



BERRYVILLE PLANNING COMMISSION

MEETING AGENDA

Berryville-Clarke County Government Center

101 Chalmers Court, Second Floor

Berryville, VA

Main Meeting Room

Regular Session

November 19, 2019

7:30 p.m.

Item

1. Call to Order

2. Approval of Agenda

3. Approval of Minutes

October 22, 2019 Minutes

4. Public Hearing

Final Plat Fellowship Square

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

5. Discussion of Public Hearing

Final Plat Fellowship Square

6. Citizens' Forum

7. New Business

8. Planning and Zoning Update Discussion

9. Adjourn

PLANNING COMMISSION
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
October 22, 2019

A meeting of the Berryville Planning Commission was held on Tuesday, October 22, 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; William Steinmetz; Deb Zimmerman

Absent: Krish Mathur

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Others present: Dave Boeing, Dewberry

Press present: None

CALL TO ORDER

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

APPROVAL OF AGENDA

Ms. Zimmerman made the motion to approve the agenda as presented, seconded by Ms. Malone, the agenda was approved by voice vote.

APPROVAL OF MINUTES

Ms. Barton noted an error in the attendance roster. Ms. Reid moved to approve the minutes of the August 27, 2019 Planning Commission meeting as amended, seconded by Ms. Malone. The motion passed by voice vote.

REGULAR SESSION

Citizen's Forum

Chair Shaffer asked if anyone wished to speak. There were no speakers.

NEW BUSINESS

Set Public Hearing – Final Plat Fellowship Square

Ms. Dunkle described the request and general information about the subdivision. She said the original submission in 2005 included 63 lots adding that the proposed yield is now 50 lots. She said the developer has chosen a cluster design which allows for smaller lots and greater design flexibility. She described the transportation network including the construction of Fairfax Street, street names,

and the conditions of existing Fairfax Street. Ms. Dunkle noted concerns by Town staff on maintenance of storm water facilities identified as conservation areas due to the lack of maintenance permitted by DEQ in these areas. She said the applicant redesigned the storm water facility adjacent to Fairfax Street which removed the need for the conservation area.

There was a general discussion about process. There were no additional questions from Planning Commissioners.

Ms. Dunkle said that due to the Thanksgiving holiday, she had reserved the meeting room for the week before the regular meeting should Commissioners wish to modify the schedule. By consensus the meeting date was moved up by one week.

There being no further discussion, Ms. Reid made the motion to move the meeting date to Tuesday, November 19, 2019 at 7:30pm, seconded by Ms. Malone, the motion passed by voice vote.

PLANNING AND ZONING UPDATE

There was no additional update.

OTHER

There was no other business.

Adjourn

There being no further business, Vice Chair Kemp made a motion to adjourn the meeting, seconded by Ms. Zimmerman, the motion passed by voice vote at 7:50pm.

Doug Shaffer, Chair

Christy Dunkle, Recording Secretary

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

Public hearing notices were published in the Winchester Star on Tuesday, November 5 and Tuesday, November 12, 2019. Adjacent property owners were notified via first class mail on October 31, 2019. Staff spoke with several adjacent property owners and one renter who saw the public hearing sign posted on the property. The discussions included the history of the project and explanation of the current proposal.

General Information

The 50-lot subdivision, zoned DR-4 Detached Residential, will be developed by D.R. Horton, Inc. who is the contract purchaser. The proposed plat meets requirements established in the Town of Berryville Subdivision Ordinance and Zoning Ordinance.

Section 604.7 of the Berryville Zoning Ordinance regulates cluster development. Minimum lot size for this district is 7,500 square feet. Public utilities and street design are established in the Town's Construction Standards and Specifications Manual. All utility and street requirements have been met with the proposed design.

Fairfax Street will be completed first as the Shenandoah Crossing project to the north is required to complete this link prior to the issuance of Certificates of Occupancy. North Church Street between Bundy and Fairfax streets will not be developed as a through road. An existing easement from Fairfax south will allow one property owner to access their garage and the Town to access a sanitary sewer pump station. The owner/developer will allow access to the rear of the property located on Bundy Street where there is an existing driveway.

Storm water management areas have been redesigned to be contained within a storm water facility on Fairfax Street. This eliminates the need for a conservation area which would have been cut only twice a year per DEQ requirements.

An active recreation area will be located south of Fairfax Street. A homeowners' association will maintain this area as well as the open space and storm water management facilities.

Several items will be required prior to the issuance of a Land Disturbance Permit by the Town including:

- DEQ approval and permitting
- Bonds set by Council
- Construction and Bonding Agreement from the developer
- Final construction plan review and approval by the Town's consulting engineer

The following items are included in this packet:

- Public Hearing Notice published in the Winchester Star on Tuesday, November 5 and Tuesday, November 12, 2019;
- 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;
- Final Plat; and
- Sample Motion.

October 22, 2019 Staff Report

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).

Recommendation

Approve as presented. A sample motion follows this report.

**BERRYVILLE PLANNING
COMMISSION
PUBLIC HEARING NOTICE**

The Berryville Planning Commission will hold the following public hearing at 7:30 p.m., or as soon after as this matter may be heard, on Tuesday, November 19, 2019, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

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

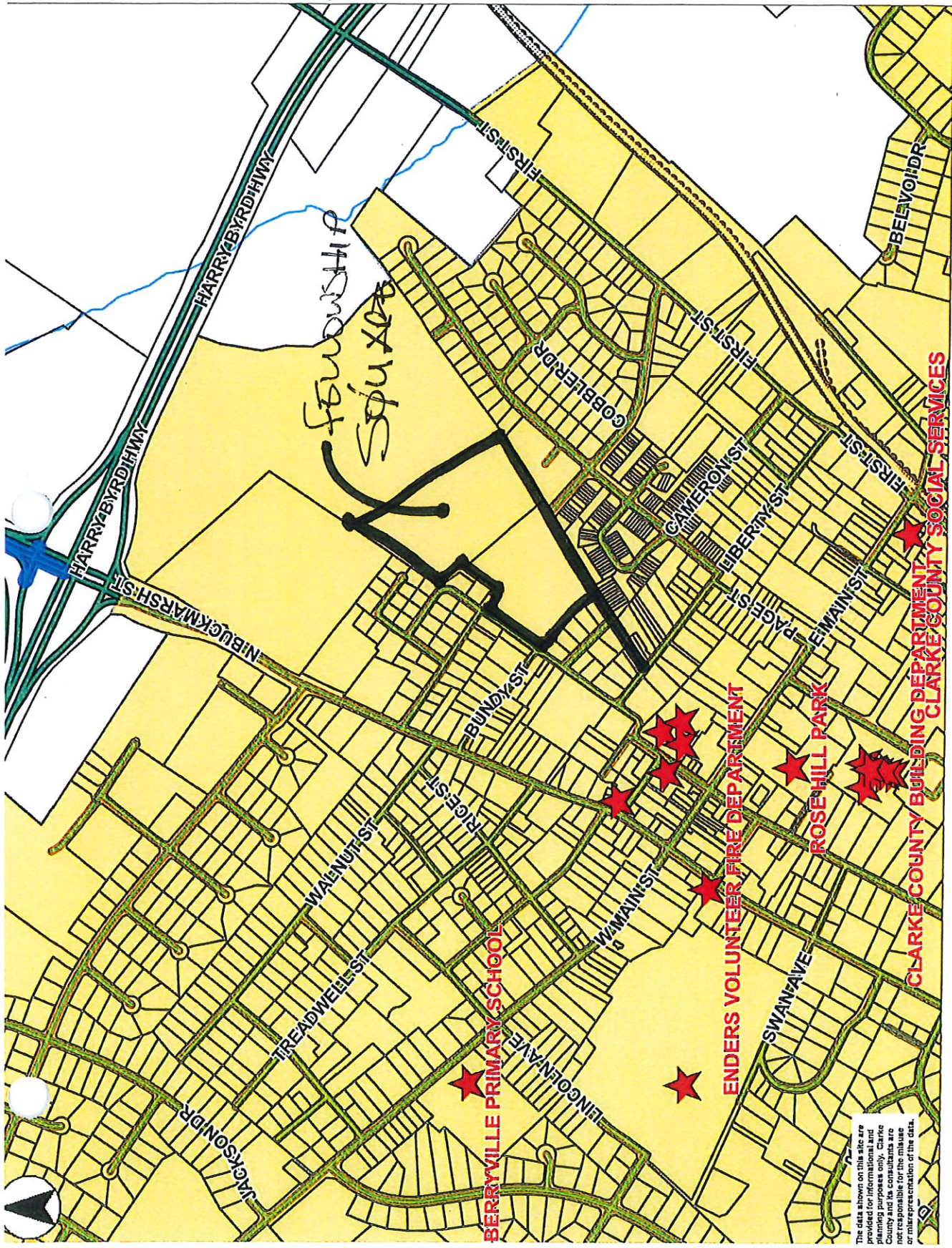
Copies of the applications, amendments, and maps may be examined at the Town Business Office, Berryville/Clarke County Government Center (101 Chalmers Court), First Floor, Berryville, Virginia during regular business hours. Additional information may be obtained by calling Assistant Town Manager Christy 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



- Public
- Points of Interest
- Parcels
- Towns
- Clarke County Boundary
- Major Roads
- Interstate
- US Highway
- State Highway
- Surrounding Counties Ops
- Clarke County Roads
- Private Roads
- Roads
- Rail
- Buildings
- Appalachian Trail
- Streams
- Perennial Streams
- Intermittent Streams
- Ponds
- Rivers



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

(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.

Section 604 Detached Residential-4 (DR-4)

- (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.



