



**BERRYVILLE PLANNING COMMISSION – BERRYVILLE AREA DEVELOPMENT AUTHORITY**

**JOINT PUBLIC HEARING AGENDA**

**Berryville-Clarke County Government Center**

**101 Chalmers Court, Second Floor**

**Berryville, VA**

**Main Meeting Room**

**Wednesday, July 22, 2020**

**7:00 p.m.**

**Item**

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1. Call to Order – Doug Shaffer, Chair, Berryville Planning Commission  
Call to Order – Allen Kitselman, Chair, BADA
2. Approval of Agenda - Doug Shaffer  
Approval of Agenda - Allen Kitselman
3. Call Public Hearing to Order – Doug Shaffer  
Call Public Hearing to Order – Allen Kitselman

**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

4. Discussion – Public Hearing
5. Adjourn Joint Public Hearing

**Berryville Planning Commission and Berryville Area Development Authority  
Agenda Item Report Summary**

July 22, 2020

**Item Title**

Joint Public Hearing – Final Plat Hermitage Phase V

**Prepared By**

Christy Dunkle

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**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**

Public hearing notices were published in the Winchester Star on Wednesday, July 1 and Wednesday, July 8, 2020. Adjacent property notices were mailed on July 7, 2020. No comments were received in the Planning Office.

The request before the Planning Commission and BADA 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 BADA). 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-1 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 (DEQ) began oversight of the Town of Berryville stormwater management program in 2017. Due to DEQ 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 Hermitage 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. The road will continue as Dunlap Drive at this intersection.

**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. Town staff is currently reviewing the deed of dedication and other relevant documents for final approval.

**Financial Considerations**

N/A

**Schedule/Deadlines**

It would be appropriate to make a determination at this meeting.

**Other Considerations**

N/A

**Recommendation**

Approve the final plat as presented.

***Sample Motion***

I move that the Berryville Planning Commission/Berryville Area Development Authority approve the final plat for Hermitage Phase V.

**Attachments:**

- Public hearing notice published in the Winchester Star on July 1 and July 8, 2020
- 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 plat

**BERRYVILLE PLANNING  
COMMISSION AND BERRYVILLE  
AREA DEVELOPMENT AUTHORITY  
JOINT PUBLIC HEARING**

The Berryville Planning Commission and Berryville Area Development Authority will hold the following joint public hearing at 7:00 p.m., or as soon after as this matter may be heard, on **Wednesday, July 22, 2020**, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

**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**

***Please note: COVID-19 restrictions may be in effect***

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 Community Development Director 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 Planning Commission  
and Berryville Area Development Authority  
Christy N. Dunkle, Community Development Director

## 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 aerials 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)

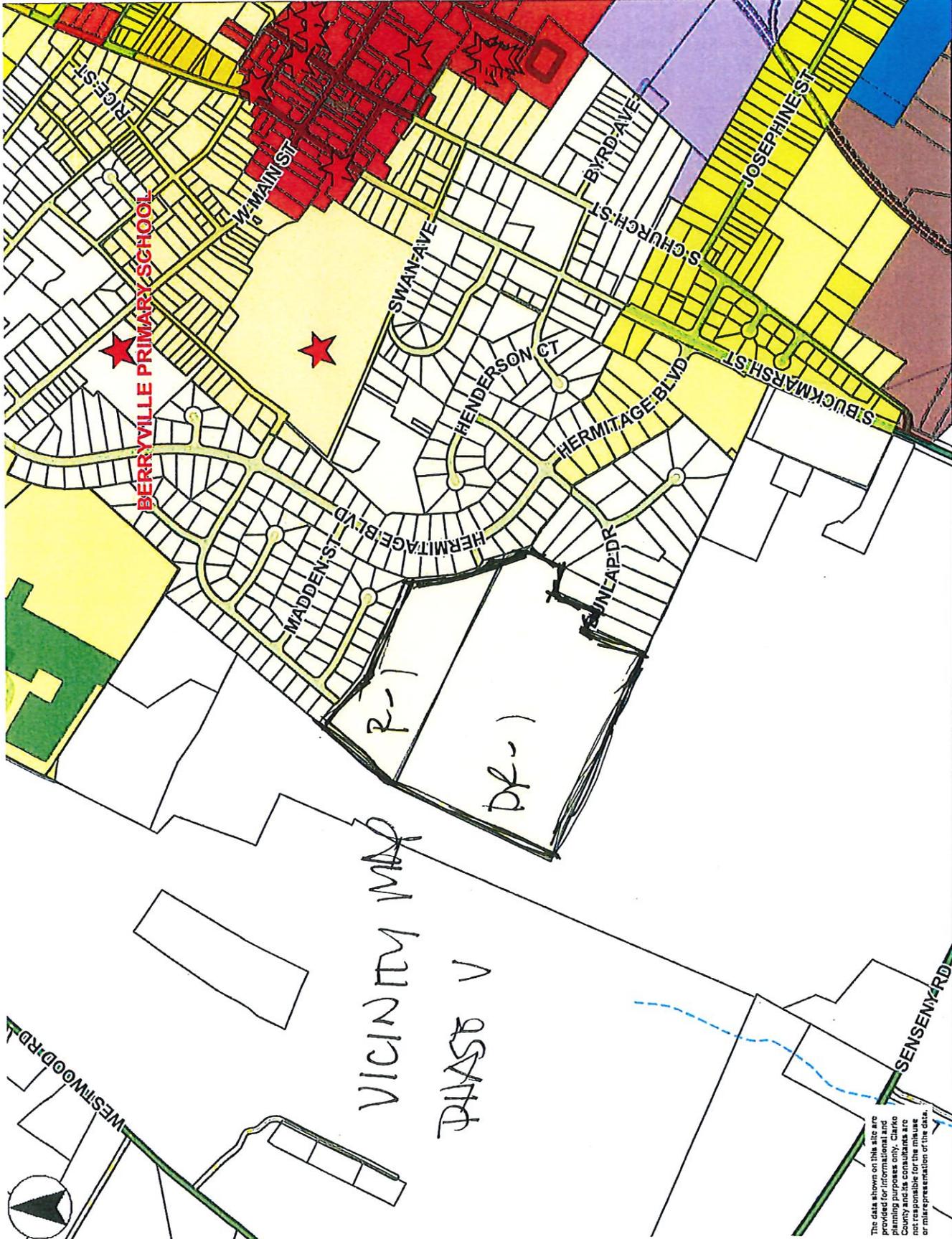
Section 602 Detached Residential-1 (DR-1)

**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)



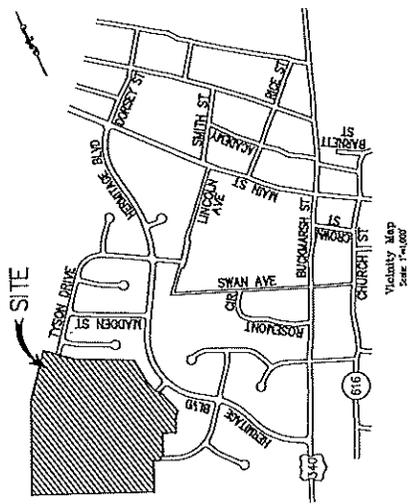
- Public
- Points of Interest
- Parcels
- Berryville Zoning
  - Detached Res-1 (DR)
  - Detached Res-2 (DR)
  - Detached Res-4 (DR)
  - Residential-1 (R-1)
  - Residential-2 (R-2)
  - Residential-3 (R-3)
  - Attached Res (AR)
  - Older Person Res (OPR)
  - Open Space Res (OSR)
  - Business Park (BP)
  - Bus Commercial (BC)
  - Light Commercial (LC)
  - Downtown Commercial (DC)
  - Light Industrial (LI-1)
  - Institutional (I-1)
- Clarke County Boundary
- Major Roads
  - Interstate
  - US Highway
  - State Highway
  - Surrounding Counties
  - Open
  - 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 employees are not liable for the misuse or misrepresentation of the data.

0 1000 2000 ft

Printed on 06/15/2020 at 11:32 AM



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

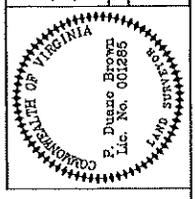
OWNER'S CERTIFICATE  
 The above and foregoing subdivision of the land of SILVER LAKE PROPERTIES, INC., as appears in the accompanying plans, is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustee, if any.

NOTARY PUBLIC  
 I, \_\_\_\_\_ a Notary Public in and for the State of Virginia, at \_\_\_\_\_  
 do hereby 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 970.

P. Duane Brown, L.S.

FINAL PLAN  
**HERMITAGE ~ PHASE V**  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA  
 COVER SHEET DATE: MAY 7, 2020  
 SHEET 1 OF 6  
 MARSH & LERGE LAND SURVEYORS, P.L.C.  
 566 NORTH GULCHIN STREET - WICHITON, VIRGINIA 22601  
 PHONE (540) 566-2448 - FAX (540) 566-2449 - EMAIL: info@marshandlerge.com



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
1	04°26'37"	800.00'	63.04'	19.60'	82.03'	S63°26'18"E
2	04°26'37"	800.00'	63.04'	19.60'	82.03'	S33°49'42"E
3	09°00'00"	35.00'	54.88'	35.00'	48.50'	S89°40'29"E
4	05°26'02"	750.00'	120.85'	62.46'	120.83'	N82°29'35"W
5	09°13'04"	750.00'	120.85'	62.46'	120.83'	N54°17'02"W
6	09°13'04"	750.00'	120.85'	62.46'	120.83'	N40°03'59"W
7	09°13'04"	750.00'	120.85'	62.46'	120.83'	N33°52'57"W
8	09°13'04"	750.00'	120.85'	62.46'	120.83'	N27°37'56"W
9	09°12'39"	750.00'	120.84'	62.45'	120.81'	N21°22'55"W
10	09°12'39"	750.00'	120.84'	62.45'	120.81'	N15°07'54"E
11	09°12'39"	750.00'	120.84'	62.45'	120.81'	N08°52'53"E
12	12°30'15"	595.00'	113.17'	56.78'	112.91'	N75°33'12"W
13	07°55'02"	475.00'	76.35'	46.29'	76.35'	S85°53'12"W
14	06°23'28"	35.00'	54.88'	35.00'	48.50'	N43°20'56"W
15	06°23'28"	35.00'	54.88'	35.00'	48.50'	N37°05'55"W
16	06°23'28"	35.00'	54.88'	35.00'	48.50'	N30°50'54"W
17	06°23'28"	35.00'	54.88'	35.00'	48.50'	N24°35'53"W
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19	06°23'28"	35.00'	54.88'	35.00'	48.50'	N12°05'51"W
20	06°23'28"	35.00'	54.88'	35.00'	48.50'	N05°50'50"W
21	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
22	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
23	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
24	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
25	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
26	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
27	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
28	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
29	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
30	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
31	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
32	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
33	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
34	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
35	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
36	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
37	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
38	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
39	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
40	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
41	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
42	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
43	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
44	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
45	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
46	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
47	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
48	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
49	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
50	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
51	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
52	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
53	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
54	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
55	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
56	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
57	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
58	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
59	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
60	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
61	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
62	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
63	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
64	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
65	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
66	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
67	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
68	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
69	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
70	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
71	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
72	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
73	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
74	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
75	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
76	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
77	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
78	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
79	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
80	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
1	105°14'12"	775.00'	122.46'	121.64'	121.64'	N142°23'17"W
2	15°42'16"	500.00'	171.85'	86.83'	171.17'	N14°49'15"E
3	06°14'02"	500.00'	595.45'	336.74'	500.88'	N82°08'54"W
4	13°10'30"	500.00'	114.37'	114.37'	114.72'	N89°04'07"W
5	22°51'03"	300.00'	199.41'	101.05'	198.69'	S83°28'36"W
6	40°17'44"	300.00'	233.12'	124.74'	234.22'	N45°10'45"W
7	50°00'00"	300.00'	54.38'	35.00'	49.50'	N07°59'47"W
8	04°39'12"	525.00'	42.64'	21.33'	42.63'	N22°20'47"E
9	08°51'48"	35.00'	81.59'	40.88'	81.51'	N15°54'40"E
10	08°51'48"	35.00'	81.59'	40.88'	81.51'	N09°34'20"E
11	11°37'18"	525.00'	106.48'	54.43'	106.31'	N05°31'02"E
12	12°30'15"	595.00'	113.17'	56.78'	112.91'	N75°33'12"E
13	07°55'02"	475.00'	76.35'	46.29'	76.35'	S85°53'12"W
14	06°23'28"	35.00'	54.88'	35.00'	48.50'	N43°20'56"W
15	06°23'28"	35.00'	54.88'	35.00'	48.50'	N37°05'55"W
16	06°23'28"	35.00'	54.88'	35.00'	48.50'	N30°50'54"W
17	06°23'28"	35.00'	54.88'	35.00'	48.50'	N24°35'53"W
18	06°23'28"	35.00'	54.88'	35.00'	48.50'	N18°20'52"W
19	06°23'28"	35.00'	54.88'	35.00'	48.50'	N12°05'51"W
20	06°23'28"	35.00'	54.88'	35.00'	48.50'	N05°50'50"W
21	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
22	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
23	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
24	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
25	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
26	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
27	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
28	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
29	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
30	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
31	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
32	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
33	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
34	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
35	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
36	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
37	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
38	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
39	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
40	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
41	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
42	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
43	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
44	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
45	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
46	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
47	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
48	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
49	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W
50	06°23'28"	35.00'	54.88'	35.00'	48.50'	N00°00'00"W

MINIMUM SETBACK REQUIREMENTS  
 ZONE DR-1 (LOTS 220-255)  
 FRONT = 35'  
 REAR = 45'  
 SIDE = 15'

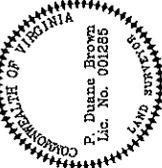
ZONE R-1 (LOTS 256-280)  
 FRONT = 35'  
 REAR = 45'  
 SIDE = 15'

AREA SUMMARY	
AREA IN ZONE DR-1 LOTS	18,149.7 ACRES
AREA IN ZONE R-1 LOTS	13,692.2 ACRES
TOTAL AREA IN LOTS	31,841.9 ACRES
AREA IN OPEN SPACE A1	10,248.9 ACRES
AREA IN OPEN SPACE A2	1,074.8 ACRES
AREA IN OPEN SPACE B	1,816.6 ACRES
AREA IN OPEN SPACE C	0.0000 ACRES
TOTAL AREA IN OPEN SPACE	13,140.3 ACRES
AREA IN RIGHT-OF-WAY RESERVATION	0.410 ACRES
TOTAL AREA SUBMITTED	13,326.3 ACRES
NUMBER OF LOTS	35
AVERAGE LOT SIZE	21,961 SQ. FT. (6,001 SQ. FT.)
MINIMUM LOT SIZE	20,048 SQ. FT. (5,011 SQ. FT.)

LOTS SUMMARY		
LOT NO.	ZONE	AREA
201	DR-1	2,174.50 SQ. FT.
202	DR-1	1,934.50 SQ. FT.
203	DR-1	1,934.50 SQ. FT.
204	DR-1	1,934.50 SQ. FT.
205	DR-1	1,934.50 SQ. FT.
206	DR-1	1,934.50 SQ. FT.

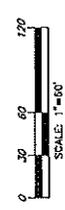
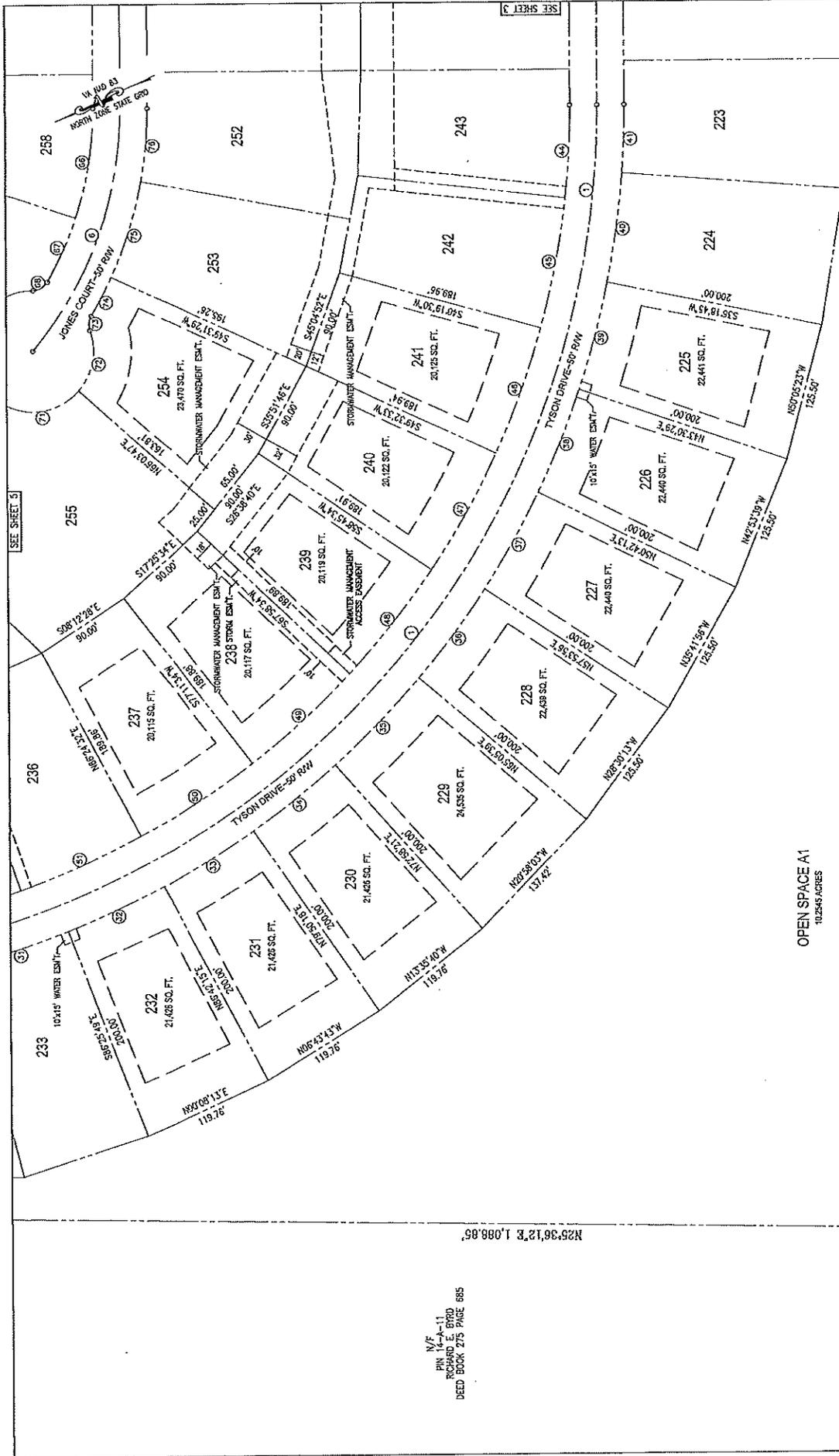


SHEET INDEX	
LOTS	SHEET
229-234	3
235-236	4
237-238	5
239-240	4
241-242	3
243-244	4
245-246	5
247-248	6
249-250	5
251-252	6
253-254	5
255-256	6
257-258	5
259-260	6
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441-442	5
443-444	6
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453-454	5
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461-462	5
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483-484	6
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491-492	6
493-494	5
495-496	6
497-498	5
499-500	6



**FINAL PLAT**  
**HERMITAGE ~ PHASE V**  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA  
 DRAWN BY: JMB/MSK  
 SHEET 2 OF 6  
 SCALE: 1"=200'  
 DATE: MAY 7, 2020  
**MARSH & LEGGE LAND SURVEYORS, P.L.C.**  
 500 NORTH LUDLOW STREET - WINSTON-SALEM, VIRGINIA 27101  
 PHONE (843) 587-5448 - FAX (843) 587-5445 - EMAIL: info@marshlegge.com



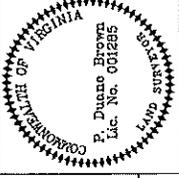


**FINAL PLAT**  
**HERITAGE ~ PHASE V**  
 TOWN OF BERRYVILLE  
 CLARKE COUNTY, VIRGINIA

DATE: MAY 7, 2020  
 SCALE: 1"=60'  
 SHEET 4 OF 5

RENS BY 200/ASE  
 500 NORTH LOVELL STREET - WASHINGTON, VIRGINIA 22001  
 PHONE (540) 667-0400 - FAX (540) 667-0409 - EMAIL: info@marshandlegge.com

**MARSH & LEGGE LAND SURVEYORS, P.L.C.**



N/F  
 RICHARD E. BORDO  
 DEED BOOK 275 PAGE 685

OPEN SPACE A1  
 10.2245 ACRES

1.274.02'  
 N65°19'37"W 1,450.01' (TOTAL)

N25°36'12"E 1,088.85'



