WAY

HARDESTY COURT
VARIABLE WIDTH RIGHT OF WAY

WEEKS COURT
56' RIGHT OF WAY

EX. WEEKS COURT
VARIABLE WIDTH RIGHT OF WAY
DB XX PG XX

EAST FAIRFAX STREET
EX. 60' RIGHT OF WAY
DB 111 PG 280

OLD PROPERTY LINE HEREBY DELETED

LOT 10
BATTLETOWN SUBDIVISION
SECTION "D"

BERRYVILLE LIMITED PARTNERSHIP
DB 169 PG 302
TAX MAP 14A2-13-E
ZONED: AR

LOT 5

SHENANDOAH CROSSING
DB XX PG XX
ZONED: DR-2

LOT 3

LOT 1

LOT 48
SHENANDOAH CROSSING
DB XX PG XX
ZONED: DR-2

VIRGINIA STATE GRID NORTH ~ NAD 83

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 inch = 40 ft.

* SEE SHEET 9 FOR TYPICAL YARD REQUIREMENTS FOR DR-4 CLUSTER LOTS *

COMMONWEALTH OF VIRGINIA
MATTHEW J. MCALINN
LIC. NO. 003009
LAND SURVEYOR

FINAL PLAT
FELLOWSHIP SQUARE

TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019

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Plotted: Oct 17, 2019 at 9:08am
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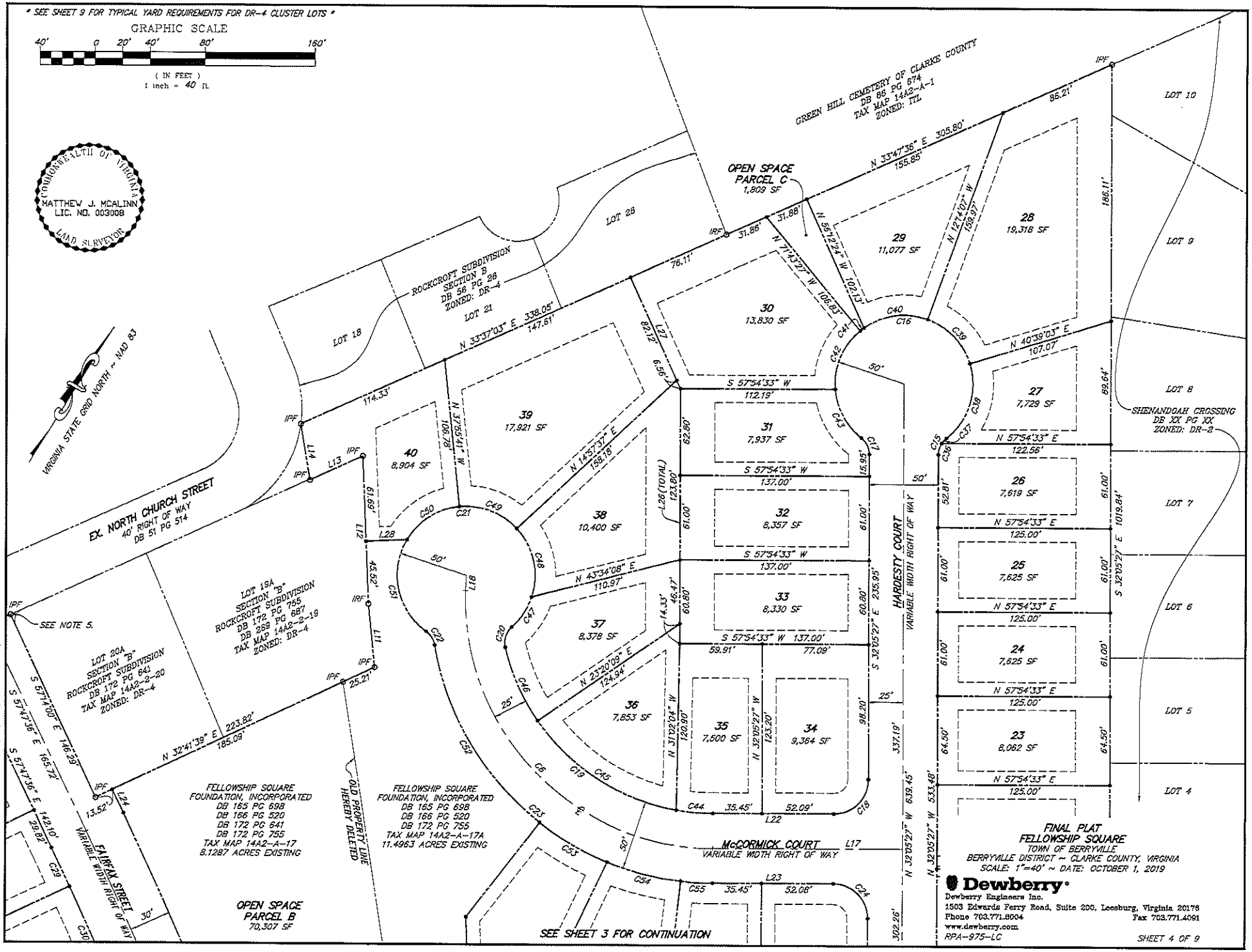

FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019

Dewberry
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Phone 703.771.6004 Fax 703.771.4091
www.dewberry.com
RPA-975-LC

PlotDate: Oct 17, 2019 at 9:06am
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GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft.

EASEMENT LEGEND

STORM DRAINAGE ESM'T.

COMMONWEALTH OF VIRGINIA
MATTHEW J. MCALINN
LIC. NO. 003008
LAND SURVEYOR

VIRGINIA STATE GRID NORTH ~ NAD 83

EX. NORTH CHURCH STREET

EX. BUNDY STREET

TAX MAP 14A2-A-19
ZONED: DR-4

TAX MAP 14A2-A-18
ZONED: DR-4

TAX MAP 14A2-A-16
ZONED: DR-4

EX. NORTH CHURCH STREET
40' RIGHT OF WAY
DB 51 PG 514

LOT 19A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 755
DB 269 PG 687
TAX MAP 14A2-2-19
ZONED: DR-4

LOT 20A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 641
TAX MAP 14A2-2-20
ZONED: DR-4

TAX MAP 14A2-6-6
ZONED: DR-4

TAX MAP 14A2-6-7
ZONED: DR-4

TAX MAP 14A2-6-8
ZONED: DR-4

TAX MAP 14A2-6-9
ZONED: DR-4

TAX MAP 14A2-6-10
ZONED: DR-4

TAX MAP 14A2-6-4
ZONED: R2

TAX MAP 14A2-7-B
ZONED: R3

TAX MAP 14A218-F-36
ZONED: AR

LOT 1
DB 447 PG 568
TAX MAP 14A2-A-90
ZONED: R2

EX. LIBERTY STREET

EX. INGRESS-EGRESS ESMT
DB 447 PG 568

EX. RIGHT OF WAY/INGRESS-EGRESS ESM'T.
DB 123 PG 167
DB 265 PG 48

MATCHLINE SEE BELOW

EX. OSBORNE STREET

MATCHLINE SEE ABOVE

EX. RIGHT OF WAY/INGRESS-EGRESS ESM'T.
DB 123 PG 167
DB 265 PG 48

BATTLETOWN SUBDIVISION

11 12 13 14 15 16 17 18 19 20

C/L 20' STORM SEWER ESM'T.

C/L 30' STORM DRAINAGE ESM'T.

STORM SEWER ESM'T.