—MATERIALS—

References

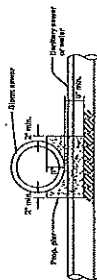
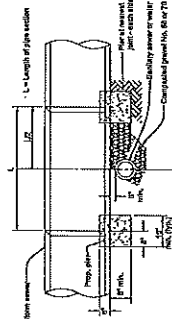
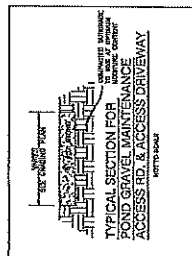
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CONSTRUCTION DETAILS

PROJECT NO. _____

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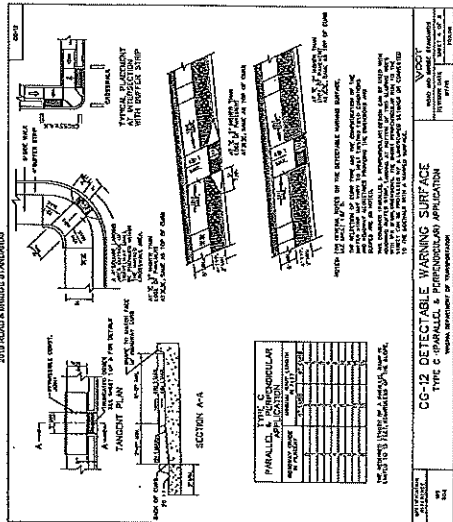
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CONCRETE PIER

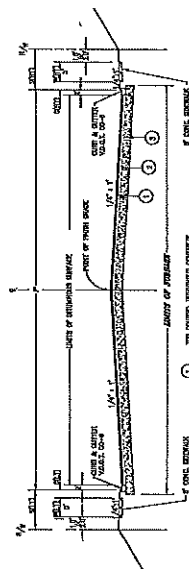
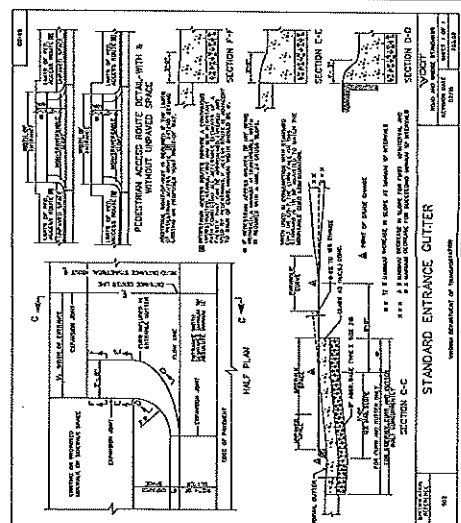
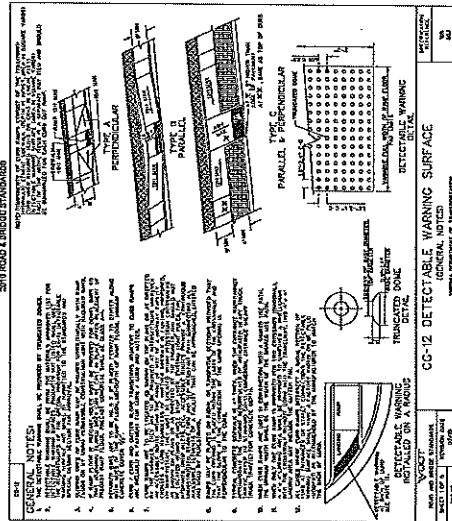
DISKON

- A. Flat only when a large diameter pipe (10" or larger) because over the other utility with a vertical clearance of less than 10".



NOTES:

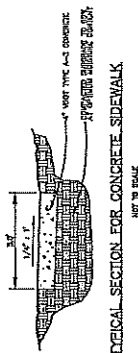
14. SEBRASE TIE: SEBRASE TIE IS BASED ON A CBR VALUE OF 4. SOILS WITH A CBR VALUE OF 4 OR GREATER ARE NOT REQUIRED FOR ACTUAL DETERMINATION OF SEBRASE TIE. SEBRASE TIE SHALL BE PERFORMED FOR THE PLACEMENT OF SEBRASE.
15. ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DETERMINED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHALL PROVIDE INSTRUCTIONS TO THE CONTRACTOR REGARDING THE "TYPICAL GUIDE" ROAD PAVEMENTS IN THE SPECIFICATIONS. BY N/A DESIGN AND SHALL BE BASED UPON A SUFFICIENT NUMBER OF CBR TESTS TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.
16. A SMOOTHING GRADE SHALL BE MAINTAINED WITH THE CONTINUED OF THE SUBGRADE TO THE CURB AND CUTTER. IN ORDER TO PRECLUDE THE FORMING OF FALSE CURBS AND/OR POOLING OF WATER ON THE ROADWAY.
17. A STANDARD GUMBERAL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GUMBERAL AND HANDRAIL.



PUBLIC STREETS - TYPICAL SECTION

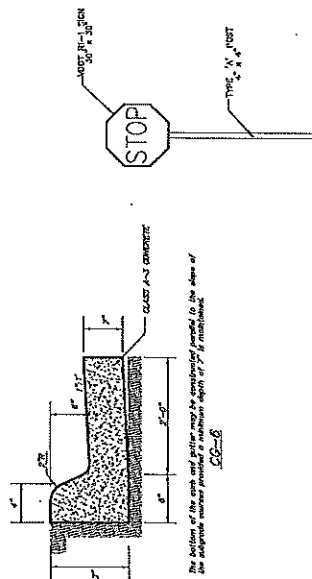
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STREET NAME	DESIGN SPEED	SPD (MPH)	Q (V)	P	Q (V)	W (V)	SPD	Top Centre	Base Centre	Subarea	R/W	Prop. Adj.
FARM ROAD	70	70	14	1.0	30	1.0	10	2.1 (V) DN-4.0	2.0 DN-4.0	1.0 DN-4.0	10'	10'
WOOD CIRCLE	30	30	17	1.0	30	1.0	10	2.1 (V) DN-4.0	2.0 DN-4.0	1.0 DN-4.0	10'	10'
WILSON DRIVE	30	30	17	1.0	30	1.0	10	2.1 (V) DN-4.0	2.0 DN-4.0	1.0 DN-4.0	10'	10'



IDEICAL SECTION FOR CONCRETE SIDEWALK

2017年12月



STOP SIGN DETAIL

NOT TO SCALE

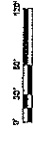
Dawberry Engineers, Inc.
1500 Gateway Ferry Road
Suite 300
Leesburg, VA 20176-4632
www.dawberry.com

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



KEY POINTS

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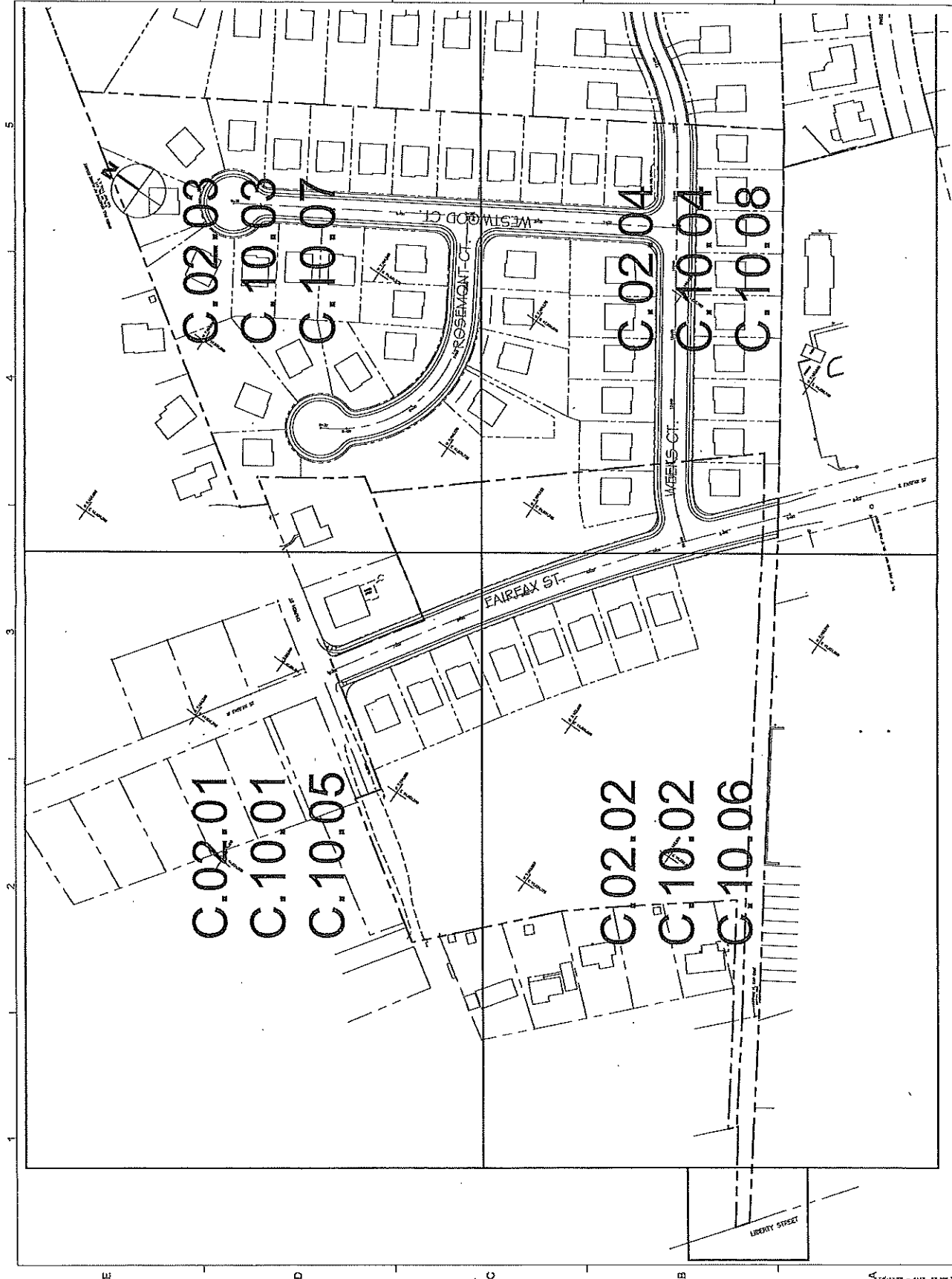
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DATE _____ MAY 2012
TITLE _____

OVERALL
LAYOUT

PROJECT NO. 250040002

C.01.05

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Dowberry Engineers, Inc.
1507 Edwards Ferry Road
Suite 200
Landover, VA 20785-4012
703/261-4000



FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATHLETOWN MAGISTRAL DISTRICT
CLARKE COUNTY



Model 1

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 DATE _____ MAY 2012

GRADING PLAN

PROJECT NO.: APPENDIX B

C.02.01

MATCHLINE-SEE SHEET C.02.02



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DRAINING MAJOR TIE
DRAINING STRUCTURE |
| 
 | DRAINING TIE LINE |

Dowberry Engineers, Inc.
1801 Edwards Ferry Road
Box 300
Leesburg, VA 22076-0300

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



Summary:

