



## BERRYVILLE AREA DEVELOPMENT AUTHORITY

### AGENDA

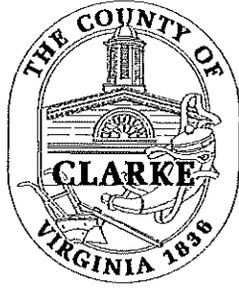
**Wednesday, May 27, 2020 -- 7:00pm**

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

1. Call to Order – Allen Kitselman, Chair
2. Approval of Agenda
3. Approval of Minutes – February 26, 2020 meeting
4. Final Plat and Site Plan – McNeil Drive  
House of Lords, Inc. and Ding Yi Wang, Owners (Jon Erickson, Morris & Ritchie Associates, Agent) are requesting Final Plat and Site Plan approval in order to construct an extension of McNeil Drive, creating a two-lot subdivision on the parcel identified as Tax Map Parcel number 14-5-251E zoned Business Commercial (BC). SP 01-20
5. Other Business
6. Adjourn

#### UPCOMING MEETING:

**Wednesday, June 24 (7:00pm) – Regular Meeting**



**BERRYVILLE AREA DEVELOPMENT AUTHORITY**  
**DRAFT MINUTES - REGULAR MEETING**  
**Wednesday, February 26, 2020 at 7:00pm**  
**Berryville-Clarke County Government Center – Main Meeting Room**  
**101 Chalmers Court – Berryville, Virginia**

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, February 26, 2020.

**ATTENDANCE**

Authority Members Present: Matt Bass; Allen Kitselman; George L. Ohrstrom, II; Kathy Smart; David Weiss

Authority Member Absent: Tom Parker

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

**ORGANIZATIONAL MEETING**

Ms. Dunkle called the meeting to order at 7:01PM.

**ELECTION OF CHAIR**

Ms. Dunkle asked for a motion to elect a chair for 2020. Mr. Ohrstrom made the motion to retain Allen Kitselman as chair. The Authority voted to approve Allen Kitselman as chair.

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

No: None

Absent: Parker

**ELECTION OF VICE CHAIR**

Ms. Dunkle asked for a motion to elect a vice-chair for 2020. Ms. Smart made the motion to retain Mr. Ohrstrom as vice chair. The Authority voted to approve George Ohrstrom as vice-chair.

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

No: None

Absent: Parker

**APPROVAL OF AGENDA**

The Authority voted to approve the agenda as presented.

- Yes:** Bass, Kitselman, Ohrstrom (moved), Smart (seconded), Weiss
- No:** None
- Absent:** Parker

**APPROVAL OF MINUTES**

The Authority voted to approve the minutes of the December 18, 2019 meeting as presented.

- Yes:** Bass (seconded), Kitselman, Ohrstrom (moved), Smart, Weiss
- No:** None
- Absent:** Parker

**SITE PLAN AMENDMENT**

**Kelly Cochran Enterprises LLC (Benjamin M. Cochran, Agent) is requesting a Site Plan Amendment in order to add a 6,250 square foot addition and extend an overhang on the existing structure on the parcel located at 523 Jack Enders Boulevard, identified as Tax Map Parcel number 14-7-5 zoned Business Park (BP). SP(A) 01-20.**

Chair Kitselman recused himself from this item and left the meeting as he is one of the applicant’s design professionals.

Ms. Dunkle provided an overview of the application. She reviewed the proposed site plan exhibit and noted that the addition to the storage area would be under roof. She said there will be another section of awning added to the west side of the building. She noted that the site would remain well under the 0.35 maximum floor area ratio and the addition would comply with setback requirements. She said that emergency access will be maintained around the property perimeter and since the addition is for storage, no additional parking is required. She added that the flow for the fire suppression system has been tested and approved.

Vice-Chair Ohrstrom asked if the addition is only to be used for covered storage. Mr. Cochran replied yes and noted that the storage addition would be fully enclosed but non-climate controlled. He added that the entire building will be sprinklered including the non-climate controlled addition. He said that the awning would essentially be an open-air shed roof area. Vice-Chair Ohrstrom asked whether the applicant wanted to condition the space in the future. Mr. Cochran asked what this would entail and Vice-Chair Ohrstrom replied that it probably would not change much to require the Authority’s review. Mr. Cochran said that he assumed they would come back to the Authority for approval in the future if they decided to condition the space. Vice-Chair Ohrstrom recommended the applicant discuss this issue with the Building Department to ensure that the addition can be converted to conditioned space in the future. Ms. Dunkle said that we would need to look at the parking requirements as well.

Ms. Dunkle stated that Staff recommends approval of the request. Vice-Chair Ohrstrom asked for a motion on this request. There being no further discussion, the Authority voted to approve the Site Plan Amendment as presented.

- Yes:** Bass (moved), Kitselman, Parker (seconded), Smart, Weiss (seconded)
- No:** None
- Absent:** Parker
- Abstained:** Kitselman (recused)

Mr. Weiss congratulated the applicants for being able to expand their business. Vice-Chair Ohrstrom added that he is happy to see that they are doing well.

Chair Kitselman rejoined the meeting.

### **PROPOSED MEETING DATES**

Members had no concerns with the 2020 meeting dates proposed by Staff and approved the schedule by consensus.

### **OTHER BUSINESS**

Ms. Dunkle provided updates on various projects underway in Berryville. She said that approval of Hermitage Phase 5 is coming up and will involve both the Authority and the Town Planning Commission since the project is located partly in the Annexation Area. Chair Kitselman asked if there would be joint public hearings planned and Ms. Dunkle replied yes. Ms. Smart asked when the application would be coming to the Authority and Ms. Dunkle replied probably in May.

Ms. Dunkle said that the Robert Regan Village is moving forward at a good pace and are expected to open mid-summer or August. She said Shenandoah Crossing and Fellowship Square are moving forward. She said they had erosion and sediment control approved right after the holidays and began blasting last week. She said they also did some significant utility work on Page Street and are now working on stormwater. She added that they anticipate completing 2-3 houses a month starting in June. She said that the 82 Shenandoah Crossing lots have a minimum size of 12,500 square feet and the 50 Fellowship Square lots are 7,500 square feet in size. She noted that Hermitage Phase 5 has dropped a couple of lots due to the conservation area for stormwater management. She also noted that the conservation area has maintenance limitations imposed by Virginia Department of Environmental Quality requirements which could be in conflict with Town regulations for tall grass. She said that they believe they have found a solution to this problem without having to change Town regulations. She added that Hermitage 5 would have a homeowners association (HOA) to maintain the stormwater area.

Vice-Chair Ohrstrom asked what the Town can do if an HOA dissolves or otherwise fails in its duties. Ms. Dunkle replied that the Town has a couple of HOAs, noting that Darbybrook's HOA is responsible for maintaining stormwater facilities. She added that HOAs also enforce neighborhood covenants and restrictions and the Town is not involved in the enforcement of those regulations. She noted that Darbybrook's HOA previously asked the Town to take over its responsibilities following a management issue. She said that the homeowners eventually hired an HOA management company and it is now stable. Mr. Stidham said that if an HOA is charged with managing public infrastructure and it fails to do so, the locality can impose a special tax district to raise funds for the locality to take over that responsibility.

Mr. Weiss asked what steps will be taken to help the flow of traffic as new homes are built in Shenandoah Crossing and how this will impact police. Ms. Dunkle replied that the Robert Regan Village will probably require more police and emergency management than Shenandoah Crossing. Regarding traffic flow, she said staff has discussed increased fines for speeding and intersection improvements at the intersection of West Fairfax Street and 340 including turn lanes. She said that she will be attending an engineering review meeting with VDOT in the near future. Mr. Bass stated that some counties have adopted an ordinance that allows someone who has received a traffic ticket to pay a higher fine in order to avoid points being placed on their license. He noted that most people will choose the higher fine instead of taking driver education classes to remove the points, resulting in a revenue boost to the jurisdiction. Mr. Weiss asked if Bundy Street will be affected and Ms. Dunkle replied that North Church Street will not be continued from Bundy to Fairfax Street. Mr. Weiss said that the Board of Supervisors is concerned about traffic impacts and

would be willing to send letters to encourage VDOT to work on improvements. He added that maybe the Authority could send letters as well if needed.

**ADJOURN**

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Bass moved to adjourn the meeting, seconded by Ms. Smart, at 7:23PM.

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Allen Kitselman, Chair

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Brandon Stidham, Clerk

# Berryville Area Development Authority Report Summary

May 27, 2020

## Item Title

Final Plat and Site Plan – McNeil Drive

## Prepared By

Christy Dunkle

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House of Lords, Inc. and Ding Yi Wang, Owners (Jon Erickson, Morris & Ritchie Associates, Agent) are requesting Final Plat and Site Plan approval in order to construct an extension of McNeil Drive, creating a two-lot subdivision on the parcel identified as Tax Map Parcel number 14-5-251E zoned Business Commercial (BC). SP 01-20

## Background/History/General Information

Alton Echols, president of House of Lords, Inc., and Ding Yi Wang are requesting approval of a Final Plat and Site Plan which would create two lots fronting on an extension of McNeil Drive.

### *Final Plat*

The Final Plat submission identifies right-of-way for a new public street which extends McNeil Drive from its current terminus to existing Chamberlain Street. The original configuration included a t-intersection and an east-west extension of Chamberlain. The proposed road has created a second parcel. Lot 1 is 4.1982 acres and Lot 2 is 2.0535 acres. Both parcels have been annexed into the Town and are zoned BC Business Commercial which is regulated under Section 610 of the Berryville Zoning Ordinance.

