



**BERRYVILLE PLANNING COMMISSION**

**REGULAR MEETING AGENDA**

**Berryville-Clarke County Government Center**

**101 Chalmers Court, Second Floor**

**Berryville, VA**

**Main Meeting Room**

**Tuesday, June 23, 2020**

**7:30 p.m.**

**Item**

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1. Call to Order – Christy Dunkle, Community Development Director
2. Election of Officers – Chair, Vice Chair
3. Approval of Agenda
4. Approval of Minutes – December 18, 2019
5. Citizens' Forum
6. Set Public Hearing – Final Plat Hermitage Phase V  
Duane Brown (Marsh and Legge Land Surveyors, PLC, Agent; Hermitage, LLC, Owner) is requesting final subdivision plat approval for the creation of 71 single-family residential lots on the property identified as Tax Map Parcel numbers 14A4-((A))-23 (23.42 acres) and 14-A-11A (35.25 acres), zoned R-1 Residential and DR-1 Residential, respectively. MASD 01-20
7. New Business
8. Planning and Zoning Update Discussion
9. Adjourn

**PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**MINUTES OF CALLED MEETING**  
**December 18, 2019**

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A called meeting of the Berryville Planning Commission was held on Wednesday, December 18, 2019 at 6:00pm 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; Krish Mathur; Sheryl Reid; William Steinmetz

Absent: Deb Zimmerman

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Press present: None

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Mr. Steinmetz moved to approve the minutes of the November 19, 2019 Planning Commission meeting as presented, seconded by Ms. Reid. The motion passed by voice vote.

**CITIZENS' FORUM**

No speakers signed up.

**DISCUSSION**

**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**

Chair Shaffer asked if Commissioners had any comments on the matter.

Mr. Steinmetz said that his neighbors were not thrilled with the development and would have liked to see community involvement and responsiveness from the developer to assist with off-site road improvements.

Mr. Mathur discussed speed and volume data collected from Chief White. There was a discussion about the 85 percentile speeds identified and increased volumes in the future.

Vice Chair Kemp asked about the internal road network and access points.

Chair Shaffer discussed items that were brought up previously and wanted to make sure they were included in the record. He said he attended the December Town Council meeting at which time storm water studies were addressed. He said he is concerned with how run off from new development meshes with existing areas such as the town houses which were below the proposed development. He acknowledged that the engineers know what they are doing but that water doesn't always do what it is supposed to do. He urged residents to document their properties now and to keep a record of any damage because three years from now they would fix problems that occurred from the development.

Chair Shaffer said blasting is a concern in the Rockcroft subdivision, recognizing its name. He said blasting would be allowed and would be monitored. He said in Clarke County, blasting doesn't necessarily just affect adjacent properties due to the rock ledges. He suggested that residents document their structures prior to blasting. He said if cracks grow in size, then documentation would be important. Ms. Reid referenced blasting in the Darbybrook subdivision and its effects on Liberty Street.

Chair Shaffer discussed the potential widening of the roads and referenced comments from the previous meeting concerning on-street parking. He said as a previous owner of a town house, parking in the private parking lot is inconvenient due to the need to insert a pole in the sliding glass doors that are at the rear of the home.

Chair Shaffer said that speeds and safety during construction are important to monitor as workers are likely from out of town. He said that if residents see drivers speeding, they should contact the Berryville Police Department.

Vice Chair Kemp said that Chair Shaffer had made good points. She noted that those working at the Robert Regan Village had been very considerate and she had not noted any speeding vehicles.

Chair Shaffer said that silt fence should be in place around all disturbed land. He said that the short black fence should be in place and maintained and that if these areas were not in good repair, they should contact Ms. Dunkle.

Ms. Barton asked when the projected finish of the subdivision would occur. Patrick Williams, D.R. Horton, said two to three years.

There being no further discussion, Ms. Malone moved that the Planning Commission of the Town of Berryville approved 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. The motion was seconded by Vice Chair Kemp. The motion passed by voice vote.

**New Business**

There was no new business.

**Planning and Zoning Update**

There was a discussion about the Battletown Inn.

**Other**

There was no other business.

**Adjourn**

There being no further business, Ms. Malone made a motion to adjourn the meeting, seconded by Mr. Mathur, the motion passed by voice vote at 7:27pm.

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Doug Shaffer, Chair

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Christy Dunkle, Recording Secretary

# Berryville Planning Commission Agenda Item Report Summary

June 23, 2020

## Item Title

Set Public Hearing – Final Plat Hermitage Phase V

## Prepared By

Christy Dunkle

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## Set Public Hearing – Final Plat Phase V Hermitage

Duane Brown (Marsh and Legge Land Surveyors, PLC, Agent; Hermitage, LLC, Owner) is requesting final subdivision plat approval for the creation of 71 single-family residential lots on the property identified as Tax Map Parcel numbers 14A4-((A))-23 (23.42 acres) and 14-A-11A (35.25 acres), zoned R-1 Residential and DR-1 Residential, respectively. MASD 01-20

## Background/History/General Information

The request before the Planning Commission is for final subdivision plat approval for the final phase of the Hermitage subdivision. The subdivision, which began construction in 1998, was originally slated for 290 houses. The lots in Phase V were located in the Town and Annexation Area B. As such, action for this request requires a public hearing by both administrative bodies (PC and Berryville Area Development Authority). All 53.30 acres of the property have been annexed by the Town. A vicinity map is included as an attachment to this staff report.