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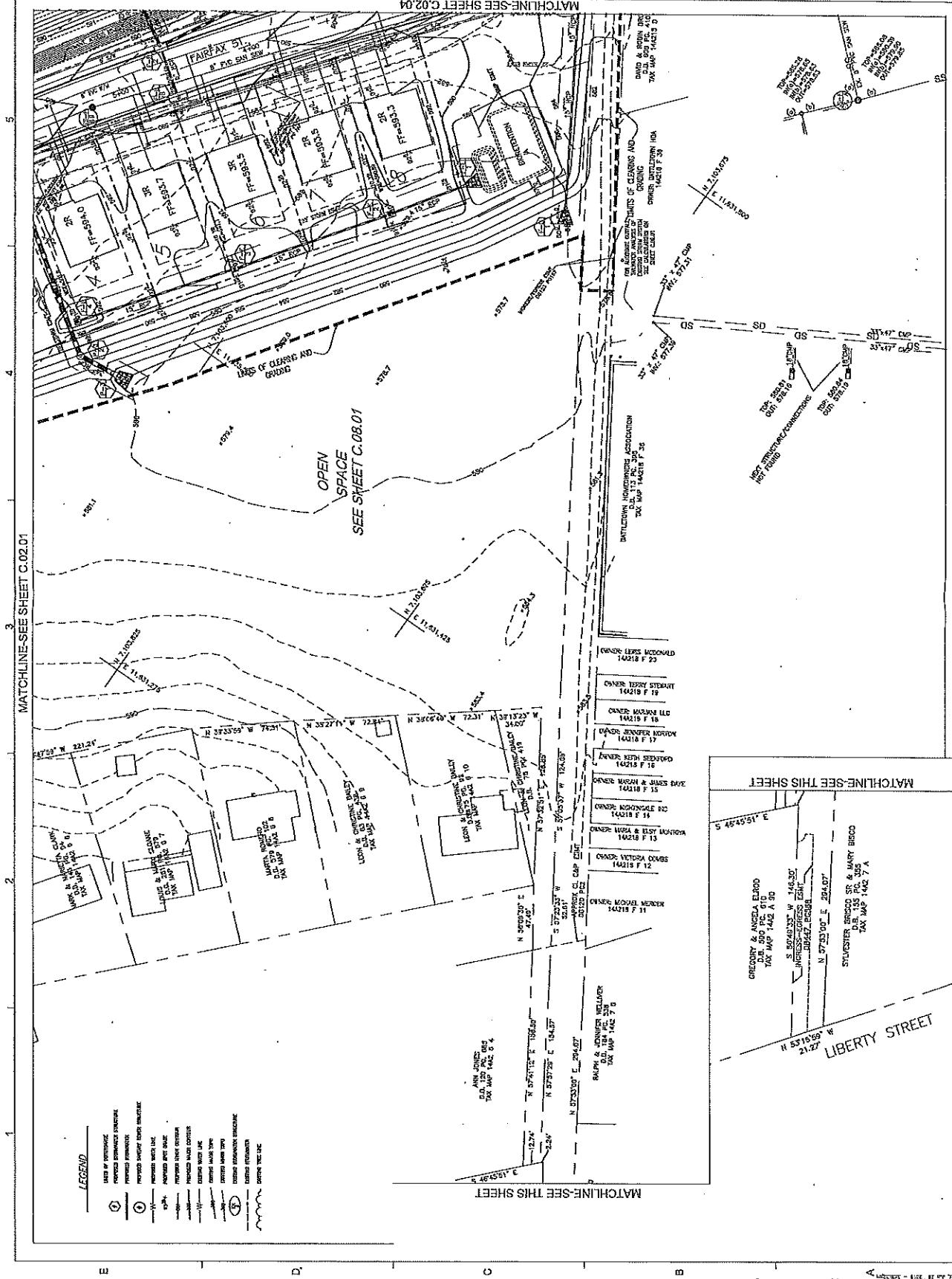
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APPROVED BY _____
CHECKED BY _____
DATE _____ MAY 2016

GRADING PLAN

PROJECT NO. 06D080C01

C.02.02

UN L3339



Dowberry Engineers, Inc.
1933 Edwards Ferry Road
Suite 370
Leesburg, VA 22118-6603
703.771.6054

FELLOWSHIP SQUARE
CONSTRUCTION PLANS & PROFILES
TOWN OF BERRYVILLE
BATTLETON WASTEWATER DISTRICT
CLARKE COUNTY



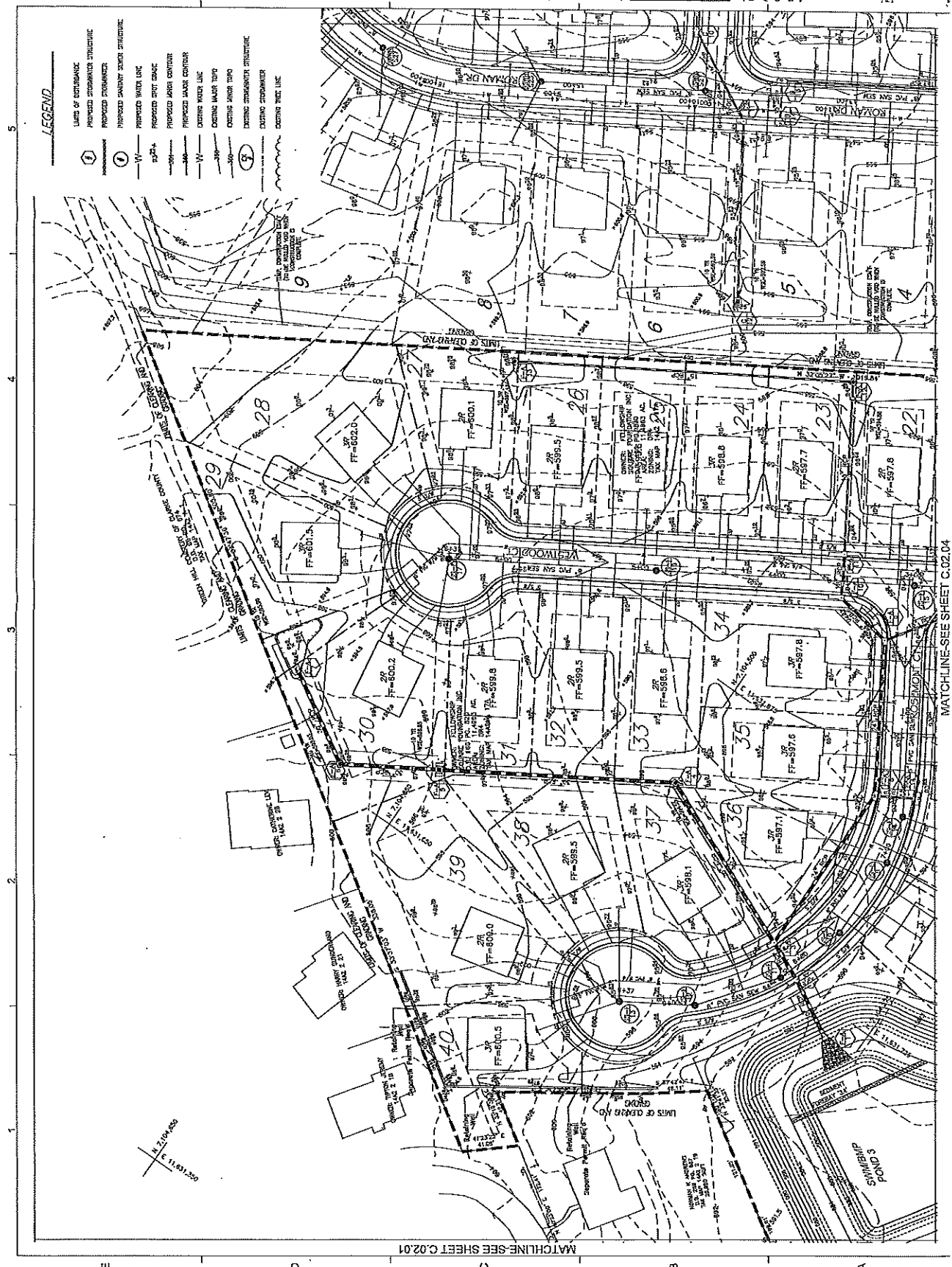
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GRADING PLAN

PROJECT NO. 6604252

C.02.03



MATCHLINE-SEE SHEET C.02.04



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



KEY POINT



DATE	DESCRIPTION	AMOUNT	BALANCE
10/1/01	OPENING BALANCE		100.00
10/1/01	DEPOSIT	50.00	150.00
10/2/01	WITHDRAWAL	25.00	125.00
10/3/01	DEPOSIT	75.00	200.00
10/4/01	WITHDRAWAL	100.00	100.00
10/5/01	DEPOSIT	50.00	150.00
10/6/01	WITHDRAWAL	25.00	125.00
10/7/01	DEPOSIT	75.00	200.00
10/8/01	WITHDRAWAL	100.00	100.00
10/9/01	DEPOSIT	50.00	150.00
10/10/01	WITHDRAWAL	25.00	125.00
10/11/01	DEPOSIT	75.00	200.00
10/12/01	WITHDRAWAL	100.00	100.00
10/13/01	DEPOSIT	50.00	150.00
10/14/01	WITHDRAWAL	25.00	125.00
10/15/01	DEPOSIT	75.00	200.00
10/16/01	WITHDRAWAL	100.00	100.00
10/17/01	DEPOSIT	50.00	150.00
10/18/01	WITHDRAWAL	25.00	125.00
10/19/01	DEPOSIT	75.00	200.00
10/20/01	WITHDRAWAL	100.00	100.00
10/21/01	DEPOSIT	50.00	150.00
10/22/01	WITHDRAWAL	25.00	125.00
10/23/01	DEPOSIT	75.00	200.00
10/24/01	WITHDRAWAL	100.00	100.00
10/25/01	DEPOSIT	50.00	150.00
10/26/01	WITHDRAWAL	25.00	125.00
10/27/01	DEPOSIT	75.00	200.00
10/28/01	WITHDRAWAL	100.00	100.00
10/29/01	DEPOSIT	50.00	150.00
10/30/01	WITHDRAWAL	25.00	125.00
10/31/01	DEPOSIT	75.00	200.00
11/1/01	WITHDRAWAL	100.00	100.00
11/2/01	DEPOSIT	50.00	150.00
11/3/01	WITHDRAWAL	25.00	125.00
11/4/01	DEPOSIT	75.00	200.00
11/5/01	WITHDRAWAL	100.00	100.00
11/6/01	DEPOSIT	50.00	150.00
11/7/01	WITHDRAWAL	25.00	125.00
11/8/01	DEPOSIT	75.00	200.00
11/9/01	WITHDRAWAL	100.00	100.00
11/10/01	DEPOSIT	50.00	150.00
11/11/01	WITHDRAWAL	25.00	125.00
11/12/01	DEPOSIT	75.00	200.00
11/13/01	WITHDRAWAL	100.00	100.00
11/14/01	DEPOSIT	50.00	150.00
11/15/01	WITHDRAWAL	25.00	125.00
11/16/01	DEPOSIT	75.00	200.00
11/17/01	WITHDRAWAL	100.00	100.00
11/18/01	DEPOSIT	50.00	150.00
11/19/01	WITHDRAWAL	25.00	125.00
11/20/01	DEPOSIT	75.00	200.00
11/21/01	WITHDRAWAL	100.00	100.00
11/22/01	DEPOSIT	50.00	150.00
11/23/01	WITHDRAWAL	25.00	125.00
11/24/01	DEPOSIT	75.00	200.00
11/25/01	WITHDRAWAL	100.00	100.00
11/26/01	DEPOSIT	50.00	150.00
11/27/01	WITHDRAWAL	25.00	125.00
11/28/01	DEPOSIT	75.00	200.00
11/29/01	WITHDRAWAL	100.00	100.00
11/30/01	DEPOSIT	50.00	150.00
11/31/01	WITHDRAWAL	25.00	125.00
12/1/01	DEPOSIT	75.00	200.00
12/2/01	WITHDRAWAL	100.00	100.00
12/3/01	DEPOSIT	50.00	150.00
12/4/01	WITHDRAWAL	25.00	125.00
12/5/01	DEPOSIT	75.00	200.00
12/6/01	WITHDRAWAL	100.00	100.00
12/7/01	DEPOSIT	50.00	150.00
12/8/01	WITHDRAWAL	25.00	125.00
12/9/01	DEPOSIT	75.00	200.00
12/10/01	WITHDRAWAL	100.00	100.00
12/11/01	DEPOSIT	50.00	150.00
12/12/01	WITHDRAWAL	25.00	125.00
12/13/01	DEPOSIT	75.00	200.00
12/14/01	WITHDRAWAL	100.00	100.00
12/15/01	DEPOSIT	50.00	150.00
12/16/01	WITHDRAWAL	25.00	125.00
12/17/01	DEPOSIT	75.00	200.00
12/18/01	WITHDRAWAL	100.00	100.00
12/19/01	DEPOSIT	50.00	150.00
12/20/01	WITHDRAWAL	25.00	125.00
12/21/01	DEPOSIT	75.00	200.00
12/22/01	WITHDRAWAL	100.00	100.00
12/23/01	DEPOSIT	50.00	150.00
12/24/01	WITHDRAWAL	25.00	125.00
12/25/01	DEPOSIT	75.00	200.00
12/26/01	WITHDRAWAL	100.00	100.00
12/27/01	DEPOSIT	50.00	150.00
12/28/01	WITHDRAWAL	25.00	125.00
12/29/01	DEPOSIT	75.00	200.00
12/30/01	WITHDRAWAL	100.00	100.00
12/31/01	DEPOSIT	50.00	150.00
1/1/02	WITHDRAWAL	25.00	125.00