There has been no indication from the owners of the type of uses that would be developed on these parcels. Accordingly, additional transportation requirements may be required (e.g., turn lanes, additional right-of-way) due to vehicle trips generated from the respective parcels.

### *Site Plan*

The Site Plan for the construction of a public street is currently under review by Town Public Works and Utility staff and Pennoni Engineering. The Town maintains the secondary streets within the corporate limits. The streets are included in the VDOT Urban Highway System and Maintenance Inventory and are constructed to VDOT specifications.

The Site Plan identifies a water main extension however does not identify further extension of the existing sanitary sewer facilities. Other items noted by Planning staff and forwarded to the Agent are identified below.

As the proposed road construction and limits of disturbance are under one acre, the Site Plan is not required to be approved by the Department of Environmental Quality. It will be reviewed by Pennoni Engineering as part of their process.

**Findings/Current Activity**

Mr. Echols has submitted several applications for this project. As previously referenced, Town staff has forwarded the latest plans and plat to Pennoni Engineering for review and comment.

Below are general comments by Planning staff:

1. Staff has requested additional Site Plan information including the location water and sewer laterals, street lights, sidewalk on the south side of McNeil, and parcel entrances.
2. The Berryville Area Plan identifies the need for access to the northern-most parcel owned by North Buckmarsh LLC. Staff has discussed the application with John Byrd (owner) who indicated he had been contacted by Mr. Echols. Staff sent a letter to Mr. Byrd encouraging the ownership members to discuss access with the applicant.
3. The Town Zoning Ordinance includes requirements for improvements and minimum standards for transportation networks. These requirements are based on trips generated by use. As the uses of these parcels has not been identified, additional road improvements may be required in the future.

**Financial Considerations**

N/A

**Schedule/Deadlines**

Staff is requesting that the BADA set a public hearing for the June 24, 2020 meeting.

**Other Considerations**

N/A

**Recommendation**

Set a public hearing for Final Plat and Site Plan approval for the June 24 meeting.

# BERRYVILLE AREA PLAN

well as, adequate public street linkages within the overall planning precinct. The private sector should design and construct public roads in the planning precinct necessary to carry the ultimate traffic loadings for the projected development. In addition, transportation plans shall provide for bikeways as well as internal pedestrian movements via sidewalks and paths.

## SUB-AREA 7

**Name:** NORTHERN GATEWAY/MOSBY HIGHWAY COMMERCIAL  
**Acreage:** 23.1 acres  
**Land Use Designation:** Highway and Visitor Commercial  
**Annexed:** Yes

Sub-Area 7, containing approximately 23 acres, is situated in the southwest quadrant of the Route 7 Bypass/Route 340 highway interchange, being bordered on the north and east by these roads. The southern boundary abuts Mosby Boulevard. The Sub-Area is zoned Business Commercial BC which provides locations for highway commercial uses including restaurants and motels. The Highway Access Corridor Overlay District also covers a portion of this Sub-Area – 300 feet south of the Route 7 right of way. Approximately 13 acres of Sub-Area 7, including the Food Lion and Bank of Clarke County, have been annexed by the Town.

The land use designation for Sub-Area 7 is Highway and Visitor Commercial. The Highway and Visitor Commercial land uses are established to provide locations within the Berryville Area for highway oriented business and commercial activities such as retail uses dependent on automobile access, restaurants, lodging, and offices. The locational characteristics of the Highway and Visitor Commercial uses solidify the goals of both the Town and County to expand the tax base while preventing the spread of urban-scale commercial development into rural portions of the County and providing for such development in the area of the County where urban services are available.

The transportation network in Sub-Area 7 must allow for access to the northern-most parcel. The roads within this Sub-Area must also be brought into the Town's secondary street system to allow for public access to both developed and undeveloped parcels. As this location is the northern entrance to the Town, aesthetics reflected in architectural design and landscaping shall be considered as a part of the development in this area. Direct access to North Buckmarsh Street should be limited, prohibiting full entrances with the possibility of right in/right out ingress/egress. Consideration shall also be given to completing connectivity between McNeill Drive and Chamberlain Street to facilitate traffic to use McClellan Street in order to exit the Sub-Area via Mosby Boulevard. This will help to minimize stacking and other access management concerns with traffic attempting to exit the Sub-Area via McNeill Drive to use the signalized intersection at Mosby Boulevard and North Buckmarsh Street.

The Highway and Visitor Commercial Land use policy is designed to encourage business and commercial employment uses in a master planned setting, with an emphasis on low density, well landscaped development. This strategy is in keeping with the Town and County's firm commitment to the preservation of its existing residential neighborhoods and the semirural lifestyle of the outlying community, while ensuring the economic vitality and stability of the County and the Town.

Private developers shall coordinate their work to establish a master site plan for the surrounding Sub-Areas (Sub-Area 4, 5, 6 and 7) as a condition of any specific land use approval. A consistent design theme shall be established for all proposed buildings within the Sub-Area. Given the locational and topographic characteristics of this Sub-Area, development shall emphasize low intensity building coverage, quality landscaping and buffering as well as the preservation of the extensive natural drainageways which impact the site. Site planning and design shall address stormwater management and preserve the existing natural swales and ridges.

Development intensity in the Business Commercial Zoning District proposed for this Sub-Area should not exceed a 0.3 floor area ratio (FAR), based on the net developable area within the Sub-Area. The Sub-Area has an estimated development capacity of 210,000 square feet of leasable area.

The type and scale of commercial uses should relate to the architectural styling, massing, and materials described in the guidelines for the Historic Access Corridor while serving the prevailing marketplace needs. The planning of public streets, and water and sanitary sewer service shall address both on-site and off-site improvements as a condition of approval.

#### **SUB-AREA 8**

**Name:** CEMETERY  
**Acreage:** N/A  
**Land Use Designation:** N/A  
**Annexed:** Yes

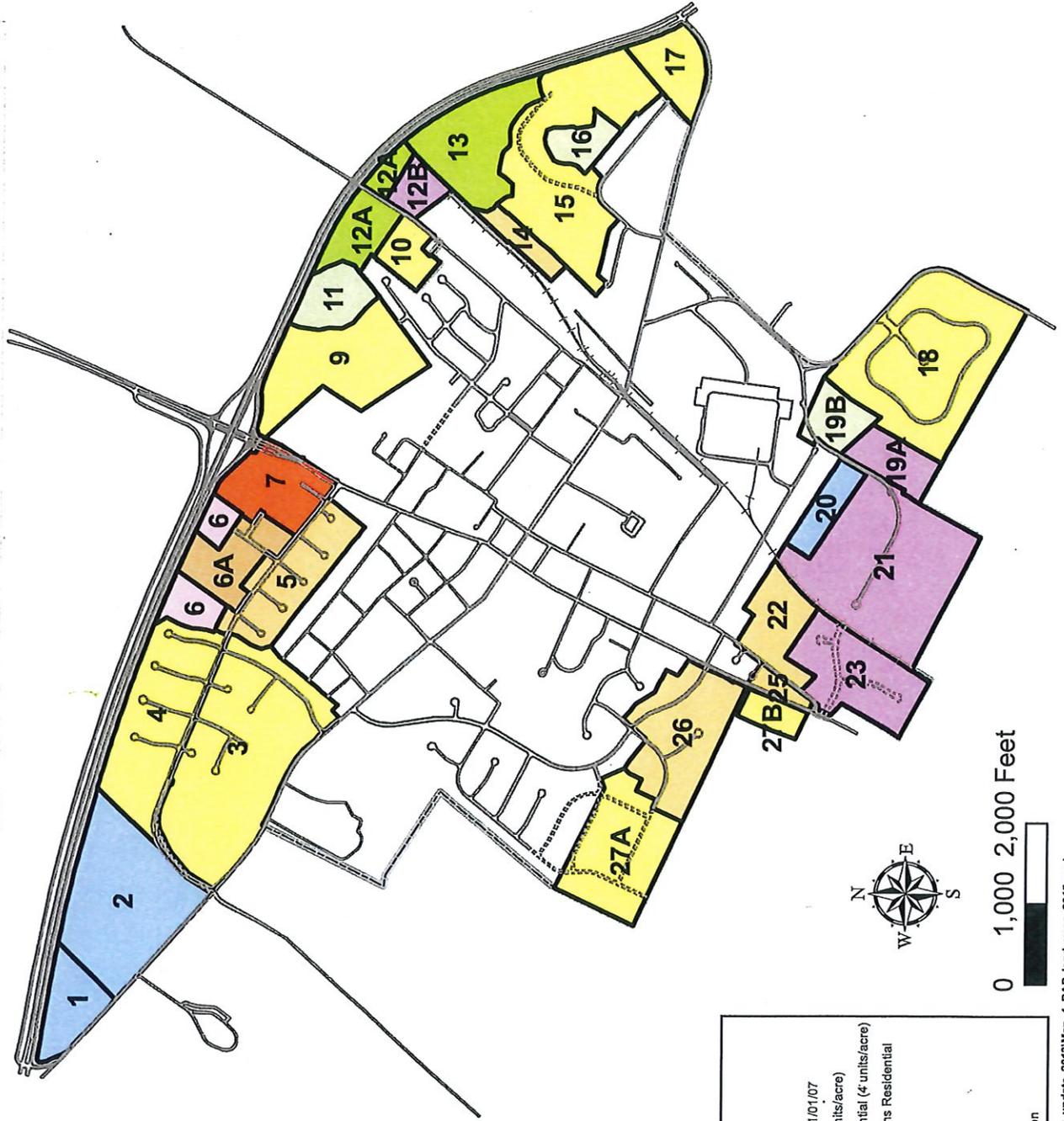
Sub-Area 8, containing approximately 22.2 acres, is located immediately north of the Town of Berryville, on the east side of Route 340. The Sub-Area is developed entirely as Green Hill Cemetery, with the entire Sub-Area under the ownership of the cemetery corporation. The parcels within this Sub-Area are zoned Institutional ITL. Since this original Sub-Area does not have development potential, it is removed from the revised Plan.

