

BERRYVILLE AREA DEVELOPMENT AUTHORITY

AGENDA – CALLED MEETING

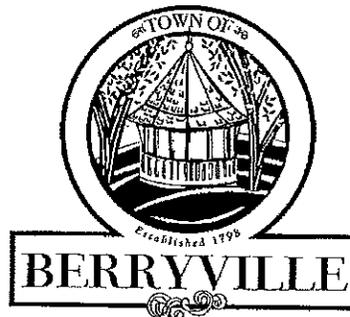
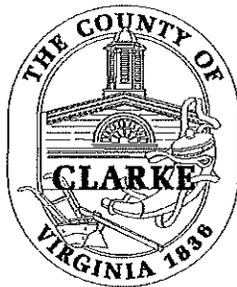
Wednesday, August 9, 2017 -- 7:00pm

**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 – March 22, 2017 and June 28, 2017 meetings
4. 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
6. Adjourn

UPCOMING MEETING:

Wednesday, September 27, 2017 (7:00pm) – Regular Meeting



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, March 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, March 22, 2017. Chair Kitselman called the meeting to order at 7:00PM.

ATTENDANCE

Authority Members Present: Matt Bass; Warren Dilandro; Allen Kitselman; George L. Ohrstrom, II; and Kathy Smart

Authority Members Absent: Tom McFillen

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 (seconded), Kitselman, Ohrstrom (moved), Smart

No: None

Absent/Abstained: McFillen

APPROVAL OF MINUTES

The Authority voted to approve the minutes of the February 22, 2017 meeting as presented.

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

No: None

Absent/Abstained: McFillen (absent), Ohrstrom (abstained)

DISCUSSION – BERRYVILLE, AL, LLC Site Plan

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 noted that the Authority closed the Public Hearing on this item at the February 22 meeting. She said that a stormwater maintenance agreement was requested and that Mr. Erickson has provided a

copy of Fauquier County's agreement to use. She also stated that Mr. Erickson provided a maintenance schedule for biofilters and dry ponds and a copy of the easement plat for the property. She said that the easement plats were forwarded to Alton Echols for review but she has not received any comments from him at this time. She added that building plans and elevations along with an illustrative color drawing of the building have been provided and are in the packet.

Ms. Dunkle suggested that the members discuss the architectural design of the proposed building. Mr. Dilandro commented that it is very attractive and the material choices are excellent. Mr. Bass said that he would like to see this kind of information first so that he can get a picture of what the project will look like. Chair Kitselman asked if this drawing represents all proposed architectural features and Mr. Erickson replied yes. Chair Kitselman said that he has no problems with the building appearance. Ms. Dunkle noted that she did not distribute the proposed sign specifications but can email that out to the members.

Ms. Dunkle said that Mr. Erickson has provided information on projected EMS calls that would be generated by the facility. She said that they indicated that a 65 bed facility would generate 5-8 EMS calls per month to carry a resident to the emergency room. Ms. Dunkle asked if these are transport numbers only. Mr. Erickson replied that he asked the applicant the same question and did not get an answer but based on how the numbers are described, he believes that they are only those calls resulting in transport to a hospital. Ms. Dunkle said that the total number of calls would be higher. Mr. Erickson added that the numbers should not be as high as Mary Hardesty House because this facility will have onsite medical staff. Ms. Dunkle noted that the assisted living facility residents would be more medically compromised than the residents of Mary Hardesty House and could require additional calls. She added that the facilities in Berryville that generate the most calls are Rose Hill, Mary Hardesty, and Greenfields. Mr. Dilandro asked if all of those facilities have onsite medical staff and Ms. Dunkle replied that Mary Hardesty does not. Ms. Dunkle forwarded this to County Fire & EMS Director Brian Lichty who commented that existing facilities average 7-10 calls per month and that the proposed facility's call volume would be in addition to the current EMS call volume. Vice-Chair Ohrstrom said that impacts to EMS do not fall under the Authority's purview in the context of a site plan. Chair Kitselman said that they are within their rights to request this information so it can be passed on to the EMS providers. **Vice-Chair Ohrstrom added that he is happy to ask the question because it is an important one to ask.**

Regarding stormwater management, Ms. Dunkle noted that the Virginia Department of Environmental Quality (DEQ) provided a comment letter on the proposed plan and she asked Mr. Erickson if he would like to address it. Mr. Erickson said that there is nothing in the letter that is detrimental and that it sounds like a lot but is really just a number of housekeeping items. He said that he has spoken to DEQ and that the stormwater layout will not be changing – DEQ wants additional calculations to be shown and that it should only take a couple of days to resolve. Ms. Dunkle asked about the geotechnical report and Mr. Erickson said that it has been completed. She asked him if he has sent it to DEQ and he replied that he would do so. Mr. Erickson added that the geotechnical report was submitted with the site plan and has been reviewed by Pennoni, and Ms. Dunkle noted that Pennoni is not responsible for reviewing the stormwater plan.