OPEN SPACE PARCEL A

OPEN SPACE PARCEL B

FAIRFAX STREET
VARIABLE WIDTH RIGHT OF WAY

APPROX. LOCATION
EX. 20' SHENANDOAH GAS COMPANY ESM'T.
DB 257 PG 197

APPROX. LOCATION
EX. 10' UTILITY ESM'T.
DB 150 PG 85
(HEREBY VACATED)

1 2 3 4 5 6 7 8 45

L32 136.02' L35 L36 116.65' L37 L38 L39 L40 L41 L42 L43 L44 L70 L71 L72

A=12.31' A=3.54' A=56.49' A=12.98'

12.57' 15' 139.79' 147.74' 133' 159.19' 15' 139' 134'

10' 10' 10' 30' 28' 25.21' 24.23' 58' 29.50'

SEE SHEET 3 FOR CONTINUATION

FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019

Dewberry
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1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
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SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

LOT 20A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 641
TAX MAP 14A2-2-20
ZONED: DR-4

OPEN SPACE
PARCEL B

OPEN SPACE
PARCEL A

FAIRFAX STREET
VARIABLE WIDTH RIGHT OF WAY

McCORMICK COURT
VARIABLE WIDTH RIGHT OF WAY

HARDESTY COURT
VARIABLE WIDTH RIGHT OF WAY

WEEKS COURT
56' RIGHT OF WAY

EX. WEEKS COURT
VARIABLE WIDTH RIGHT OF WAY
DB XX PG XX

EAST FAIRFAX STREET
EX. 60' RIGHT OF WAY
DB 111 PG 280

LOT 10
BATTLETOWN SUBDIVISION
SECTION "D"

LOT 5

LOT 3

LOT 1

LOT 48
SHENANDOAH CROSSING
DB XX PG XX
ZONED: DR-2

SHENANDOAH CROSSING
DB XX PG XX
ZONED: DR-2

VIRGINIA STATE GRID NORTH ~ NAD 83

STORM SEWER ESM'T.

SIGHT DISTANCE ESM'T. L81

STORM SEWER ESM'T.

STORM SEWER ESM'T. L58

SIGHT DISTANCE ESM'T. L80

C/L 20' STORM SEWER ESM'T.

C/L 15' WATERLINE ESM'T. L74

20' STORM DRAINAGE ESM'T.

APPROX. LOCATION EX. 20' SHENANDOAH GAS COMPANY ESM'T. DB 257 PG 197

APPROX. LOCATION EX. 10' UTILITY ESM'T. DB 150 PG 85 (HEREBY VACATED)

C/L 20' STORM SEWER ESM'T.

STORM SEWER ESM'T.

C/L 20' SANITARY SEWER ESM'T.

C/L 20' STORM SEWER ESM'T.

SIGHT DISTANCE ESM'T. L79

TEMPORARY TURNAROUND ESM'T. C63

SIGHT DISTANCE ESM'T. L78

SIGHT DISTANCE ESM'T. L77

C/L 15' WATERLINE ESM'T. L73

TEMPORARY TURNAROUND ESM'T. C62

C/L 20' STORM SEWER ESM'T.

20' STORM DRAINAGE ESM'T.

EX. RIGHT OF WAY/INGRESS-EGRESS ESM'T. DB 123 PG 167 DB 265 PG 48

STORM SEWER ESM'T.

C/L 20' STORM SEWER ESM'T.

BERRYVILLE LIMITED PARTNERSHIP
DB 169 PG 302
TAX MAP 14A2-13-E
ZONED: AR

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
MATTHEW J. MCALINN
LIC. NO. 003008
LAND SURVEYOR

FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019

Dewberry
Dewberry Engineers Inc.
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
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GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft.

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VIRGINIA STATE GRID NORTH ~ NAD 83

GREEN HILL CEMETERY OF CLARKE COUNTY
DB 66 PG 674
TAX MAP 14A2-A-1
ZONED: ITL

OPEN SPACE PARCEL C

ROCKCROFT SUBDIVISION
SECTION B
DB 56 PG 26
ZONED: DR-4

EX. NORTH CHURCH STREET
40' RIGHT OF WAY
DB 51 PG 514

LOT 19A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 755
DB 269 PG 687
TAX MAP 14A2-2-19
ZONED: DR-4

LOT 20A
SECTION "B"
ROCKCROFT SUBDIVISION
DB 172 PG 641
TAX MAP 14A2-2-20
ZONED: DR-4

FAIRFAX STREET
VARIABLE WIDTH RIGHT OF WAY

HARDESTY COURT
VARIABLE WIDTH RIGHT OF WAY

McCORMICK COURT
VARIABLE WIDTH RIGHT OF WAY

SHENANDOAH CROSSING
DB XX PG XX
ZONED: DR-2

OPEN SPACE PARCEL B

STORM SEWER ESM'T.