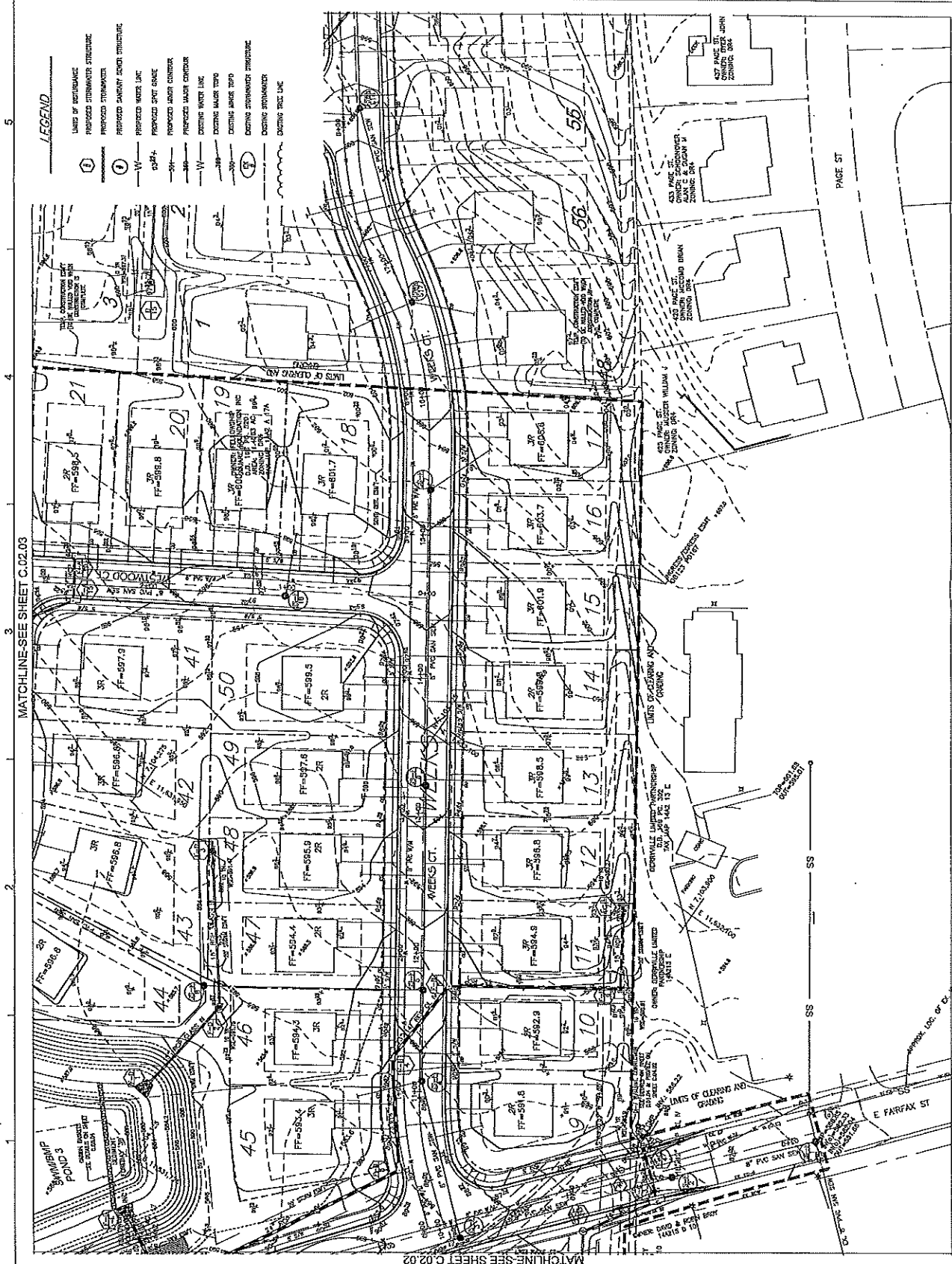
DRAWN BY _____ PGP _____
 APPROVED BY _____ DPN _____
 CHECKED BY _____ LUR _____
 DATE _____ MAY 2010

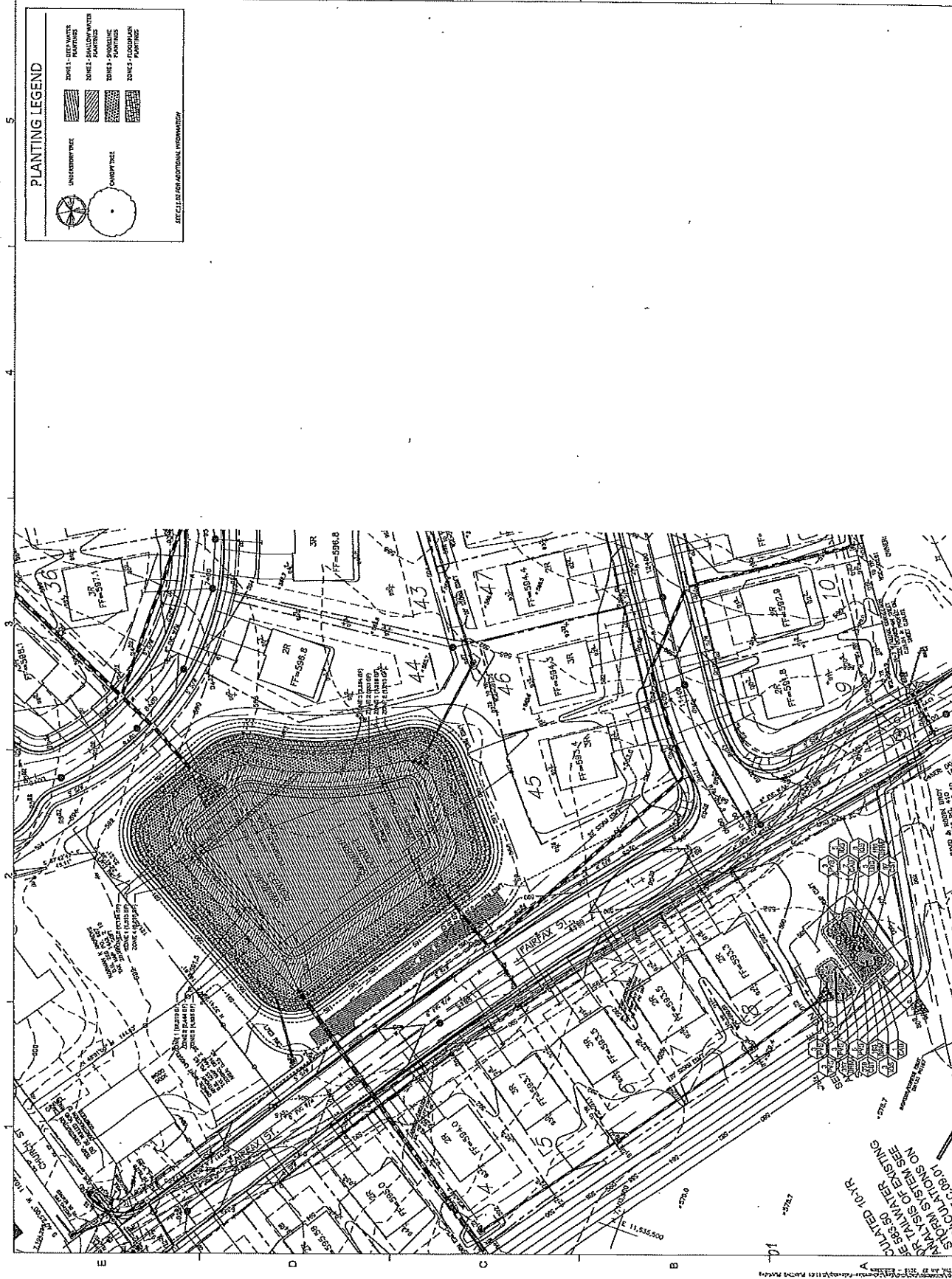
GRADING PLAN

PROJECT NO. DNR06D-9

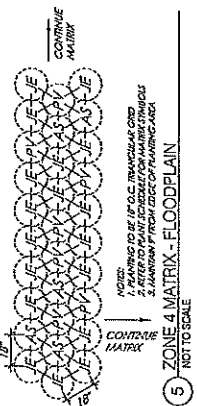
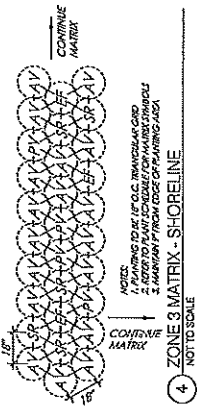
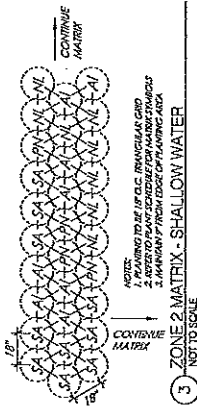
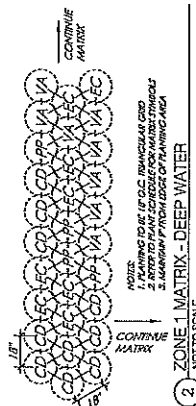
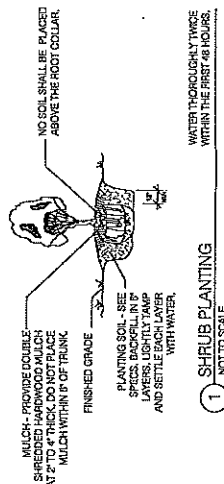
C.02.04