Ms. Dunkle said that her biggest concern is comment #35 which notes that addressing DEQ's comments may result in substantive design changes to the site and that review of future submissions could result in new comments from DEQ. Ms. Dunkle asked how long it would take to respond to DEQ's comments. Mr. Erickson said that he was working on it today and reiterated that nothing will be changing layout-wise. He said they may add some pretreatment areas but that they are not adding or taking away any stormwater management items at this point. Ms. Dunkle said that she does not feel comfortable recommending a conditional approval at this time. Mr. Dilandro asked whether pipe sizes would have to be increased and Mr. Erickson replied yes. Mr. Dilandro then asked whether this would impact the bio-retention pond sizes

and Mr. Erickson said no. Mr. Dilandro asked for confirmation that he thinks these are just housekeeping items and Mr. Erickson replied yes. Ms. Dunkle said that there are 35 comments and she does not have a comfort level with a conditional approval. Mr. Dilandro asked what the timeframe is for DEQ to return comments. Mr. Erickson replied that it took two months for DEQ to provide comments and now we are going to sit and wait for another two months for something that the Town does not have purview over. He added that they have to have DEQ approval before they can get a stormwater pollution prevention plan (SWPPP) approval and he added that he really does not want to come back before the Authority. He said they have answered every question and are down to comments from an outside agency. Mr. Dilandro asked who will be filing the SWPPP application and Mr. Erickson replied that they have already filed it. Mr. Dilandro asked if the Town will be monitoring the SWPPP and Mr. Erickson said no. He added that the Town turned over their authority by opting out of managing the program locally and DEQ is the approval authority for stormwater management.

Vice-Chair Ohrstrom asked whether DEQ would be able to respond in a month. Mr. Erickson replied that they will not be able to get a grading permit to start the project until DEQ approves the stormwater management plan. He said if DEQ replies in two weeks then he is stuck waiting until the next Authority meeting. Mr. Bass asked if there is a procedure for calling a special meeting and Ms. Dunkle said yes. She also added that she will not be available for a meeting on April 26 but it could be rescheduled to April 19. Vice-Chair Ohrstrom asked whether Staff would have a problem with a conditional approval given that no grading permit can be issued without final DEQ approval. Ms. Dunkle said that Staff's workload is heavy and that it is problematic to track this review and issue permits on demand when DEQ's approval is ultimately granted. She added that the Authority is the administrative body for site plan approval and that she wants them to review and provide final approval of the plan.

Chair Kitselman said that April 19 is one month from this meeting and Mr. Dilandro commented that this sounds like a reasonable time frame to resolve DEQ's comments. Mr. Erickson said that if he has DEQ approval in a month, it will be a three minute meeting to approve the plan and if he does not have DEQ approval, he will be put off for another month. He said that DEQ approval is DEQ approval and he does not understand why the Authority has to be involved. Mr. Bass asked whether the Authority is to disregard comment #35 that indicates there could be substantive design changes to the site plan to address the comments and that if the Authority does conditionally approve the plan and there are substantive changes, who is left holding the bag? He added that comments #1-34 do not mean a lot to him from a technical standpoint but that comment #35 does. Mr. Erickson said that these are the same comments on every review letter. Mr. Dilandro noted that DEQ also has the right to add or change comments as they continue their review and that he did not think it is unreasonable to wait until April 19 to hear back from DEQ.

Ms. Dunkle suggested waiting to hear back from Mr. Erickson on DEQ's response and then schedule a special meeting. The members agreed that this would be a good approach and discussed possible dates, times, locations, and member availability. Staff noted that since there is no public hearing, they would need at least three days to publish notice of the meeting date and time.

The Authority moved to continue discussion of this item to the next regular meeting to be rescheduled for Wednesday, April 19 at 7:00PM, or to a special meeting to be scheduled in the event that DEQ's comments are addressed prior to April 19.

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

No: None

Absent/Abstained: McFillen

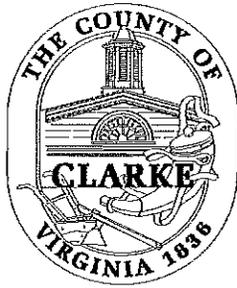
Vice-Chair Ohrstrom noted that this will be an ongoing problem with DEQ managing the stormwater review for jurisdictions that opt out of managing the program locally. Ms. Dunkle noted that the problem in this case is that Mr. Erickson filed a stormwater plan from 2015 and that it should have incorporated the comments from the original DEQ review. Chair Kitselman said that we should be telling applicants at the beginning of the process that the DEQ review could cause delays. Ms. Dunkle noted that Mr. Erickson said at the February meeting that he expected to have DEQ approval by March.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Bass moved, seconded by Mr. Dilandro, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:26PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk



BERRYVILLE AREA DEVELOPMENT AUTHORITY
DRAFT MINUTES - REGULAR MEETING
Wednesday, June 28, 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, June 28, 2017. Chair Kitselman called the meeting to order at 7:06PM.

ATTENDANCE

Authority Members Present: Matt Bass; Warren Dilandro; Allen Kitselman (Chair); Tom McFillen; George L. Ohrstrom, II (Vice-Chair); and Kathy Smart

Authority Members Absent: None

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

APPROVAL OF AGENDA

Chair Kitselman requested the addition of one item to the agenda to allow Alton Echols to speak for three minutes at the beginning of the meeting. The Authority voted to approve the agenda as amended.