#### **SUB-AREA 9**

**Name:** NORTHERN RESIDENTIAL GROWTH AREA  
**Acreage:** 41.7 acres  
**Land Use Designation:** Low Density Residential  
**Annexed:** Yes

Sub-Area 9, a portion of the farm referred to as Soldier's Rest, contains approximately 41.7 acres and is located in the southeast quadrant of the Route 7 Bypass/Route 340 interchange. A major ridge formation constitutes the largest part of the Sub-Area's eastern boundary, with the balance following the Sub-Area 11 boundary, a minor swaled drainage way that runs in a northerly direction towards Route 7 Bypass. The southerly boundary corresponds to an east-west ridge that approximately delineates the line between Annexation Area B and the previous Town corporate limits. Route 7 Bypass provides the northerly limits of the Sub-Area, with Green Hill Cemetery serving as the western limits of this undeveloped property. Sub-Area 9 is currently zoned Detached Residential – 2 (DR-2). The entire Sub-Area is located within town limits.

# MAP 4 -- Berryville Area Plan Land Uses (2015)



	Existing Roads
	Proposed Roads
	Railroads
	Berryville Town Limits as of 01/01/07
	Low Density Residential (2 units/acre)
	Medium-Low Density Residential (4 units/acre)
	Medium Density Older Persons Residential
	Highway-Visitor Commercial
	Business/Office
	Light Industrial/Research
	Institutional/Public
	Environmental Conservation
	Historical/Cultural Preservation



0 1,000 2,000 Feet



## Section 610 Business Commercial (BC) District

### (3/92) SECTION 610 BC BUSINESS COMMERCIAL

#### 610.1 PURPOSE AND INTENT

The Business Commercial (BC) District is established to provide locations for highway commercial uses (such as retail uses dependent on automobile access, restaurants, motels), offices, and employment-related businesses within the precincts of the Berryville Area Plan. The BC District is further established to encourage innovative design of office, employment and retail-related development; and to these ends, development under this district is permitted only in accordance with a site plan.

The application of this district is intended for newly developing locations in the Berryville Area where office, retail, and similar activities are the principal use. High-quality business park and commercial site design principles are to be incorporated into the BC District uses. Highway-oriented commercial uses shall be located where they are pre-planned and creatively grouped in an efficient manner meeting the comprehensive planning objectives.

The specific uses permitted within the BC District must be in harmony with the cultural and environmental character of the Berryville Area. No use should be permitted which might be harmful to the adjoining land uses and the residential ambience of the community at large. Adequate transportation and site planning of all land uses shall have the goal of minimizing traffic conflicts with all other activities within the Berryville Area.

#### 610.2 PERMITTED USES

- (a) Antique sales (indoor only)
- (b) Automobile service and repair establishments (including gas stations), with a convenience store (not occupying more than 3,000 square feet of gross floor area, excluding storage) as an accessory use, provided that all vehicle repair takes place in a fully enclosed building. **(04/16)**
- (c) Automobile sales
- (d) Broadcast stations, studios, and offices for radio and television
- (e) Car washes
- (f) Churches and other places of worship
- (g) Clubs or Lodges (including civic and public benefit organizations)
- (h) Day care centers
- (i) Financial institutions (with or without drive-through windows)
- (j) Funeral homes
- (k) Government and other public buildings (including police, fire, library, museum, and postal facilities; excluding retail and service uses except as provided in Section 610.2(u).
- (l) Grocery store (with at least 25,000 square feet gross floor area)
- (m) Hotels and motels
- (n) Laundromats
- (o) Medical care facilities, licensed
- (p) Offices, business or professional
- (q) Plant nurseries
- (r) Public utilities and related easements
- (s) Recreation facilities (indoor or outdoor), parks, playgrounds, fairgrounds, etc.

Section 610 Business Commercial (BC) District

- (t) Restaurants with or without drive-through
- (u) Retail stores and shops as an accessory use to the primary permitted use on the parcel, provided:
  - (1) the retail store or shop is directly related, ancillary, subordinate, and incidental to the primary permitted use;
  - (2) the gross floor area of the retail store or shop (excluding storage) does not exceed ten (10) percent of the gross floor area of the primary permitted use;
  - (3) the gross floor area of the retail store or shop (excluding storage) does not occupy more than 1,500 square feet; and
  - (4) the gross floor area for storage related to the retail store or shop does not exceed 500 square feet. **(8/01)**
- (v) Schools, public and private
- (w) Veterinary hospitals (small animals), exclusive of outdoor boarding kennels

**610.3 SPECIAL PERMIT USES**

- (a) Conference centers
- (b) Pharmaceutical centers **(5/06)**
- (c) Scientific research and development establishments
- (d) Theatres, indoor

**610.4 MAXIMUM DENSITY**

The maximum density shall not exceed a floor area ratio (FAR) of .30, based on the net developable area of the lot.

**610.5 MINIMUM DISTRICT SIZE**

Minimum District size is four (4) acres.

**610.6 LOT REQUIREMENTS**

- (a) Minimum lot area: 20,000 square feet
- (b) Minimum lot width: 100 feet

**610.7 BUILDING HEIGHT AND SETBACK REGULATIONS**

- (a) Maximum building height: 40 feet
- (b) Minimum yard requirements:
  - (1) Front yard: 40 feet
  - (2) Side yard: 25 feet (40 feet on street side corner lot)
  - (3) Rear yard: 25 feet
  - (4) Where a lot is contiguous to property located in any residential district, all buildings shall have a minimum setback of 40 feet from common property lines.

**610.8 OPEN SPACE**

- (a) A landscape and buffer plan shall be submitted with any application for site plan approval.
- (b) Twenty (20) percent of the gross site area shall be landscaped open space.

Section 610 Business Commercial (BC) District

610.9 ADDITIONAL REGULATIONS

(a) Parking, Streets and Access

- (1) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped.
- (2) The location, spacing and number of private driveway entrances shall comply with Virginia Department of Transportation standards and shall be subject to final site plan approval.
- (3) Off-street parking spaces shall be accessed via private driveways and shall not be directly accessed from public rights-of-way.

(b) Buffering and Landscaping

- (1) Where a parcel in the BC District is contiguous to a residential zoning district or public right-of-way with limited access, a landscaped buffer strip fifteen (15) feet in width shall be provided.
- (2) Landscape materials and their placement shall be subject to final site plan approval. With the approval of the administrative body, walls, fences or wider buffer strips may be used in lieu of landscaping.

(c) Storage of Materials and Refuse

- (1) All refuse containers shall be screened by a solid wall or fence.
- (2) Any establishment involved with the storage of any fuel for sale, for on-site use, or for any other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the administrative body.
- (3) All storage shall be conducted within the principal structure, which is to be completely enclosed.
- (4) There shall be not outdoor storage and/or display of goods with the exception of plant materials associated with nurseries.

(d) Uses, Facilities and Improvements

- (1) All business services (and storage) shall be conducted within the principal structure, which is to be completely enclosed.
- (2) Signing, mailboxes, site lighting and architectural materials shall be provided and installed by the property's owner-developer and shall be consistent and compatible with the scale and character of the development.
- (3) Private streets, street lighting, sidewalks, curbing and gutters, and parking bays shall be constructed to standards specified by the administrative authority or its agents.

(e) Site Plan

- (1) A site plan, which shall govern all development, shall be submitted for approval.
- (2) Site plans shall include provisions for the following:
  - (A) adequate public facilities;
  - (B) development phasing;
  - (C) stormwater management facilities to address the ultimate development coverage within the district;
  - (D) lighting and signing;
  - (E) building placement and lot configuration; and
  - (F) Other special site features and land use considerations deemed necessary to serve the district.

**Section 610 Business Commercial (BC) District**

- (G) Any site plan application which is not in strict conformance with the pre-existing approved site plan for the District shall require an amendment to that site plan and preliminary plat prior to site plan approval of the specific use.
- (3) All uses shall be subject to final site plan approval.



LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner House of Lords, Inc. and Ding Yi Wang

Owner's Address 400 Custer Court Berryville, VA 22611

Phone 540-955-2618

Agent (Contact Person) Morris & Ritchie Associates - Jon Erickson

Agent's Address 604 South King St, Ste 200 Leesburg, VA 20175

Phone 703-994-4047

**Check Appropriate Request:**

- Subdivision - creating more than 2 lots
- Minor Subdivision - single lot divided into 2 lots
- Boundary Line Adjustment
- Site Plan
- Rezoning
- Text Amendment:  Zoning or  Subdivision Ordinance
- ARB Certificate of Appropriateness
- Town of Berryville Utilities
- Other: \_\_\_\_\_

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APR 20 2020

Town of Berryville, VA

**Complete As Applicable:**

Nature of Request/Proposal: Creation of two lots and ROW for proposed street connecting existing McNeil Drive and Chamberlain Street - Approval of "Record Plat" (for Two Lots(2) and Street Right of Way Dedication).