JECT NO. 07





PLANT SCHEDULE:

[illegible]

NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED AS CLARKE COUNTY, VIRGINIA TAX MAP 1442-A-17 AND 1442-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 1442-A-17 AND 1442-A-17A AND THE REFERENCE TO THE LAND OF FELLOWSHIP SQUARE FOUNDATION INC. DATED JULY 11, 2019, DESIGNATED AS PLAT NUMBER 20158 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 5104320061 D AND 5104320063 D, BOTH HAVING EFFECTIVE DATES OF SEPTEMBER 28, 2007.
5. THE TRIANGULAR CORE AREA SHOWN HEREON ADJOINING TAX MAP 1442-A-17 ALONG THE EASTERN RIGHT OF WAY OF EXISTING NORTH BERRYVILLE STREET IS RESERVED FOR THE RIGHT OF WAY OF TAX MAP 1442-A-17A, AS RECORDED IN DB 172 PG 641, IS TO BE OUTCLAIMED WITH THE DEDICATION OF FAIRFAX STREET SHOWN HEREON.

AREA TABULATION

EXISTING PARCEL: TAX MAP 1442-A-17	8.12874 ACRES
EXISTING PARCEL: TAX MAP 1442-A-17A	11.49634 ACRES
EXISTING PARCEL TOTAL	19.62504 ACRES
RIGHT OF WAY DEDICATION (HEREBY DEDICATED)	3.04324 ACRES
LOTS (LOTS 1-50)	10.02304 ACRES
OPEN SPACE (PARCELS A-C)	6.55984 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.

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: _____

OWNER INFORMATION

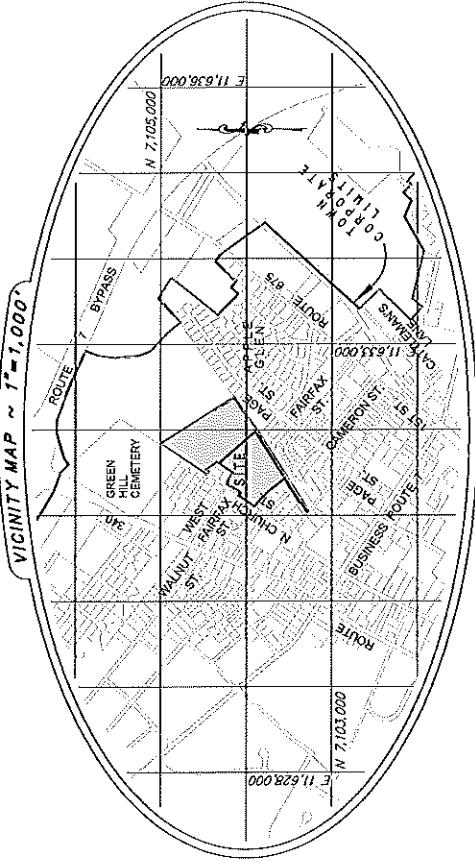
FELLOWSHIP SQUARE FOUNDATION, INCORPORATED
11260 ROGER BACON DRIVE, SUITE 503
RESTON, VIRGINIA 20190
TAX MAP 1442-A-17
AND
TAX MAP 1442-A-17A

REVISION BLOCK

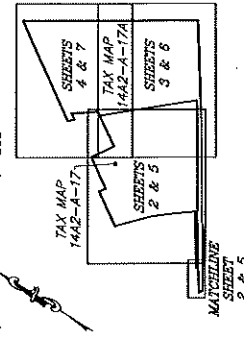
NUMBER	DESCRIPTION	DATE
1	TOWN COMMENTS	11/14/2019

APPROVAL BLOCK

TOWN OF BERRYVILLE FILE NUMBER M4SD 02-19	DATE
TOWN OF BERRYVILLE ZONING ADMINISTRATOR	DATE
TOWN OF BERRYVILLE CHAIRMAN OF ADMINISTRATIVE BODY	DATE



KEY MAP



LEGEND

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

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 1442-A-17 AND 1442-A-17A ARE NOW IN THE NAME OF "FELLOWSHIP SQUARE FOUNDATION, INCORPORATED" AS RECORDED IN DB 169 PG 655; ALL ALONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.



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

Dewberry

Dewberry Engineers Inc.
1508 S. 10th Street, Suite 200, Leesburg, Virginia 20176
Phone: 703.771.5804 Fax: 703.771.6081
www.dewberry.com RPA-975-LC

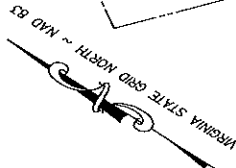
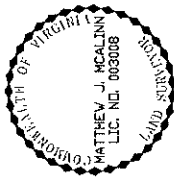
* SEE SHEET 8 FOR ADDITIONAL ADJOINER INFORMATION *

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

GRAPHIC SCALE



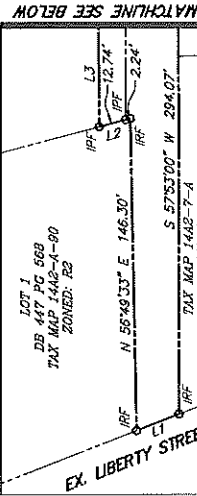
MATTHEW MOTTER &
HEATHER DILLON
DB 448 PG 387
TAX MAP 1442-A-18
ZONED: DR-4



MARK CLARK &
MARY SLOAN
DB 143 PG 579
TAX MAP 1442-B-6
ZONED: DR-4

LOUIS SLOAN &
MARY SLOAN
DB 261 PG 579
TAX MAP 1442-B-7
ZONED: DR-4

TAX MAP 1442-B-8
ZONED: DR-4



EX. OSBORNE STREET

ANY JONES
DB 180 PG 695
TAX MAP 1442-B-4
ZONED: R2

S 57°37'00" W 294.07'
TAX MAP 1442-B-5
ZONED: R2

TAX MAP 1442-B-9
ZONED: DR-4

LEON BAILEY &
CHRISTINE BAILEY
CHDB 75 PG 92-10
TAX MAP 1442-B-10
ZONED: DR-4

S 57°22'25" W 695.41'
TAX MAP 1442-B-3-36
ZONED: AR

OLD PROPERTY LINE
HEREBY DELETED

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 755
TAX MAP 1442-A-17A
11.4963 ACRES EXISTING

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 755
TAX MAP 1442-A-17
8.1287 ACRES EXISTING

OPEN SPACE
PARCEL A
213.584 SF
4.9032 ACRES

TRIANGULAR CORE AREA
TO BE OUTCLAIMED
SEE NOTE 5.

LOT 19A "B" DIVISION
SECTION SUBD 765
ROCKFORD PG 687-19
DB 269 PG 641
TAX MAP 1442-A-4
ZONED: DR-4

LOT 20A "B" DIVISION
SECTION SUBD 765
ROCKFORD PG 687-20
DB 269 PG 641
TAX MAP 1442-A-4
ZONED: DR-4

FELLOWSHIP SQUARE
FOUNDATION, INCORPORATED
DB 165 PG 698
DB 166 PG 520
DB 172 PG 755
TAX MAP 1442-A-17
8.1287 ACRES EXISTING