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

No: None

Absent/Abstained: None

APPROVAL OF MINUTES

Vice-Chair Ohrstrom noted that on Page 2, next to last sentence in the third paragraph, he is reported to have said that “impacts to EMS do not fall under the Authority’s purview in the context of a site plan.” He said that he did not think he would have said this and asked Staff to verify this before adopting the minutes. The Authority agreed by consensus to defer action on the March 22 minutes.

Chair Kitselman recognized Alton Echols for three minutes.

Alton Echols (400 Custer Court) said that he has sold the 7 acres located north of the McDonald’s tract on a land contract. He said that he still holds the title to the property and is acting as the agent for the purchaser. He said that they have offered to give McDonald’s any temporary easements that they may need for their project and also stated that they expected and needed McDonald’s to bring all public utilities up through the

property to the property line. He said this is water, sewer, stormwater, gas, etc. He said that McDonald's has signed the easement document but that in reading it over, it does not have everything that needs to be there. He said that there is one thing that is particularly horrendous, a 35 foot turnaround radius that he said should be 45 feet. He said that he knows that this is the code requirement because he constructed one last year. He said that McDonald's has stated that the problem his between him and the Town. He said that the Town has stated that the problem is between him and McDonald's. He added that he does not care who it is between but he does not want to be in the position that the public, the BADA, Council, staff, or anybody can go around without the facts and say that he is holding up McDonald's. He said you would not have these problems if the site plan had been done properly when the property was in the County and Food Lion was done and when the Bank was done. He said that none of you all have ever seen a stormwater inlet do anything but the trunk line goes straight up the street. He said that he cannot find an engineer that has ever seen this, that it goes from an inlet into the interior of a property and then back out another inlet. He said he will work with McDonald's and everyone to resolve these problems but it has to be done right.

BOUNDARY LINE ADJUSTMENT

Bryan Steffen, Richmond American Homes (Agent), is requesting Boundary Line Adjustments between lots identified as Tax Map Parcel numbers 14A7-((12))-112A; 14A7-((12))-113; 14A7-((14))-117; and 14A7-((14))-118 located on Delany and Custer Courts in the Battlefield Estates subdivision and zoned DR4 Detached Residential. BLA-01-17

Ms. Dunkle provided an overview of the boundary line adjustment request. Mr. Bass asked if there has been any input from current owners. Ms. Dunkle noted that there are two property owners present this evening that she has explained this request to and she has also spoken with one other property owner. Mr. Bass asked about the other property owner's opinion on the request and Ms. Dunkle said that she is fine with it. Chair Kitselman said that this appears to be pretty simple. Mr. Dilandro agreed and asked whether the lots will still meet all requirements and Ms. Dunkle replied yes.

The Authority voted to approve the request as presented.

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

No: None

Absent/Abstained: None

BERRYVILLE AL, LC SITE PLAN UPDATE

Ms. Dunkle noted that she has received an updated DEQ review letter noting that all comments have not been addressed yet. She also said that she has not heard from the property owner or the engineer on the project status. Vice-Chair Ohrstrom noted that the comment about further potential changes is in the new DEQ letter again and he wondered whether the technical comments are significant after all. He added that DEQ may put this in all of their letters as a stock comment so he does not really know what the answer is. Mr. Bass asked if anyone with an engineering background may know how extensive the comments are. Mr. McFillen said that he believes we have pushed them as far as we can push them and we should let them get to work. Ms. Dunkle noted that both the Town and County have opted out of managing the state stormwater program locally so stormwater management is the responsibility of DEQ. Mr. McFillen asked what the Town and County can do if they do not think that DEQ is doing their job. Mr. Stidham replied that we can work through our state legislators if we think there is a problem. Mr. McFillen asked how DEQ is addressing future maintenance of stormwater structures and Ms. Dunkle replied that DEQ works with homeowners' associations to ensure that maintenance agreements are in place so there will be easements and encumbrances on the individual lots as they come in. Mr. McFillen asked whether this means we do have a hand in the review and Ms. Dunkle replied that we are hands off with regards to

stormwater regulation. Mr. Bass asked for clarification that Staff wants to see all stormwater issues resolved before final approval and Ms. Dunkle replied yes.

ADJOURN

There being no further business, Chair Kitselman asked for a motion to adjourn. Mr. Dilandro moved, seconded by Mr. Bass, to adjourn the meeting. The motion passed by voice vote and the meeting was adjourned at 7:17PM.

Allen Kitselman, Chair

Brandon Stidham, Clerk

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

Staff received the approval letter for the Stormwater Management Plan from the Virginia Department of Environmental Quality on July 27, 2017.

Modifications were made per DEQ comments that changed the utility line crossings. Changes have been reviewed by the Town's engineer and by Town public works and utilities staff. The Town of Berryville Construction Standards and Specifications Manual regulates the separation between water, storm water, and sanitary sewer. The plans will be updated accordingly and final reviews conducted by Town staff.

