

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA

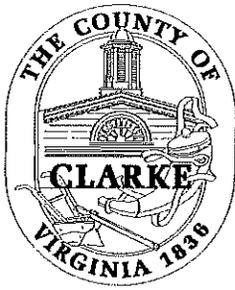
Wednesday, March 22, 2017 -- 7:00pm

**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 22, 2017 meeting**
- 4. Discussion – Berryville, AL, LLC Site Plan**
Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential. SP 01-16
- 5. Other Business**
- 6. Adjourn**

UPCOMING MEETING:

Wednesday, April 26, 2017 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, February 22, 2017 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 22, 2017. Chair Kitselman called the meeting to order at 7:03PM.

ATTENDANCE

Authority Members Present: Matt Bass, Warren Dilandro, Allen Kitselman, Tom McFillen, and Kathy Smart

Authority Member Absent: George L. Ohrstrom, II

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

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Bass, Dilandro (moved), Kitselman, McFillen, Smart (seconded)

No: None

Absent/Abstained: Ohrstrom

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the January 25, 2017 meeting as presented.

Yes: Bass, Dilandro, Kitselman, McFillen (moved), Smart (seconded)

No: None

Absent/Abstained: Ohrstrom

CONTINUED PUBLIC HEARING -- SITE PLAN REVIEW (SP 01-16)

Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) requesting Site Plan approval in order to construct a 73-bed assisted care facility as a permitted use under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential.

Ms. Dunkle provided an update on the status of the site plan review. She said that she met with one of the adjacent property owners on February 14 to review the changes and the property owner was satisfied with

the landscaped buffer being moved closer to the proposed building. She said Staff has requested easement language for the maintenance of the stormwater facilities and for utility easements with the adjoining property to the east but that this information has not yet been provided.

Chair Kitselman recognized Mr. Erickson on behalf of the applicant. Mr. Erickson said that they have addressed all second submission comments and that most of the comments dealt with the landscaped buffer.

Chair Kitselman reopened the Public Hearing. Alton Echols (400 Custer Court) stated that he is a neighbor and previous owner of the subject property. He said that he is in favor of the project but has some housekeeping concerns. He said that he wanted to make sure that certain easements are on the site plan for fire lane access and public water connectivity. He noted that there is an existing stormwater pond on the subject property and the site plan should note that the property owners are solely responsible for its maintenance. He said that he would like to see these things taken care of before the BADA signs off on the site plan and that there are similar items to be addressed on the McDonald's site plan.

With no further speakers, the Authority voted to close the Public Hearing.

Yes: Bass (seconded), Dilandro, Kitselman, McFillen, Smart (moved)

No: None

Absent/Abstained: Ohrstrom

Mr. Dilandro said that Mr. Echols's questions regarding the easements are addressed clearly in the revised site plan, and Mr. Erickson said they will be much cleaner when they submit the final plats. Mr. McFillen asked who will be responsible for maintenance of the stormwater facilities and bio-retention areas. Ms. Dunkle replied that she has not received a maintenance agreement for the facilities yet but typical agreements allow the Town to go onto the property to remedy issues and then seek reimbursement from the property owner. Mr. Erickson replied that this is the type of agreement they plan to submit. Mr. McFillen asked who the parties to the agreement would be and Mr. Erickson replied that it would be between the property owner and the Town. Mr. Bass asked if there have been past situations where a jurisdiction has had to step in to make repairs. Mr. Erickson said that DEQ requires periodic maintenance reports to be submitted that document inspection of these facilities. Mr. Dilandro asked who polices stormwater facilities and Mr. Erickson said that some jurisdictions require a third party inspection of each facility. He said that larger jurisdictions that are required to enforce the MS-4 standard for municipal stormwater systems are also required to submit annual inspection reports on the facilities. Ms. Dunkle added that Northern Shenandoah Valley Regional Commission staff completed an inventory of all best management practices (BMPs) in the region for submission to the State.

Ms. Dunkle asked about the status of building elevations. Mr. Erickson replied that he has them and can submit them. Ms. Dunkle also asked about signage and Mr. Erickson replied that he is not aware of any planned signage but is sure that there will be some proposed. Chair Kitselman said that the Authority is responsible for reviewing architectural designs. Mr. Dilandro asked if this property is in the historic district corridor. Ms. Dunkle replied that projects in Annexation Area B are subject to architectural review by the Authority regardless of whether they are in an historic district corridor.

Chair Kitselman said that the property owner in a previous meeting indicated that he would provide data on impact of the facility to fire and emergency services. Mr. Erickson said that he does not have that information. Mr. Dilandro asked on a related note about the turnaround area for a fire lane and Mr. Erickson said that there is a T-shaped turnaround on the plans. Mr. Dilandro said that what is provided would make it difficult for emergency vehicles to turn around, and that a previous site plan showed a full

loop around the building. Mr. Erickson said that there may be an additional intersection proposed there depending on connectivity with the adjoining property. Mr. Echols responded from the audience that he would be willing to provide whatever easements they need. Mr. Bass asked about the homeowners' concerns. Ms. Dunkle replied that the one adjacent property owner is fine with the changes to the landscape buffer. Mr. Dilandro added that the photometric plan shows minimal lighting will be added to the building exterior.

Ms. Dunkle said that she will work with Mr. Erickson to get further information on the plant materials for the landscaping that was requested by Pennoni as well as the building elevations and easement language. Mr. McFillen noted that they need to provide a copy of the maintenance agreement for the stormwater facilities. Ms. Dunkle noted that the previous discussion with the property owner regarding provision of fire and EMS impacts occurred at the Authority's October 2016 meeting and is referenced in the minutes that he would be willing to provide this information. Mr. Stidham added that the property owner said he would provide any information from the market study that can be shared publicly.

The Authority agreed by consensus to defer consideration of the site plan to the March 22 meeting.

OTHER BUSINESS

Regarding the Authority's conditional approval of the McDonald's site plan, Chair Kitselman and Ms. Dunkle reviewed the approved brick and mortar samples with the Authority members. Chair Kitselman reported that McDonald's agreed to switch from their standard brick to a different style that better matches the adjoining bank building. Mr. McFillen expressed his thanks to the developer for agreeing to make these changes. Authority members said that they were comfortable with the brick and mortar design.

Ms. Dunkle said that Mr. Bass wanted to discuss the issue of the Authority's review of architectural designs. Mr. Bass said that public comments on the McDonald's site plan suggested that the Authority should push the developer to adopt a specific design scheme such as a train station, and that this discussion gave him concerns about the actual scope of authority for review of architectural designs. He said that he reviewed the design guidelines in the Town Zoning Ordinance in more detail noting that they are relatively broad in scope. He noted that he does not believe that local jurisdictions should dictate a specific architectural style and that this could interfere with free enterprise and potentially scare some businesses away from locating in the Town. He added that the Town's Architectural Review Board (ARB) application is also broad and does not prescribe a specific architectural design. He noted that the Town's ARB application language came from those found in the County Zoning Ordinance for the historic access corridor overlay district. He said that he wanted to be on record as saying that we do not want to tell future applicants that their projects can only be approved if they use a specific architectural style. Chair Kitselman said that he agrees with Mr. Bass one hundred percent. Ms. Dunkle added that many businesses have a specific corporate design that they use and that it is appropriate for the Authority to discuss color and material style as they did with the McDonald's site plan review. Mr. Dilandro said that the Authority does not dictate to an applicant how they should build their building as this is already determined by regulations, and that working with the applicants on colors and materials is appropriate.

Mr. McFillen noted that there are Council members present in the audience and he recommended that they schedule a work session to determine how to provide the Architectural Review Board with teeth to enforce their regulations. He said other jurisdictions have ARBs that can make decisions and are backed up by the governing body, and that without this authority it puts staff in a position of conflict. He added that if the ARB has strength then the Town and County have strength as well on this issue. Donna McDonald replied from the audience that her homeowners' association has regulations that address the issue raised by Mr.

McFillen. Mr. McFillen said that he likes consistency and that you will have this if your decision-making process is consistent.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. McFillen moved, seconded by Mr. Bass, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:34PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

BERRYVILLE AREA DEVELOPMENT AUTHORITY
Discussion – Berryville AL, LLC Site Plan
March 22, 2017

Agenda Item 4

Berryville AL, LLC, Owner (Jon Erickson, MRA, Inc., Agent) is requesting Site Plan approval in order to construct a 73-bed assisted care facility as a use permitted under Section 611.2(o) of the Berryville Zoning Ordinance located on Tax Map Parcel numbers 14A714-1, 14A714-1A, 14A714-1B zoned B Business and DR-4 Detached Residential. SP 01-16

The public hearing for this Site Plan was closed at the February meeting. Per the request of BADA members and staff, Mr. Erickson has submitted the following items:

- Fauquier County (template) Stormwater Management/BMP Maintenance Agreement;
- Template for Maintenance Schedule both biofilters and dry pond proposed for the site;
- Easement plats for this and the adjacent properties;
- Building plans and elevations; and
- Illustrative drawing of the building elevations.

One outstanding item is the approval from the Department of Environmental Quality concerning stormwater management facilities review. DEQ staff contacted the Town and said there were a number of items that will need to be addressed prior to approval. They said they anticipated having the review letter completed prior to the meeting and staff will provide it to Development Authority members.

February 22, 2017 Staff Report

Mr. Erickson requested a deferral of the continued public hearing to this meeting.

Staff met with one adjacent property owner on Tuesday, February 14 to update her on the revised plan submission.

Pennoni Associates Engineering has completed a comment response letter. Most of the comments were based on the landscape plan and included discussion of buffer yard requirements; request for additional information on proposed plant material specific to bio-retention areas; and assurance that proposed plantings meet or exceed landscape requirements established in the Berryville Zoning Ordinance.

Virginia Department of Environmental Quality (DEQ) will be reviewing and approving the stormwater management plan and will issue related permits.

Berryville Public Works staff has reviewed the updated plans and confirmed that all of the modifications they requested had occurred. Plans were forwarded to the Clarke County Building Department for review.

Staff has requested easement language concerning access and utilities to the adjacent property to the east for review.

January 25, 2017 Staff Report

No additional information has been received by staff.

January 4, 2017 Staff Report

Mr. Erickson submitted a draft update of the site plan for BADA members to review on December 22, 2016. These plans were sent to members prior the distribution of this packet. Mr. Erickson indicated that reviewing agencies, including VDOT, Town Public Works and Utilities, and DEQ, will receive the plans prior to this meeting.

Per the memo dated December 23, 2016, staff met with Mr. Erickson and discussed modifications to the draft Site Plan submitted identified as follows:

- The building shifted to the east by approximately 20 feet to the east;*
- In order to address the finished floor elevations of adjacent properties and the proposed assisted living facility, the landscape buffer has been moved closer to the building to allow for more efficient screening and to shift plantings out of the storm water management facility;*
- The fire access road has been removed (access now goes approximately two-thirds of the way around the structure) [Please note: the plans have been reviewed by John H. Enders Fire and Rescue personnel and will be resubmitted by the applicant to allow for final review and comment]. Mr. Erickson has discussed this change with Town staff and the new layout conforms to hydrant coverage requirements; and*
- Several mature trees have been identified in a tree save area.*

Please note that lighting information was not included with this submission.

As noted in the previous staff report, the BADA acts as the architectural review agent on new structures and signage within Annexation Area B.

November 30, 2016 Staff Report

Public hearing notices were published in the Winchester Star on Wednesday, November 16 and Wednesday, November 23, 2016. Adjacent property owners were notified via first class mail on November 17, 2016. One adjacent property owner called and met with staff to discuss the project. Topics of the meeting included limits of clearing; landscape buffer identified in the stormwater easement along the rear property lines of adjacent properties; lighting (including height of poles, types of bulbs proposed; shielding of the lights); and any tree save areas that may be possible. Discussion of these items should occur at the meeting.

Mr. Erickson has written comment response letters to Town staff, John H. Enders Fire and Rescue chief, Virginia Department of Environmental Quality staff for stormwater management comments, and to the Town's consulting engineer which are all included in this report. The updated plans have not yet been resubmitted for compliance or

additional comments. Please note that the applicant indicated at the October meeting that the building footprint will be modified.

General Information

The property on which the building will be constructed is zoned B Business and is regulated under Section 611. Two additional lots, zoned Detached Residential-4 (DR-4) are included with this development however no structures will be built on these parcels. The specific use for this facility, "medical care facility, licensed", is a permitted use under Section 611.2(o) of the Berryville Zoning Ordinance.

Adjacent zoning/uses to this parcel is Detached Residential-4 (DR-4) to the west; Route 7 Bypass to the north; Older Person Residential (OPR) to the east; and Detached Residential-4 (DR-4) to the south.

The proposed structure will be one-story with a gross floor area of approximately 45,700 square feet.

Parking

Section 305.13 of the Berryville Zoning Ordinance establishes parking requirements for group, nursing, and convalescent homes. The requirement is one (1) space for every three (3) beds. The original submission, including 73 beds, would require 25 parking spaces. The applicant indicated that there will be fewer beds in the revised site plan and would therefore likely require less spaces. The site plan currently shows 46 spaces. Discussion at the meeting should include the number of proposed spaces and the additional impervious surface that will be the result of additional parking.

October 19, 2016 Staff Report

Berryville AL, LLC has purchased this 9.4 acre parcel from A. C. Echols, Jr., Trustee. The use is considered a licensed medical facility under Section 611.2(o) of the Berryville Zoning Ordinance.

The BADA reviews site plans as well as building elevations in Annexation Area B. The site plan will be reviewed for conformance to a number of zoning ordinance requirements including Section 314 Site Development Plans; parking; signage; and those established in Section 611. The items that shall conform to Section 611 regulations include building height and setbacks; open space; landscape buffers; refuse and storage areas; and provisions for items such as adequate public facilities; stormwater management facilities; lighting; and building placement. Town Planning and Public Works staff have made initial comments and forwarded those to the consulting engineer who will conduct a thorough review of the development.

The Virginia Department of Environmental Quality (DEQ) manages the Town's stormwater management permitting and review. An initial submission of the site plan before you was reviewed in August of 2015. The items identified in the review letter (included with this packet) will be addressed by the applicant's engineer.

Recommendation

Discuss at the meeting.

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***STORMWATER MANAGEMENT/BMP FACILITIES
MAINTENANCE AGREEMENT***

THIS AGREEMENT, made and entered into this ____ day of _____, 20 ____, between (*Insert Full Name of Owner*) hereinafter called the "Landowner", and the Board of Supervisors of Fauquier County, Virginia, hereinafter called the "County".

WITNESSETH, that

WHEREAS, the Landowner is the owner of certain real property described as:

*(Fauquier County Parcel Identification
Number)* recorded by deed in in the land records of Fauquier County, Virginia, Deed Book _____
Page _____, hereinafter called the "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the Site Plan/Subdivision Plan known as (*Name of Plan/Development*), hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the County, provides for treatment of stormwater within the confines of the property; and

WHEREAS, the County and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Fauquier County, Virginia, require that on-site stormwater management/BMP facilities be constructed and maintained on the Property; and

WHEREAS, the County requires that on-site stormwater management/BMP facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management/BMP facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.

2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management/BMP facilities. This includes all pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition order acceptable to the County so that these facilities are performing their design functions. A maintenance schedule has been attached to this agreement as **Exhibit A**.

3. The Landowner, its successors and assigns, including any homeowners association, shall periodically inspect the stormwater management BMP facilities. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.

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4. The Landowner, its successors and assigns, including any homeowners association, shall document all inspections, maintenance activities, and repairs that are performed on the stormwater management BMP facilities. Documents shall be maintained for a minimum period of five (5) years and shall be made available for review by, and copies shall be provided to, the County upon request.

5. The Landowner, its successors and assigns, including any homeowners association, hereby grant permission to the County, its authorized agents and employees, to enter upon the Property to inspect the stormwater management/BMP facilities periodically and whenever the County deems necessary. The purpose of inspection is to verify that proper maintenance is occurring and/or to follow-up on reported deficiencies and/or to respond to citizen complaints. The County shall provide the Landowner, its successors and assigns, including any homeowners association, copies of the inspection findings and a directive to commence with the maintenance or repairs if deemed necessary.

6. In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the County, the County may enter upon the Property and take whatever steps deemed necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the County to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities. It is expressly understood and agreed that the County is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the County.

7. The Landowner, its successors and assigns, including any homeowners association, will perform the work necessary to comply with the attached maintenance schedule (Exhibit A), including sediment removal, and as otherwise required to keep these facilities in good working order as appropriate.

8. In the event the County pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the County upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the County hereunder.

9. This Agreement imposes no liability of any kind whatsoever on the County, its agents, and its employees. In addition, the Landowner agrees to hold the County, its agents, and its employees harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

10. This Agreement shall be recorded among the land records of Fauquier County, Virginia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals on the following page(s):

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(Corporate Principal)

By: _____ (SEAL)

_____ (Print Name)

Individual Principal(s)

By: _____ (SEAL)

_____ (Print Name)

STATE OF _____

CITY / COUNTY OF _____

The foregoing Agreement was acknowledged before me this ____ day of

_____ 20____, by _____

NOTARY PUBLIC _____

My Commission Expires: _____

COUNTY OF FAUQUIER, VIRGINIA

By:

Kimberley P. Fogle
Director of Community Development

STATE OF VIRGINIA

COUNTY OF FAUQUIER

The foregoing Agreement was acknowledged before me this ____ day of

_____ 20____, by Kimberley P. Fogle, Director of Community Development.

NOTARY PUBLIC _____

My Commission Expires: _____

COUNTY ATTORNEY _____

(AS TO FORM)

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DATE _____
Page # _____

Type of BMP Biofilter Number of Facilities of Listed Type _____

**PROVIDE COMPLETE MAINTENANCE SCHEDULE FOR EACH BMP TYPE. IF
NECESSARY EXPAND TYPICAL SCHEDULE.**

Required Action	Maintenance Objective	Frequency of Action
Regular Inspections	<ol style="list-style-type: none"> 1. Inspect for proper functionality (in-depth inspection of each item in this schedule) 2. Routine Inspection for proper functionality (in-depth inspection of each item in this schedule) 	<ol style="list-style-type: none"> 1. Twice a year after rainfall events exceeding ½ inch for first 6 months. 2. Annually after first 6 months.
Vegetation Management (mowing, fertilization, pest and weed control, removing accumulated sediment, unwanted vegetation, etc.)	<ol style="list-style-type: none"> 1. Ensure that all plants from planting plan are present and healthy. Replace dead plants with hardier species of same type (i.e. low growing tree, shrub, or ground cover). 2. Prune Trees and shrubs. 3. Remove invasive plants using recommended control methods. 4. Mow embankment and spillway. 	<ol style="list-style-type: none"> 1. Annually 2. Annually 3. As needed 4. Minimum 2-3 times/ growing season. Last cutting should occur at end of season.
Slope, Embankment, and Outlet Stabilization	<ol style="list-style-type: none"> 1. Ensure that inlets to biofilter are free of sediment and trash. 2. Ensure that side slopes and spillways, and embankment are well vegetated with no bare spots or erosion. Repair erosion and seed. 	<ol style="list-style-type: none"> 1. Annually 2. Annually
Debris and Litter Control	<ol style="list-style-type: none"> 1. Ensure that biofilter surface and any pretreatment areas and outlet are free of sand, sediment, and trash. If found, note presence and remove. 	<ol style="list-style-type: none"> 1. Annually
Mechanical Components	<ol style="list-style-type: none"> 1. Check the cleanouts/observation wells for standing water indicating a clog in the pipe. Clear pipes and remove freed sediment. 	<ol style="list-style-type: none"> 1. Annually
Insect Control	<ol style="list-style-type: none"> 1. Check any areas that are designed to have standing water (e.g. plunge pool) for mosquito larvae. If present, treat with approved pesticide. 	<ol style="list-style-type: none"> 1. Annually (preferably in the late springtime or early summertime.)
Access Road and Area Maintenance	<ol style="list-style-type: none"> 1. Ensure direct access to the facility. 	<ol style="list-style-type: none"> 1. At all times
Sediment and Pollutant Removal	<ol style="list-style-type: none"> 1. Check for clogged or slow-draining soil media (holding water for >48 hrs), a crust formed on the top layer, inappropriate soil media, or other causes of insufficient filtering time, and restore proper filtration characteristics. 2. Remove sediment in pre-treatment cells and inflow points. 	<ol style="list-style-type: none"> 1. Annually (preferably 48 hours after a rain event) 2. Once every 2-3 years.

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Component Repair and Replacement	<ol style="list-style-type: none"> 1. Supplement mulch to maintain a 3 inch layer. 2. Weed mulch layer and rake mulch. 3. Replace the mulch layer. 	<ol style="list-style-type: none"> 1. Annually 2. Twice during growing season. 3. Every 3 years.
Other		

* Removed sediment shall be placed downslope of the BMP and erosion and sediment control measures shall be put in place around the disposed sediment until it is stabilized.

Methods to rehabilitate a clogged biofilter:

- Open the underdrain observation well or cleanout and pour in water to verify that the underdrains are functioning and not clogged or otherwise in need of repair. The purpose of this check is to see if there is standing water all the way down through the soil. If there is standing water on top, but not in the underdrain, then there is a clogged soil layer. If the underdrain and stand pipe indicates standing water, then the underdrain must be clogged and will need to be snaked.
- Remove accumulated sediment and till 2-3 inches of sand into the upper 8 to 12 inches of soil.
- Install sand wicks from 3 inches below the surface to the underdrain layer. This reduces the average concentration of fines in the media bed and promotes quicker drawdown times. Sand wicks can be installed by excavating or augering (using a tree auger or similar tool) down to the gravel storage zone to create vertical columns which are then filled with a clean open-graded coarse sand material (ASTM C-33 concrete sand or similar approved sand mix for bioretention media). A sufficient number of wick drains of sufficient dimension should be installed to meet the design dewatering time for the facility.
- Remove and replace some or all of the soil media.

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Type of BMP Dry Pond Number of Facilities of Listed Type _____

**PROVIDE COMPLETE MAINTENANCE SCHEDULE FOR EACH BMP TYPE. IF
NECESSARY EXPAND TYPICAL SCHEDULE.**

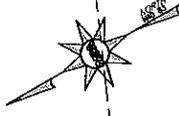
Required Action	Maintenance Objective	Frequency of Action
Regular Inspections	1. Ensure functionality of Pond.	1. Annually or after storm events greater than or equal to the 2-year storm. Annual inspections should be conducted by a Professional Engineer.
Vegetation Management (mowing, fertilization, pest and weed control, removing accumulated sediment, unwanted vegetation, etc.)	1. Mow vegetation on embankment between not less than 6 inches in height. 2. Ensure banks and surrounding areas are stabilized to eliminate potential for erosion. Ensure good stand of vegetation through lime and fertilizer if necessary. Seed to be consistent with design plan. 3. Repair all erosion gullies. 4. Remove trees, woody vegetation, and deep-rooted growth, including stumps and roots from embankment. Backfill and compact with material similar to the surrounding area. 5. Ensure brush and woody vegetation is clear of outlet protection and discharge channels (including emergency spillway). 6. Ensure plantings are present and cared for as specified on the design plan. 7. If dredging occurs stabilize disturbed area on pond surface with seed and straw immediately.	1. Minimum 2-3 times/ growing season. Last cutting should occur at end of season. 2. 1 time in the fall 3. Annually 4. Annually 5. Annually 6. Annually 7. Whenever dredging occurs.
Slope, Embankment, and Outlet Stabilization	1. Backfill and compact all animal burrows. Remove burrowing animals from the area. 2. Ensure emergency spillway is not eroded. 3. Ensure outfall channel is stabilized (e.g. no displaced riprap or erosion.)	1. Annually 2. Annually and after any flow has passed through emergency spillway. 3. Annually
Debris and Litter Control	1. Remove debris when Spillway becomes significantly blocked.	1. Annually and if post-rain event inspection reveals a significant blockage.
Mechanical Components (Including valves, sluice gates, anti-vortex devices, fence gates, locks, access hatches, etc.)	1. Ensure trash racks and locking mechanisms are intact and operative. 2. Inspect trash-racks, reverse-sloped pipes, or risers for evidence of clogging, leakage, debris accumulation, etc.	1. Annually 2. Annually
Insect Control	1. Ensure mosquito larvae are not present in wet areas.	1. Annually

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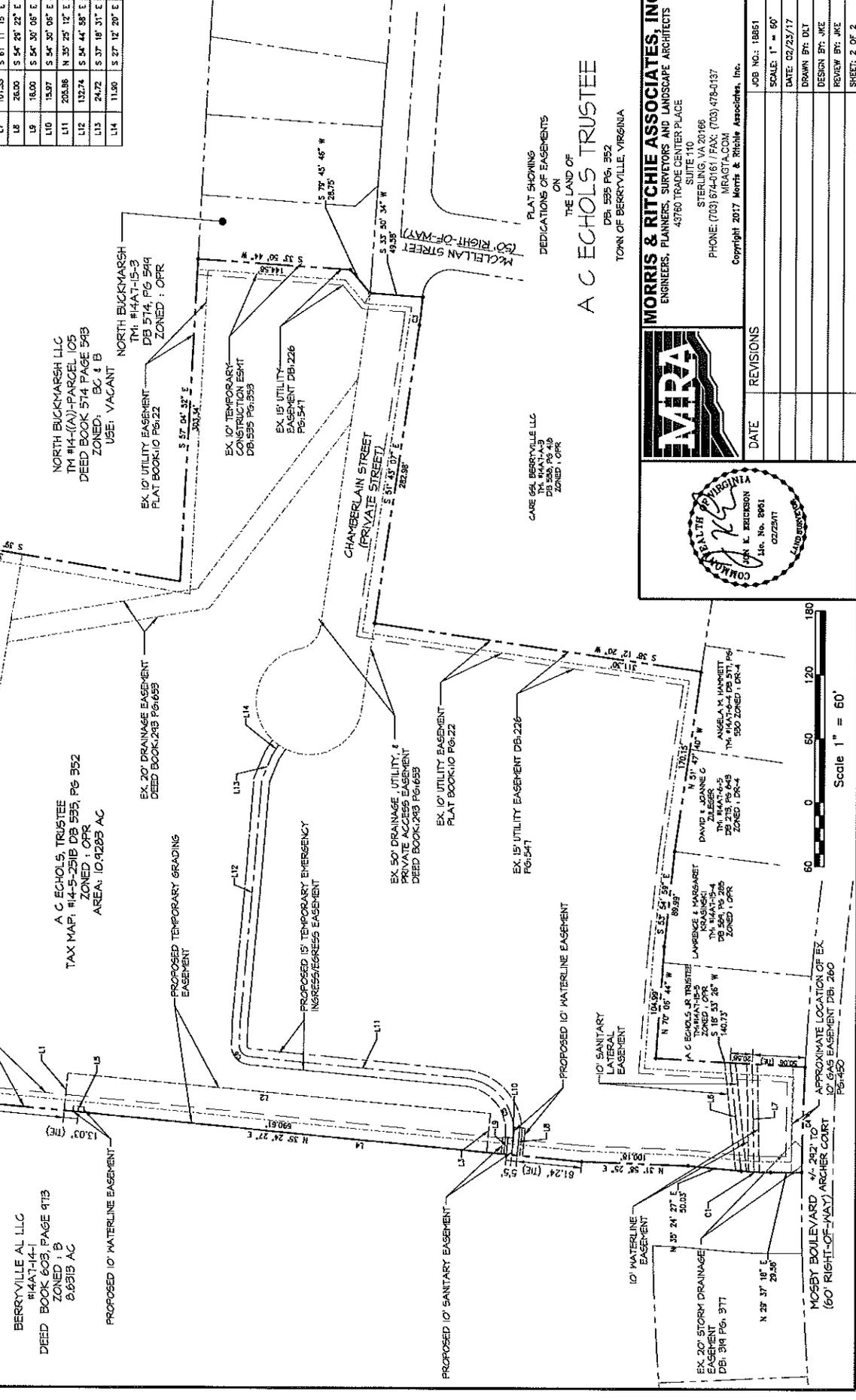
Access Road and Area Maintenance	1. Protect access from excessive erosion from the operation of heavy equipment used for maintenance.	1. Whenever heavy equipment is needed for maintenance (e.g. dredging)
Sediment and Pollutant Removal	1. Dredge sediment from sediment forebay, or from pond if there is no forebay. 2. Ensure dredged material is hauled off to an approved location, or stabilize dredged material onsite.*	1. Every 5 to 7 years, or when inspection indicates that 50% of the forebay is filled with sediment, or there is 6 to 12 inches of sediment in the pond if there is no forebay. 2. After material is dredged.
Component Repair and Replacement (inflow and outflow devices, trash racks, anti-vortex devices, valves, orifices, pipes, concrete structures, filter or infiltration media, earthworks, etc.)	1. Inspect for functionality. (Repairs made to the outlet structure should be reviewed by a professional engineer. Vertical trenching should not be allowed. Trench side slopes should be stepped back at a 2:1 slope, minimum.) 2. Ensure there are no leaks in joints and identify and repair cracks, spalling, broken or loose sections of pipes in spillway structures.	1. Annually and after storm events greater than or equal to the 2-year storm. 2. Annually DURING LOW WATER CONDITIONS.
Other		

* Dredged material shall be placed downslope of the BMP and erosion and sediment control measures shall be put in place around the disposed sediment until it is stabilized.



LINE#	LENGTH	DIRECTION
L1	35.19	S 54° 48' 35" E
L2	400.26	S 35° 11' 10" W
L3	35.09	N 54° 35' 33" W
L4	400.12	S 33° 24' 27" W
L5	5.00	S 54° 35' 33" E
L6	102.12	S 63° 37' 11" E
L7	101.33	S 61° 11' 15" E
L8	26.00	S 54° 28' 22" E
L9	16.00	S 54° 30' 06" E
L10	15.97	S 54° 30' 06" E
L11	203.86	N 35° 25' 12" E
L12	132.74	S 54° 44' 38" E
L13	24.72	S 37° 18' 31" E
L14	11.80	S 37° 12' 20" E

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	27.66	272.000	000.7696	S 32.3092 W	27.45
C2	195.131	2250.330	000.6918	S 55.1419 E	195.13
C3	265.54	3733.020	004.0542	S 33.4443 E	265.53
C4	90.232	2392.130	002.3548	N 72.2941 W	90.73
C5	78.993	500.000	090.0509	N 60.2702 E	70.75
C6	15.995	10.000	098.2593	N 78.3300 E	15.87



BERRYVILLE AL LLC
#14AT-144
DEED BOOK 609, PAGE 913
ZONED: B
8.6215 AC

A C ECHOLS, TRUSTEE
TAX MAP: #14-S-251B DB 535, PG 352
ZONED: OPR
AREA: 10.9223 AC

NORTH BUCKMARSH LLC
TM: #14-(A)-PARCEL 105
DEED BOOK 574 PAGE 543
ZONED: BC & B
USE: VACANT

NORTH BUCKMARSH
TM: #14T-15-3
DB 574, PG 594
ZONED: OPR

EX 10' UTILITY EASEMENT
FLAT BOOK 10 PG 22

EX 10' TEMPORARY
CONSTRUCTION ESMT
DB 555 PG 393

EX 15' UTILITY
EASEMENT DB 226
PG 541

EX 50' DRAINAGE, UTILITY, &
PRIVATE ACCESS EASEMENT
DEED BOOK 243 PG 655

EX 10' UTILITY EASEMENT
FLAT BOOK 10 PG 22

EX 15' UTILITY EASEMENT DB 226
PG 541

10' SANITARY
LATERAL
EASEMENT

EX 20' STORM DRAINAGE
EASEMENT
DB: 311 PG 311

LAWRENCE & MARGARET
THOMAS-BS
ZONED: OPR
DB 569, PG 285

DAVID & JENNIFER
ZILEGER
DB 565, PG 645
ZONED: 1.5A-4

ANGELA M. MARRETT
TM: #14-1-1-1 DB 571, PG
550 ZONED: 1.5A-4

PLAT SHOWING
ON
DEDICATIONS OF EASEMENTS
ON THE LAND OF
A C ECHOLS TRUSTEE
DB: 555 PG: 352
TOWN OF BERRYVILLE, VIRGINIA

CARE 64 BERRYVILLE LLC
TM: #14T-13
DB 580, PG 416
ZONED: OPR




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DATE	REVISIONS

JOB NO.: 18851
SCALE: 1" = 60'
DATE: 02/23/17
DRAWN BY: DLT
DESIGN BY: JWE
REVIEW BY: JWE
SHEET: 2 OF 2





Berryville, VA