OPEN SPACE
PARCEL B
70.307 SF
1.6140 ACRES

SEE SHEET 3 FOR CONTINUATION

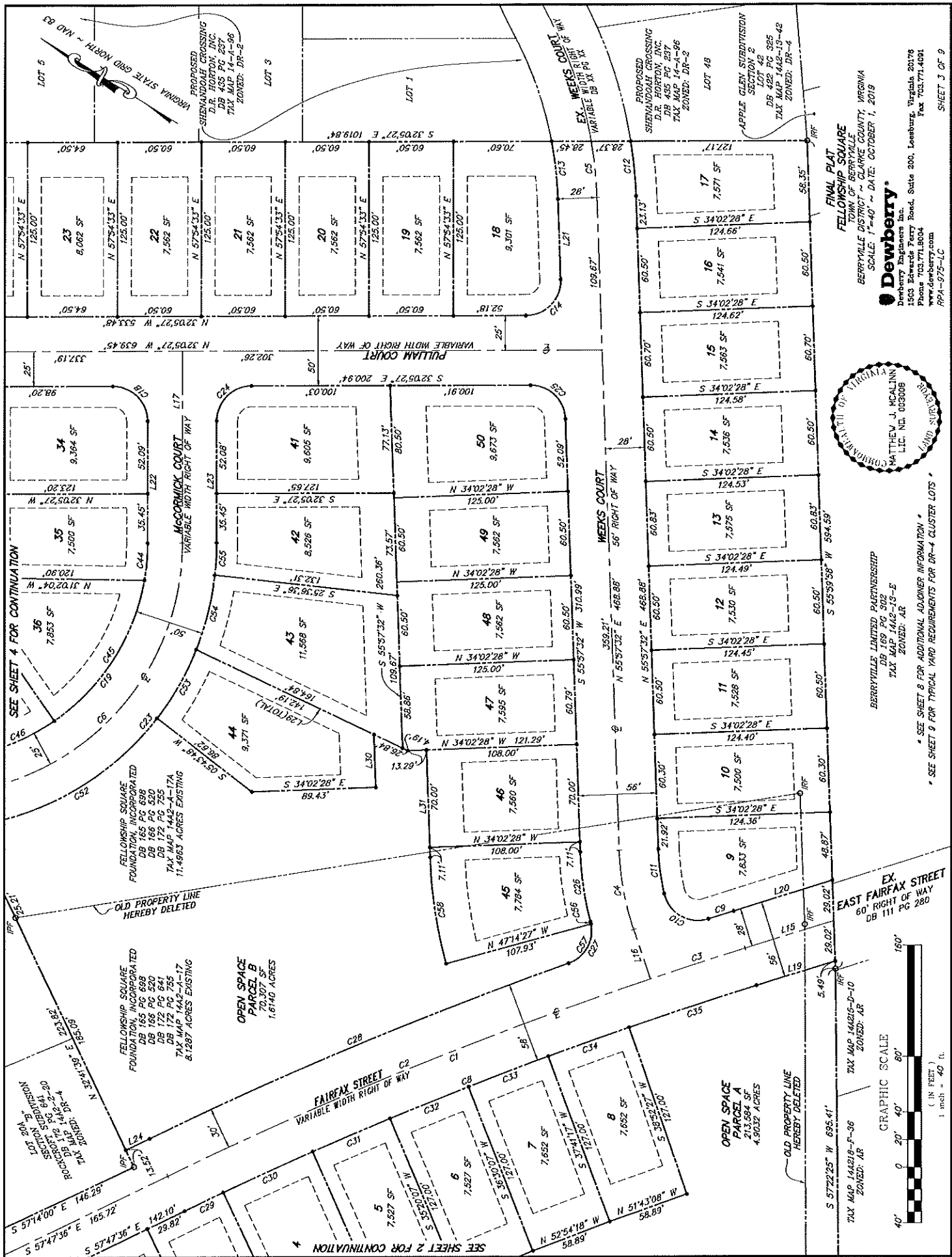
OLD PROPERTY LINE
HEREBY DELETED

FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERYVILLE 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 703.771.9004
www.dewberry.com
RPA-975-LC

SHEET 2 OF 9



FINAL PLAT
FELLOWSHIP SQUARE

BERRYVILLE DISTRICT - JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=40' - DATE: OCTOBER 1, 2019

Dewberry
Dewberry Engineers Inc.
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20178
Phone 703.771.9004
www.dewberry.com
RPA-975-LC



BERRYVILLE LIMITED PARTNERSHIP
DB 1469 PG 302
TAX MAP 14-2-15-E
ZONED: AR

* SEE SHEET 8 FOR ADDITIONAL ADJACENT INFORMATION *
* SEE SHEET 9 FOR TYPICAL YARD REQUIREMENTS FOR DR-4 CLUSTER LOTS *

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

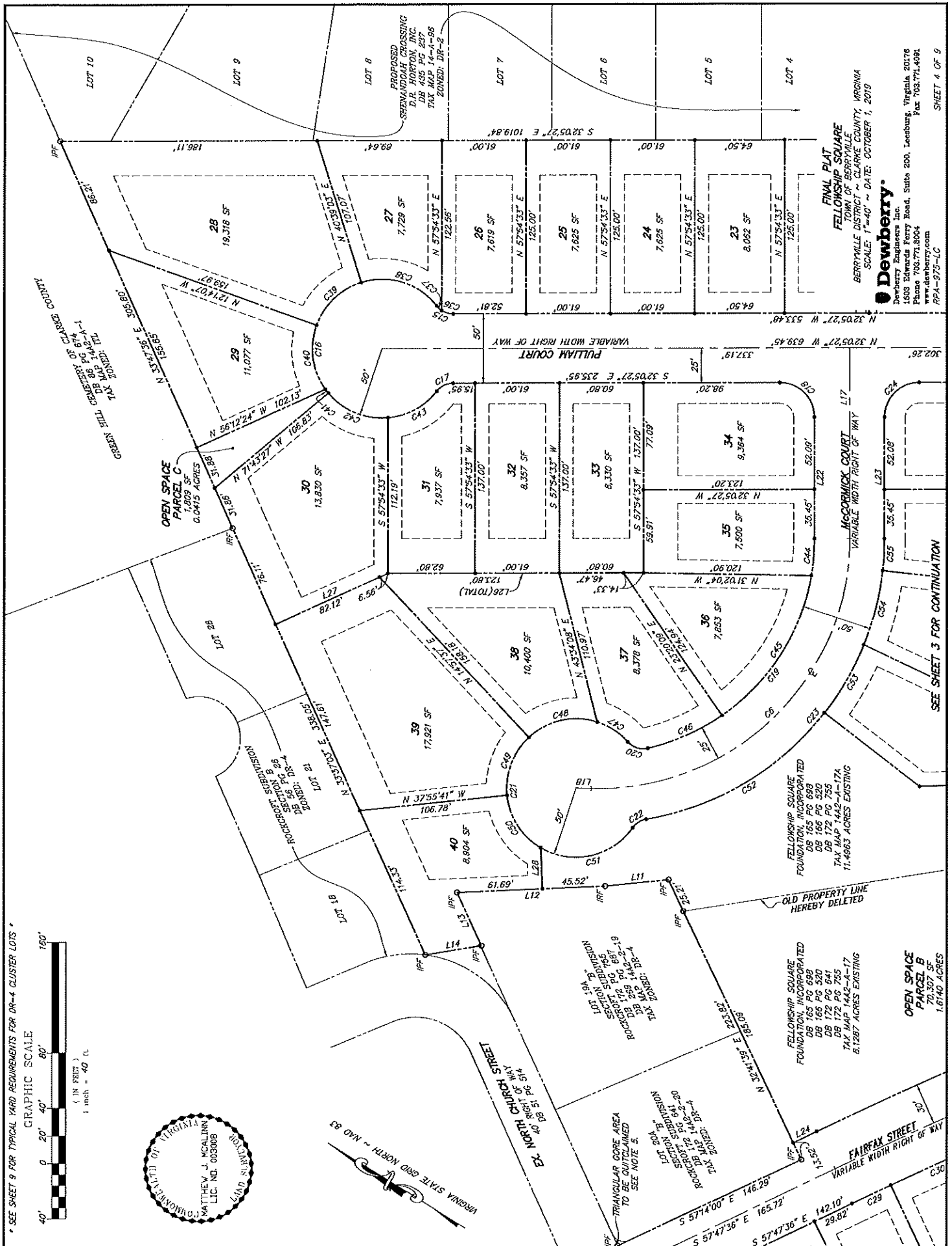
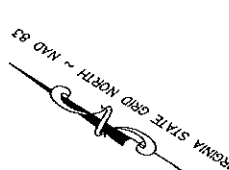
GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
1 inch = 40 ft.