Mr. Erickson indicated that DEQ is now the responsible party in the Stormwater Management/BMP (Best Management Practice) Maintenance Agreement, not the Town of Berryville which had previously been identified as such. Town staff has reviewed and commented on the document submitted by the applicant.

There are two easements plats that will be executed by the applicant and the adjacent property owner. One is identified as "Plat Showing Dedications and Vacations of Easements on the Lane of Berryville AL, LLC", the other is entitled "Plat Showing Dedications of Easements on the Land of AC Echols Trustee". These plats include the identification of existing utility easements; proposed stormwater facility easements; and temporary grading and emergency access easements on the adjacent property. Staff has requested dedication language to review specific information including the description of "temporary" access easement. Both are included in this packet.

Bond amounts have been submitted for review. The Town's engineer and staff review the submission and Town Council approves the amounts.

Recommendation

Approve as presented allowing staff to complete final approvals once updated plans have been reviewed and easement agreements are signed. A motion follows this report.

March 22, 2017 Staff Report

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.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
Street address: 629 East Main Street, Richmond, Virginia 23219
Mailing address: P.O. Box 1105, Richmond, Virginia 23218
TDD (804) 698-4021
www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4020
1-800-592-5482

July 27, 2017

Via Electronic Mail

Mr. Jon Erickson, P.E., L.S. Morris &
Ritchie Associates, Inc.
43760 Trade Center Place, Suite
110, Sterling VA 20166

Re: Connexion Senior Living
Clarke County, Virginia
DEQ SWM #: VRO-15-185
Stormwater Management (SWM) Plan

Dear Mr. Erickson:

The Department of Environmental Quality (DEQ) has reviewed the above referenced Stormwater Management Plan received on June 15, 2017 in accordance with the *Virginia Stormwater Management Act* and the *Virginia Stormwater Management Program (VSMP) Regulations*. The SWM plan dated July 22, 2015, last revised June 14, 2017 is hereby approved and a copy is enclosed. **No changes may be made to the approved SWM Plan without obtaining prior approval from DEQ.**

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date you received this decision within which to appeal this decision by filing a notice of appeal in accordance with the Rules of the Supreme Court of Virginia with the Director, Virginia Department of Environmental Quality.

At your earliest convenience, please submit one digital copy (PDF preferred) of the approved SWM Plan and accompanying specifications to DEQ at the following address:

Department of Environmental Quality
Attn: Dustin Station
P.O. Box 3000
Harrisonburg, VA 22801

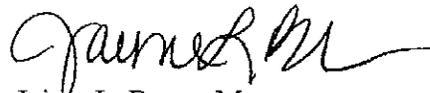
It is the responsibility of the owner and/or operator to ensure that the project is constructed in accordance with the approved SWM Plan and accompanying specifications. Upon completion of the project, the owner and/or operator will be required to submit a construction record drawing for all permanent stormwater management facilities (i.e., post-development best management practices) constructed in accordance with the approved SWM Plan.

Prior to the commencement of construction, all land-disturbing activities equal to or greater than one acre, or less than one acre and part of a larger common plan of development or sale, must register for coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10). If not already submitted, a copy of the 2014 General Permit registration statement can be obtained from DEQ's website at the following location:
<http://www.deq.virginia.gov/Portals/0/DEQ/Water/Publications/CGPRegistrationStatement2014.pdf>

DEQ acknowledges the receipt of the draft Stormwater Management Inspection & Maintenance Agreement for this project. Comments on this agreement will be provided under separate cover. Please note that the recordation of this agreement in the local land records will be required prior to submitting a Notice of Termination under the General Permit.

Please contact Dustin Staton at (540) 209-3736 or dustin.staton@deq.virginia.gov if you have any questions about this letter.

Sincerely,



Jaime L. Bauer, Manager
Office of Stormwater Management

Copy to: Larry Gavan, DEQ-CO
Gary Flory, DEQ-VRO
Christy Dunkle, Berryville Planner

NOTES

1. THE PROPERTY IS NOW IN THE NAME OF BERRYVILLE AL LLC AS RECORDED IN DEED BOOK NUMBER 609 PAGE 916.
2. BOUNDARY AND NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON THE BERRYVILLE PLAT SURVEY PREPARED BY MORRIS & RITCHE ASSOCIATES, INC. IN JANUARY 2013 AND IN MAY 2016. HORIZONTAL DATUM IS BASED ON NAD83 (2011).
3. THE PROPERTY SHOWN IS CLASSIFIED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51048C0081D, EFFECTIVE DATE, SEPTEMBER 28, 2007.
4. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
6. ALL WATER AND SEWER SHALL BE INSTALLED PER TOWN OF BERRYVILLE DESIGN STANDARDS.