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

Size of Project Site: 7.0358 ac

Proposed # of Lots: 2 Existing Zoning BC

**Owner or Agent:** The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.

Signature: [Signature] Date: 3/27/20

**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

House of Lords, Inc for Ding Yi Wang, Land Contract Owner  
Signature: Alton C. Echols, Jr - President Date: 04/17/2020

**OFFICE USE ONLY**

Public Hearing Required? \_\_\_\_\_ Dates Advertised \_\_\_\_\_

Adjoining Property Owners Notified? \_\_\_\_\_

Action Taken: \_\_\_\_\_

RECEIVED

APR 20 2020  
Town of Berryville, VA

April 17<sup>th</sup> 2020

Town of Berryville  
101 Chalmers Court  
Suite A  
Berryville, Va 22611

Christy Dunkle Town Planner/ Assist. Town Manager

Subject: Site Development Application for Extension of McNeal Street thru to Chamberlain Street creating a Two (2) Lot Subdivision.

Dear Christy:

Per your Memorandum dated Thursday, April 16<sup>th</sup>, 2020 I wish to resubmit a revised application for the Site Development of a 7 Acre Parcel between McNeal and Chamberlain Streets just North of Martins and McDonalds in the Town of Berryville. This development will extend the public Street (McNeal) North and West to its connection with Chamberlain Street.

Different combinations for Lot Subdivision may occur in the future depending upon market conditions and whether the Byrd land North of Lot A desires to jointly develop a roadway connecting their property with McNeal Street. It should be noted that if the 12 Acres Byrd Property is ever connected, it may require a right turn In/Out on Rt. 340.

In closing, local Market Demand will determine future development and the need for farther Subdivision of Parcels A and B.

Although the current quarantine may prohibit an in person meeting, I will be available for farther details by phone.

Best Regards,

 Alton C. Echols, Jr. - President

House of Lords, Inc.

Zoning classifications of adjoining areas enjoy presumption of legislative validity and equal protection until the presumption is overcome by evidence of discrimination. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

**When spot zoning illegal.** — Spot zoning is illegal when the zoning ordinance is designed solely to serve the private interests of one or more landowners; but, if the legislative purpose is to further the welfare of the entire county or city as part of an overall zoning plan, the ordinance does not constitute illegal spot zoning. Board of Supvrs. v. Fralin & Waldron, Inc., 222 Va. 218, 278 S.E.2d 859 (1981).

**Exclusion of use related to police power upheld.** — The exclusion from a zoning district of a particular use, or category of uses, will be upheld where that exclusion is substantially related to a proper exercise of the police power. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

#### B. Interim Ordinances.

There is no special statutory provision for interim zoning ordinances. Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

And all zoning ordinances subject to same statutory requirements. — In the absence of specific authority for interim zoning, all zoning ordinances, however titled, are subject to the same statutory requirements. Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

**Effect of invalidating interim zoning ordinance.** — See Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

#### C. Specific Examples.

##### 1. Ordinances Held Arbitrary.

An ordinance which excludes a large number of otherwise legitimate retail business uses from a retail business district, when nothing in the record shows that the uses excluded would be more detrimental to the public welfare than the uses permitted, is unreasonable and arbitrary. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

**Single-district ordinance.** — Enactment of an eight-district zoning ordinance, based upon a comprehensive zoning plan and permitting varying lot sizes and some commercial and industrial development, within one year following enactment of a single-district zoning ordinance, which permitted of right only minimum lot sizes of two acres, indicated, when the basic characteristics of the county were unchanged, that the single-district ordinance was arbitrary, unreasonable and invalid. Matthews v. Board of

Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

Although such a single-district ordinance would provide maximum flexibility for the political subdivision, it would create maximum doubt and uncertainty for a landowner faced with the necessity of obtaining a special use permit over vocal opposition. Matthews v. Board of Zoning Appeals, 218 Va. 270, 237 S.E.2d 128 (1977).

**Amendment to a county zoning ordinance, in establishing maximum rental and sale prices for units in the development, exceeds the authority granted by this article to the local governing body because it is socio-economic zoning and attempts to control the compensation for the use of land and the improvements thereon.** Board of Supvrs. v. DeGroff Enters., Inc., 214 Va. 235, 198 S.E.2d 600 (1973).

**Condition requiring private developers to construct public facilities unconstitutional.** — There is nothing in the Constitution, enabling statutes or case law of Virginia which empowers the sovereign to require private landowners, as a condition precedent to development, to construct or maintain public facilities on land owned by the sovereign, when the need for such facilities is not substantially generated by the proposed development. The private money necessary to fund the performance of such requirements is property, and such requirements violate the constitutional guarantee that no person shall be deprived of his life, liberty or property without due process of law. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

**As is required dedication of fee for provision of road.** — A local governing body does not have the power to enact a zoning ordinance that requires individual landowners, as a condition to the right to develop their parcels, to dedicate a portion of their fee for the purpose of providing a road, the need for which is substantially generated by public traffic demands rather than by the proposed development. Board of Supvrs. v. Rowe, 216 Va. 128, 216 S.E.2d 199 (1975).

##### 2. Ordinances Upheld.

An ordinance prohibiting use of land for certain purposes does not violate the zoning statute. West Bros. Brick Co. v. City of Alexandria, 169 Va. 271, 192 S.E. 881 (1937).

**Ordinance providing parking permits only to residents and certain other persons.** — A county zoning ordinance directing the county manager to determine those residential areas especially crowded with parked cars from outside the neighborhood, providing for free parking permits to be issued only to

**NOTES**

1. THE PROPERTY SHOWN HEREON IS LOCATED ON CLARKE COUNTY TAX ASSESSMENT MAP #14-5-251E.
2. THE PROPERTY WAS ACQUIRED IN DEED BOOK 421 PAGE 10 AND DEED BOOK 421 PAGE 12 IS NOW IN THE NAME OF HOUSE OF LORDS, INC.
3. ALL PROPERTIES DELINEATED ON THIS PLAN ARE CURRENTLY ZONED BC BUSINESS COMMERCIAL DISTRICT.
4. THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY LINE ADJUSTMENT AS RECORDED IN DEED BOOK 5 PAGE 50 AND FIELD SURVEY PERFORMED BY MORRIS & RITCHE ASSOCIATES, INC. IN APRIL 2016.
5. THE PROPERTY SHOWN HEREON IS CLASSIFIED AS ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP OF CLARKE COUNTY, VIRGINIA, MAP NUMBER 510-3-00081D, EFFECTIVE DATE: SEPTEMBER 28, 2007.
6. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
7. THE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

**OWNERS' CERTIFICATE**

THE FOREGOING SUBDIVISION, AS APPEARS IN THE ACCOMPANYING PLAN IS WITH THE FREE CONSENT AND APPROVAL OF ALL THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

HOUSE OF LORDS, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY PUBLIC**

STATE OF \_\_\_\_\_ CITY/COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_  
 ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JON K. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED BY TAX MAP #14-5-251E WAS ACQUIRED BY DEED BOOK 421 PAGE 10 AND DEED BOOK 421 PAGE 12 BOUNDARY ADJUSTED BY PLAT BOOK 5 PAGE 50 AND PLAT BOOK 8 PAGE 50 IS CURRENTLY OWNED BY HOUSE OF LORDS, INC., ALL AMONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.

JON K. ERICKSON \_\_\_\_\_ VLS #2851

**ZONING REQUIREMENTS**

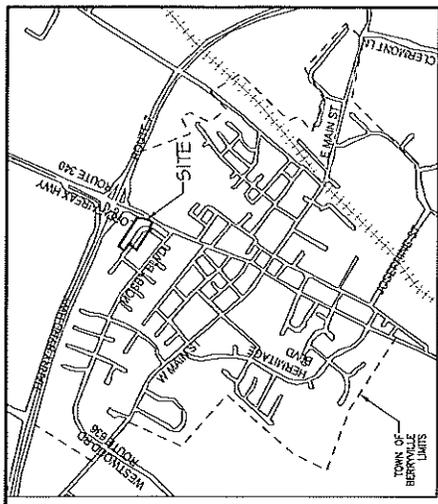
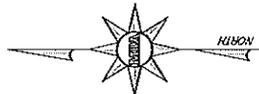
MINIMUM DISTRICT AREA: FOUR (4) ACRES  
 MAXIMUM BUILDING HEIGHT: FORTY (40) FEET

**LOT REQUIREMENTS:**

- A. MINIMUM LOT SIZE: 20,000 SQUARE FEET
- B. MINIMUM LOT WIDTH: 100 (100) FEET
- C. MINIMUM YARD REQUIREMENTS
  1. FRONT YARD: FORTY (40) FEET
  2. SIDE YARD: TWENTY-FIVE (25) FEET, (40 FEET ON STREET SIDE CORNER LOT)
  3. REAR YARD: TWENTY-FIVE (25) FEET
  4. WHERE A LOT IS CONTIGUOUS TO PROPERTY LOCATED IN ANY RESIDENTIAL DISTRICT, ALL BUILDINGS SHALL HAVE A MINIMUM SETBACK OF 40 FEET FROM COMMON PROPERTY LINES.