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

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

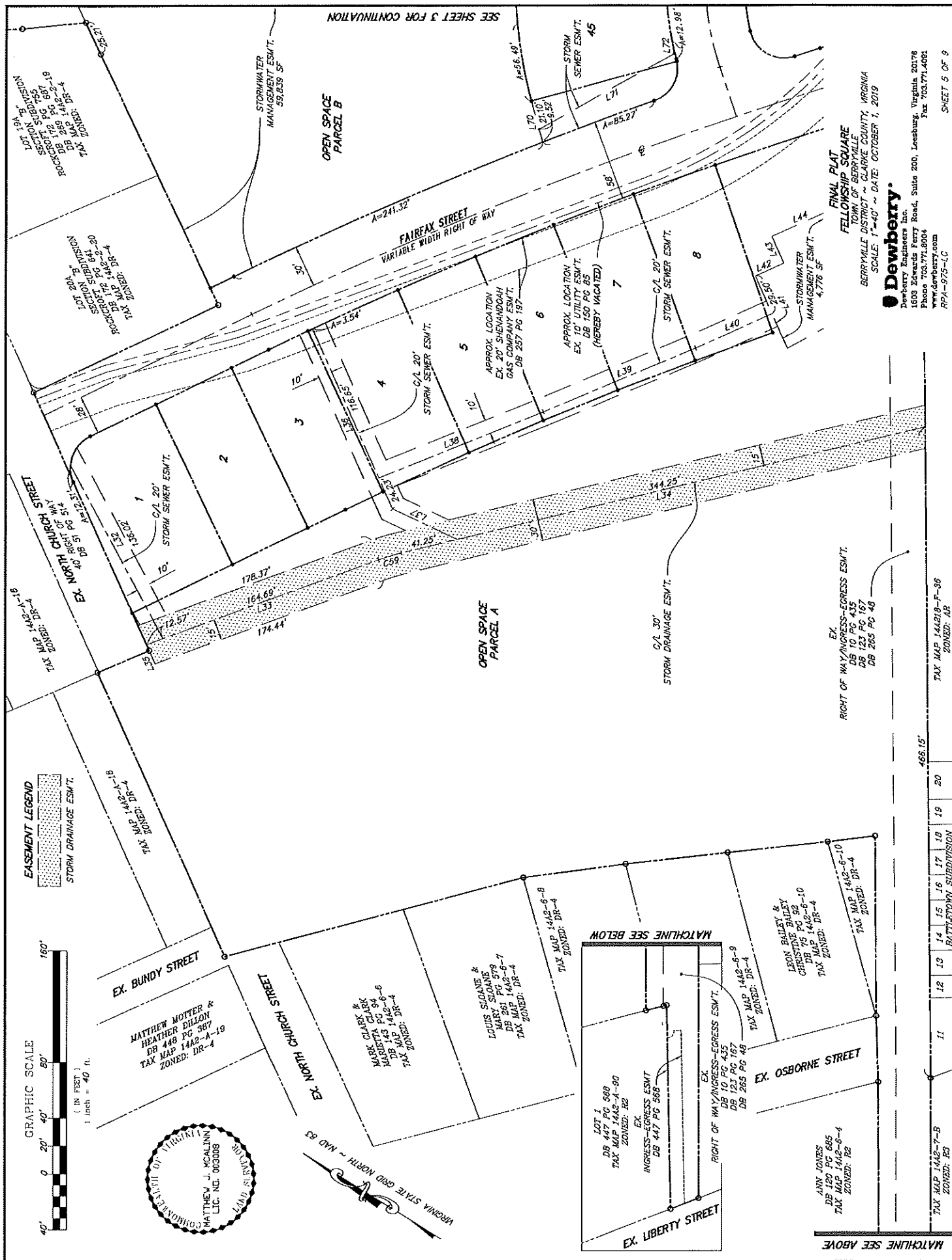


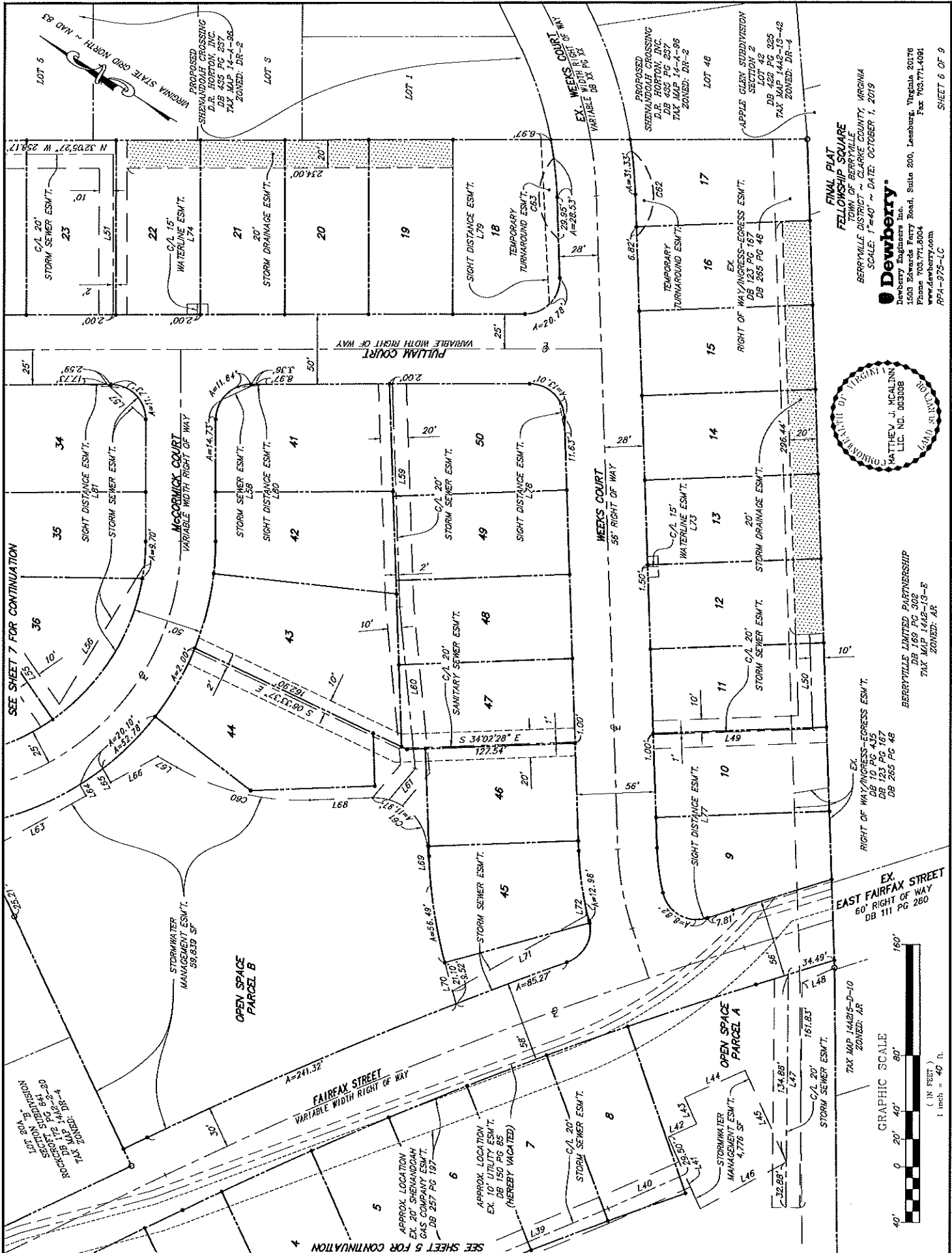
FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT ~ CLARKE COUNTY, VIRGINIA
SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019

Dewberry
Dewberry Engineers Inc.
1803 Lee Highway, Suite 200, Leesburg, Virginia 20176
Phone: 703.771.8004
Fax: 703.771.4091
www.dewberry.com
PPA-975-LC

SEE SHEET 3 FOR CONTINUATION

SHEET 4 OF 9



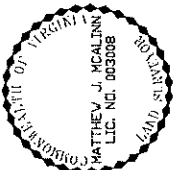


FINAL PLAT
FELLOWSHIP SQUARE
TOWN OF BERRYVILLE
BERRYVILLE DISTRICT - CLARKE COUNTY, VIRGINIA

SCALE: 1"=40' ~ DATE: OCTOBER 1, 2019



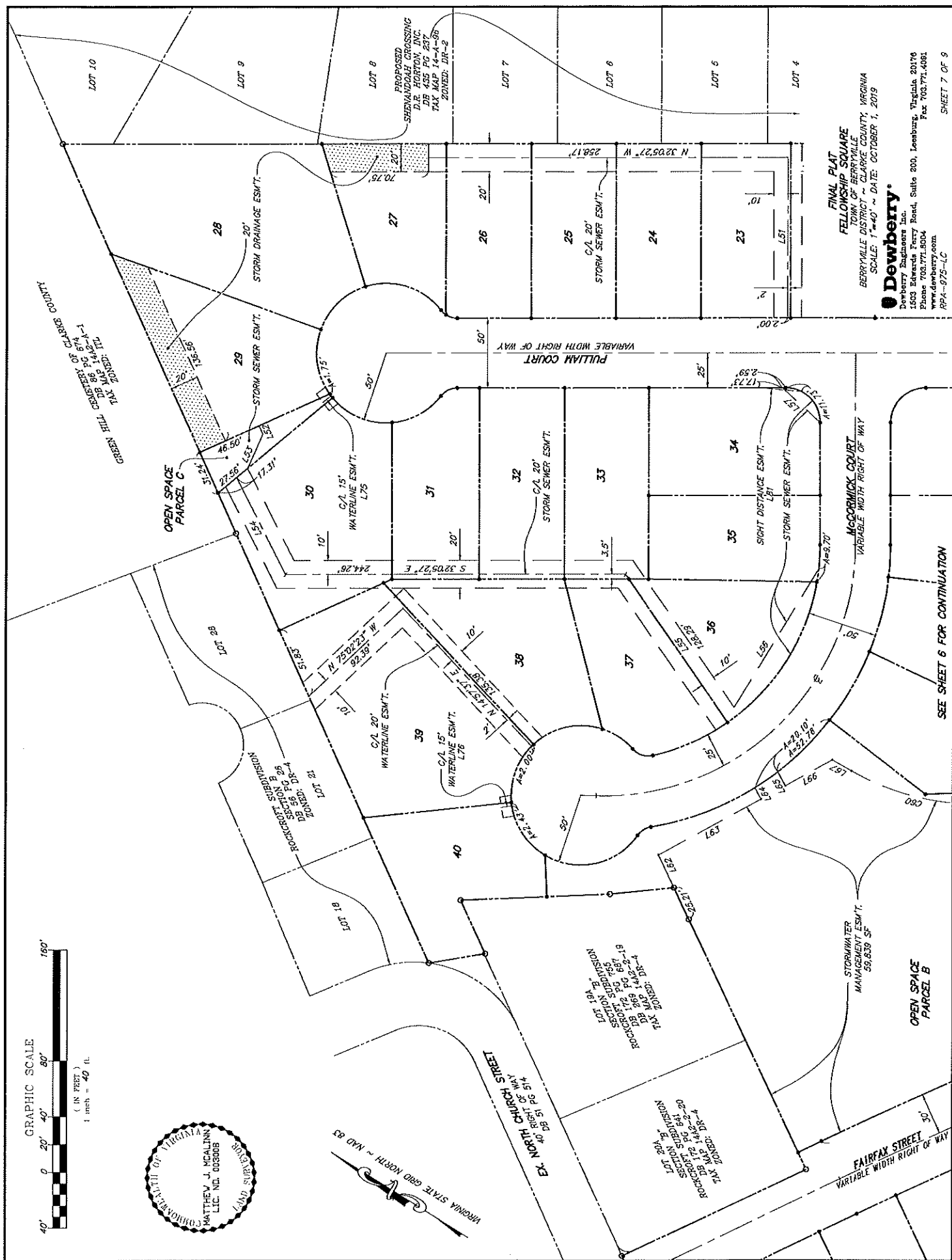
Dewberry Engineers Inc.
1500 Riverside Ferry Road, Suite 200, Leesburg, Virginia 20178
Phone 703.771.8004
www.dewberry.com



BERRYVILLE LIMITED PARTNERSHIP
DB 169 PG 302
TAX MAP 1418-13-E
ZONED: AR

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.





CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	8° 31' 53"	3000.00'	446.70'	823.76'	S 53° 31' 40" E	446.28'
C2	07° 09' 33"	3000.00'	374.85'	674.95'	S 44° 12' 49" E	374.60'
C3	01° 28' 20"	3000.00'	71.85'	35.93'	S 49° 56' 53" E	71.85'
C4	16° 35' 35"	300.00'	57.92'	29.16'	N 47° 39' 45" E	57.72'
C5	07° 45' 28"	300.00'	40.63'	20.35'	N 57° 04' 43" E	40.60'
C6	91° 53' 23"	180.00'	288.68'	186.04'	N 75° 08' 45" E	258.72'
C7	08° 29' 36"	25.00'	38.61'	24.35'	N 77° 31' 36" E	34.69'
C8	08° 31' 53"	2972.00'	442.53'	221.67'	S 53° 31' 40" E	442.12'
C9	00° 21' 47"	3028.00'	15.19'	9.60'	N 49° 26' 37" E	15.19'
C10	94° 59' 47"	25.00'	41.38'	27.20'	N 08° 12' 37" E	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	39.64'
C13	08° 46' 17"	272.00'	41.64'	20.86'	S 51° 34' 24" E	41.60'
C14	91° 57' 01"	25.00'	40.12'	25.87'	N 78° 03' 57" E	35.95'
C15	58° 01' 12"	15.00'	13.68'	7.32'	N 06° 04' 50" E	13.16'
C16	284° 02' 25"	247.87'	247.87'	39.04'	S 57° 54' 32" E	61.54'
C17	50° 01' 18"	15.00'	13.68'	7.32'	S 50° 06' 03" E	13.16'
C18	90° 00' 00"	25.00'	39.27'	25.00'	S 12° 54' 33" E	35.36'
C19	26° 55' 58"	155.00'	208.12'	123.14'	N 83° 37' 28" E	192.84'
C20	61° 37' 24"	15.00'	15.09'	8.92'	N 14° 25' 44" E	15.39'
C21	283° 11' 24"	50.00'	247.13'	39.64'	S 54° 02' 14" E	62.12'
C22	45° 20' 15"	13.00'	11.87'	6.27'	S 61° 13' 20" E	11.36'
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 11° 55' 27" E	35.36'
C25	88° 02' 59"	25.00'	38.42'	24.16'	S 77° 05' 09" E	34.75'
C26	12° 44' 44"	228.00'	50.72'	25.46'	S 49° 35' 10" E	50.61'
C27	65° 10' 08"	25.00'	37.16'	25.46'	S 65° 17' 53" E	33.89'
C28	06° 10' 33"	3020.00'	326.59'	163.45'	N 54° 42' 20" E	326.44'
C29	00° 35' 55"	2972.00'	31.05'	15.32'	S 57° 29' 39" E	31.04'
C30	01° 21' 49"	2972.00'	70.73'	35.37'	S 55° 30' 47" E	70.73'
C31	01° 10' 00"	2972.00'	60.51'	30.26'	S 55° 14' 58" 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'	61.58'	30.76'	S 52° 54' 18" E	61.58'
C34	01° 11' 10"	2972.00'	61.58'	30.76'	S 51° 03' 08" E	61.58'
C35	01° 31' 50"	2972.00'	98.68'	48.34'	S 50° 11' 38" E	98.68'
C36	37° 05' 37"	13.00'	8.67'	4.45'	N 13° 32' 08" E	8.35'
C37	18° 54' 36"	13.00'	4.95'	2.30'	N 10° 26' 28" E	4.95'
C38	69° 16' 43"	50.00'	60.46'	34.54'	N 14° 42' 36" E	56.84'
C39	52° 53' 10"	50.00'	46.15'	24.87'	N 75° 47' 38" E	44.53'
C40	55° 35' 42"	50.00'	48.32'	26.36'	S 49° 58' 08" E	46.63'
C41	03° 53' 38"	50.00'	3.40'	1.70'	S 20° 13' 28" E	3.40'
C42	55° 53' 28"	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' 58"	155.00'	26.83'	13.45'	S 62° 52' 02" E	26.79'
C45	45° 19' 33"	155.00'	122.62'	64.72'	N 89° 30' 43" E	119.45'
C46	21° 41' 27"	155.00'	58.69'	29.70'	N 56° 00' 12" E	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'	52.16'	29.41'	N 44° 34' 44" E	50.63'
C49	52° 53' 18"	50.00'	46.15'	24.87'	S 78° 30' 58" E	44.53'
C50	53° 28' 19"	50.00'	46.68'	25.19'	S 25° 20' 08" E	44.99'
C51	85° 23' 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° 52' 14"	205.00'	55.35'	27.84'	N 72° 07' 29" E	55.18'
C55	06° 58' 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" E	1.81'
C57	81° 01' 12"	25.00'	35.35'	21.36'	S 57° 52' 21" E	32.48'
C58	13° 12' 00"	336.00'	77.41'	38.88'	N 49° 21' 33" E	77.24'
C59	06° 26' 48"	150.00'	16.96'	8.49'	S 48° 47' 06" E	16.96'
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" E	52.03'
C62	96° 39' 06"	41.00'	63.16'	46.06'	S 54° 33' 37" E	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
L1	N 53° 16' 59" E	21.38'	L28	S 53° 36' 04" E	29.68'
L2	N 46° 45' 51" E	14.98'	L29	S 05° 33' 37" E	169.03'
L3	N 57° 41' 18" E	156.50'	L30	S 55° 57' 38" E	37.89'
L4	N 56° 09' 30" E	47.49'	L31	N 55° 57' 38" E	77.11'
L5	N 57° 38' 51" E	128.85'	L32	S 39° 48' 58" E	140.65'
L6	N 39° 13' 23" E	34.00'	L33	S 32° 01' 31" E	177.25'
L7	N 38° 06' 46" E	72.91'	L34	S 45° 32' 42" E	385.50'
L8	N 39° 33' 59" E	74.91'	L35	S 33° 42' 49" E	10.29'
L9	N 53° 08' 19" E	40.01'	L36	S 33° 42' 49" E	140.88'
L10	S 53° 08' 19" E	40.01'	L37	S 06° 49' 01" E	51.38'
L11	N 34° 23' 56" E	107.21'	L38	S 54° 45' 01" E	117.98'
L12	N 33° 18' 38" E	42.21'	L39	S 54° 45' 01" E	117.98'
L13	N 33° 18' 38" E	42.21'	L40	S 55° 10' 46" E	59.92'
L14	N 41° 23' 20" E	41.08'	L41	N 33° 49' 14" E	56.58'
L15	S 49° 15' 43" E	66.49'	L42	S 56° 10' 46" E	26.50'
L16	N 39° 21' 57" E	37.57'	L43	N 33° 49' 14" E	21.00'
L17	S 57° 54' 33" E	137.54'	L44	S 55° 15' 21" E	47.50'
L18	N 30° 12' 04" E	11.02'	L45	S 33° 44' 35" E	78.28'
L19	S 49° 15' 43" E	59.85'	L46	N 60° 33' 23" E	70.30'
L20	N 49° 15' 43" E	74.13'	L47	S 80° 29' 41" E	162.36'
L21	S 53° 57' 38" E	57.84'	L48	N 35° 53' 38" E	25.35'
L22	S 37° 54' 33" E	87.54'	L49	S 34° 02' 28" E	114.40'
L23	N 57° 54' 33" E	87.54'	L50	N 55° 59' 58" E	68.09'
L24	N 57° 47' 36" E	18.85'	L51	N 57° 54' 33" E	115.00'
L25	N 57° 29' 39" E	25.72'	L52	S 33° 47' 36" E	6.50'
L26	N 32° 05' 27" E	184.61'	L53	S 81° 42' 40" E	26.57'
L27	N 36° 22' 57" E	88.68'	L54	S 30° 54' 16" E	78.02'
L28	N 36° 22' 57" E	88.68'	L55	S 30° 54' 16" E	78.02'
L29	N 36° 22' 57" E	88.68'	L56	N 27° 12' 31" E	31.74'

ADJONER INFORMATION

ADJONER LABEL	PARCEL INFORMATION	ADJONER LABEL	PARCEL INFORMATION
LOT 11 - LOT 20 BATTLETOWN SUBDIVISION SECTION 7 DB 120 PG 689 ZONED: AR	LOT 11 - LOT 20 BATTLETOWN SUBDIVISION SECTION 7 DB 120 PG 689 ZONED: AR	TAX MAP 1442-6-10	LEON BAILEY & CHRISTINE BAILEY DB 78 PG 419 TAX MAP 1442-6-10 ZONED: DR-4
TAX MAP 1442-6-10	LOT 10 BATTLETOWN SUBDIVISION SECTION 7 DB 113 PG 395 TAX MAP 1442-6-10 ZONED: AR	TAX MAP 1442-6-9	LEON BAILEY & CHRISTINE BAILEY DB 83 PG 498 TAX MAP 1442-6-9 ZONED: DR-4
TAX MAP 1442-6-36	BATTLETOWN HOMEOWNERS ASSOCIATION DB 113 PG 395 TAX MAP 1442-6-36 ZONED: AR	TAX MAP 1442-6-8	MARTY ROMERO DB 579 PG 102 TAX MAP 1442-6-8 ZONED: DR-4
TAX MAP 1442-7-B	RALPH WELLIVER & JENNIFER WELLIVER DB 184 PG 538 TAX MAP 1442-7-B ZONED: R3	TAX MAP 1442-4-18	CHARLES HOLMES DB 23 PG 51 TAX MAP 1442-4-18 ZONED: DR-4
TAX MAP 1442-7-A	STEWART BRISCO SR. & MARY BRISCO DB 155 PG 355 TAX MAP 1442-7-A ZONED: R3	TAX MAP 1442-4-16	IMMY YOUNG & SHIRLEY YOUNG DB 112 PG 688 TAX MAP 1442-4-16 ZONED: DR-4



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

Dewberry

Dewberry Engineers Inc.
1500 East Berry Road, Suite 200, Leesburg, Virginia 20178
Phone: 703.771.8004
Fax: 703.771.4001
www.dewberry.com
RPA-975-LC

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	7,659	33	8,330
8	7,659	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	7,563
23	6,069	49	7,563
24	7,625	50	9,673
25	7,625	TOTAL	435,604
26	7,619		

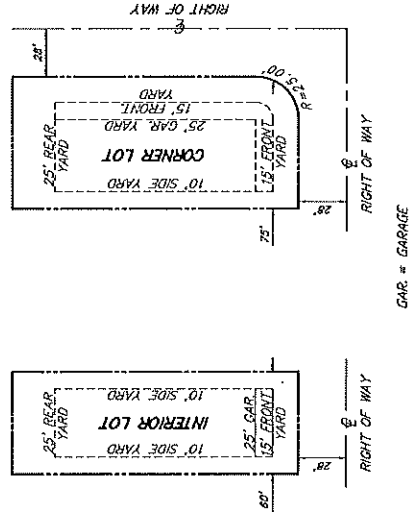
SF = SQUARE FEET

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



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

(B) MINIMUM LOT WIDTH

(1) INTERIOR LOT:

(2) CORNER LOT:

(C) MINIMUM YARD REQUIREMENTS

(1) FRONT YARD:

(2) SIDE YARD:

(3) REAR YARD:

(4) ACCESSORY STRUCTURE:

(D) MAXIMUM BUILDING HEIGHT:

7,500 SQUARE FEET
20,000 SQUARE FEET (7/04)

60 FEET
75 FEET

15 FEET FOR PRIMARY STRUCTURES;
25 FEET FOR GARAGES, CARPORTS, OR OTHER
STRUCTURES USED TO HOUSE VEHICLES (7/04)

10 FEET

25 FEET (RESIDENCES)

5 FEET (REAR AND SIDE SETBACKS)

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) = 6,5586 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% (0.00 AC * 50%) = 0.00 AC.

SLOPES GREATER THAN 25% = 0.00 AC.

SINK HOLES = 0.00 AC.

FLOOD PLAIN = 0.00 AC.

ESTABLISHED DRAINAGE CHANNELS = 0.00 AC.

FLOOD PLAIN SOILS = 0.00 AC.

EXISTING WATER BODIES = 0.00 AC.

UTILITIES / ACCESS EASEMENT = 0.00 AC.

OTHER SENSITIVE AREAS (DEFINED BY TOWN) = 0.00 AC.

NET DEVELOPED AREA EXCLUSIONS = 0.00 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

MAXIMUM ALLOWABLE DENSITY = 19,6250 AC. X 4 = 78.5 UNITS

PROPOSED DENSITY = 50 UNITS



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

SHEET 9 OF 9

BERRYVILLE PLANNING COMMISSION

**MOTION FOR APPROVAL
FELLOWSHIP SQUARE FINAL PLAT**

Date: November 19, 2019

Motion By:

Second By:

I move that the Planning Commission of the Town of Berryville approve the final plat for the Fellowship Square subdivision (MASD 02-19), creating 50 lots and zoned DR-4 Detached Residential, allowing staff to finalize the application with any outstanding items including DEQ approvals and bonding requirements.

VOTE:

Aye:

Nay:

Absent:

Abstain:

ATTEST:

Doug Shaffer, Chair