ADJACENT OWNER INFORMATION			
NUMBER	TAX MAP NO.	OWNER	DEED BOOK PAGE ZONING
1	1447-10-81	PAUL & JULIE DELAVEN	360, 394 DR-4
2	1447-10-80	CHARLES & ROSAWNE VALANDINGHAM	454, 256 DR-4
3	1447-10-79	KYLE B. & KAITLIN M. KERSEY	487, 798 DR-4
4	1447-10-78	DAVID & SHARA COLE	565, 262 DR-4
5	1447-10-77	JONATHAN & PAM HERRING	566, 145 DR-4
6	1447-10-76	JANE E. HAGERBOM	535, 972 DR-4
7	1447-10-75	PATRICIA K. COCHRAN	NOT AVAILABLE DR-4
8	1447-10-75	GILES & HAZEL C. BROWN	400, 420 DR-4
9	1447-10-18	BERRYVILLE ALLC	603, 976 DR-4
10	1447-10-18	BERRYVILLE ALLC	603, 976 DR-4
11	14-2-2518	A.C. SCHOLS, TRUSTEE	555, 352 OPR

LINE TABLE		
LINE #	LENGTH	DIRECTION
11	14.50	N 54° 30' 33" W
12	48.50	N 35° 24' 27" E
13	13.50	N 54° 35' 33" E
14	20.00	N 35° 24' 27" E
15	13.50	S 54° 35' 33" E
16	109.00	N 35° 25' 43" E
17	13.57	N 54° 34' 30" W
18	20.00	N 35° 24' 27" E
19	13.50	S 54° 35' 33" E
20	48.50	N 35° 24' 27" E
21	13.50	N 54° 35' 33" W
22	38.94	N 35° 24' 27" E
23	38.50	S 54° 35' 33" E
24	30.94	S 35° 24' 27" W
25	37.35	S 54° 34' 13" W
26	17.50	N 54° 50' 25" W
27	18.37	S 54° 50' 25" E
28	26.59	N 54° 50' 25" W
29	54.44	N 35° 00' 31" E
30	26.59	S 54° 50' 25" E
31	54.44	S 35° 00' 31" W
32	27.01	N 37° 38' 58" W
33	16.03	N 14° 32' 21" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
34	18.94	N 13° 19' 59" E
35	74.13	N 35° 30' 33" E
36	16.87	S 54° 30' 29" E
37	70.46	S 33° 02' 07" W
38	14.38	S 05° 12' 55" W
39	22.07	S 22° 21' 08" E
40	16.51	S 50° 01' 46" W
41	10.29	N 22° 07' 35" E
42	127.78	S 54° 13' 23" E
43	10.00	S 35° 30' 33" W
44	125.17	N 54° 13' 23" W
45	21.05	S 54° 30' 29" E
46	84.11	N 35° 00' 31" E
47	21.05	N 54° 30' 29" W
48	84.11	N 35° 00' 31" E
49	10.00	S 35° 30' 33" W
50	15.48	N 54° 35' 52" W
51	15.48	N 54° 35' 52" W
52	71.07	S 54° 35' 52" E
53	6.18	N 28° 48' 45" E
54	32.75	N 54° 34' 49" W
55	20.72	N 35° 13' 12" E
56	34.96	S 54° 34' 49" E
57	19.40	N 35° 13' 12" E
58	15.42	N 12° 35' 11" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
59	7.59	N 77° 04' 48" W
60	23.03	N 54° 34' 48" W
61	10.68	N 12° 35' 11" E
62	230.48	N 35° 25' 11" E
63	20.00	N 54° 34' 49" W
64	23.20	N 35° 25' 11" E
65	44.93	S 54° 35' 33" E
66	32.18	N 24° 02' 49" E
67	29.43	S 65° 37' 11" E
68	108.14	N 24° 02' 49" E
69	121.25	N 31° 42' 02" E
70	52.03	S 54° 30' 06" E
71	41.76	N 37° 22' 05" E
72	50.85	N 35° 25' 11" E
73	50.02	N 54° 34' 49" W
74	30.00	S 35° 25' 11" W
75	30.02	N 54° 34' 49" W
76	26.55	S 35° 25' 11" W
77	41.50	S 37° 22' 05" W
78	44.75	N 28° 48' 45" E
79	13.75	S 61° 11' 15" E

OWNER'S CONSENT AND DEDICATION

THE PLATTING DEDICATION OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____ BY _____ TITLE _____

NOTARY CERTIFICATE

STATE OF _____, TO-WIT: _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____

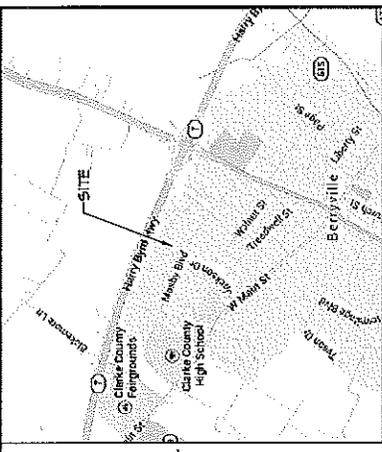
WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, PERSONALLY APPEARED BEFORE ME IN SAID COUNTY, AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____

NOTARY PUBLIC
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, JON K. ERICKSON, A ONLY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE PROPERTY IDENTIFIED BY PARCEL ID #447-14-1 IS CURRENTLY OWNED BY BERRYVILLE AL LLC AND WAS ACQUIRED BY DEED BOOK, 609 PAGE, 976, ALL AMONG THE LAND RECORDS OF THE TOWN OF BERRYVILLE, VIRGINIA. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____