STORM DRAINAGE ESM'T.

C/L 15' WATERLINE ESM'T. L75

C/L 20' WATERLINE ESM'T.

C/L 15' WATERLINE ESM'T. L76

C/L 20' STORM SEWER ESM'T.

SIGHT DISTANCE ESM'T. L81

N 75°02'23" W 92.39'

S 32°05'27" E 244.26'

N 14°57'37" E 135.38'

N 32°05'27" W 258.17'

N 32°05'27" W 128.29'

N 32°05'27" W 70.75'

A=1.75' A=2.43' A=2.00' A=9.70' A=11.73' A=20.10' A=52.18'

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 18 LOT 21 LOT 28

23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

SEE SHEET 6 FOR CONTINUATION

FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
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SHEET 7 OF 9

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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	8°31'53"	3000.00'	446.70'	223.76'	S 53°31'40" E	446.28'
C2	07°09'33"	3000.00'	374.85'	187.67'	S 54°12'49" E	374.60'
C3	01°22'20"	3000.00'	71.85'	35.93'	S 49°56'53" E	71.85'
C4	16°35'35"	200.00'	57.92'	29.16'	N 47°39'45" E	57.72'
C5	07°45'38"	300.00'	40.63'	20.35'	N 52°04'43" E	40.60'
C6	91°53'23"	180.00'	288.68'	186.04'	N 76°08'45" W	258.72'
C7	88°29'36"	25.00'	38.61'	24.35'	N 77°57'36" E	34.89'
C8	08°31'53"	2972.00'	442.53'	221.67'	S 53°31'40" E	442.12'
C9	00°21'47"	3028.00'	19.19'	9.60'	N 49°26'37" W	19.19'
C10	94°49'47"	25.00'	41.38'	27.20'	N 02°12'37" W	36.81'
C11	10°45'16"	172.00'	32.28'	16.19'	N 50°34'54" E	32.24'
C12	06°55'29"	328.00'	39.64'	19.84'	N 52°29'48" E	39.62'
C13	08°46'17"	272.00'	41.64'	20.86'	S 51°34'24" W	41.60'
C14	91°57'01"	25.00'	40.12'	25.87'	N 78°03'57" W	35.95'
C15	52°01'12"	15.00'	13.62'	7.32'	N 06°04'50" W	13.16'
C16	284°02'25"	50.00'	247.87'	39.04'	S 57°54'33" W	61.54'
C17	52°01'12"	15.00'	13.62'	7.32'	S 58°06'03" E	13.16'
C18	90°00'00"	25.00'	39.27'	25.00'	S 12°54'33" W	35.36'
C19	76°55'58"	155.00'	208.12'	123.14'	N 83°37'28" W	192.84'
C20	61°27'24"	15.00'	16.09'	8.92'	N 14°25'46" W	15.33'
C21	283°11'24"	50.00'	247.13'	39.64'	S 54°42'14" W	62.12'
C22	45°20'16"	15.00'	11.87'	6.27'	S 64°13'20" E	11.56'
C23	80°32'15"	205.00'	288.16'	173.66'	S 81°49'19" E	265.01'
C24	90°00'00"	25.00'	39.27'	25.00'	S 77°05'27" E	35.36'
C25	88°02'59"	25.00'	38.42'	24.16'	S 11°56'03" W	34.75'
C26	12°44'44"	228.00'	50.72'	25.46'	S 49°35'10" W	50.61'
C27	85°10'08"	25.00'	37.16'	22.98'	S 85°47'53" W	33.83'
C28	06°10'33"	3030.00'	326.59'	163.45'	N 54°42'20" W	326.44'
C29	00°35'55"	2972.00'	31.05'	15.52'	S 57°29'39" E	31.04'
C30	01°21'49"	2972.00'	70.73'	35.37'	S 56°30'47" E	70.73'
C31	01°10'00"	2972.00'	60.51'	30.26'	S 55°14'52" E	60.51'
C32	01°10'00"	2972.00'	60.51'	30.26'	S 54°04'53" E	60.51'
C33	01°11'10"	2972.00'	61.52'	30.76'	S 52°54'18" E	61.52'
C34	01°11'10"	2972.00'	61.52'	30.76'	S 51°43'08" E	61.52'
C35	01°51'50"	2972.00'	96.68'	48.34'	S 50°11'38" E	96.68'
C36	33°06'37"	15.00'	8.67'	4.46'	N 15°32'08" W	8.55'
C37	18°54'36"	15.00'	4.95'	2.50'	N 10°28'28" E	4.93'
C38	69°16'43"	50.00'	60.46'	34.54'	N 14°42'36" W	56.84'
C39	52°53'10"	50.00'	46.15'	24.87'	N 75°47'32" W	44.53'
C40	55°35'42"	50.00'	48.52'	26.36'	S 49°58'02" W	46.63'
C41	03°53'38"	50.00'	3.40'	1.70'	S 20°13'22" W	3.40'
C42	55°23'26"	50.00'	48.34'	26.25'	S 09°25'10" E	46.48'
C43	46°59'47"	50.00'	41.01'	21.74'	S 60°36'46" E	39.87'
C44	09°54'59"	155.00'	26.83'	13.45'	S 62°52'02" W	26.79'
C45	45°19'33"	155.00'	122.62'	64.72'	N 89°30'43" W	119.45'
C46	21°41'27"	155.00'	58.68'	29.70'	N 56°00'12" W	58.33'
C47	30°25'01"	50.00'	26.54'	13.59'	N 01°05'25" E	26.23'
C48	60°55'18"	50.00'	53.16'	29.41'	N 44°34'44" W	50.69'
C49	52°53'18"	50.00'	46.15'	24.87'	S 78°30'58" W	44.53'
C50	53°28'19"	50.00'	46.66'	25.19'	S 25°20'09" W	44.99'
C51	85°29'28"	50.00'	74.60'	46.21'	S 44°08'45" E	67.87'
C52	42°43'00"	205.00'	152.84'	80.17'	S 62°54'42" E	149.32'
C53	15°52'14"	205.00'	56.78'	28.57'	N 87°47'41" E	56.60'
C54	15°28'10"	205.00'	55.35'	27.84'	N 72°07'29" E	55.18'
C55	06°28'51"	205.00'	23.19'	11.61'	N 61°08'59" E	23.18'
C56	04°08'56"	25.00'	1.81'	0.91'	S 45°17'17" W	1.81'
C57	81°01'12"	25.00'	35.35'	21.36'	S 87°52'21" W	32.48'
C58	13°12'00"	336.00'	77.41'	38.88'	N 49°21'33" E	77.24'
C59	08°24'44"	150.00'	22.02'	11.03'	S 47°49'08" E	22.00'
C60	31°59'51"	178.33'	99.59'	51.13'	S 18°12'46" E	98.30'
C61	86°24'33"	38.00'	57.31'	35.69'	S 09°11'18" W	52.03'
C62	96°39'06"	41.00'	69.16'	46.06'	S 54°33'37" W	61.25'
C63	90°55'23"	41.00'	65.06'	41.67'	N 54°29'36" E	58.45'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 53°16'59" W	21.38'	L28	S 55°36'04" W	29.68'	L55	S 23°20'09" W	129.20'
L2	N 46°45'51" W	14.98'	L29	S 06°33'37" E	169.03'	L56	N 89°23'50" E	116.69'
L3	N 57°41'12" E	156.50'	L30	S 55°57'32" W	37.89'	L57	N 10°05'31" E	37.23'
L4	N 56°09'30" E	47.49'	L31	N 55°57'32" E	77.11'	L58	S 56°48'13" E	26.58'
L5	N 57°32'51" E	128.85'	L32	S 29°48'55" W	140.66'	L59	S 55°57'32" W	159.96'
L6	N 39°13'23" W	34.00'	L33	S 52°01'31" E	160.31'	L60	S 52°25'15" W	116.47'
L7	N 38°06'46" W	72.31'	L34	S 43°36'46" E	57.99'	L61	N 82°12'26" W	29.16'
L8	N 38°27'11" W	72.84'	L35	S 33°42'49" W	10.29'	L62	N 32°41'39" E	25.97'
L9	N 39°33'59" W	74.31'	L36	S 33°49'00" W	140.88'	L63	S 60°39'16" E	83.79'
L10	S 55°08'19" E	40.01'	L37	S 06°49'01" E	57.68'	L64	N 28°46'52" E	9.27'
L11	N 37°42'47" W	46.11'	L38	S 53°49'12" E	127.08'	L65	S 28°46'52" W	11.39'
L12	N 34°23'56" W	107.21'	L39	S 54°45'01" E	117.98'	L66	S 60°39'16" E	38.57'
L13	S 33°18'38" W	42.21'	L40	S 56°10'46" E	59.92'	L67	S 02°12'51" E	15.66'
L14	N 41°23'20" W	41.09'	L41	N 33°49'14" E	56.58'	L68	S 34°00'54" E	45.08'
L15	S 49°15'43" E	66.49'	L42	S 56°10'46" E	22.50'	L69	S 52°23'33" W	28.60'
L16	N 39°21'57" E	37.57'	L43	N 33°49'14" E	21.00'	L70	S 42°45'33" W	21.10'
L17	S 57°54'33" W	137.54'	L44	S 56°15'21" E	47.50'	L71	S 61°23'21" E	110.46'
L18	N 30°12'04" W	11.02'	L45	S 33°44'39" W	72.28'	L72	N 51°30'30" E	8.98'
L19	S 49°15'43" E	58.85'	L46	N 60°33'22" W	70.30'	L73	S 34°02'28" E	7.50'
L20	N 49°15'43" W	74.13'	L47	S 58°29'41" W	167.76'	L74	N 57°54'33" E	7.50'
L21	S 55°57'32" W	57.84'	L48	N 56°53'38" W	25.55'	L75	N 69°50'09" W	7.50'
L22	S 57°54'33" W	87.54'	L49	S 34°02'28" E	114.40'	L76	N 40°42'58" W	7.50'
L23	N 57°54'33" E	87.54'	L50	N 55°59'58" E	68.09'	L77	S 44°14'22" E	16.52'
L24	N 57°47'36" W	18.85'	L51	N 57°54'33" E	115.00'	L78	S 48°07'48" W	24.28'
L25	N 57°28'39" W	29.72'	L52	S 33°47'36" W	6.50'	L79	N 54°59'19" E	116.04'
L26	N 32°05'27" W	184.61'	L53	S 81°42'40" W	26.87'	L80	S 38°42'21" E	23.89'
L27	N 56°22'57" W	88.68'	L54	S 30°54'16" W	78.02'	L81	N 27°12'31" W	31.74'

COMMONWEALTH OF VIRGINIA
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LOT AREA TABLE

LOT	SF	LOT	SF
1	9,793	27	7,729
2	7,646	28	19,318
3	7,646	29	11,077
4	8,800	30	13,830
5	7,527	31	7,937
6	7,527	32	8,357
7	7,652	33	8,330
8	7,652	34	9,364
9	7,833	35	7,500
10	7,500	36	7,853
11	7,528	37	8,378
12	7,530	38	10,400
13	7,575	39	17,921
14	7,536	40	8,904
15	7,563	41	9,605
16	7,541	42	8,526
17	7,571	43	11,568
18	9,301	44	9,371
19	7,562	45	7,784
20	7,562	46	7,560
21	7,562	47	7,595
22	7,562	48	7,562
23	8,062	49	7,562
24	7,625	50	9,673
25	7,625	TOTAL	435,604
26	7,619		

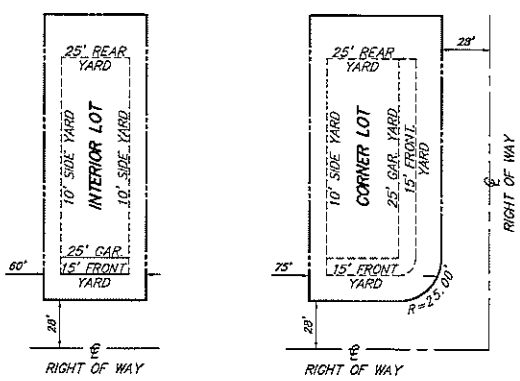
SF = SQUARE FEET

OPEN SPACE AREA TABLE

PARCEL	SF	PARCEL	SF
PARCEL A	213,584	PARCEL C	1,809
PARCEL B	70,307	TOTAL	285,700

SF = SQUARE FEET

TYPICAL YARD REQUIREMENTS FOR DR-4 CLUSTER LOTS



GAR. = GARAGE

ZONING REQUIREMENTS

DR-4, DETACHED RESIDENTIAL-4 DISTRICT
§ 604.7 OF THE TOWN OF BERRYVILLE ZONING ORDINANCE JULY 2018

LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CLUSTERED LOTS

(A) MINIMUM LOT AREA — 7,500 SQUARE FEET
MAXIMUM LOT AREA — 20,000 SQUARE FEET (7/04)

(B) MINIMUM LOT WIDTH
(1) INTERIOR LOT: — 60 FEET
(2) CORNER LOT: — 75 FEET

(C) MINIMUM YARD REQUIREMENTS
(1) FRONT YARD: — 15 FEET FOR PRIMARY STRUCTURES; 25 FEET FOR GARAGES, CARPORTS, OR OTHER STRUCTURES USED TO HOUSE VEHICLES (7/04)
(2) SIDE YARD: — 10 FEET
(3) REAR YARD: — 25 FEET (RESIDENCES)
(4) ACCESSORY STRUCTURE: — 5 FEET (REAR AND SIDE SETBACKS)

(D) MAXIMUM BUILDING HEIGHT: — 35 FEET

OPEN SPACE REQUIREMENTS FOR DR -4 CLUSTER SUBDIVISIONS

OPEN SPACE – 20 PERCENT OF NET SITE AREA EXCLUDING 100 YR. FLOOD PLAIN, SINK HOLES, SLOPES EXCEEDING 25% AND 50% OF THE NET SITE AREA WITH SLOPES BETWEEN 15% AND 25% SHALL BE DEDICATED AS OPEN SPACE FOR COMMON USAGE AND OWNERSHIP.

TOTAL SITE AREA = 19.6250 AC.

REQUIRED OPEN SPACE 19.6250 X 0.20 = 3.9250 AC. OR 170,973 SF.

OPEN SPACE PROVIDED (IN 3 AREAS) = 6.5588 AC. OR 285,700 SF.

TOTAL AREA IN RESIDENTIAL LOTS = 10.0230 AC.

TOTAL AREA IN RIGHT OF WAY = 3.0432 AC.

NET DEVELOPABLE ACREAGE/DENSITY CALCULATIONS

GRASS ACREAGE AT VARIOUS EXISTING PHYSICAL AND ENVIRONMENTAL RELATED CHARACTERISTICS OF THE SITE.

SLOPES BETWEEN 15% TO 25% (0.58 AC * 50%) – 0.00 AC.
SLOPE GREATER THAN 25% – 0.00 AC.
SINK HOLES – 0.0 AC.
FLOOD PLAIN – 0.0 AC.
ESTABLISHED DRAINAGE CHANNELS – 0.0 AC.
FLOOD PLAIN SOILS – 0.0 AC.
EXISTING WATER BODIES – 0.0 AC.
UTILITIES / ACCESS EASEMENT – 0.0 AC.
OTHER SENSITIVE AREAS (DEFINED BY TOWN) – 0.0 AC.
NET DEVELOPED AREA EXCLUSIONS – 0.29 AC.

NET DEVELOPABLE AREA = 19.6250 AC. – 0.00 AC. = 19.6250 NET ACRES

MAXIMUM ALLOWABLE DENSITY (DR – 4) = 4 UNITS PER NET DEVELOPABLE ACRE

PROPOSED DENSITY = 19.6250 AC. X 4 = 78.5 UNITS

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