Town Council approved a rezoning of the property in September of 2019 in order to align the lot layout with the R-1 and DR-4 zoning designations. Minimum lot sizes in R-1 and DR-1 are 15,000 square feet and 20,000 square feet, respectively.

The Virginia Department of Environmental Quality began oversight the Town of Berryville stormwater management program in 2017. Due regulation changes in effect with the final phase, several houses have been eliminated due to stormwater regulations that require additional property for “conservation areas.” These areas will be maintained by a homeowners’ association. Phase V will be the only portion of the subdivision that will be under the management of an HOA.

Phase V will see a continuation of Tyson Drive to the southern intersection with Norris. At this point, the road will continue as Dunlap Drive.

## Findings/Current Activity

All approvals have been received by staff for the construction plans of Phase V including engineering review and the Virginia Department of Environmental Quality.

**Financial Considerations**

N/A

**Schedule/Deadlines**

Staff is requesting that the Planning Commission set a joint public hearing with the Berryville Area Development Authority for Wednesday, July 22, 2020 at 7:00pm.

**Other Considerations**

N/A

**Recommendation**

Set a public hearing for Wednesday, July 22, 2020 at 7:00pm.

**Attachments:**

- Section 201 R-1 Residential of the Berryville Zoning Ordinance
- Section 602 DR-1 Detached Residential of the Berryville Zoning Ordinance
- Phase V vicinity map
- Phase V final plats

## ARTICLE II – DISTRICT REGULATIONS

### SECTION 201 - R-1 RESIDENTIAL DISTRICT

#### 201 STATEMENT OF INTENT

The R-1 District is composed of quiet, low-density residential areas plus undeveloped areas where similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to promote and encourage a suitable environment for family life where there are children, and to prohibit all commercial activities. Development is, therefore, limited to relatively low concentration and permitted uses are limited to single-unit dwellings, plus selected additional uses such as schools, parks, churches, and certain public facilities that serve the residents of the district. No rooming houses are permitted.

#### 201.1 USES PERMITTED BY RIGHT

Only one use and its accessory buildings and/or uses may be erected on any lot or parcel of land in the R-1 Residential District.

- (a) Single-family dwellings.
- (b) Schools and offices for Clarke County Public Schools and related non-profit organizations **(07/16)**.
- (c) Churches.
- (d) Parks and playgrounds.
- (e) Off-street parking for permitted uses in the district as set forth in Section 305.
- (f) Accessory buildings and Temporary Family Health Care Structures as defined; however, garages, carports, porches, and stoops attached to the main building shall be considered part of the main building. Accessory buildings may be located in a rear yard area, but shall not be located closer than five (5) feet from any property line or to any other structure. **(11/10)**
- (g) Public utilities: poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewage systems.
- (h) Signs as set forth in Section 307.
- (i) Travel trailers, which shall not be stored within the front setback area, and which shall be prohibited from occupancy. **(5/83)**
- (j) Fences as set forth in Section 303.

#### 201.2 USES PERMITTED BY SPECIAL PERMIT

- (a) Home Occupations. **(4/86)**
- (b) Planned Research Offices, as defined in Section 102.

#### 201.3 AREA REGULATIONS

The minimum lot area shall be fifteen thousand (15,000) square feet.

## Section 201 Residential (R-1) District

### **201.4 SETBACK REGULATIONS**

Structures shall be located thirty-five (35) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or fifty (50) feet or more from the center of any street right-of-way less than fifty (50) feet in width. (5/94)

### **201.5 FRONTAGE REGULATIONS**

The minimum lot width at the setback line shall be one hundred (100) feet. Minimum width at the street right-of-way line shall be fifty (50) feet.

### **201.6 YARD REGULATIONS**

- (a) Side - Each side yard shall be a minimum of fifteen (15) feet.
- (b) Rear - Each rear yard shall be a minimum of thirty (30) feet in depth.

### **201.7 LOT COVERAGE**

Any structure or structures shall not occupy more than thirty (30) percent of the total area of the lot.

### **201.8 HEIGHT REGULATIONS**

- (a) Buildings may be erected up to three (3) stories but shall not exceed thirty-five (35) feet in height.
- (b) A public or semi-public building such as a school, church, or library may be erected to a height of sixty (60) feet from grade, provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
- (c) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae, and radio aeriels are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- (d) No accessory building that is within twenty (20) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

### **201.9 SPECIAL PROVISIONS FOR CORNER LOTS**

- (a) Of the two sides of a corner lot fronting on streets, the shortest side shall be deemed to be the front.
- (b) Each corner lot shall have a minimum width at the setback line of one hundred twenty (120) feet.

Section 602 Detached Residential-1 (DR-1)

**(4/92) SECTION 602 - DETACHED RESIDENTIAL-1 (DR-1) DISTRICT**

**602.1 PURPOSE AND INTENT**

The Detached Residential-1 (DR-1) District is created to provide for single-family detached residences in a carefully planned pattern, compatible with the Comprehensive Plan's goals for residential development in the Town of Berryville and within the precincts of the Berryville Area Plan. A maximum density of one (1) unit per net developable acre establishes a low-density district for detached residences. This district shall be applied with the intent of preserving existing natural features and vegetation, promoting excellence in site planning and landscape design, and encouraging housing of compatible scale and architectural character.

**602.2 PERMITTED USES**

- (a) Single-family detached dwellings.
- (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.

**602.3 SPECIAL PERMIT USES**

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

**602.4 MAXIMUM DENSITY**

- (a) One (1) dwelling unit per net developable acre.
- (b) A maximum floor area ratio of 0:15 shall apply to uses other than residential.

**602.5 LOT SIZE, YARD AND BULK REQUIREMENTS FOR CONVENTIONAL LOTS**

- (a) Lot area: Minimum--40,000 square feet; maximum--60,000 square feet. (Refer to Section 615.2 regarding the impact of Critical Environmental Areas on lot size requirements.)
- (b) Minimum lot width
  - (1) Interior lot: 125 feet **(7/04)**
  - (2) Corner lot: 150 feet **(7/04)**

Section 602 Detached Residential-1 (DR-1)

- (c) Minimum yard requirements
  - (1) Front yard: 40 feet (7/04)
  - (2) Side yard: 15 feet
  - (3) Rear yard: 50 feet (residences) (7/04)
  - (4) Accessory structure: 5 feet (rear and side setbacks)
  - (5) Maximum building height: 35 feet

**602.6 MINIMUM DISTRICT SIZE FOR CLUSTER SUBDIVISION**

Minimum district size for cluster subdivision is four acres.

**602.7 LOT SIZE, YARD AND BULK REQUIREMENTS FOR CLUSTER LOTS**

- (a) Minimum lot Area: 20,000 square feet, Maximum Area 45,000 square feet (7/04)  
(Please refer to Section 614 regarding the impact of critical environmental areas on lot size requirements.)
- (b) Minimum lot width:
  - (1) Interior lot: 100 feet
  - (2) Corner lot: 120 feet
- (c) Minimum lot yard requirements:
  - (1) Front yard: 35 feet
  - (2) Side yard: 15 feet
  - (3) Rear yard: 45 feet (7/04)
  - (4) Accessory structure: 5 feet (rear and side setback)
- (d) Maximum building height: 35 feet

**602.8 OPEN SPACE REQUIREMENTS FOR DETACHED RESIDENTIAL (DR-1) SUBDIVISIONS**

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

**602.9 ADDITIONAL REGULATIONS**

- (a) Refer to Article III for general regulations and other provisions which may supplement those cited herein.
- (b) Refer to Section 305 for off-street parking requirements.
- (c) Refer to specific Overlay Zoning Districts, where applicable.
- (d) Refer to Section 611 for special regulations relating to cluster subdivisions, open spaces and critical environmental areas.
- (e) The lot size, yard, and bulk requirements in effect at the time of subdivision plat approval prior to January 1, 2011 shall remain applicable to such subdivisions until July 1, 2017. The foregoing shall not be effective unless any unreleased performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the subdivision are continued in force. (12/14)

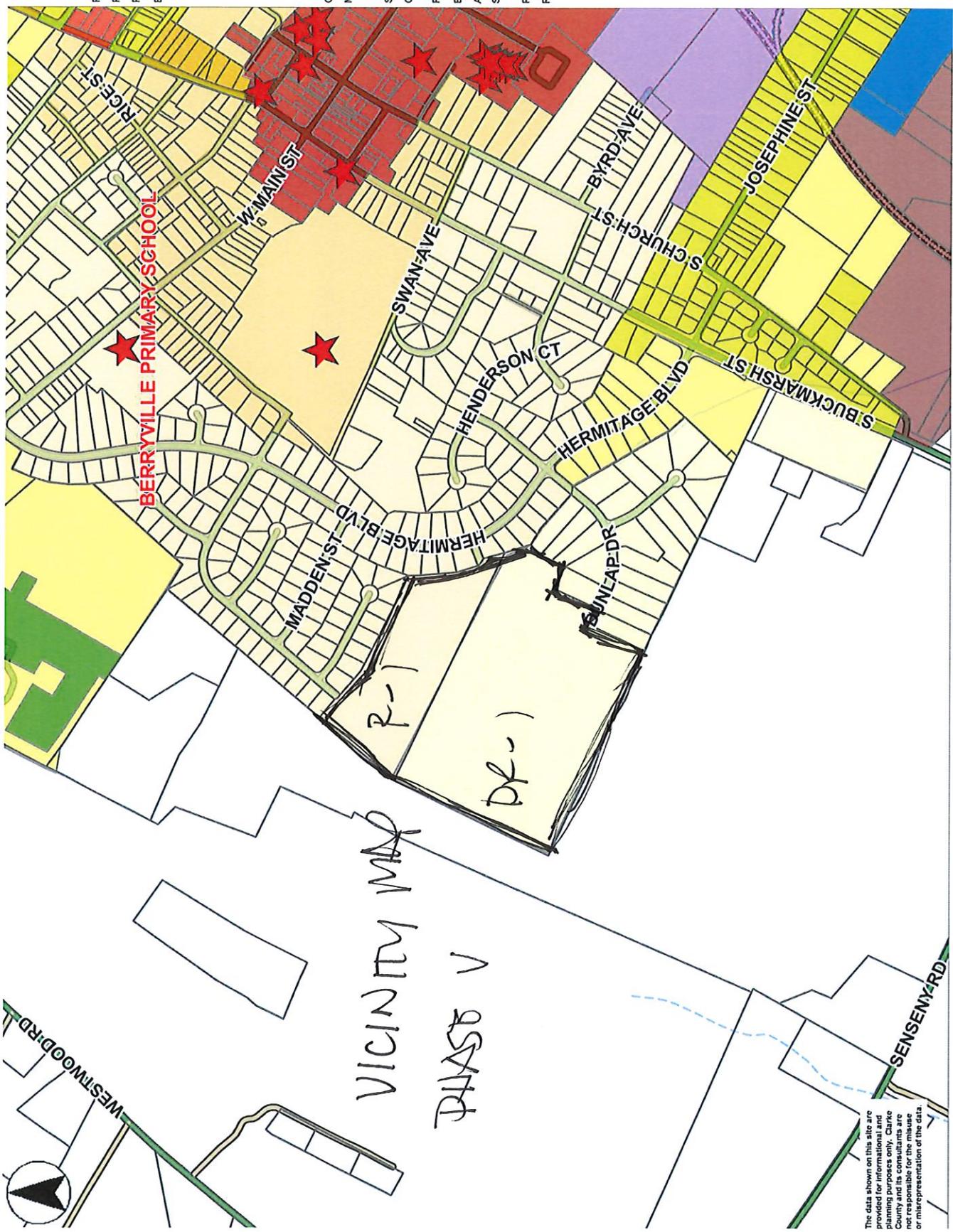
Section 602 Detached Residential-1 (DR-1)

**602.10** ADDITIONAL REGULATIONS

- (a) Refer to Article III for general regulations and other provisions which may supplement those cited herein.
- (b) Refer to Section 305 for off-street parking requirements.
- (c) Refer to specific Overlay Zoning Districts, where applicable.
- (d) Refer to Section 615.2 for special regulations relating to cluster subdivisions, open spaces, and critical environmental areas.
- (e) Refer to Section 317 Karst Features for additional requirements. (7/04)



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

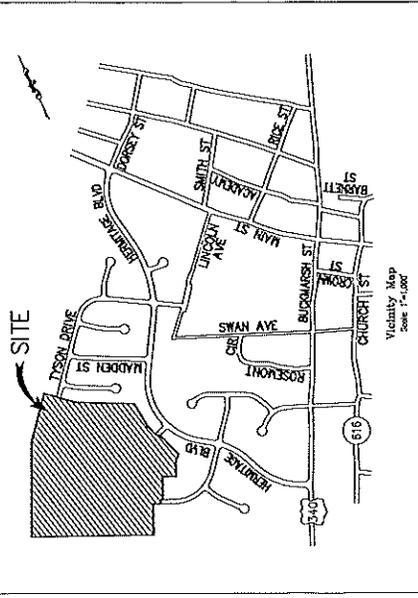


**CURVE TABLE**

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2	192°14'12"	75.00	1,371.31	966.93	1,114.81	R174°31'31"W
3	184°14'12"	500.00	585.45	335.74	563.86	R129°35'49"W
4	157°14'12"	500.00	174.72	174.72	174.72	R142°42'42"W
5	229°14'12"	500.00	183.47	101.05	183.08	R335°38'38"W
6	229°14'12"	500.00	183.47	101.05	183.08	R335°38'38"W
7	203°14'12"	500.00	516.74	274.75	516.74	R151°16'16"W
8	203°14'12"	500.00	516.74	274.75	516.74	R151°16'16"W
9	184°14'12"	500.00	21.31	42.61	42.61	R184°14'12"W
10	184°14'12"	500.00	21.31	42.61	42.61	R184°14'12"W
11	113°17'16"	500.00	51.43	31.08	46.48	R113°17'16"W
12	127°00'45"	500.00	113.17	56.28	113.17	R127°00'45"W
13	133°55'02"	450.00	133.17	56.28	133.17	R133°55'02"W
14	162°16'15"	475.00	136.55	68.75	136.08	R162°16'15"W
15	162°16'15"	475.00	136.55	68.75	136.08	R162°16'15"W
16	162°16'15"	475.00	136.55	68.75	136.08	R162°16'15"W
17	101°14'26"	525.00	31.63	47.04	47.04	R101°14'26"W
18	101°14'26"	525.00	31.63	47.04	47.04	R101°14'26"W
19	101°14'26"	525.00	31.63	47.04	47.04	R101°14'26"W
20	101°14'26"	525.00	31.63	47.04	47.04	R101°14'26"W
21	101°14'26"	525.00	31.63	47.04	47.04	R101°14'26"W
22	101°14'26"	525.00	31.63	47.04	47.04	R101°14'26"W
23	172°42'59"	475.00	102.94	51.67	102.73	R172°42'59"W
24	172°42'59"	475.00	102.94	51.67	102.73	R172°42'59"W
25	90°00'00"	35.00	54.85	35.00	48.50	R90°00'00"W
26	07°52'11"	600.00	26.11	13.05	26.11	R07°52'11"W
27	06°52'03"	600.00	55.88	48.00	55.83	R06°52'03"W
28	07°00'44"	600.00	37.91	48.00	37.85	R07°00'44"W
29	06°51'45"	600.00	95.82	47.97	95.76	R06°51'45"W
30	06°51'45"	600.00	95.82	47.97	95.76	R06°51'45"W
31	06°51'45"	600.00	95.82	47.97	95.76	R06°51'45"W
32	06°51'45"	600.00	95.82	47.97	95.76	R06°51'45"W
33	06°51'45"	600.00	95.82	47.97	95.76	R06°51'45"W
34	06°51'45"	600.00	95.82	47.97	95.76	R06°51'45"W
35	07°22'45"	600.00	103.00	51.00	103.00	R07°22'45"W
36	07°22'45"	600.00	103.00	51.00	103.00	R07°22'45"W
37	07°11'45"	600.00	100.47	50.30	100.47	R07°11'45"W
38	07°11'44"	600.00	100.47	50.30	100.47	R07°11'44"W
39	07°11'44"	600.00	100.47	50.30	100.47	R07°11'44"W
40	07°11'45"	600.00	100.47	50.30	100.47	R07°11'45"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
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43	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
44	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
45	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
46	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
47	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
48	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
49	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
50	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
51	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
52	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
53	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
54	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
55	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
56	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
57	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
58	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
59	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
60	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
61	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
62	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
63	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
64	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
65	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
66	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
67	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
68	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
69	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
70	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
71	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
72	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
73	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
74	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
75	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
76	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
77	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
78	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
79	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E
80	04°28'37"	800.00	35.00	18.80	34.47	R04°28'37"E



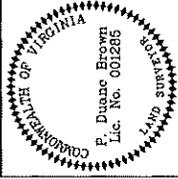
APPROVED BY \_\_\_\_\_ Date \_\_\_\_\_  
 Virginia Department of Transportation \_\_\_\_\_ Date \_\_\_\_\_  
 Town Planner \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

OWNER'S CERTIFICATE  
 The above and foregoing subdivision of the land of SILVER LAKE PROPERTIES, INC., as appears in the accompanying plans, is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees, if any.

NOTARY PUBLIC  
 I, \_\_\_\_\_, a Notary Public in and for the State of Virginia, at large, do certify that \_\_\_\_\_, whose name is signed to the foregoing Owner's Certificate, has acknowledged the same before me in my state. Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020. My commission expires \_\_\_\_\_.

SURVEYOR'S CERTIFICATE  
 I hereby certify that the property contained in this subdivision is a portion of the property that was conveyed to SILVER LAKE PROPERTIES, INC., by deed dated October 1, 1987, said deed recorded in the office of the Clerk of the Circuit Court of Clarke County, Virginia in Deed Book 277 at Page 375.

P. Duane Brown, L.S.  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA  
 DATE: MAY 7, 2020



HERMITAGE ~ PHASE V  
 FINAL PLAT  
 COVER SHEET  
 DATE: MAY 7, 2020  
 SHEET 1 OF 6

MINIMUM SETBACK REQUIREMENTS  
 ZONE DR-1 (LOTS 220-265)  
 FRONT = 35'  
 REAR = 35'  
 SIDE = 15'

ZONE R-1 (LOTS 266-290)  
 FRONT = 35'  
 REAR = 30'  
 SIDE = 15'

**AREA SUMMARY**

AREA	AREA SUMMARY
AREA IN ZONE DR-1	13,187 ACRES
AREA IN ZONE R-1	13,483 ACRES
TOTAL AREA IN LOTS	26,670 ACRES
AREA IN OPEN SPACE A	10,245 ACRES
AREA IN OPEN SPACE B	4,218 ACRES
AREA IN OPEN SPACE C	2,635 ACRES
AREA IN OPEN SPACE D	1,816 ACRES
TOTAL AREA IN OPEN SPACE	18,714 ACRES
AREA IN RIGHT-OF-WAY RESERVATION	0.410 ACRES
AREA IN RIGHT-OF-WAY	5,547 ACRES
TOTAL AREA SUBDIVIDED	53,205 ACRES
NUMBER OF LOTS	36
AVERAGE LOT SIZE	21,961 SQ. FT.
MINIMUM LOT SIZE	15,001 SQ. FT.

**LOTS SUMMARY**

ZONE	LOT NO.	AREA	LOT NO.	AREA
DR-1	220	20,048 SQ. FT.	256	23,774 SQ. FT.
DR-1	221	20,051 SQ. FT.	257	19,394 SQ. FT.
DR-1	222	20,968 SQ. FT.	258	18,487 SQ. FT.
DR-1	223	21,059 SQ. FT.	259	18,990 SQ. FT.
DR-1	224	22,630 SQ. FT.	260	21,093 SQ. FT.
DR-1	225	22,441 SQ. FT.	261	22,867 SQ. FT.
DR-1	226	22,440 SQ. FT.	262	22,034 SQ. FT.
DR-1	227	22,440 SQ. FT.	263	19,227 SQ. FT.
DR-1	228	24,539 SQ. FT.	264	15,224 SQ. FT.
DR-1	229	21,429 SQ. FT.	265	15,224 SQ. FT.
DR-1	230	21,429 SQ. FT.	266	15,224 SQ. FT.
DR-1	231	21,429 SQ. FT.	267	15,224 SQ. FT.
DR-1	232	21,429 SQ. FT.	268	15,224 SQ. FT.
DR-1	233	21,429 SQ. FT.	269	15,224 SQ. FT.
DR-1	234	20,074 SQ. FT.	270	15,224 SQ. FT.
DR-1	235	20,074 SQ. FT.	271	15,224 SQ. FT.
DR-1	236	20,074 SQ. FT.	272	15,224 SQ. FT.
DR-1	237	20,074 SQ. FT.	273	15,224 SQ. FT.
DR-1	238	20,074 SQ. FT.	274	15,224 SQ. FT.
DR-1	239	20,074 SQ. FT.	275	15,224 SQ. FT.
DR-1	240	20,074 SQ. FT.	276	15,224 SQ. FT.
DR-1	241	20,074 SQ. FT.	277	15,224 SQ. FT.
DR-1	242	20,074 SQ. FT.	278	15,224 SQ. FT.
DR-1	243	20,074 SQ. FT.	279	15,224 SQ. FT.
DR-1	244	20,074 SQ. FT.	280	15,224 SQ. FT.
DR-1	245	20,074 SQ. FT.	281	15,224 SQ. FT.
DR-1	246	20,074 SQ. FT.	282	15,224 SQ. FT.
DR-1	247	20,074 SQ. FT.	283	15,224 SQ. FT.
DR-1	248	20,074 SQ. FT.	284	15,224 SQ. FT.
DR-1	249	20,074 SQ. FT.	285	15,224 SQ. FT.
DR-1	250	20,074 SQ. FT.	286	15,224 SQ. FT.
DR-1	251	20,074 SQ. FT.	287	15,224 SQ. FT.
DR-1	252	20,074 SQ. FT.	288	15,224 SQ. FT.
DR-1	253	20,074 SQ. FT.	289	15,224 SQ. FT.
DR-1	254	20,074 SQ. FT.	290	15,224 SQ. FT.
DR-1	255	20,074 SQ. FT.	291	15,224 SQ. FT.
DR-1	256	20,074 SQ. FT.	292	15,224 SQ. FT.
DR-1	257	20,074 SQ. FT.	293	15,224 SQ. FT.
DR-1	258	20,074 SQ. FT.	294	15,224 SQ. FT.
DR-1	259	20,074 SQ. FT.	295	15,224 SQ. FT.
DR-1	260	20,074 SQ. FT.	296	15,224 SQ. FT.
DR-1	261	20,074 SQ. FT.	297	15,224 SQ. FT.
DR-1	262	20,074 SQ. FT.	298	15,224 SQ. FT.
DR-1	263	20,074 SQ. FT.	299	15,224 SQ. FT.
DR-1	264	20,074 SQ. FT.	300	15,224 SQ. FT.
DR-1	265	20,074 SQ. FT.	301	15,224 SQ. FT.
DR-1	266	20,074 SQ. FT.	302	15,224 SQ. FT.
DR-1	267	20,074 SQ. FT.	303	15,224 SQ. FT.
DR-1	268	20,074 SQ. FT.	304	15,224 SQ. FT.
DR-1	269	20,074 SQ. FT.	305	15,224 SQ. FT.
DR-1	270	20,074 SQ. FT.	306	15,224 SQ. FT.
DR-1	271	20,074 SQ. FT.	307	15,224 SQ. FT.
DR-1	272	20,074 SQ. FT.	308	15,224 SQ. FT.
DR-1	273	20,074 SQ. FT.	309	15,224 SQ. FT.
DR-1	274	20,074 SQ. FT.	310	15,224 SQ. FT.
DR-1	275	20,074 SQ. FT.	311	15,224 SQ. FT.
DR-1	276	20,074 SQ. FT.	312	15,224 SQ. FT.
DR-1	277	20,074 SQ. FT.	313	15,224 SQ. FT.
DR-1	278	20,074 SQ. FT.	314	15,224 SQ. FT.
DR-1	279	20,074 SQ. FT.	315	15,224 SQ. FT.
DR-1	280	20,074 SQ. FT.	316	15,224 SQ. FT.
DR-1	281	20,074 SQ. FT.	317	15,224 SQ. FT.
DR-1	282	20,074 SQ. FT.	318	15,224 SQ. FT.
DR-1	283	20,074 SQ. FT.	319	15,224 SQ. FT.
DR-1	284	20,074 SQ. FT.	320	15,224 SQ. FT.
DR-1	285	20,074 SQ. FT.	321	15,224 SQ. FT.
DR-1	286	20,074 SQ. FT.	322	15,224 SQ. FT.
DR-1	287	20,074 SQ. FT.	323	15,224 SQ. FT.
DR-1	288	20,074 SQ. FT.	324	15,224 SQ. FT.
DR-1	289	20,074 SQ. FT.	325	15,224 SQ. FT.
DR-1	290	20,074 SQ. FT.	326	15,224 SQ. FT.
DR-1	291	20,074 SQ. FT.	327	15,224 SQ. FT.
DR-1	292	20,074 SQ. FT.	328	15,224 SQ. FT.
DR-1	293	20,074 SQ. FT.	329	15,224 SQ. FT.



LOTS	SHEET
220-224	3
225-227	4
211-215	5
237-241	4
242-253	3
254	4
255-256	5
257-258	6
259-265	5
266-270	5
OPEN SPACE A1	3, 5, 6
OPEN SPACE A2	3, 5, 6
OPEN SPACE B	3, 5, 6
OPEN SPACE C	3, 5, 6
OPEN SPACE D	5, 6



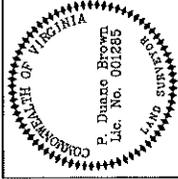
**FINAL PLAT**  
**HERMITAGE PHASE V**

TOWN OF BERNVILLE  
CLARKE COUNTY, VIRGINIA

DATE: MAY 7, 2020      SHEET 2 OF 6

SCALE: 1"=200'

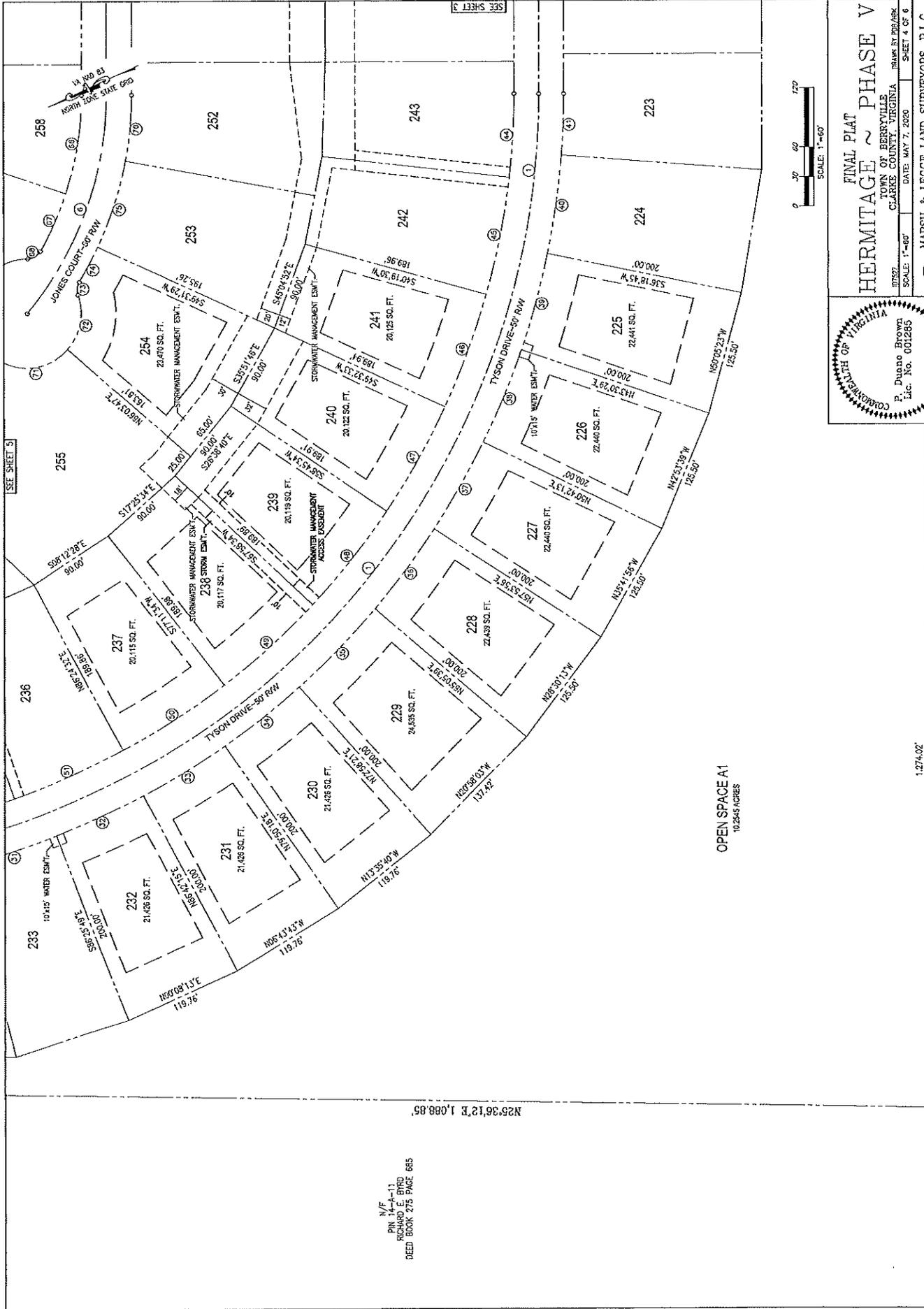
**MARSH & LEGGE LAND SURVEYORS, P.L.L.C.**  
240 NORTH LEBANON STREET - INDEPENDENT, VIRGINIA 22001  
PHONE (540) 827-5667 - FAX (540) 827-5669 - EMAIL [info@marshandlegge.com](mailto:info@marshandlegge.com)



SHEET 5  
SHEET 4

SHEET 4  
SHEET 3



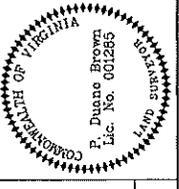


SEE SHEET 5

SEE SHEET 3

N/F  
 PIN 14-A-11  
 RICHARD E. BYRD  
 DEED BOOK 275 PAGE 685

OPEN SPACE A1  
 10.2545 ACRES

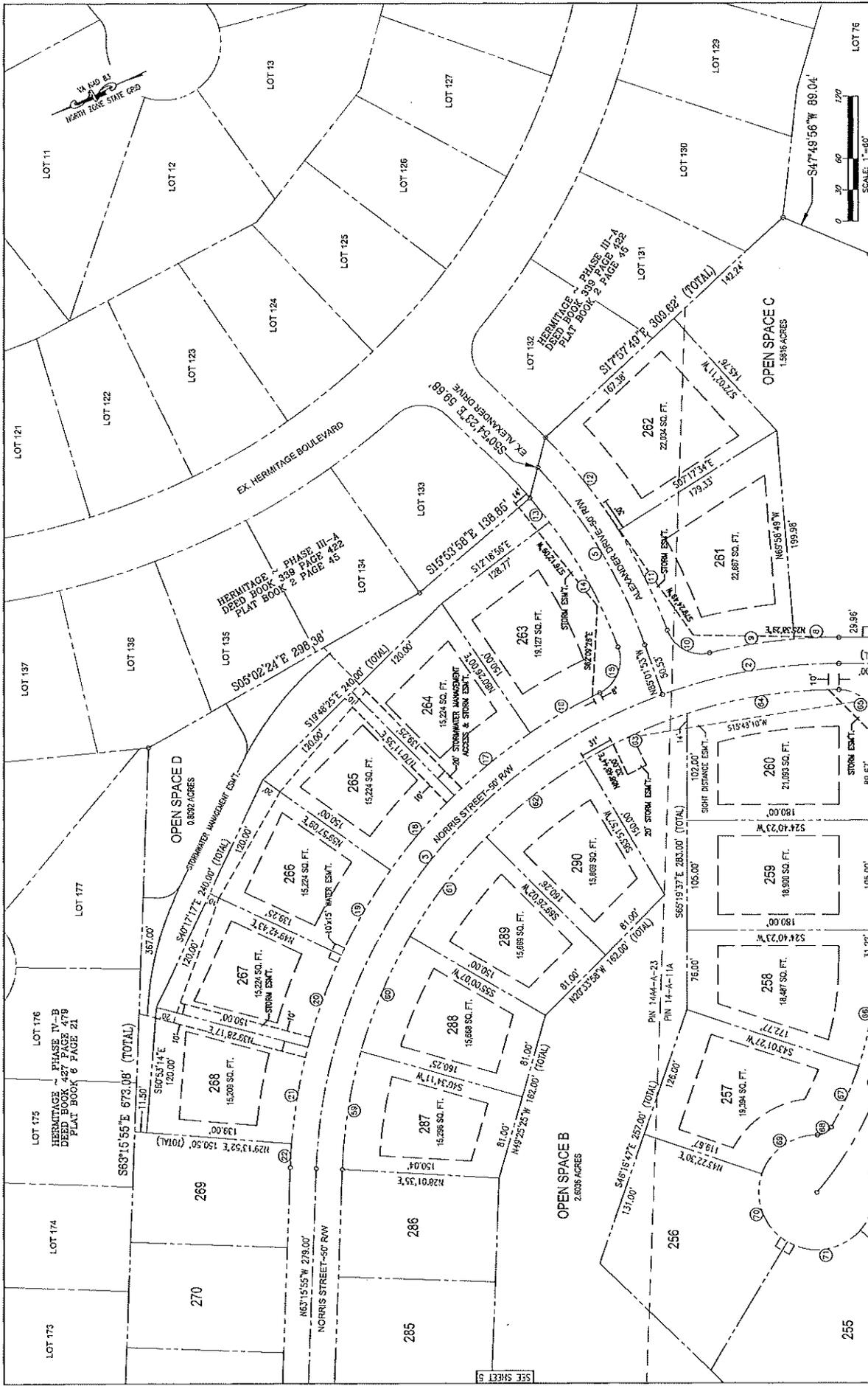


**FINAL PLAT**  
**HERMITAGE ~ PHASE V**  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA  
 DRAWN BY DRB/ARK  
 07/27  
 SCALE: 1"=60' DATE: MAY 7, 2020 SHEET 4 OF 6

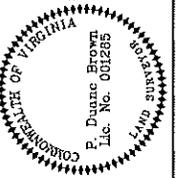
**MARSH & LEGGE LAND SURVEYORS, P.L.L.C.**  
 500 NORTH LOUDOUN STREET - WINCHESTER, VIRGINIA, 22091  
 PHONE (540) 667-2468 - FAX (540) 667-2469 - EMAIL info@marshlegge.com

1.274,00' N65°19'37" W 1,430.01' (TOTAL)





**FINAL FLAT**  
**HERMITAGE PHASE V**  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA  
 DRAWN BY PERARRK  
 DATE: MAY 7, 2020  
 SHEET 6 OF 6  
 SCALE: 1"=60'  
 MARSH & LECGE LAND SURVEYORS, P.L.L.C.  
 540 NORTH LONDON STREET - WINCHESTER, VIRGINIA 22001  
 PHONE (540) 597-5448 - FAX (540) 597-5448 - EMAIL: info@marshandlege.com



SEE SHEET 5  
 SEE SHEET 3  
 SEE SHEET 4

LOT 111  
 LOT 112  
 LOT 121  
 LOT 122  
 LOT 123  
 LOT 124  
 LOT 125  
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