JON K. ERICKSON
VLS #2951



VICINITY MAP
SCALE 1"=200'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA CHORD BEARING CHORD LENGTH
C1	27.47'	272.00'	S 32° 30' 32" W 27.46'
C2	76.01'	2392.13'	N 67° 27' 38" W 76.00'
C3	35.14'	348.00'	S 32° 30' 32" W 35.13'
C4	253.19'	2383.33'	N 67° 13' 15" W 253.07'
C5	7.07'	4.50'	N 67° 35' 33" W 6.35'
C7	7.07'	4.50'	N 67° 24' 27" E 6.35'
C8	7.07'	4.50'	N 67° 35' 33" W 6.35'
C9	7.07'	4.50'	N 67° 24' 27" E 6.35'
C10	7.07'	4.50'	N 67° 35' 33" W 6.35'
C11	90.79'	539.83'	S 25° 34' 17" W 90.68'
C12	108.54'	397.85'	S 25° 27' 51" W 109.19'
C13	95.59'	592.01'	N 25° 55' 28" E 96.49'
C14	106.53'	415.00'	N 25° 25' 47" E 100.29'
C15	92.56'	385.01'	S 25° 27' 30" W 93.33'
C16	106.32'	555.00'	N 25° 57' 15" W 100.82'

PLAT SHOWING
DEDICATIONS AND VACATIONS OF EASEMENTS
ON
THE LAND OF
BERRYVILLE AL LLC
DEE, 609 PAGE, 976
TOWN OF BERRYVILLE, VIRGINIA



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
43760 TRADE CENTER PLACE
SUITE 110
STERLING, VA 20166
PHONE: (703) 674-0161 / FAX: (703) 478-0137
MRA@GTA.COM
Copyright 2017 Morris & Ritchie Associates, Inc.



DATE	REVISIONS	TOWN COMMENTS	JOB NO.
07/19/17			18881
			SCALE: N/A
			DATE: 02/23/17
			DRAWN BY: DJT
			DESIGN BY: JKE
			REVIEW BY: JKE
			SHEET: 1 OF 3

NOTES

1. THE PROPERTY IS NOW IN THE NAME OF A C ECHOLS TRUSTEE AS RECORDED IN DEED BOOK NUMBER 255 PAGE 352.
2. BOUNDARY AND NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON SURVEYING LAND RECORDS AND FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN JANUARY 2013 AND IN MAY 2015. HORIZONTAL DATUM IS BASED ON NAD83 (2011).
3. THE PROPERTY SHOWN IS CLASSIFIED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5148C0060D, EFFECTIVE DATE, SEPTEMBER 28, 2007.
4. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
6. WATER AND SEWER SHALL BE INSTALLED PER TOWN OF BERRYVILLE DESIGN STANDARDS.

OWNER'S CONSENT AND DEDICATION

THE PLATTING DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, GIVEN UNDER MY HAND THIS ____ DAY OF ____ 20__ BY _____ TITLE _____

NOTARY CERTIFICATE

STATE OF _____, TO-WIT, _____ COUNTY OF _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, PERSONALLY APPEARED BEFORE ME IN SAID COUNTY, AND ACKNOWLEDGED THE SAME, GIVEN UNDER MY HAND THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, LON K. ERICKSON, A DAILY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE PROPERTY IDENTIFIED BY PARCEL ID #4525B IS CURRENTLY OWNED BY A C ECHOLS TRUSTEE AND WAS ACQUIRED BY DEED BOOK, 255 PAGE, 352 ALL AMONG THE LAND RECORDS OF TOWN OF BERRYVILLE, VIRGINIA, GIVEN UNDER MY HAND THIS ____ DAY OF ____ 20__.

LON K. ERICKSON
VLS 10285

FLAT SHOWING
DEDICATIONS OF EASEMENTS
ON

THE LAND OF
A C ECHOLS TRUSTEE
DB: 525 Pg. 352
TOWN OF BERRYVILLE, VIRGINIA



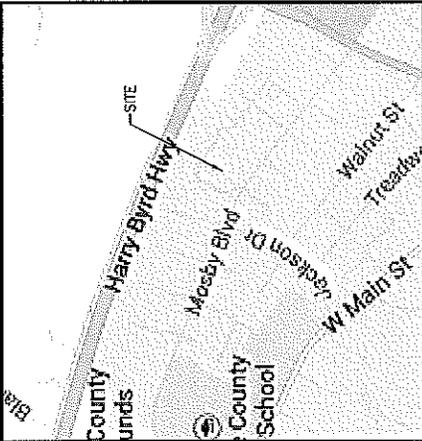
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
4378 TRADE CENTER PLACE
SUITE 110
STERLING, VA 20166
PHONE: (703) 674-0161 FAX: (703) 478-0187
MRA@MRA.COM
Copyright 2017 Morris & Ritchie Associates, Inc.