**APPROVAL BLOCK**

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
 BERRYVILLE AREA DEVELOPMENT AUTHORITY (BADA) \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
SCALE=1"=200'

**AREA TABULATION**

PARCEL	AREA
14-5-251-E	306,480 SF OR 7.0358 AC
LOT 1	182,873 SF OR 4.1982 AC
LOT 2	89,453 SF OR 2.0535 AC
RIGHT-OF-WAY	34,154 SF OR 0.7841 AC
TOTAL	306,480 SF OR 7.0358 AC

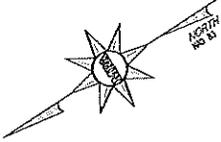
**RECORD PLAT**  
**ON THE LANDS OF**  
**HOUSE OF LORDS, INC.**  
 DEED BOOK: 421 PAGE: 10  
 DEED BOOK: 421 PAGE: 12  
 TOWN OF BERRYVILLE, VIRGINIA



**MORRIS & RITCHE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 604 SOUTH KING ST. STE 200  
 LEESBURG, VA 20175  
 PHONE: 703-984-4047  
 MRA@GTA.COM

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DATE	REVISIONS	JOB NO.:
		20676
		SCALE: N/A
		DATE: 03/16/20
		DRAWN BY: DLT
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 2



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C-1	211.71'	175.00'	N 17° 49' 34" E
C-2	916.91'	225.00'	N 15° 49' 21" N
			CHORD LENGTH
			245.25'
			240.40'

NORTH BUCKMARSH LLC  
D.B. 574, PG. 593  
14-A-105  
ZONED: B7/C

LAWRENCE P & ELIZABETH C DILLON  
TAX MAP: #1447-15-1  
DB: 565 PG: 250  
ZONED: OPR

HOUSE OF LORDS INC  
D.B. 520, PG. 722  
14-S-251E  
ZONED: BC  
7.0358 ACRES

RIGHT-OF-WAY  
C.7041 AC  
PR. MCNEIL STREET  
(50' ROW)

LOT 2  
2.0555 AC

SHOP N SAVE EAST PROP LLC  
D.B. 607, PG. 80  
14-S-251C  
ZONED: BC  
USE: GROCERY STORE

"MARY HARDESTY HOUSE"  
251-G  
BERRYVILLE UNITED METHODIST HOUSING  
D.B. 281, PG. 366  
1447-A-1  
ZONED: OPR  
SENIOR HOUSING

MICHELE FASCELLI  
D.B. 338, PG. 884  
14-S-251F  
ZONED: BC

RECORD PLAT  
ON THE LANDS OF  
**HOUSE OF LORDS, INC.**  
DEED BOOK: 421 PAGE: 10  
DEED BOOK: 421 PAGE: 12  
TOWN OF BERRYVILLE, VIRGINIA



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
604 SOUTH KING ST. STE 200  
LEEESBURG, VA 20175  
PHONE: 703-984-1047  
MIRAGTA.COM



DATE	REVISIONS

Copyright 2020 Morris & Ritchie Associates, Inc.

JOB NO. 20878
SCALE: 1" = 50'
DATE: 03/16/20
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET 2 OF 2

MOSSY BOULEVARD  
(60' RIGHT-OF-WAY)

# MCNEIL STREET EXTENSION

## SITE PLAN

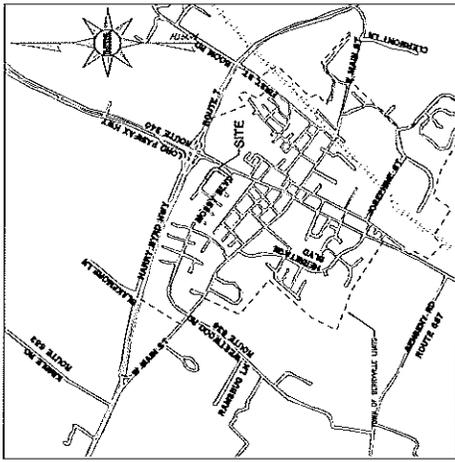
TOWN OF BERRYVILLE, VIRGINIA

### GENERAL NOTES

- THE PROPERTY BOUNDARY HEREON IS LOCATED ON CLARKE COUNTY TAX MAP #14-3-21C
- TOWNSHIP/SECTION HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2016 AND JANUARY 2020. HORIZONTAL DATUM IS BASED ON NAD 83 AND VERTICAL DATUM IS BASED ON MGD 88.
- THE BOUNDARY IS BASED ON EXISTING LAND RECORDS AND A SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2016.
- OWNER AND ARCHITECT GENERAL NOTES SHALL BE PROVIDED IN ACCORDANCE WITH THE "MAGNUM DECISION AND COMMENT" FOR THE TOWN OF BERRYVILLE ZONING AND SUBDIVISION ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF BERRYVILLE.
- ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DEPTH AND RECORD TO THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB SURFACE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- CONTRACTOR SHALL PROVIDE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST PIT LOCATIONS.
- THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL MAKE OR HAD MADE ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A PUBLIC UTILITY AND TO ASSIST THE CONTRACTOR IN THE INSTALLATION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF BERRYVILLE AND/OR THE OWNER OF THE PUBLIC UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF BERRYVILLE AND/OR THE OWNER OF THE PUBLIC UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF BERRYVILLE AND/OR THE OWNER OF THE PUBLIC UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF BERRYVILLE AND/OR THE OWNER OF THE PUBLIC UTILITY.
- APPROVAL OF THE PLAN DOES NOT GRANT APPROVAL TO RELOCATE OR OFF-SITE PARKING.
- WATER AND SANITARY SEWER UTILITIES SHALL BE INSTALLED IN CONFORMANCE TO THE TOWN OF BERRYVILLE REGULATIONS.
- REMOVE ALL CONSTRUCTION DEBRIS, EXCESS DIRT, AND EXCESS VEHICLES AND EQUIPMENT FROM THE SITE. THIS COMMENT DOES NOT RELIEVE THE OWNER FROM COMPLYING WITH ALL OTHER LOCAL REQUIREMENTS RELATING TO THE AND RELOCATE ACCESS AND SYSTEMS.
- A RECONSTRUCTION METHOD, INCLUDING MIN. TOWN OF BERRYVILLE PERSONNEL, AND IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, SERVICES AND WAYS, AND ANY DAMAGE TO THEM DUE TO THE NECESSARY SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL NOT THAT IN THE CASE OF A DISCREPANCY BETWEEN THE FIELD AND THE FIELD DRAWINGS SHOWN ON THESE PLANS, THE FIELD DRAWINGS SHALL GOVERN.
- IT SHALL BE STRICTLY UNDERSTOOD THAT FAILURE TO MONITOR SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION LOGS, METHODS, TECHNIQUES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROBLEMS.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST (3) THE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
  - STATE UTILITY
  - STATE UTILITY
- ALL REFERENCES TO TOWNED FILL WITHIN THE PLAN SET THAT REFER TO AGRICULTURE ACCORDING TO 1-160 METERS-2 AND/OR AGRICULTURE SHALL BE COMPLETED TO A MINIMUM DEPTH OF 20% IN ACCORDANCE WITH ASTM D-1585 IN MATERIALS IN HIGH UTILITY. ALL CONSTRUCTION MUST COMPLY WITH ARTICLE 19 SECTION 2-231.
- THIS PROJECT IS COVERED BY PUBLIC WATER AND SEWER.
- CONTRACTOR SHALL VERIFY TO THE SATISFACTION, THE FINAL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, SERVICES AND WAYS, AND ANY DAMAGE TO THEM DUE TO THE NECESSARY SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
- ALL EXISTING UTILITIES ALONG PROPOSED CURB AND GUTTER ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL EXISTING BRASS FIRE LOSS TAP AND VALVES SHALL BE 1" IN SIZE SHALL BE 100 LB OR 150 LB OR 200 LB (AS SHOWN 100 LB 4-12).
- WATER AND SANITARY SEWER SHALL BE INSTALLED FOR THE TOWN OF BERRYVILLE WATER & SEWER CONSTRUCTION STANDARDS & SPECIFICATIONS.
- IF ANY ARCHITECTURAL, HISTORIC RESOURCES OR CULTURES ARE DISCOVERED DURING EXCAVATION THE CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AREA OF DISCOVERY AND NOTIFY THE TOWN OF BERRYVILLE AND MORRIS & RITCHIE ASSOCIATES, INC. NO WORK SHALL BE PERFORMED UNTIL ADVISED BY THE TOWN OF BERRYVILLE AND MORRIS & RITCHIE ASSOCIATES, INC.
- ANY MINOR WORK SHALL BE REVIEWED AND APPROVED BY THE TOWN OF BERRYVILLE PRIOR TO INSTALLATION.

RESPONSIBLE LAND DISTRICT	
NAME	CORPORATION

- The Responsible Land District is that party responsible for carrying out the
- field disturbing activity as set forth in the plans.
- The Responsible Land District is that party responsible for carrying out the
- contracting, public works, & drainage prior to commencing any site work.
- The contractor will possess a Land District Permit prior to any site work or construction.



**VICINITY MAP**  
SCALE: 1" = 2000'

**OWNER**  
HOUSE OF LORDS INC  
400 CLUSTER COURT  
BERRYVILLE, VA 22611  
CONTACT: ALTON ECHOLS  
PHONE: 540-955-2618

**APPLICANT/DEVELOPER**  
HOUSE OF LORDS INC  
400 CLUSTER COURT  
BERRYVILLE, VA 22611  
CONTACT: ALTON ECHOLS  
PHONE: 540-955-2618

**ENGINEER**  
MORRIS & RITCHIE ASSOCIATES, INC.  
604 SOUTH KING STREET, STE 200  
LEESBURG, VA 20175  
CONTACT: JON K. ERICKSON  
PHONE #: 703-994-4047  
EMAIL: jerickson@mrregio.com

Sheet Number	Sheet Title
1	CORNER SHEET
2	SITE NOTES
3	SITE DETAILS
4	EXISTING CONDITIONS
5	SITE PLAN
6	ROAD PROFILE
7	EAS PHASE I AND II
8	LEGS NOTES & DETAILS
9	ESC NOTES
10	DRAINAGE AREA MAPS
11	STORMWATER MANAGEMENT & STORM PROFILES
12	DETAILS
13	DETAILS

FOR APPROVAL

APPROVING AUTHORITY

DIVISION OF TERRITORY AND DEVELOPMENT AUTHORITY

ZONING ADMINISTRATOR

OWNER

### LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
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- IRON PIPE SET
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**SITE PLAN**  
**MCNEIL STREET EXTENSION**

JOB NO.	20078
SCALE	1" = 30'
DATE DRAWN	
DATE CHECKED	
DATE APPROVED	
BY	
DATE	
BY	
DATE	
BY	
DATE	

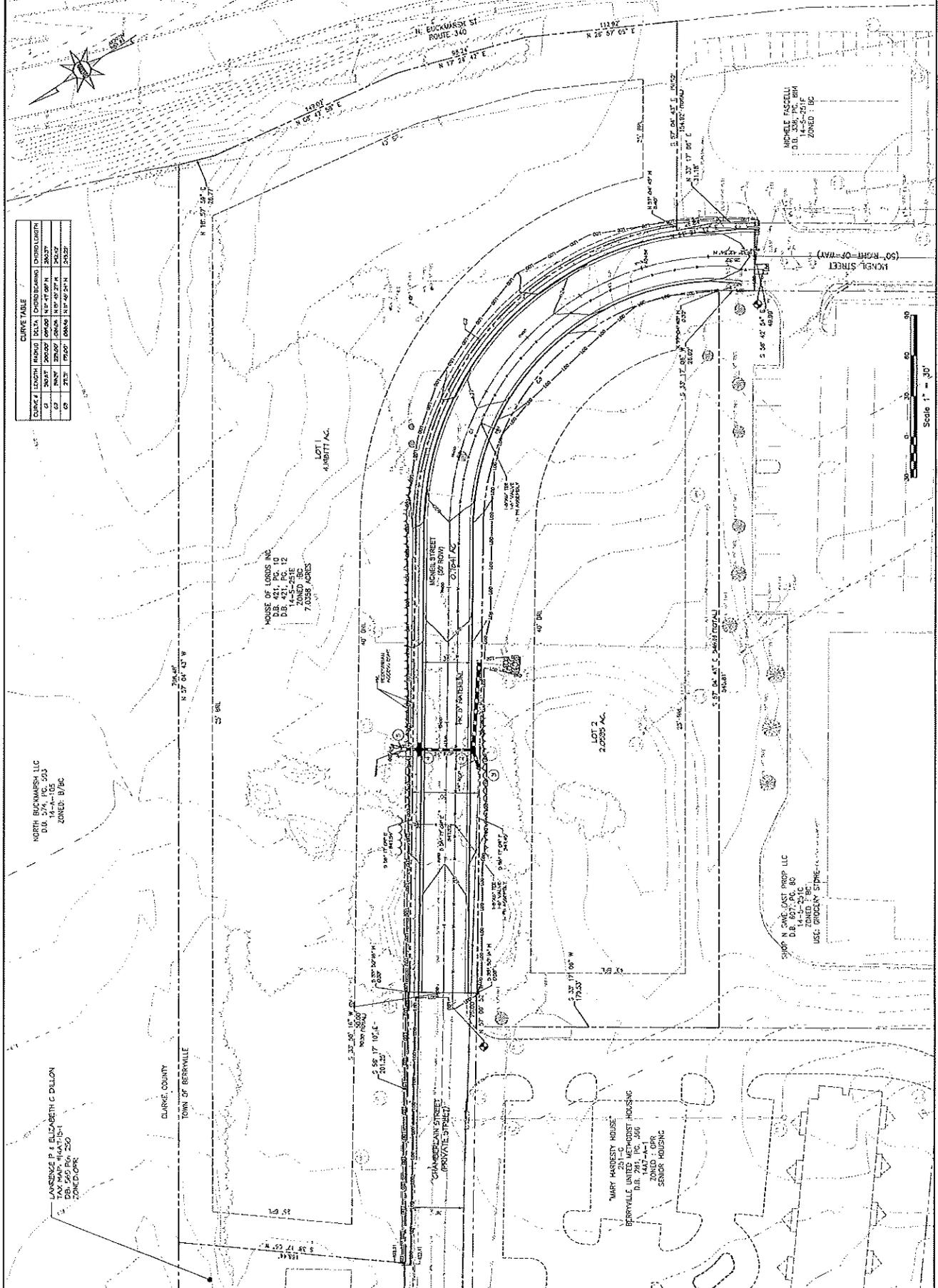


**MORRIS & RITCHE ASSOCIATES, INC.**  
 ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 64 EIGHTH AVENUE STREET, SUITE 200  
 FRENCH CREEK, VIRGINIA 22952  
 (540) 231-1000  
 WWW.MORRISANDRITCHE.COM

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
1	200.00'	2000.00'	57.29°	N 12° 57' 50" W	380.00'
2	200.00'	2000.00'	57.29°	N 12° 57' 50" W	380.00'
3	200.00'	2000.00'	57.29°	N 12° 57' 50" W	380.00'
4	200.00'	2000.00'	57.29°	N 12° 57' 50" W	380.00'

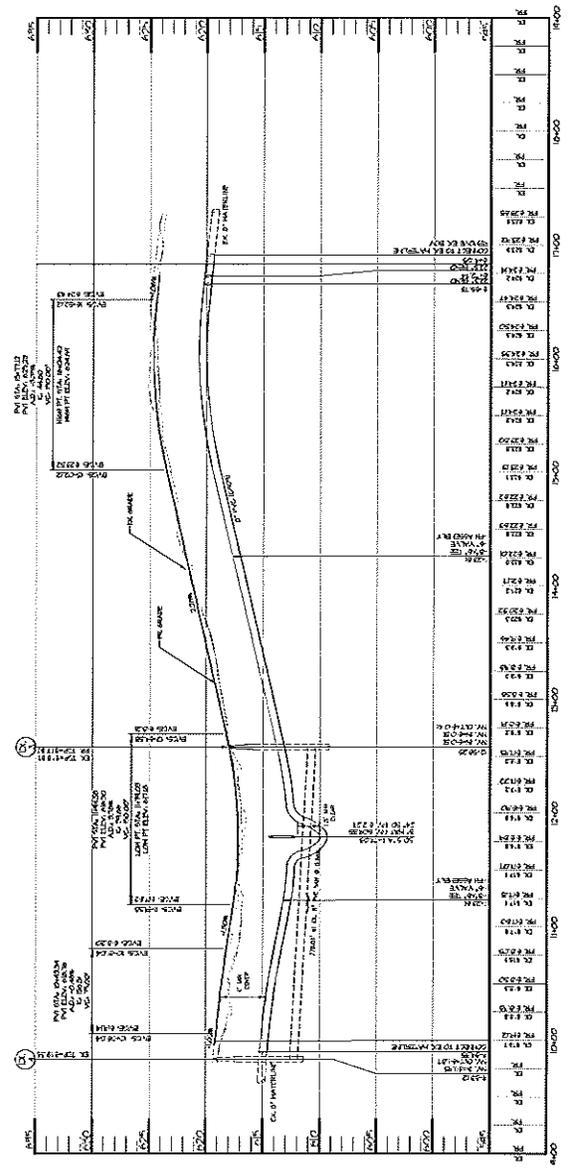
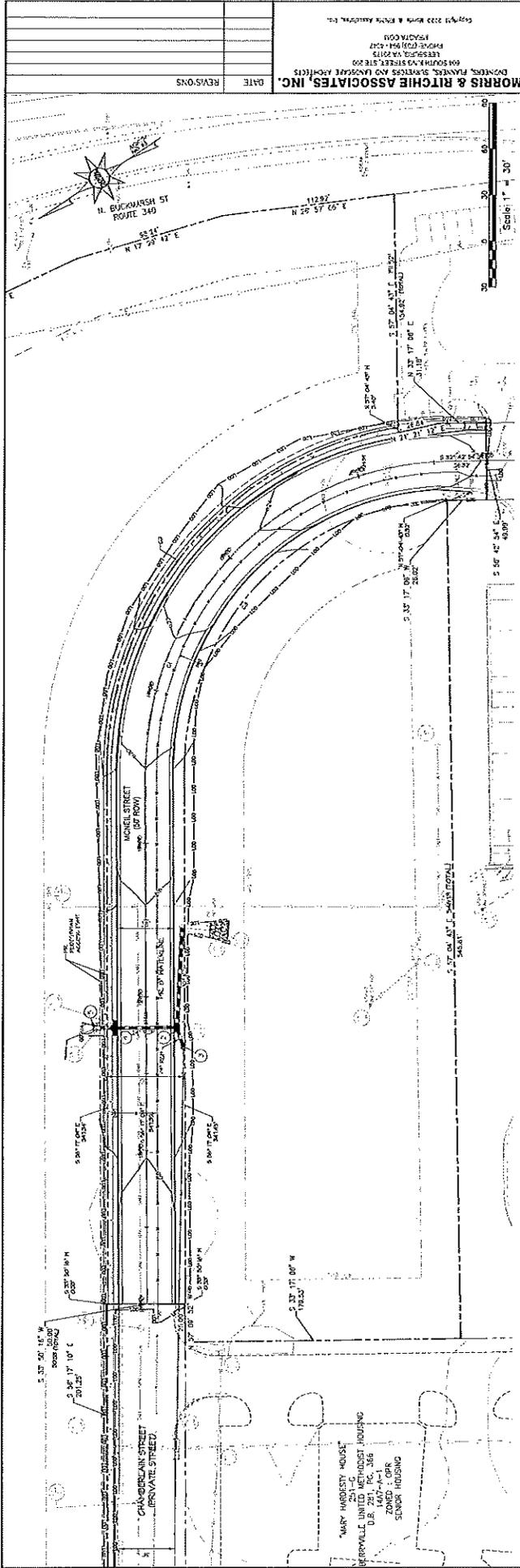


**MCNEIL STREET EXTENSION**  
**ROAD PROFILE**  
**SITE PLAN**



**MORRIS & RITCHE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 1000 COMMONWEALTH BLVD., SUITE 200  
 FALLS CHURCH, VA 22044  
 (703) 441-4477  
 6/24/21 2:00 PM - 8:00 PM - REVISED

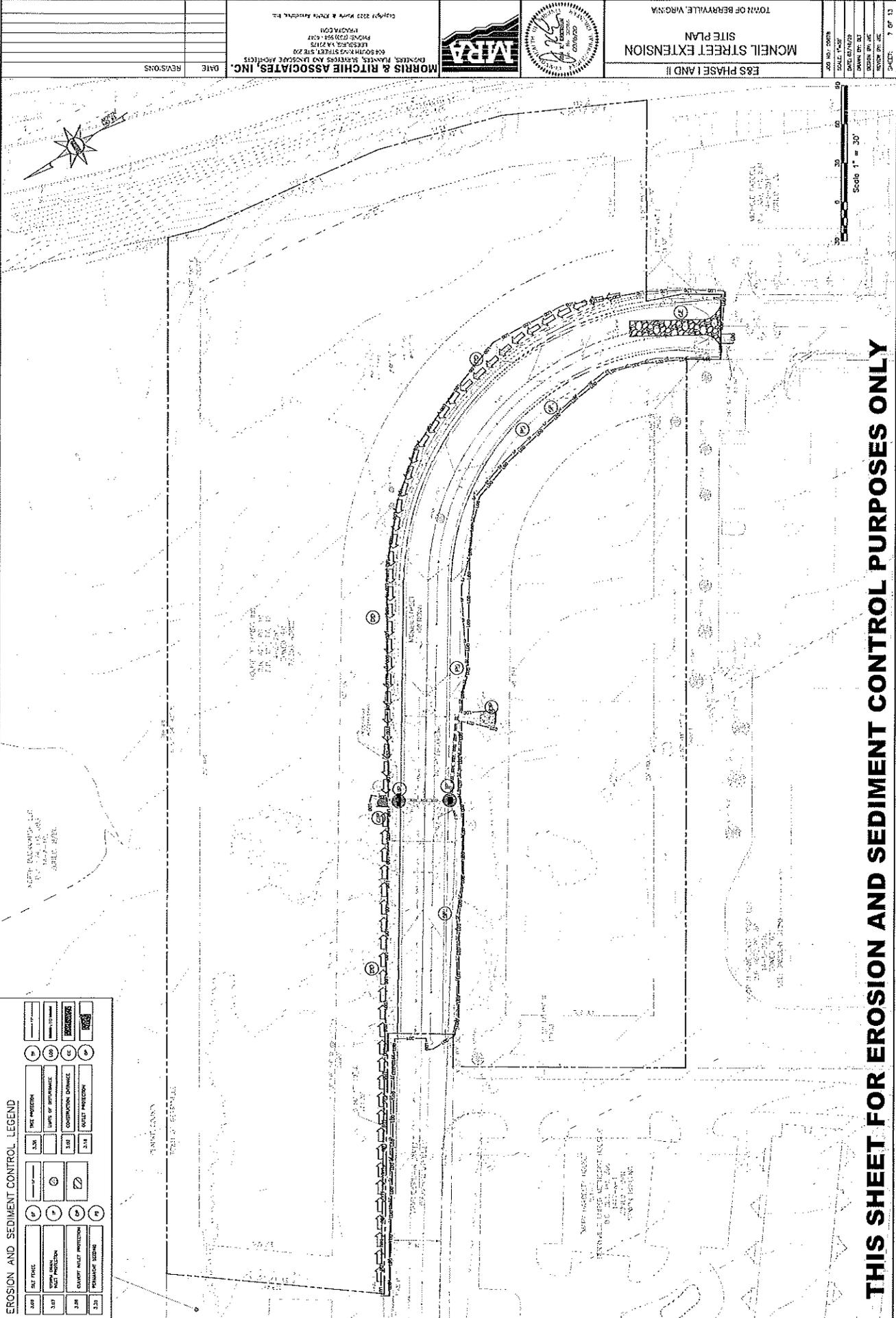
DATE	REVISIONS



MCNEIL STREET EXTENSION PROFILE  
 SCALE: H: 1"=40'  
 V: 1"=5'

**EROSION AND SEDIMENT CONTROL LEGEND**

1.00	EXIST FINISH	1.01	THE PROPOSED
1.02	PROPOSED FINISH	1.03	LIMIT OF IMPROVEMENT
1.04	CONSTRUCTION ENTRANCE	1.05	CONSTRUCTION ENTRANCE
1.06	CONSTRUCTION EXIT	1.07	OUTLET PROTECTION
1.08	CONTRACTOR'S EROSION CONTROL PLAN	1.09	CONTRACTOR'S EROSION CONTROL PLAN
1.10	CONTRACTOR'S EROSION CONTROL PLAN	1.11	CONTRACTOR'S EROSION CONTROL PLAN



**THIS SHEET FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY**

E&S PHASE I AND II  
 MCNEIL STREET EXTENSION  
 TOWN OF BERRYVILLE, VIRGINIA



MORRIS & RITCHIE ASSOCIATES, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 608 SOUTH KINGS STREET, SUITE 200  
 LEESBURG, VA 22078  
 PHONE: (703) 584-4047  
 FAX: (703) 584-4048  
 Copyright 2010 Morris & Ritchie Associates, Inc.

DATE	REVISIONS

DATE: 07/20/10  
 SCALE: 1"=30'  
 SHEET NO. 02  
 DRAWING NO. 100  
 TOWN OF BERRYVILLE, VA  
 SHEET 7 OF 13

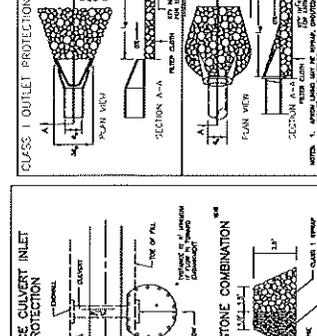
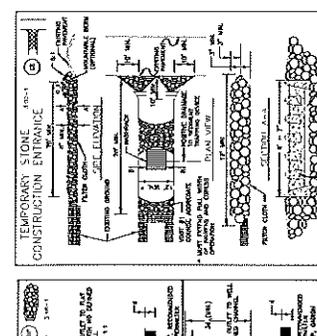
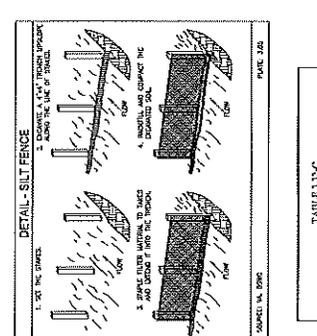
NO.	REVISIONS	DATE

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 DESIGN, PLANNING, SURVEYING AND INSURANCE PROJECTS  
 604 SOUTH MAIN STREET, SUITE 200  
 FRENCH CREEK, VIRGINIA 22954  
 PHONE: (800) 541-1017  
 FAX: (540) 231-1017  
 Copyright 2000 Morris & Ritchie Associates, Inc.



**McNEIL STREET EXTENSION**  
 SITE PLAN  
 TOWN OF BERRYVILLE, VIRGINIA

JOB NO.: 20078	HYDROLOGICAL GROUP
DRAWN BY: NLS	D
DATE: 07/16/05	C
DESIGN BY: JEC	C
SCALE: 1" = 40'	C
ISSUED: 09/14/05	C
SHEET: 8 OF 13	

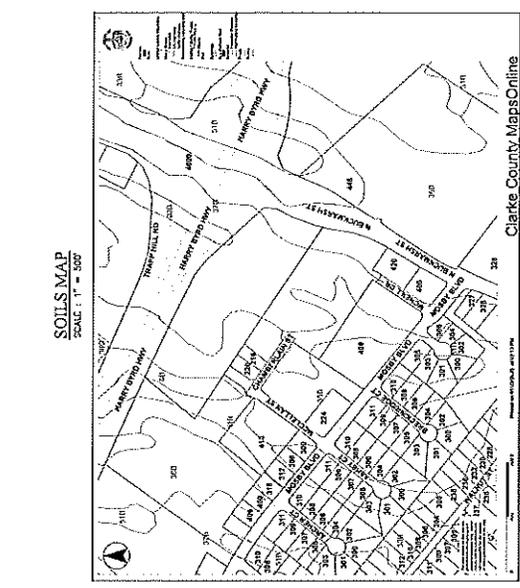
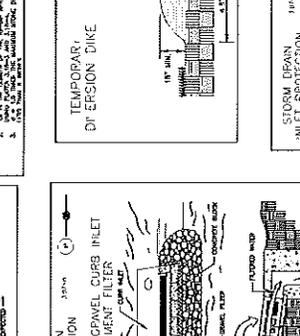
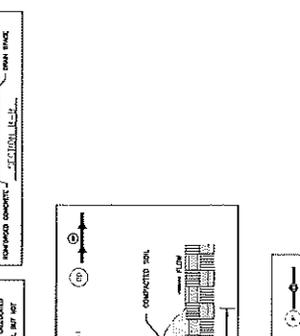


**TABLE 3.3.3-C**  
 SITI SPECIFIC BEDDING ARRANGEMENTS  
 FOR APPALACHIAN MOUNTAIN AREA

STRUCTURE	General or Bedded	20% to 30%	30% to 40%	40% to 50%	50% to 60%	60% to 70%	70% to 80%	80% to 90%	90% to 100%
Substructure	General or Bedded	20% to 30%	30% to 40%	40% to 50%	50% to 60%	60% to 70%	70% to 80%	80% to 90%	90% to 100%
Structure	General or Bedded	20% to 30%	30% to 40%	40% to 50%	50% to 60%	60% to 70%	70% to 80%	80% to 90%	90% to 100%

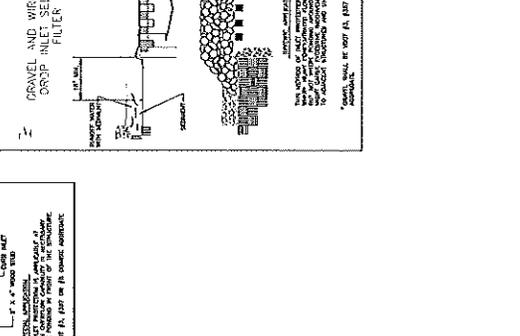
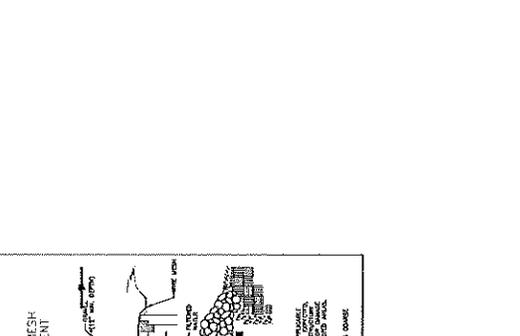
**TABLE 3.3.3-A**  
 ORGANIC MULCH MATERIALS AND APPLICATION RATES

REGION	TYPE OF MULCH	APPLY RATE (T/AC)	APPLY RATE (T/AC)
Region I	12.5% to 25%	10	10
	25% to 50%	10	10
Region II	12.5% to 25%	10	10
	25% to 50%	10	10
Region III	12.5% to 25%	10	10
	25% to 50%	10	10



**TABLE 3.3.3-B**  
 ACCEPTABLE TRANSMITTANCE FOR ALL REGIONS

REGION	PERCENT TRANSMITTANCE
Region I	10%
Region II	10%
Region III	10%



**SOILS LEGEND**

NUMBER	NAME	HYDROLOGICAL GROUP
218	TRIMBLEVILLE SILT LOAM	D
219	POPLARWOOD SILT LOAM	C
220	POPLARWOOD SILT LOAM	C
221	POPLARWOOD SILT LOAM	C

SOIL INFORMATION WAS TAKEN FROM THE SOIL SURVEY OF CLARKE COUNTY, VIRGINIA, ISSUED SEPTEMBER 1982 AND PROVIDED BY THE USDA.

CLARKE COUNTY, VIRGINIA  
 TOWN OF BERRYVILLE, VIRGINIA

McNEIL STREET EXTENSION  
 SITE PLAN

8 OF 13





MCNEIL STREET EXTENSION  
STORMWATER MANAGEMENT & STORM PROFILES

DATE	11/11/2020
BY	JL
CHECKED BY	JL
SCALE	AS SHOWN
PROJECT NO.	20-001
SHEET NO.	13

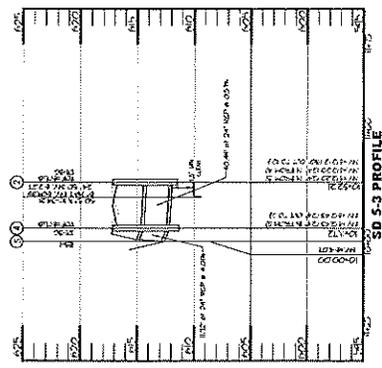
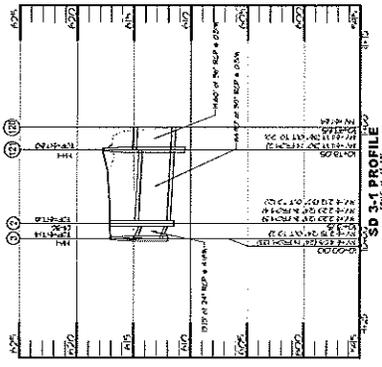
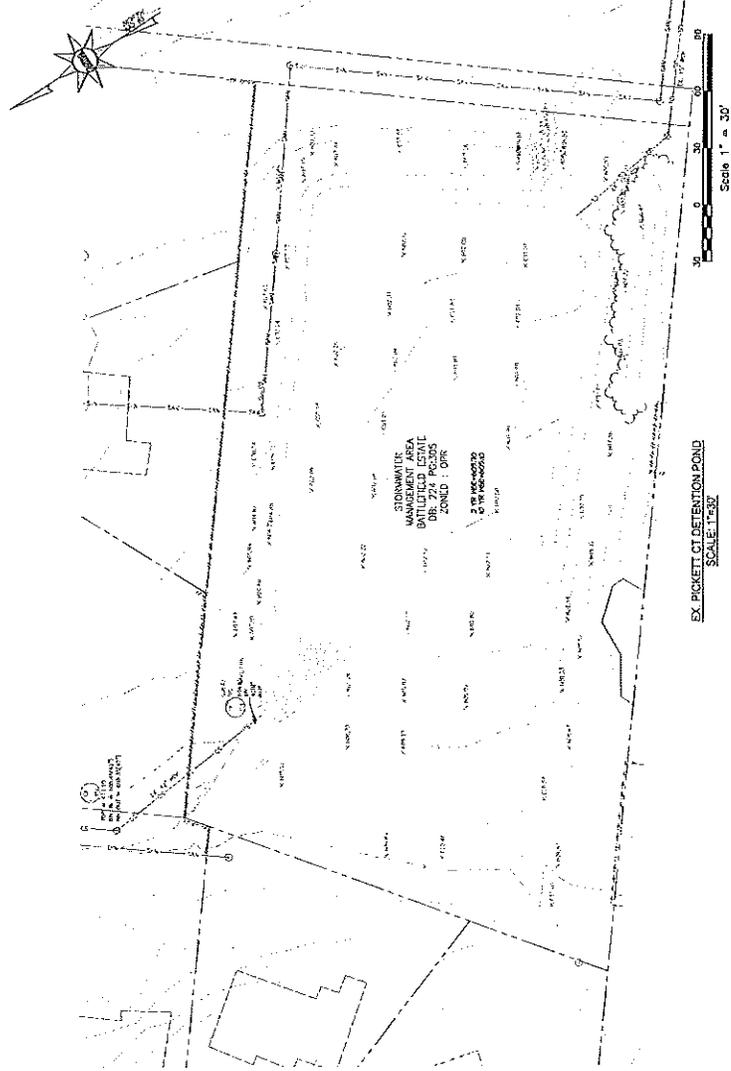


**MORRIS & RITCHE ASSOCIATES, INC.**  
PLANNING, FINANCE, MARKETING AND DEVELOPMENT ARCHITECTS  
1000 COMMONWEALTH AVENUE, SUITE 200  
LEESBURG, VA 20175  
PHONE: (703) 941-4127  
FAX: (703) 941-4128  
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NO.	DATE	REVISIONS

**STORM STRUCTURE SCHEDULE**

STR. NO.	TYPE	TOP ELEVATION
1	ES-1	613.05
2	ES-1	617.10
3	ES-1	617.10
4	ES-1	617.10
5	ES-1	617.10



**PROJECT DESCRIPTION**  
THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF AN UNDEVELOPED PROPERTY LOCATED AT THE END OF MCNEIL STREET, A 30' WIDE STREET TURNING RIGHT AT THE END OF MCNEIL STREET. THE REMAINING AREAS CONSIST OF WOODS AND GRASS.

THE PROJECT PROPOSES TO CONSTRUCT A 30' ROAD TO CONNECT CHAMBERLAIN STREET TO MCNEIL STREET.

**STORMWATER MANAGEMENT & BMP NARRATIVE**  
THE PROPOSED PROJECT IS NOT REQUIRED FOR AND DOES NOT EXCEED THE 2-10R AND 10-10R STORM EVENTS WILL NEED TO BE MET TO EXCEED THE DEVELOPED FLOW RATES.

CURRENTLY THE SITE DRAINS TO THE EXISTING STORMWATER MANAGEMENT POND SOUTH OF PROJECT CORNER. THE PROPOSED PROJECT DRAINS TO THE EXISTING STORMWATER MANAGEMENT POND VIA AN EXISTING STORM DRAIN. ANALYSIS OF THE POND FLOW RATES HAS BEEN PERFORMED AND IS SHOWN IN THE TABLE ON THIS SHEET FOR THE 2-10R AND 10-10R STORM EVENTS. THE POND IS FOUND TO HAVE THE CAPACITY TO HANDLE THE INCREASED FLOW. THE PROPOSED PROJECT WILL NOT EXCEED THE DEVELOPED FLOW RATES. THE POST-DEVELOPED FLOWS, SEE MCNEIL STREET EXTENSION STORM WATER MANAGEMENT REPORT FOR CALCULATIONS.

EX. POCKET OF RETENTION POND  
SCALE: 1" = 30'

DATE: 11/11/11

BY: JAC

PROJECT: 11-001

DRAWN BY: JAC

CHECKED BY: JAC

SCALE: 1/4" = 1'-0"

DATE: 11/11/11

JOB NO.: 11-001

TOWN OF BERRYVILLE, VIRGINIA

# MCNEIL STREET EXTENSION

## DETAILS



**MORRIS & RITCHIE ASSOCIATES, INC.**  
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 LEESBURG, VA 20175  
 PHONE: (703) 884-4347  
 FAX: (703) 884-4347  
 WWW.MRAVA.COM  
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NO.	DATE	REVISIONS