DATE REVISIONS

07/19/17 TOWN COMMENTS

SCALE: N/A	JOB NO.: 1881
DATE: 02/23/17	
DRAWN BY: DLT	
DESIGN BY: JKE	
REVIEW BY: JKE	
SHEET: 1 OF 2	



VICINITY MAP
SCALE: 1"=200'



LINE#	LENGTH	DIRECTION
L1	35.15	S 54° 48' 59" E
L2	400.28	S 30° 11' 10" W
L3	36.89	N 54° 35' 33" W
L4	400.12	S 30° 24' 27" W
L5	5.00	S 54° 30' 13" E
L6	102.12	S 89° 37' 11" E
L7	197.43	S 61° 11' 15" E
L8	26.00	S 54° 29' 27" E
L9	16.00	S 54° 30' 08" E
L10	17.20	S 54° 43' 28" E
L11	253.85	N 30° 25' 12" E
L12	132.74	S 54° 44' 59" E
L13	24.72	S 37° 10' 31" E
L14	11.00	S 27° 12' 20" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.466	272.000	005.785	S 32.2032° W	27.43
C2	186.131	2285.320	005.4918	S 85.1419° E	186.13
C3	26.534	375.000	004.0662	S 33.4443° E	26.53
C4	98.732	2392.130	002.3648	N 72.3941° W	98.73
C5	78.953	50.000	050.0689	N 80.2702° E	70.75
C6	13.028	10.000	085.2589	N 73.3300° E	13.87

NORTH BUCKMARCH LLC
 TM #14-(A)-PARCEL 05
 DEED BOOK 574 PAGE 543
 ZONED: BC & B
 USE: VACANT

NORTH BUCKMARCH
 TM: #14-T-5-5
 DB 574, PG 549
 ZONED: OPR

EX 10' UTILITY EASEMENT
 PLAT BOOK 10 P6:22

EX 10' TEMPORARY
 CONSTRUCTION ESMT
 DB: 593 P6:252

EX 15' UTILITY
 EASEMENT DB: 226
 P6:547

CASE 66, BERRYVILLE LLC
 DB 593, PG 252
 ZONED: OPR

PLAT SHOWING
 ON
 DEDICATIONS OF EASEMENTS

THE LAND OF
A C ECHOLS TRUSTEE
 DB. 593 PG. 252
 TOWN OF BERRYVILLE, VIRGINIA

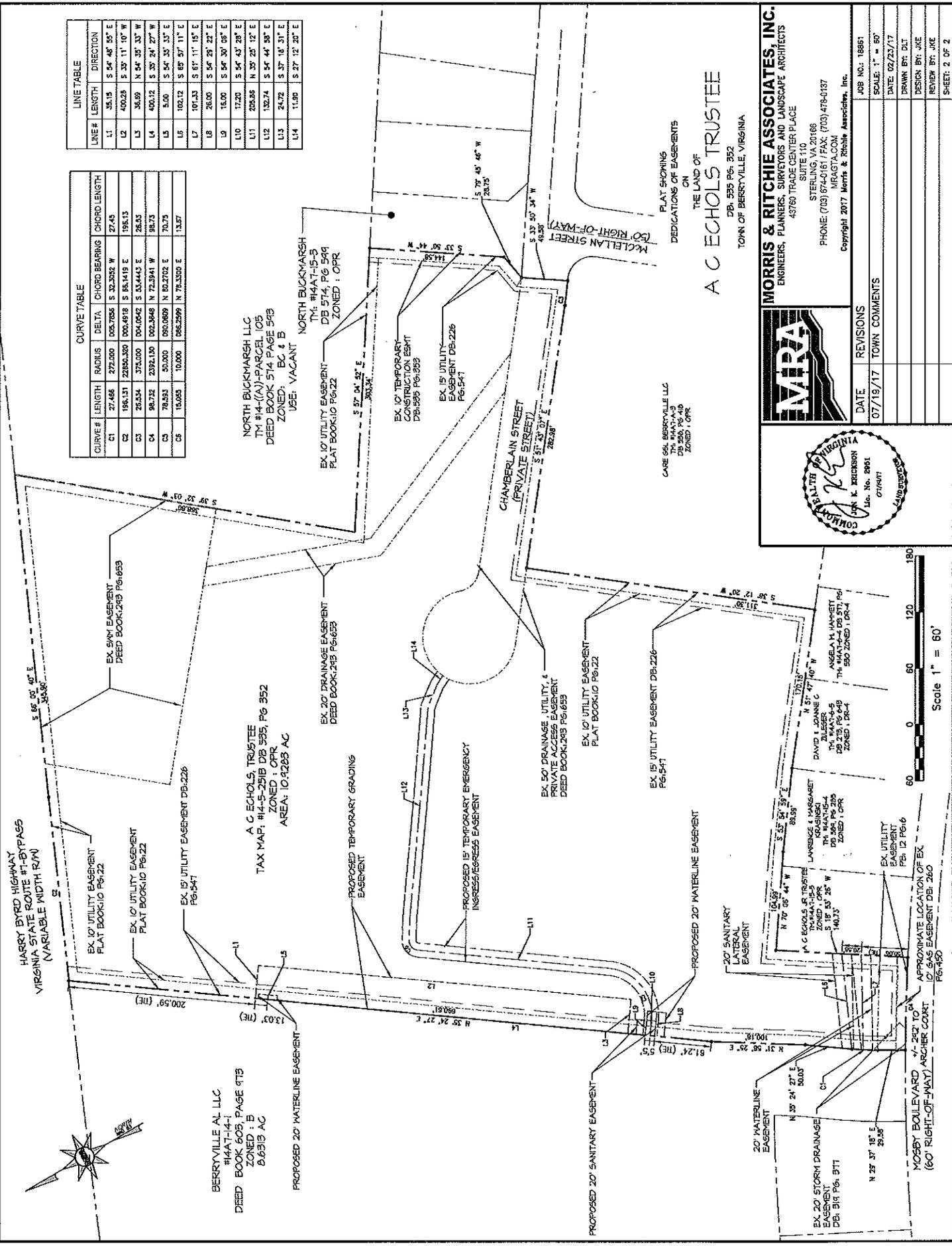
MORRIS & RITCHIE ASSOCIATES, INC.
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 45760 TRADE CENTER PLACE
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 STERLING, VA 20166
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 MRA@GMAIL.COM
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MRA

DATE: 07/19/17
 REVISIONS:
 TOWN COMMENTS:

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

COMMONWEALTH OF VIRGINIA
 JOHN K. REIDUNSON
 Lic. No. 2961
 07/19/17
 Surveyor



HARRY BYRD HIGHWAY
 VIRGINIA STATE ROUTE #1-BYPASS
 (VARIABLE WIDTH R/W)

EX 10' UTILITY EASEMENT
 PLAT BOOK 10 P6:22

EX 10' UTILITY EASEMENT
 PLAT BOOK 10 P6:22

EX 15' UTILITY EASEMENT DB: 226
 P6:547

BERRYVILLE AL LLC
 #14-T-14-1
 DEED BOOK 603, PAGE 473
 ZONED: B
 0.6313 AC

A C ECHOLS, TRUSTEE
 TAX MAP: #14-5-2518 DB: 535, PG 352
 ZONED: OPR
 AREA: 10.1285 AC

PROPOSED 20' WATERLINE EASEMENT

PROPOSED 20' DRAINAGE EASEMENT
 DEED BOOK: 243 P6:623

PROPOSED 15' TEMPORARY EMERGENCY
 INGRESS/EGRESS EASEMENT

EX 50' DRAINAGE UTILITY &
 PRIVATE ACCESS EASEMENT
 DEED BOOK: 243 P6:653

EX 10' UTILITY EASEMENT
 PLAT BOOK 10 P6:22

EX 15' UTILITY EASEMENT DB: 226
 P6:547

PROPOSED 20' WATERLINE EASEMENT

20' SANITARY
 LATERAL
 EASEMENT

A C ECHOLS TRUSTEE
 TM #14-T-14-1
 ZONED: OPR
 140.73

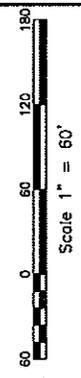
LAWRENCE & MARGARET
 KRASINSKI
 TM #14-T-5-4
 DB 213, PG 648
 ZONED: OPR

DAVID & JOANNE C
 JULIEN
 TM #14-T-5-4
 DB 213, PG 648
 ZONED: OPR

ANGELA H. HANNEY
 TM #14-T-5-4 DB 211, PG
 590 ZONED: OPR-4

EX UTILITY
 EASEMENT
 P6: 12 P6:6

APPROXIMATE LOCATION OF EX
 10' GAS EASEMENT DB: 260
 P6:460



July 19, 2017

Ms. Christy Dunkle
Assistant Town Manager/Planner
101 Chalmers Court, Suite A
Berryville, VA 22611

**RE: CONNEXION SENIOR LIVING SITE PLAN
2ND REVIEW**

Dear Ms. Dunkle,

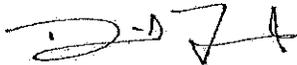
We have completed our review of the Connexion Senior Living Site Plan. The Erosion control plans have been revised to satisfactorily address our previous comments. Confirmation can be sent to DEQ noting that the erosion control measures proposed in the site plan are approvable. For the remainder of the plans we offer the following responses:

Sheet 8

1. Please add any sanitary lateral crossings to Waterline profile "A". Please insure that a vertical clearance minimum of 18" is provided between the waterline, storm and sanitary sewer crossings.

If you have any questions, please do not hesitate to contact me at (540) 771-2087.

Sincerely,
PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "D. Frank", written over a horizontal line.

David L. Frank, PLA

BERRYVILLE AREA DEVELOPMENT AUTHORITY

MOTION TO APPROVE SITE PLAN SP 01-16

Date: August 9, 2017

Motion By:

Second By:

I move that the Berryville Area Development Authority approve SP 01-16 for the Connexion Assisted Living project allowing Town staff to complete final reviews and assure that easement agreements are executed.

Aye:

Nay:

Absent: