



BERRYVILLE AREA DEVELOPMENT AUTHORITY MEETING AGENDA

Wednesday, March 26, 2025, 1:00pm

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

1. **Call to Order – Brandon Stidham (Director of Planning)**
2. **Approval of Agenda**

ORGANIZATIONAL MEETING

3. **Election of Officers for 2025**
 - A. Chair
 - B. Vice-Chair
4. **Adoption of 2025 Meeting Dates**
5. **Approval of Minutes – November 20, 2024 Meeting**

PUBLIC HEARINGS

6. **Sumit Sanjel, Agent (Radiant Summit Development LLC, Owner)** is requesting final subdivision plat approval for the creation of 20 single-family residential lots located off of South Church Street on the property identified as Tax Map Parcel numbers 14-A-50 (6 acres) and 14-A-51 (4.5 acres), zoned DR-2 Detached Residential.
7. **SP-25-01, Shirley Properties, LLC/Painter-Lewis, PLC (agent)**. Request approval of a Site Development Plan Amendment for a parking lot expansion on the property located at 1050 W Main Street, Berryville, Tax Map #7-13-1, in the Russell Election District. The project would extend the existing parking lot for Enders & Shirley Funeral Home to include 57 additional parking spaces with an area of 0.7 acres. The subject property is zoned Institutional (ITL) District and Historic Access Corridor (HAC) Overlay District.
8. **Berryville Area Plan update process**
9. **Other Business**
10. **Adjourn**

NEXT MEETING – Wednesday, April 23 (1:00PM)

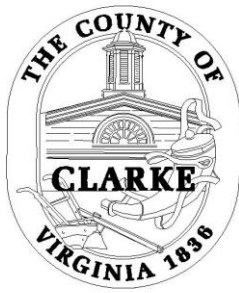
**BERRYVILLE AREA DEVELOPMENT AUTHORITY (BADA)
2025 MEETING SCHEDULE**

Meetings are generally held monthly on the fourth Wednesday at 1:00PM in the Berryville-Clarke County Government Center main meeting room or A/B meeting room, 101 Chalmers Court, 2nd Floor. Deviations in the meeting schedule may be made to account for conflicts with holidays, government meetings, or other events of significance. Special meetings may be scheduled from time to time and all meeting dates are posted to the Town of Berryville website (www.berryvilleva.gov) and the Clarke County website (www.clarkecounty.gov). All meetings are open to the public.

2025 Meeting Dates
• Wednesday, April 23 • Wednesday, May 28 • Wednesday, June 25 • Wednesday, July 23 • Wednesday, August 27 • Wednesday, September 24 • Wednesday, October 22 • Wednesday, November 19* • Wednesday, December 17* • Wednesday, January 28, 2026

* -- November and December meetings are scheduled on third Wednesday to avoid conflict with holidays.

In the event that a meeting is impacted by inclement weather, efforts will be made to reschedule the meeting within one week of the original meeting date. If this cannot be accomplished, the agenda items will be forwarded to the next scheduled meeting date.



BERRYVILLE AREA DEVELOPMENT AUTHORITY

DRAFT MINUTES – REGULAR MEETING

Wednesday, November 20, 2024 at 1:00 p.m.

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

A regular meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, November 20, 2024.

ATTENDANCE

Authority Members Present: Diane Harrison; John Hudson; Allen Kitselman; George Ohrstrom, II; Kathy Smart; David Weiss

Authority Members Absent: None

Staff Present: Christy Dunkle (Berryville Community Development Director), Brandon Stidham (County Planning Director)

Chair Kitselman called the meeting to order at 1:01 p.m.

APPROVAL OF AGENDA

Mr. Stidham requested that the Authority add a discussion about the next meeting date at the end of the agenda. The Authority voted 6-0-0 to approve the agenda as amended.

Yes: Harrison, Hudson, Kitselman, Ohrstrom (moved), Smart (seconded), Weiss

No: None

Absent: None

APPROVAL OF MINUTES – AUGUST 28, 2024

The Authority voted 6-0-0 to approve the minutes of the August 28, 2024 meeting as presented.

Yes: Harrison (seconded), Hudson, Kitselman, Ohrstrom, Smart (moved), Weiss

No: None

Absent: None

BERRYVILLE AREA PLAN UPDATE PROCESS –

A. Continued Discussion, Craig's Run Light Industrial Area

Mr. Stidham said that the Authority has two tasks at this meeting which are to make a determination on the Craigs Run business area and to review the potential future growth areas. He discussed the newly identified Sub-Area 19 and referenced previous discussions by the Authority to modify the zoning applied that would not adversely affect the downtown. He discussed options for modifying the zoning or creating a new district to change the uses from light industrial to business office type designations. He added that sensitivity to neighborhood areas and the reduction of truck traffic were two goals discussed previously by the Authority.

Mr. Stidham discussed the Town's B Business zoning district regulated by Section 611 of the zoning ordinance and the County's Business Park zoning district. He said he highlighted those uses that may result in increased tractor trailer traffic as well as those that are more customer-oriented commercial and office uses in the latter.

There was a discussion about the termination of South Church Street into a cul-de-sac. It was determined that this recommendation was based on a previous plan submission where separation from a proposed collector road accessing on 340 required its closure. There was a discussion about site access to Sub-Area 19 and whether truck traffic has been reduced. Ms. Harrison said that new directional signs have been posted adding that GPS sometimes directs trucks down Church and Josephine streets.

There was a discussion about rezoning the property under discussion. Mr. Stidham said that because the County owns a +/- 2-acre strip in the middle, the applicant would need to work with the County in order to develop the property.

Mr. Stidham discussed specific uses in the B Business zoning district and asked Authority members if they had any concerns. Chair Kitselman said that the mini storage use should be removed due to the nature of the location as a gateway into the Town. Mr. Stidham suggested the creation of a new zoning district that would address this area. There was a discussion about design review tasks of the BADA. Mr. Stidham said that a new zoning designation would need to be created after the update of the plan.

There was a discussion about applying the B Business zoning district to Sub-Area 19. Mr. Stidham said that the property owner could develop the property under Business Park zoning today. Mr. Weiss suggested creating the uses within the district after discussing options with state and local economic development staff and Berryville Main Street representatives.

2. Potential Future Growth Areas

Mr. Stidham discussed potential future growth areas and the need to study the proposed areas further. He reviewed items identified in the staff report that should be studied including available water and sewer capacities, transportation needs, and impact of the school population as it relates to residential development. Mr. Stidham reviewed the process to modify potential future growth areas in the Plan and discussed the three areas identified in the 2015 update. He requested that Authority members discuss development constraints and priorities and to identify new growth areas.

There was a discussion about utility capacities and regional efforts for water usage and the timing for adding additional areas identified for annexation and activity in the region. Mr. Stidham discussed the Southern Potential Future Growth Area stating that initial access from 340 to future development in this

area, rather than from East Main Street and Jack Enders Boulevard, is critical. He said that the Norfolk Southern railroad crossing, the VDOT property on Smallwood Lane, and the conservation easement on Milton Valley Farm are constraints to future development. He added that the transportation study was completed previously and would need to be updated. Mr. Weiss added that the property was hard to develop and had difficult access. He said that it is not practical to continue to push this property because it is not feasible. Mr. Stidham said there had previously been some interest in the property and that incorrect information was included in the real estate listing. Mr. Weiss said there are other associated costs including the upgrade of Smallwood Lane, the signalization at US 340, and extending utilities. Mr. Kitselman said he did not want to take it off the table for future discussions. Mr. Weiss said that their efforts should be spent on doable projects. Mr. Stidham said that potential future growth areas could be added in the future.

Mr. Stidham discussed the Hermitage South Potential Future Growth Area. He described the site access and the historic home within the sub-area. Mr. Hudson suggested discussing future development with the property owners. There was a discussion about property values increasing after being identified in growth areas. Mr. Hudson said that this area is low on his priority list for future development.

Mr. Stidham discussed the Western Potential Future Growth Area and the need for increased utility capacity should residential development occur within this sub-area. There was a discussion about unused dwelling units in the land use chart and the need to confirm in the Plan that they may be used beyond the development of Annexation Area B. Mr. Stidham said that additional studies will be needed if new areas of development exceed the previous number of units identified in the Plan to assure that utility capacity is sufficient. There was a discussion about the varying cost and timing of respective studies.

OTHER BUSINESS

Update on Hillson Grove Preliminary Plat application

Ms. Dunkle said that the Town received an application for a preliminary plat identifying 20 single-family residential lots. She said that the applicant has submitted the stormwater information to DEQ for review and approval. She anticipated that the application would come to the BADA in January.

Discussion of Meeting Date

Mr. Stidham recommended canceling the December 18 meeting and holding the organizational meeting in January. There was a discussion about dates and it was determined that the meeting would be held on January 15, 2025.

ADJOURN

Chair Kitselman adjourned the meeting at 2:28 p.m.

Allen Kitselman, Chair

Christy Dunkle, Clerk

Berryville Area Development Authority Agenda Item Report Summary

March 26, 2025

Item Title

Public Hearing - Hillson Grove Preliminary Plat

Prepared By

Terry Russell

Sumit Sanjel, Agent (Radiant Summit Development LLC, Owner) is requesting preliminary plat approval for a 20-lot subdivision located off of South Church Street on the property identified as Tax Map Parcel numbers 14-A-50 (6 acres) and 14-A-51 (4.5 acres), zoned DR-2 Detached Residential.

Background/History/General Information

Mr. Sanjel is requesting approval of a 20-lot subdivision located within Sub-Area 22. The sub-area contains three parcels, two of which include the proposed subdivision on approximately 10.5 acres. The Berryville Area Plan states the following concerning future development:

Future development in Sub-Area 22 must be sensitive to the following existing conditions and environmental issues: 1) compatibility of use with adjoining residential areas, 2) adequate setbacks and buffering from the existing railroad, and 3) careful land use siting to avoid conflicts with steep slopes and other environmentally sensitive land.

The applicant proposes development of the property under the current zoning application of DR-2 Detached Residential, regulated under Section 603 of the Berryville Zoning Ordinance. They will be developing the property using the cluster provision regulated under Section 603.7. Open space requirements for this district are identified in Section 603.8.

Findings/Current Activity

The preliminary plat and construction plans (identified as "site plan") have been under review by the Town. At this time there are outstanding issues that need to be addressed. The Town staff cannot recommend approval of the site plan until these issues are satisfactorily addressed and ready for consideration by the BADA.

Financial Considerations

N/A

Schedule/Deadlines

Article V. Preliminary and Final Plats, Section B. Application Procedures for Preliminary and Final Plats, item 5. states that at the regular meeting of the Administrative Body at which the application is formally deemed complete, the Administrative Body shall schedule a public hearing within 60 days.

On November 24, 2024, the BADA deferred the subject item

Other Considerations

N/A

Recommendation

Because the plans need extensive revisions to address a variety of standards and concerns of the Town's reviewing agencies, staff recommends that the applicant request that the public hearing be deferred until the BADA meeting in May 2025.

Sample Motion

I move that the Berryville Area Development Authority request that the applicant defer the public hearing until the BADA meeting to be held in May 2025.

Attachments

- Land Development Application
- Vicinity map
- Subdivision plat
- Section 603 of the Berryville Zoning Ordinance

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner Radiant Summit Development LLC

Owner's Address 5772 New Castle Ln, Bettendorf, IA, 52722

Phone 563-676-0993

Agent (Contact Person) Sumit Sanjel

Agent's Address 5772 New Castle Ln, Bettendorf, IA 52722

Phone 571-223-8762

Check Appropriate Request:

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

Complete As Applicable:

Nature of Request/Proposal: Plans for single family homes on cluster lots.

Tax Map & Parcel Number(s): 14 A 50

Size of Project Site: 10.7 acres

Proposed # of Lots: 20 Existing Zoning DR-2

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

Signature: Sumit Sanjel Date: 09/23/2024

Owner: I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Town Planning Department and other government agents to enter the property and make such investigations and tests, as they deem necessary. I acknowledge that in accordance with Article X of the Subdivision Ordinance I am responsible for costs incurred for review of subdivision and/or development plans by the Town's engineer and that any other required tests or studies will be carried out at owner/agent expense

Signature: Rad Pandit Date: 09/23/2024

OFFICE USE ONLY

Public Hearing Required? _____ Dates Advertised _____

Adjoining Property Owners Notified? _____

Action Taken: _____

(4/92) SECTION 603 - DETACHED RESIDENTIAL-2 (DR-2) DISTRICT

603.1 PURPOSE AND INTENT

The Detached Residential-2 (DR-2) 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 two (2) units 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. Cluster residential development shall be encouraged and permitted, by right, so that specific environmental preservation and land use goals may be promoted.

603.2 PERMITTED USES

- (a) Single-family detached dwellings, either a conventional "dispersed" layout or a clustered layout subdivision--a clustered subdivision requiring site plan approval.
- (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.

603.3 SPECIAL PERMIT USES

- (a) Bed and breakfast lodging occupying more than 300 square feet of a residence
- (b) Cemeteries
- (c) Churches and shrines
- (d) Day care centers and nursery schools (10/94)
- (e) Fire stations
- (f) Home occupations as defined in Section 315 (12/93)
- (g) Libraries and museums
- (h) Plant nurseries with no sale of nursery products permitted on premises
- (i) Private or public schools, parks, playgrounds, and related uses
- (j) Public utility uses (sub-stations, pump stations, storage tanks, etc.) and related easements, except for municipal utilities
- (k) Recreational uses such as public swimming pools, tennis courts, and golf courses
- (l) Short-term rentals (10/23)

603.5 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CONVENTIONAL LOTS

- (a) Lot area: Minimum--20,000 square feet; maximum--45,000 square feet.
Refer to Section 611 regarding the impact of critical environmental areas on lot size requirements.) (1/93)
- (b) Minimum lot width
 - (1) Interior lot: 100 feet (7/04)
 - (2) Corner lot: 120 feet (7/04)
- (c) Minimum yard requirements
 - (1) Front yard: 30 feet (7/04)
 - (2) Side yard: 15 feet

Section 603 Detached Residential-2 (DR-2)

- (3) Rear yard: 40 feet (residences) (7/04)
- (4) Accessory structure: 5 feet (rear and side setbacks)
- (d) Maximum building height: 35 feet

603.6 MINIMUM DISTRICT SIZE FOR CLUSTERING

Minimum district size for cluster subdivision: 4 acres

603.7 LOT SIZE, YARD, AND BULK REQUIREMENTS FOR CLUSTER LOTS

- (a) Minimum lot area: 12,500 square feet (7/04)
Maximum lot area: 30,000 square feet (7/04)
(Refer to Section 614 regarding the impact of critical environmental areas on lot size requirements.)
- (b) Minimum lot width
 - (1) Interior lot: 75 feet
 - (2) Corner lot: 90 feet
- (c) Minimum yard requirements
 - (1) Front yard: 25 feet
 - (2) Side yard: 10 feet
 - (3) Rear yard: 35 feet (residences) (7/04)
 - (4) Accessory structure: 5 feet (rear and side setbacks)
- (d) Maximum building height: 35 feet

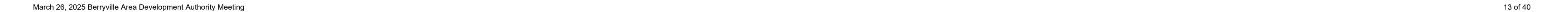
603.8 OPEN SPACE REQUIREMENTS FOR DR-2 CLUSTER SUBDIVISIONS

- (a) In subdivisions approved for cluster development, twenty (20) percent of the net site area which excludes 100-year floodplain, sinkholes, and slopes exceeding twenty-five (25) percent and fifty (50) percent of land with slopes between fifteen (15) and twenty-five (25) percent shall be open space, dedicated to common usage and ownership.

603.9 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 614 for special regulations relating to cluster subdivisions, critical environmental areas, and open spaces.
- (e) Refer to Section 317 Karst Features for additional requirements. (7/04)
- (f) 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)

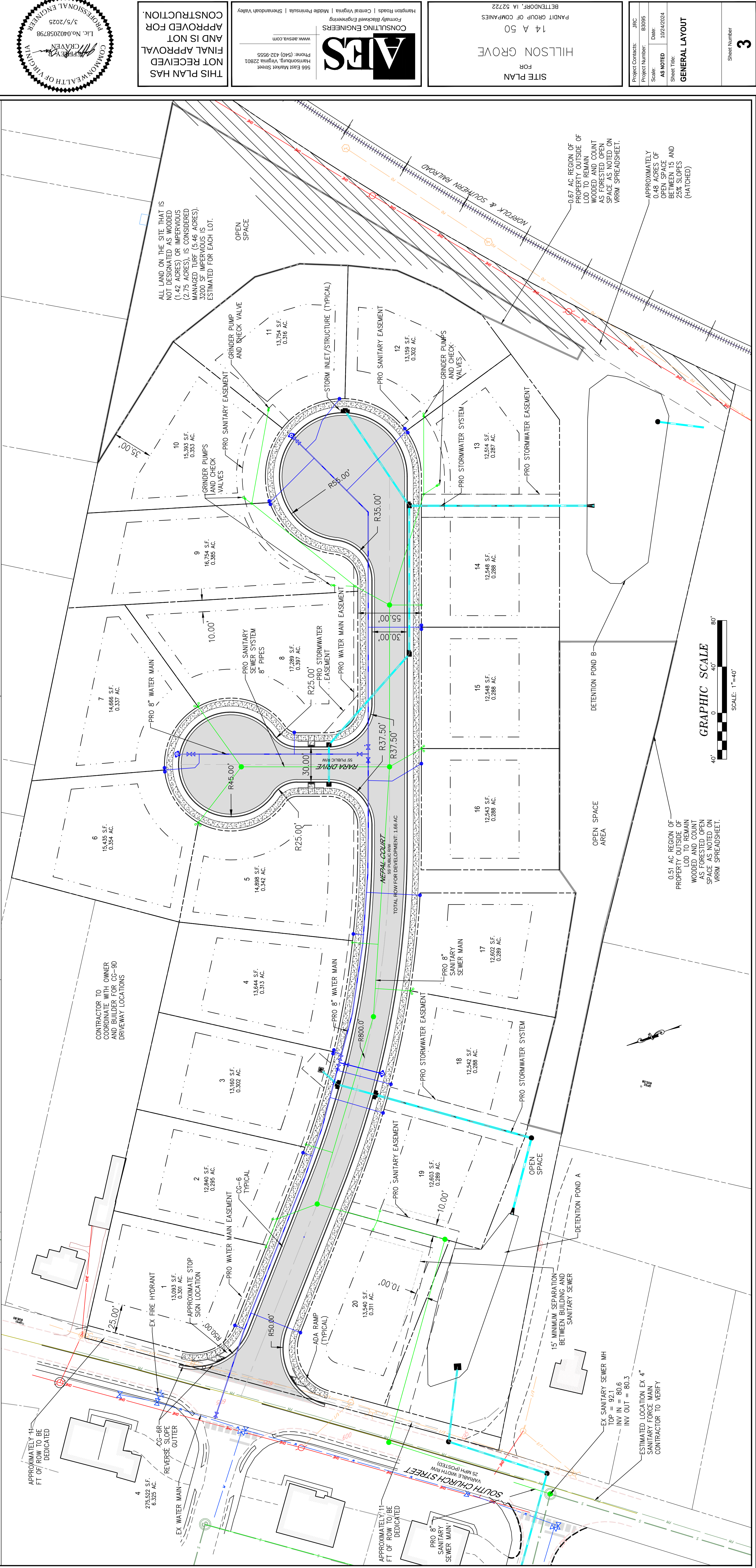
March 26, 2025 Berryville Area Development Authority Meeting

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PROPERTY DATA	
EXISTING PROPERTY AREA	10.71 AC
OPEN SPACE TOTAL PER ZONING 603.8	2.84 AC
PROPOSED RIGHT OF WAY AREA	1.66 AC
AREA WITHIN PROPOSED LOTS	6.33 AC
AREA NOT WITHIN PROPOSED LOTS AND NOT WITHIN PROPOSED RIGHT OF WAY	2.73 AC
NUMBER OF PROPOSED LOTS	20
ESTIMATED DAILY VEHICLE TRIP ENDS	200

Site plan showing proposed sanitary and stormwater systems, easements, and street layout. The plan includes the following features and labels:

- PRO SANITARY EASEMENT** (Green line)
- PRO STORMWATER EASEMENT** (Cyan line)
- OPEN SPACE**
- DETENTION POND A**
- 15' MINIMUM SEPARATION BETWEEN BUILDING AND SANITARY SEWER**
- EX SANITARY SEWER MH** (Existing Manhole)
 - TOP = 92.1
 - INV = 80.6
 - INV OUT = 80.3
- ESTIMATED LOCATION EX 4" SANITARY FORCE MAIN CONTRACTOR TO VERIFY**
- PRO 8" SANITARY SEWER MAIN**
- PRO STORMWATER SYSTEM**
- SOUTH CHURCH STREET** (25 MPH (POSTED) VARIABLE WIDTH RW)
- APPROXIMATELY 11' FT OF ROW TO BE DEDICATED**
- PRO 18" STORMWATER EASEMENT** (12,542 S.F., 0.288 AC.)
- PRO 19" STORMWATER EASEMENT** (12,693 S.F., 0.289 AC.)
- PRO 13" STORMWATER EASEMENT** (13,540 S.F., 0.311 AC.)



LEGEND

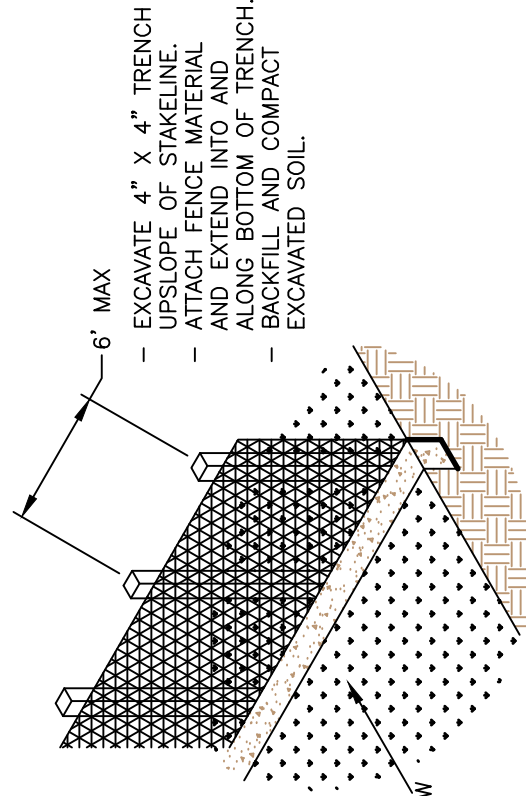
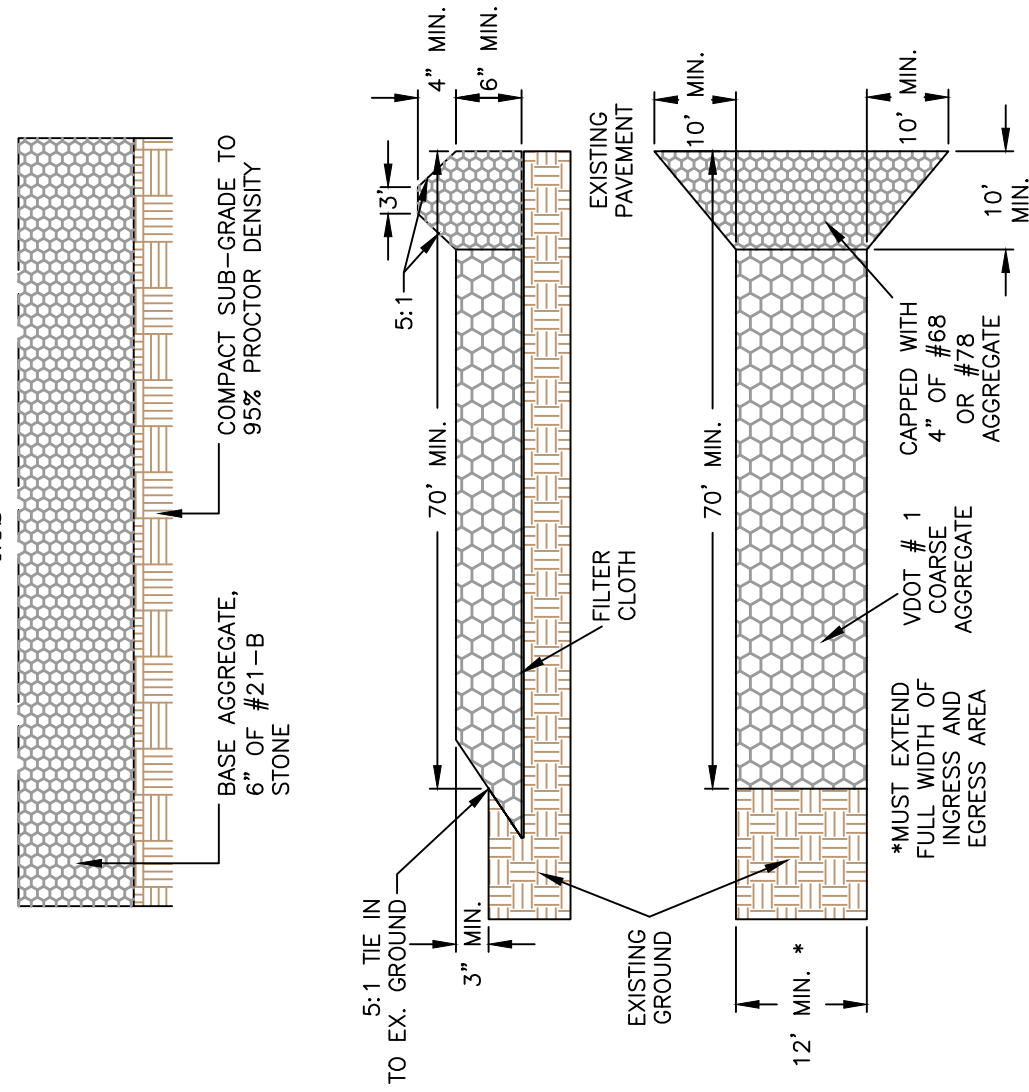
- OP Outlet Protection (C-ECM-15)
SF Silt Fence (C-PCM-14)
CRS Construction Road Stabilization (C-SCM-02)
IP Inlet Protection (C-SCM-04)
SB Temporary Sediment Basin (C-SCM-12)
SR Surface Roughening (C-SSM-03)
PS Permanent Seeding (C-SSM-09)
MU Mulching (C-SSM-11)
SAF SAFETY FENCE (C-PCM-01)
--- Limits of Disturbance = 8.21 acres

NUMBERS IN PARENTHESES REFER TO VSWMH MEASURES

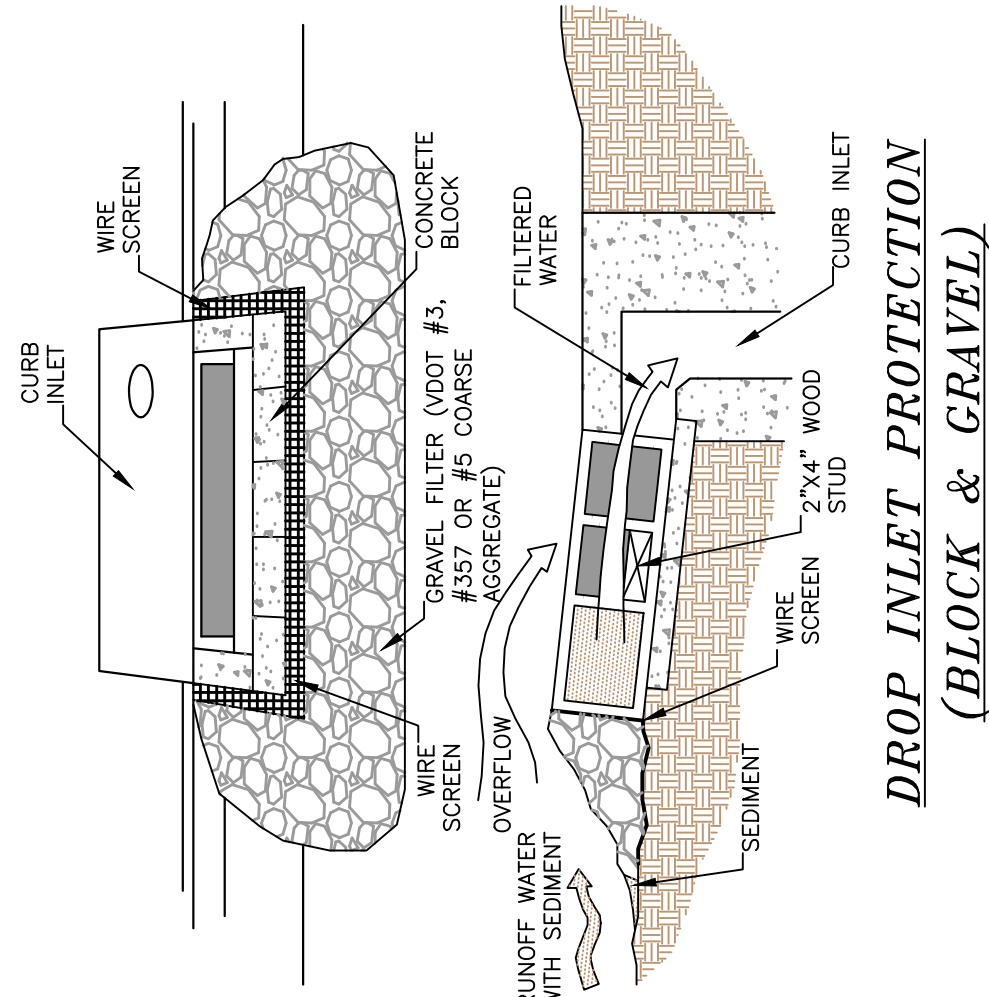
SEQUENCE AND ADDITIONAL EXTRA ESC NOTES:

1. FIELD DATA FROM THE DISTURBED AREA TO BE MATCHED TO THE EXISTING TOPOGRAPHY. IF A SIGNIFICANT DISCREPANCY IS FOUND, CONTRACTOR SHALL NOTIFY ENGINEER.
2. BOUNDARY DATA FROM AES CONSULTING ENGINEERS. TOPO INFORMATION WAS OBTAINED FROM LIDAR DATA AS WELL AS AES CONSULTING ENGINEERS.
3. FLAGS SHOULD BE USED TO MARK BOUNDARY OF DISTURBED AREA. THE CONSTRUCTION ENTRANCE SHOULD BE INSTALLED FIRST. THE DOWNSTREAM STORM SYSTEM FROM SEDIMENT BASIN MUST BE INSTALLED BEFORE SEDIMENT BASIN IS CONSTRUCTED. SILT FENCE SYSTEMS MUST BE INSTALLED BEFORE SEDIMENT BASIN IS CONSTRUCTED. OTHER ESC MEASURES SHOULD BE CONSTRUCTED WHEN POSSIBLE. OPEN AREAS TO BE SEED WHEN POSSIBLE. ESC MEASURES TO BE REMOVED AND SEEDING MUST BE DONE ONCE COUNTY ADMINISTRATOR MUST PASS THROUGH A DEVICE THAT CAPTURES SILT SUCH AS A DIRT BAG, THEN SEDIMENT BASINS CAN BE CONVERTED TO PERMANENT DETENTION PONDS.
4. SLOPES GREATER THAN 3:1 ARE TO BE TREATED AS CRITICAL AREAS.

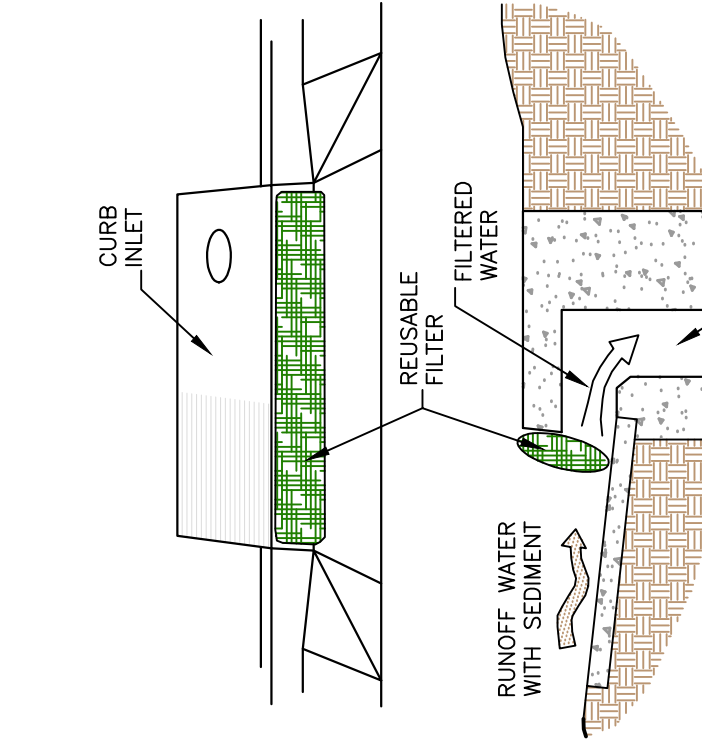
PROPOSED DRIVE SECTION



SILT FENCE (SHEET FLOW PROTECTION)



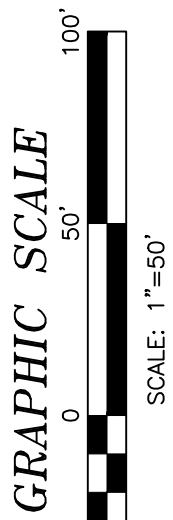
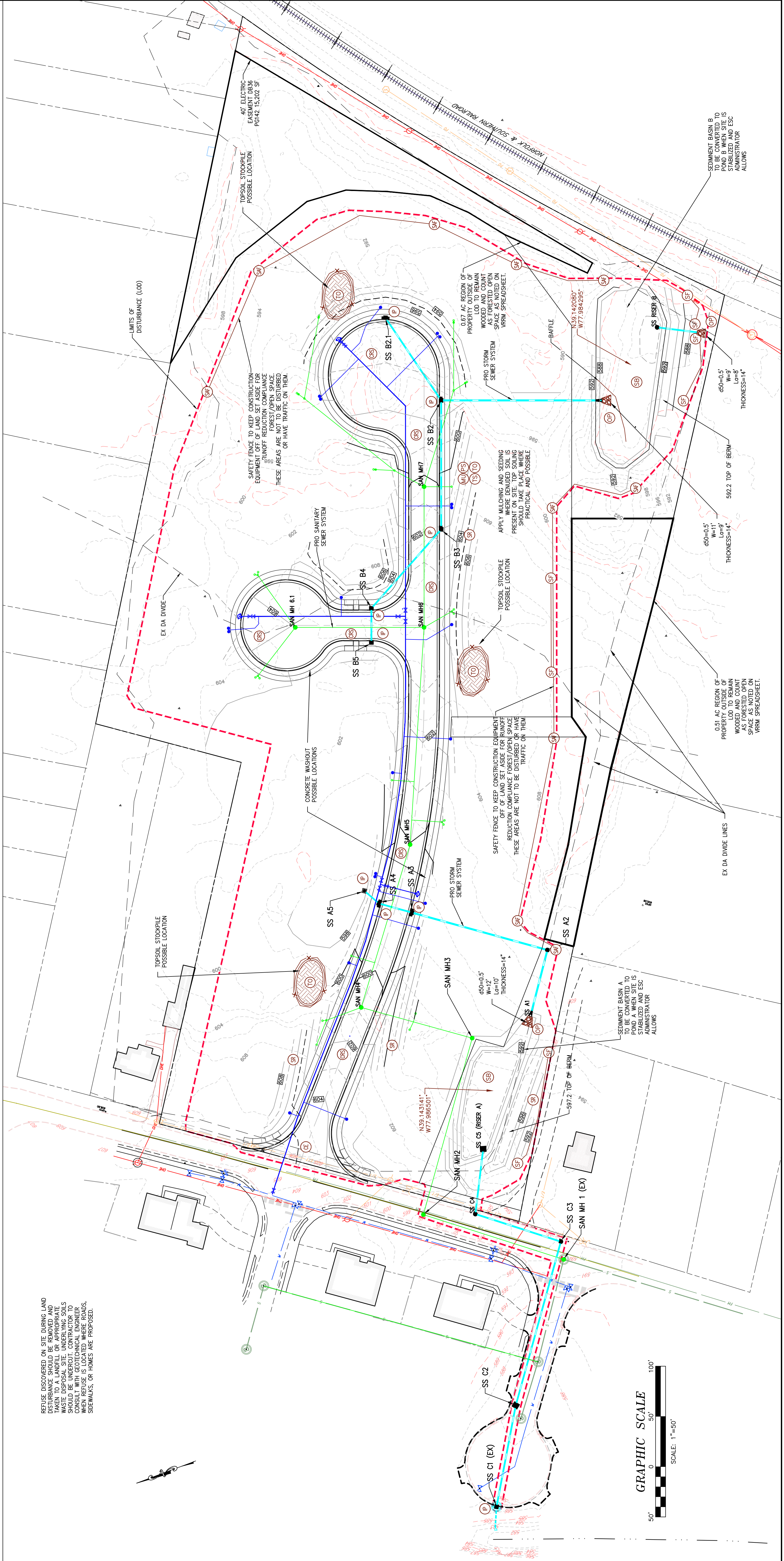
DROP INLET PROTECTION (BLOCK & GRAVEL)



DROP INLET PROTECTION (GUTTERBUDDY or GUTTERBEL)

STONE CONSTRUCTION ENTRANCE

REFUSE DISCOVERED ON SITE DURING LAND DISTURBANCE SHOULD BE REMOVED AND WASTE DISPOSAL SITE UNDERCUT. CONTRACTOR TO CONSULT WITH GEOTECHNICAL ENGINEER FOR REMEDIATION OF SLOPES, SIDEWALKS, OR HOMES ARE PROPOSED.



Rev	Date	Description
1	1/12/2024	REVISED PER DEC COMMENTS
2	1/16/2025	REVISED PER DEC COMMENTS
3	3/5/2025	REVISED PER TOWN COMMENTS
4	3/5/2025	REVISED PER TOWN COMMENTS



THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

AES
Consulting Engineers
Formerly Blackwell Engineering
565 East Market Street
Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley
Phone: (540) 432-9555
www.aesva.com

SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts: JRC	Project Number: B33055
Date: 10/24/2024	Scale: AS NOTED
Sheet Title: ESC PLAN	Sheet Number: 4

Rev	Date	Description
1	11/12/2024	REVISED PER DEQ COMMENTS
2	7/19/2025	REVISED PER DEQ COMMENTS
3	2/10/2025	REVISED PER DEQ COMMENTS
4	3/5/2025	REVISED PER TOWN COMMENTS
By	Reviewed	
JNC	JNC	
JNC	JNC	
JNC	JNC	



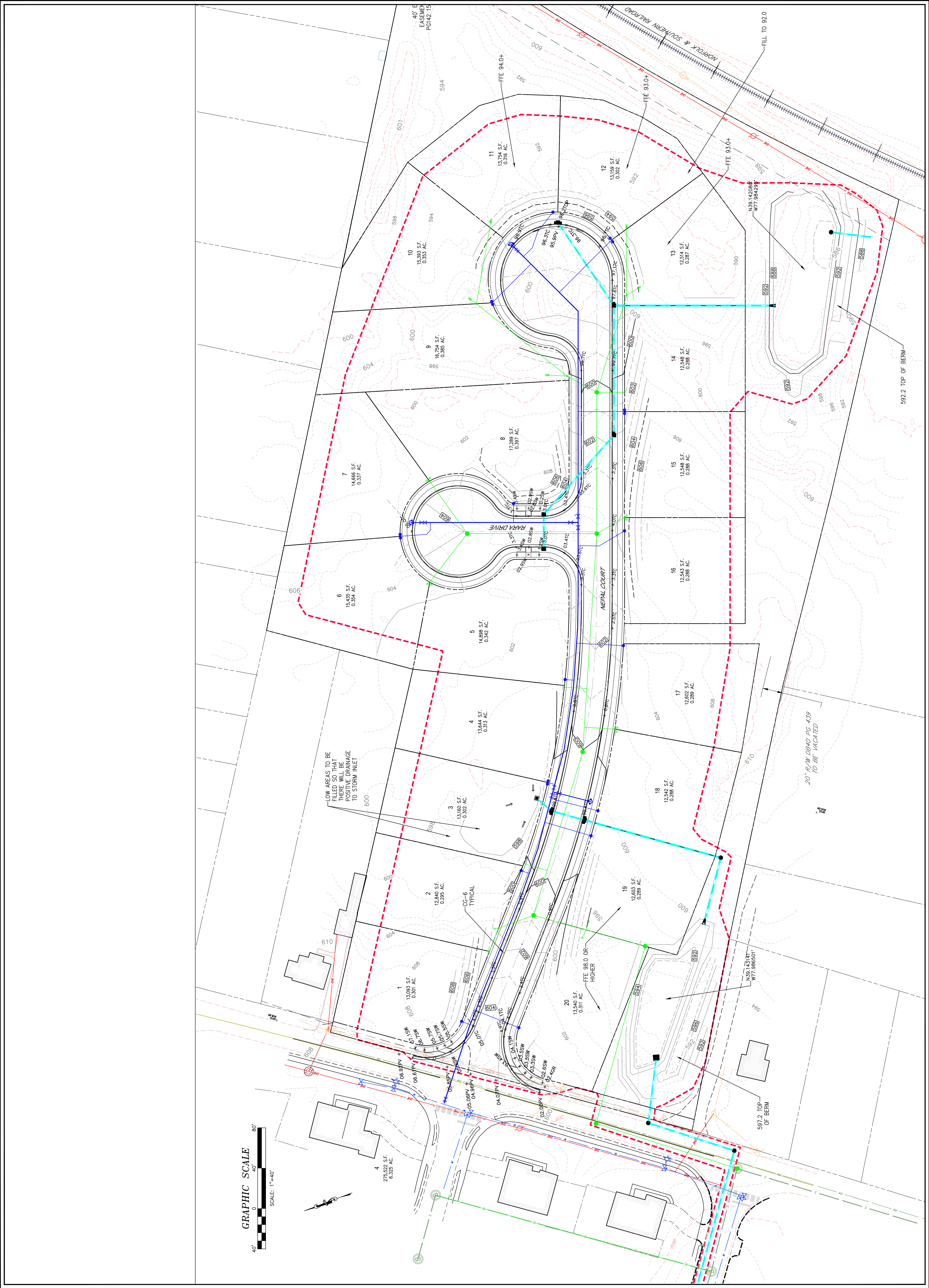
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NOT RECEIVED
FINAL APPROVAL
AND IS NOT
APPROVED FOR
CONSTRUCTION.

ATES
Consulting Engineers
Formerly Blackwell Engineering
565 East Market Street
Hampton, Virginia 22801
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www.atesva.com

Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

SITE PLAN
FOR
14 A 50
HILLSON GROVE
PADFIT GROUP OF COMPANIES
BETTSBORO, VA 22722

Project Contacts:	JRC
Project Number:	B33055
Date:	10/24/2024
Scale:	AS NOTED
Sheet Title:	GRADING PLAN
Sheet Number:	5



Rev	Date	Description	By
1	11/12/2024	REVISED PER DEO COMMENTS	JRC
2	7/16/2025	REVISED PER DEO COMMENTS	JRC
3	2/10/2025	REVISED PER DEO COMMENTS	JRC
4	3/5/2025	REVISED PER TOWN COMMENTS	JRC



THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

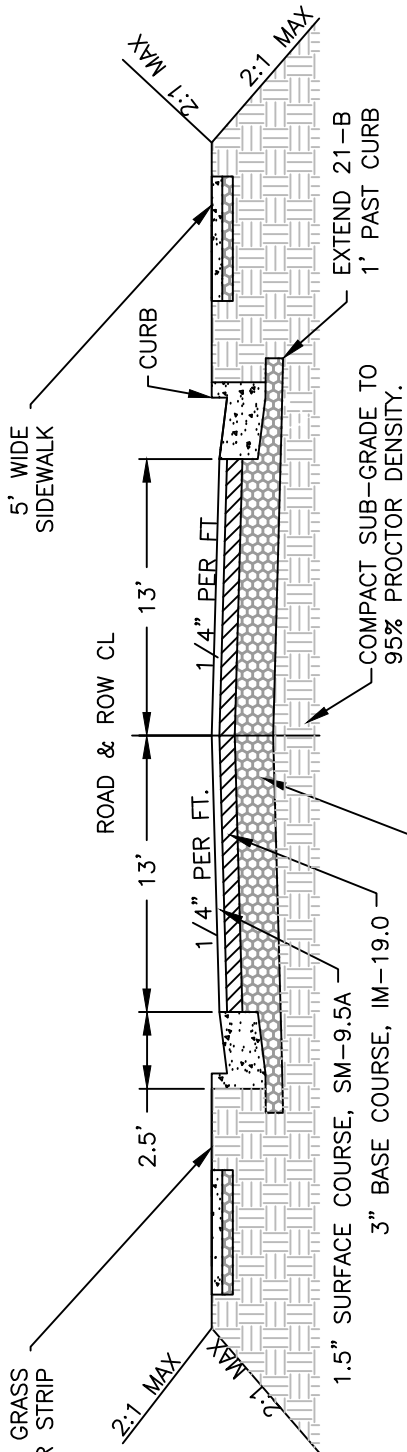
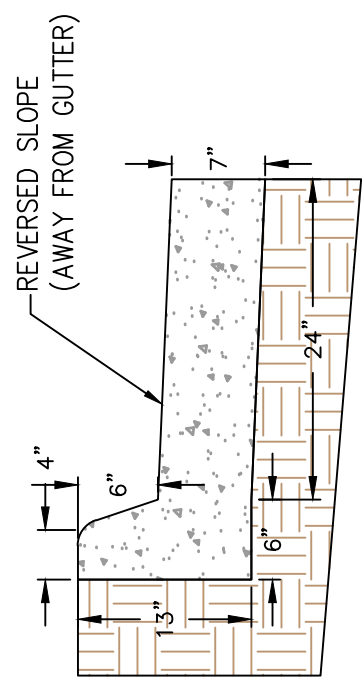
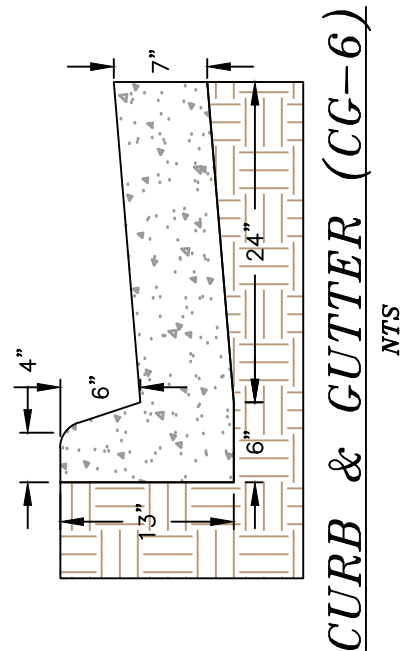
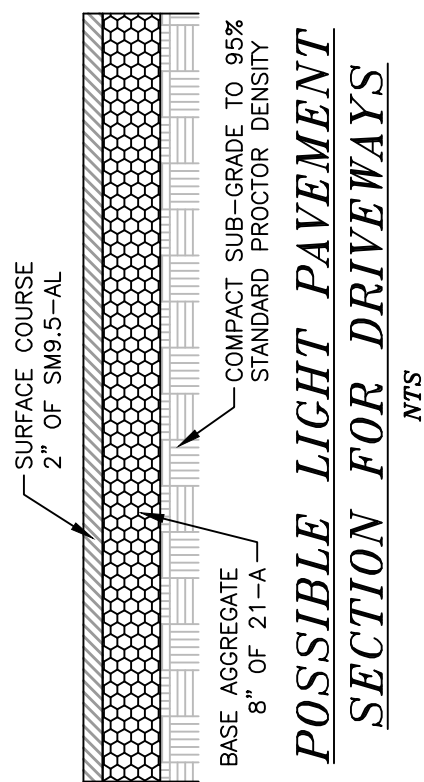
AST CONSULTING ENGINEERS
Formerly Blackwell Engineering
Hampden Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
www.aesva.com

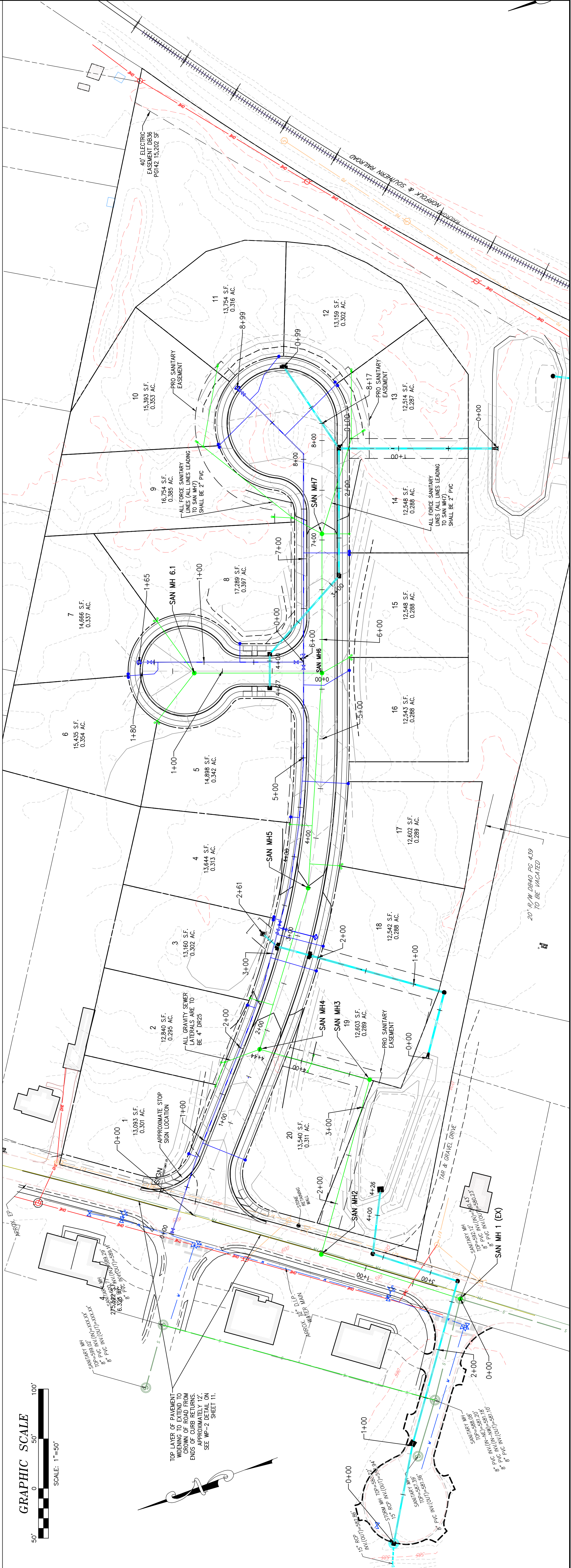
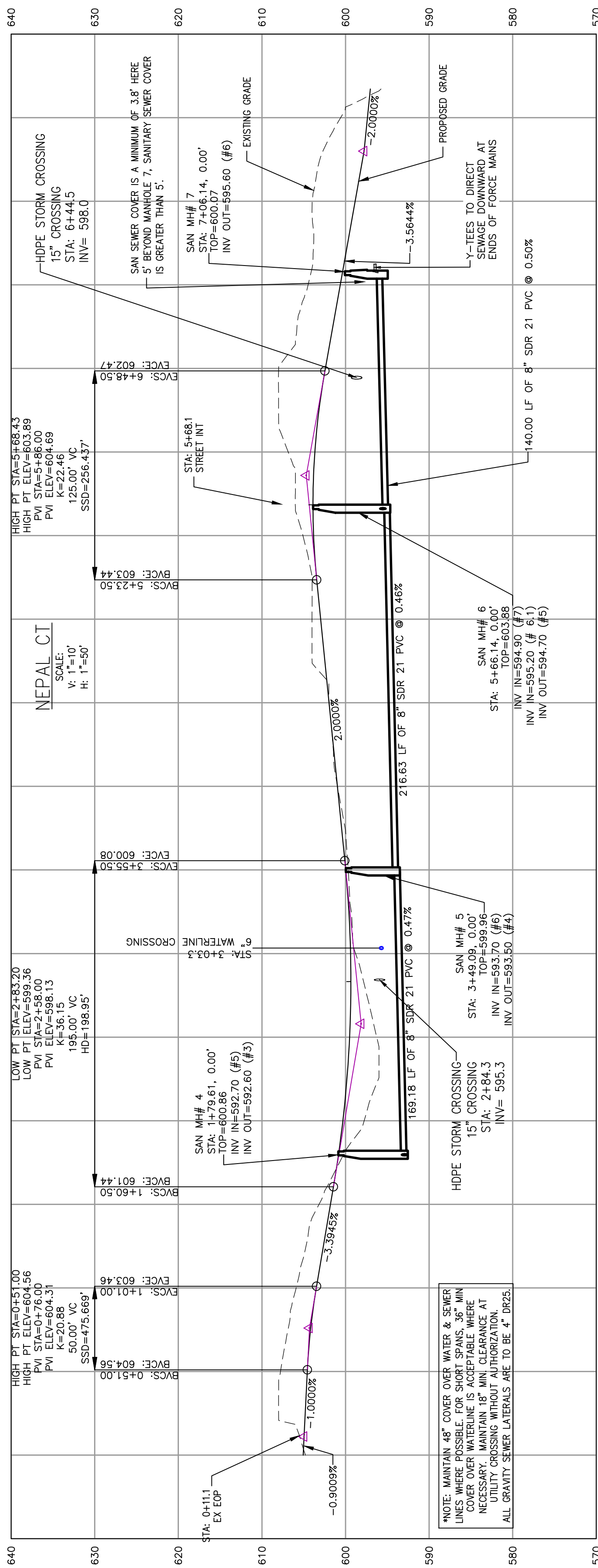
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, IA 52722

Project Contacts:	JRC
Project Number:	B3095
Scale:	Date: 10/24/2024
AS NOTED	
Sheet Title:	
ROAD & SANITARY PROFILES I	
Sheet Number 7	

1. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE STANDARDS (MOOT PM-3), THE MUTCD, AND THE VIRGINIA SUPPLEMENT TO THE MUTCD, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
2. THE LOCATION, WIDTH, AND TYPE OF THE PAVEMENT MARKINGS SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
3. TURN ARROWS SHALL BE IN ACCORDANCE WITH PM-3 SHEET 3.
4. CROSSWALK MARKINGS, IF PROVIDED, SHALL BE IN ACCORDANCE WITH PM-3 SHEET.
5. STOP BARS, ARROWS AND CROSS HATCH MARKINGS SHALL BE TYPE B CLASS II PREPARED THERMOPLASTIC 120-130 MIL.



POTENTIAL ROAD SECTION



BY					
DRAWN	JMC				
CHECKED	JMC				
DESIGNED	JMC				
REVIEWED	JMC				
DATE	11/12/2024				
DESCRIPTION	REVISED PER DEC COMMENTS				
	REVISED PER DEC COMMENTS				
	REVISED PER DEC COMMENTS				
	REVISED PER DEC COMMENTS				



THIS PLAN HAS
NOT RECEIVED
FINAL APPROVAL
AND IS NOT
APPROVED FOR
CONSTRUCTION.

ATES
CONSULTING ENGINEERS
Formerly Blackwell Engineering

565 East Market Street
Harrisonburg, VA 22801
Phone: (540) 432-9555
www.atesva.com

Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts: JMC	Project Number: B3095
Date: 10/24/2024	AS NOTED
Scale: 10/24/2024	Scale: 10/24/2024
Sheet Title: STORM PROFILE & DETAILS	Sheet Number: 10

GENERAL NOTES

1. DETAIL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AND THE VIRGINIA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION.
2. WHEN THE EXISTENCE ROAD CANNOT ACCOMMODATE THE PROPOSED RAMP, THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
3. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
4. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
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7. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
8. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
9. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
10. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.

ENTRANCE NOTES

1. PLANS ARE TO INDICATE WHEN CONSTRUCTION OF A LOW WALL IS REQUIRED TO PROVIDE POSITIVE DRAINAGE ACROSS THE ENTRANCE.
2. WHEN THE EXISTENCE ROAD CANNOT ACCOMMODATE THE PROPOSED RAMP, THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
3. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
4. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
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8. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
9. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.
10. THE EXISTENCE ROAD SHALL BE WIDENED TO 7' TO ACCOMMODATE THE PROPOSED RAMP.

ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE TYPE	ENTRANCE GRADE	ALLOWABLE GRADE CHANGES
1. LOW	LESS THAN 500 YDS	± 0.3
2. MED	500-1000 YDS	± 0.2
3. HIGH	1000-2000 YDS	± 0.1
4. VERY HIGH	2000+ YDS	± 0.05

2016 ROAD & BRIDGE STANDARDS

METHOD OF TREATMENT- CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES

SECTION A-A

SECTION B-B

SECTION C-C

EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT

WITHOUT BUFFER STRIP

WITH BUFFER STRIP

ONE DIRECTION WITH BUFFER STRIP

TWO DIRECTIONS LARGER RADIUS WITH BUFFER STRIP

NOTES:

1. FOR CROWN, NOTES ON THE DETECTABLE WARNING SURFACE.
2. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.
3. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.
4. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.

TYPE B - PARALLEL APPLICATION

MINIMUM DETECTABLE WARNING SURFACE LENGTH	MINIMUM DETECTABLE WARNING SURFACE WIDTH
1. 10' MIN	4' MIN
2. 15' MIN	6' MIN
3. 20' MIN	8' MIN
4. 25' MIN	10' MIN
5. 30' MIN	12' MIN
6. 35' MIN	14' MIN
7. 40' MIN	16' MIN
8. 45' MIN	18' MIN
9. 50' MIN	20' MIN
10. 55' MIN	22' MIN
11. 60' MIN	24' MIN
12. 65' MIN	26' MIN
13. 70' MIN	28' MIN
14. 75' MIN	30' MIN
15. 80' MIN	32' MIN
16. 85' MIN	34' MIN
17. 90' MIN	36' MIN
18. 95' MIN	38' MIN
19. 100' MIN	40' MIN

2016 ROAD & BRIDGE STANDARDS

METHOD OF TREATMENT IN MANHOLES

SECTION A-A

SECTION B-B

PLAN

EXAMPLE RADIUS INSTALLATION

DETECTABLE WARNING SURFACE

EXAMPLE RADIUS INSTALLATION

DETECTABLE WARNING SURFACE

NOTES:

1. DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.
2. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.
3. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.
4. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.

2016 ROAD & BRIDGE STANDARDS

CC-12 DETECTABLE WARNING SURFACE METHOD OF INSTALLING DETECTABLE WARNING SURFACE ON A RADIUS

SECTION A-A

SECTION B-B

PLAN

EXAMPLE RADIUS INSTALLATION

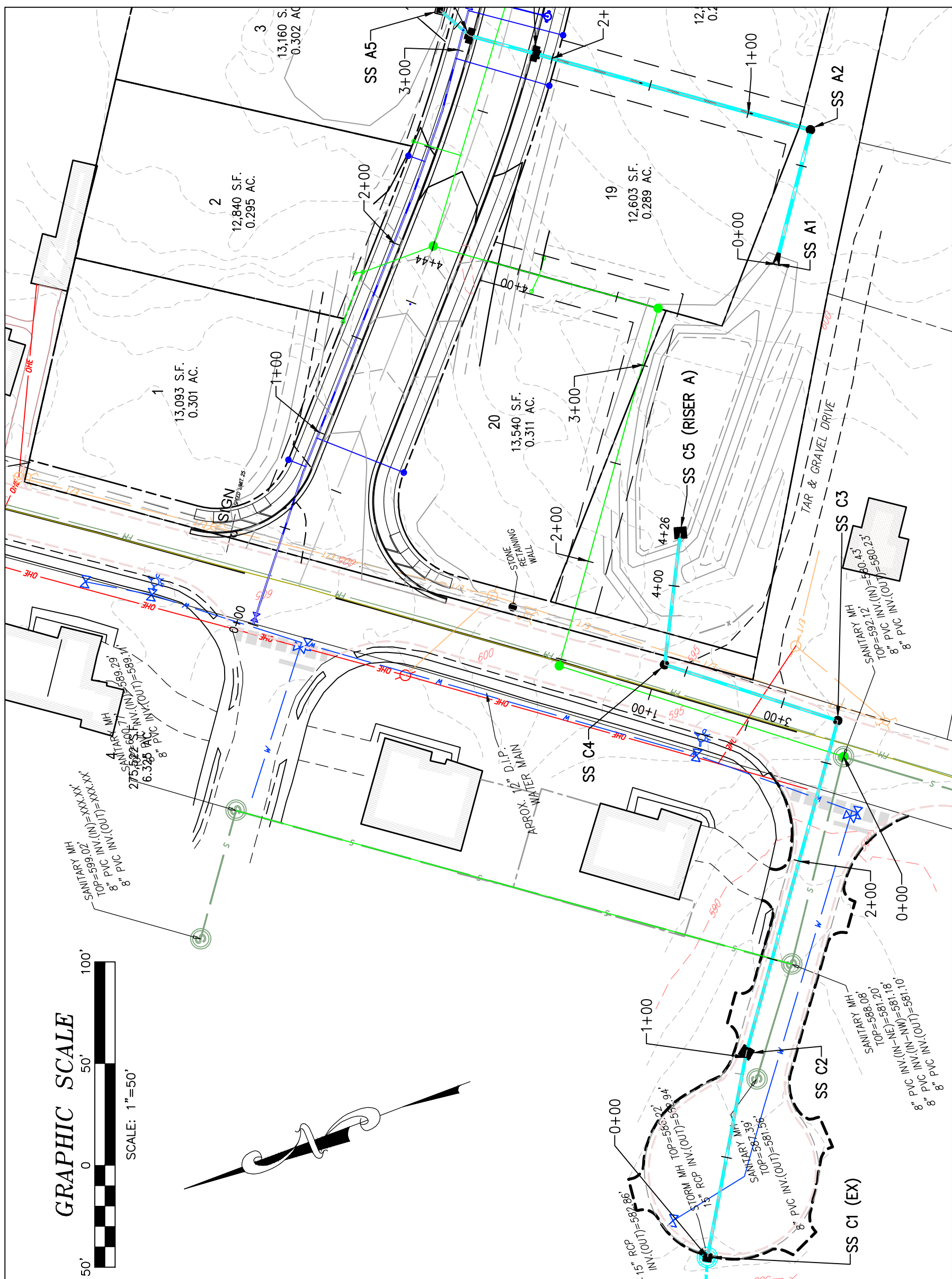
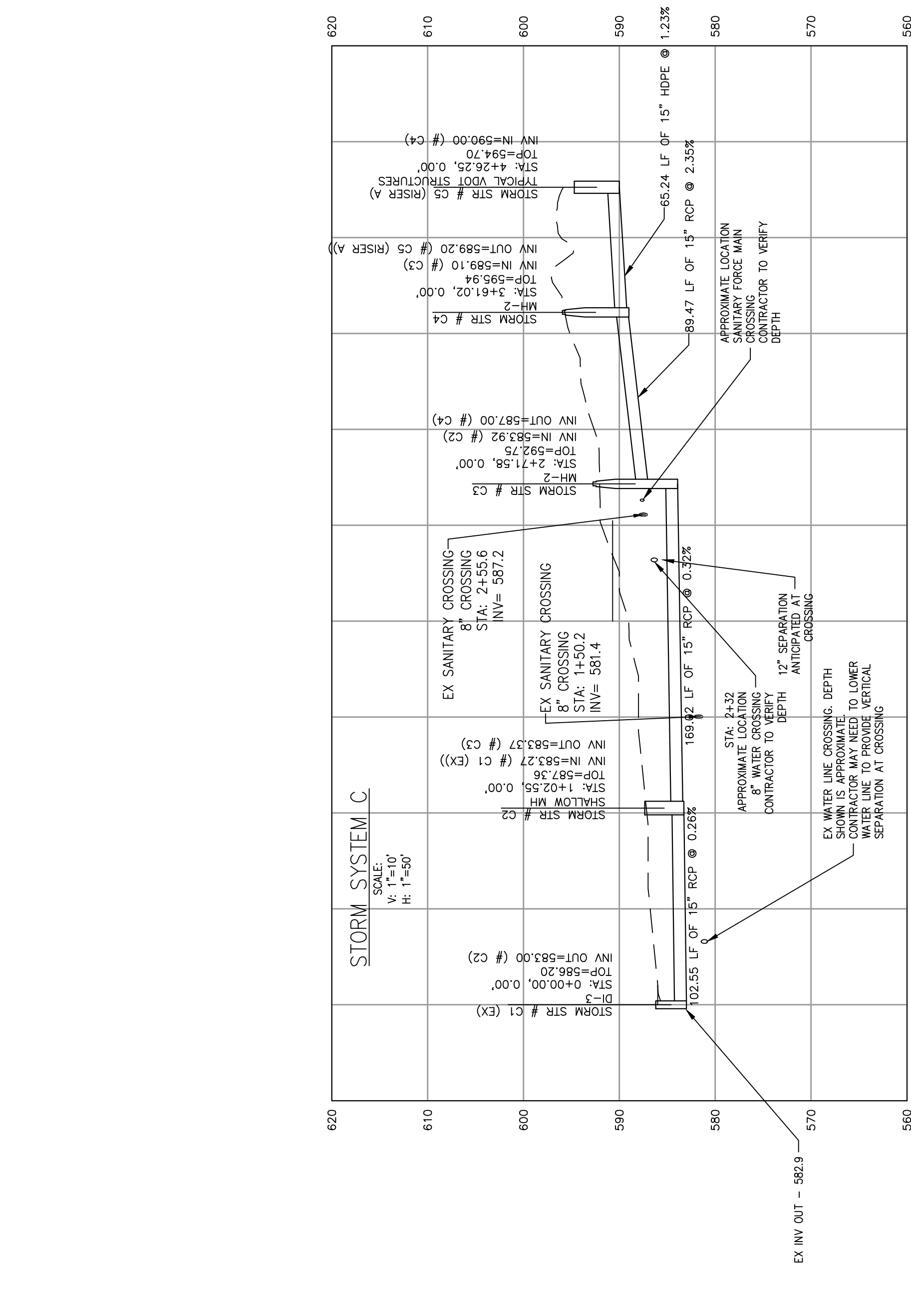
DETECTABLE WARNING SURFACE

EXAMPLE RADIUS INSTALLATION

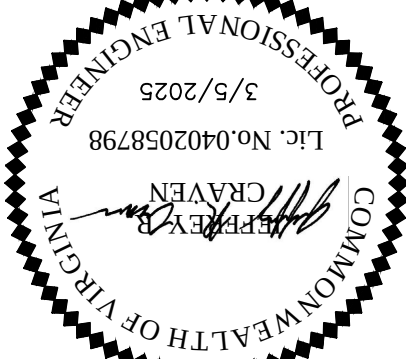
DETECTABLE WARNING SURFACE

NOTES:

1. DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.
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4. THE DETECTABLE WARNING SURFACE SHALL BE LIMITED TO 10 FEET.



Rev	Date	Description	By
1	11/12/2024	REVISED PER DEQ COMMENTS	JMC
2	1/16/2025	REVISED PER DEQ COMMENTS	JMC
3	2/10/2025	REVISED PER DEQ COMMENTS	JMC
4	3/5/2025	REVISED PER TOWN COMMENTS	JMC
			Reviewed



THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

ATS

Consulting Engineers

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SITE PLAN
FOR
HILLSON GROVE
14 A 50
PANDIT GROUP OF COMPANIES
BETTENDORF, VA 22722

Project Contacts: JRC
Project Number: B33055
Scale: AS NOTED
Date: 10/24/2024
Sheet Title: LAND COVER

Sheet Number
13

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land			1.18		1.18
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrubland					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed			5.03	0.43	5.46
Impervious cover (acres)	OK.	OK.	2.55	0.20	2.75
Area Check	OK.	OK.	OK.	OK.	9.39

THE RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE AREA SHOWN HEREON SHALL BE MAINTAINED IN A FOREST/OPEN SPACE MANNER UNTIL SUCH TIME THAT AN AMENDED STORM WATER MANAGEMENT PLAN IS APPROVED BY THE VESMP AUTHORITY.
ALL AREAS OF CONSERVED OPEN SPACE MUST REMAIN UNDISTURBED. NO DRIVING, DOMESTIC ANIMALS, OR CROPS ARE PERMITTED. LIMITED BUSH HOESING (NO MORE THAN FOUR TIMES PER YEAR) MAY BE CONDUCTED TO MAINTAIN THE DESIRED VEGETATIVE COMMUNITY.

ALL LAND ON THE SITE THAT IS NOT DESIGNATED AS WOODED (1.18 ACRES) OR IMPERVIOUS (2.75 ACRES), IS CONSIDERED MANAGED TURF (5.46 ACRES). 3200 SF OF MANAGED TURF SHALL BE MAINTAINED. CUMULATIVE IMPERVIOUS AREA ON LOTS IS 2.75 ACRES. TOTAL IMPERVIOUS AREA FOR 27E (LOTS, ROADS, AND SIDEWALK) IS 2.75 AC.

IMPERVIOUS AREA FROM PUBLIC ROADS & SIDEWALK (GRAY) IS 1.28 ACRES.

RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE (HATCHED). 0.43 ACRES OF FORESTED OPEN SPACE TO REMAIN OUTSIDE OF LOT. TO REMAIN WOODED AND COUNT AS FORESTED OPEN SPACE AS NOTED ON WERM SPREADSHEET.

RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE (HATCHED). 0.43 ACRES OF FORESTED OPEN SPACE TO REMAIN OUTSIDE OF LOT. TO REMAIN WOODED AND COUNT AS FORESTED OPEN SPACE AS NOTED ON WERM SPREADSHEET.



SITE DEVELOPMENT PLAN (SP-25-01)

March 26, 2025 Berryville Authority Development Authority – **Public Hearing**

STAFF REPORT – Clarke County Department of Planning

The purpose of this staff report is to provide information to the Berryville Area Development Authority (BADA) to assist them in reviewing this application for a site development plan. It may also be useful to members of the public.

CASE SUMMARY:

Owner:

Shirley Properties, LLC

Applicant/Agent:

Painter-Lewis, PLC

Location:

- Tax Map Parcel #7-13-1
- 1050 W. Main Street, Berryville, VA 22611, located southeast of the intersection of Harry Byrd Hwy and W. Main Street, across from Willie's Ice Cream.
- Russell Election District and Berryville Annexation Area
- Institutional (ITL) and Highway Access Corridor Overlay District (HAC)

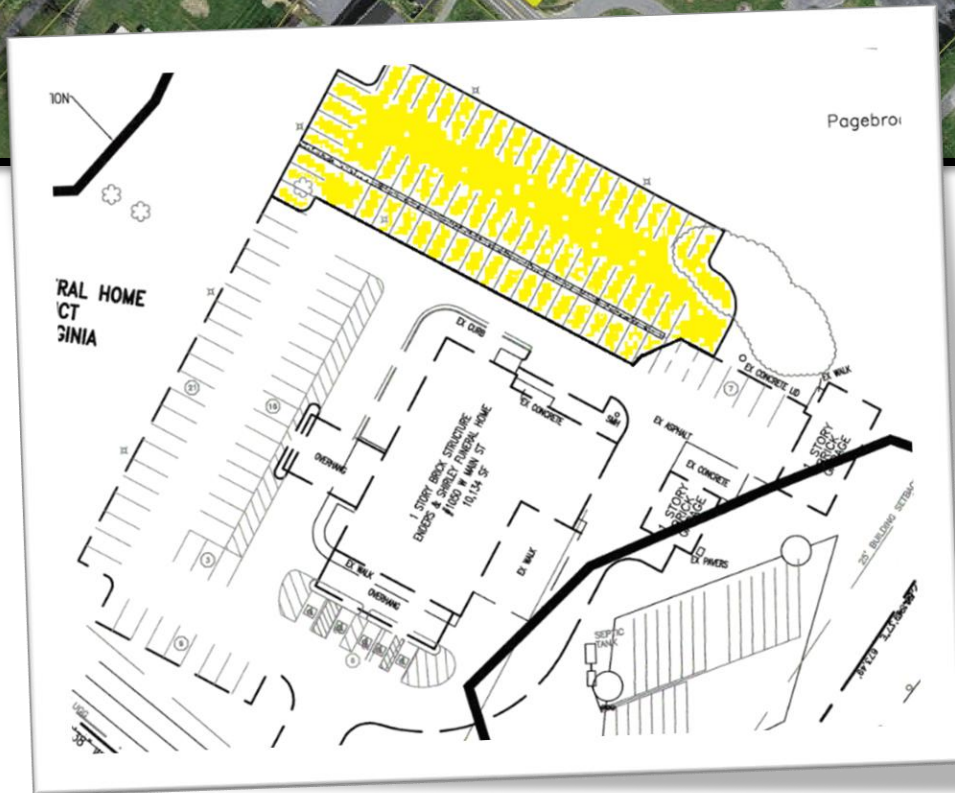
Request:

The applicant requests approval of a Site Development Plan Amendment for a parking lot expansion at Enders & Shirley Funeral home located at 1050 W. Main Street. The project would expand the existing parking lot by .7 acres to add 57 additional parking spaces.

Vicinity Map:



AERIAL OF PROPERTY & SITE PLAN ILLUSTRATION



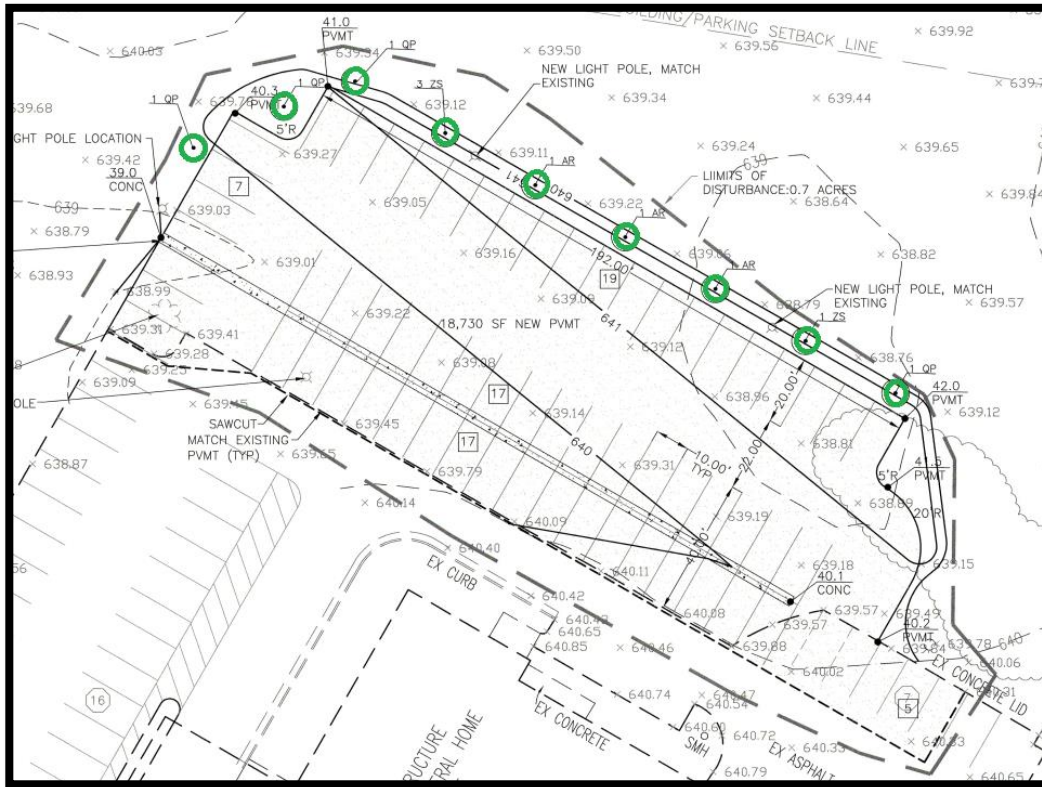
Background & Summary:

The funeral home on the subject property opened in 1997, following approval of a site development plan by Clarke County in the prior year (SP-96-02). The funeral home was originally founded in 1892 by John H. Enders on East Main Street. When the new facility was opened in 1997 it was renamed as the Enders & Shirley Funeral Home in recognition of Steven A. Shirley who joined the firm in 1991. An administrative site development plan was approved in 2005 (SP-05-05) for the garage building on the property.



The current site development plan is being proposed due to the demand for additional parking spaces at the site. There are presently 62 parking spaces, including 2 handicap accessible spaces. The proposed parking lot expansion would add 57 parking spaces for a total of 119 parking spaces, including 5 handicap accessible spaces. The expansion is located to the north of the existing parking lot, moving closer to Harry Byrd Highway. The additional handicap spaces are being added to comply with ADA requirements and are being added on a portion of the existing parking lot closer to the building entrance. This portion of the existing parking lot is being restriped to provide for the additional handicap spaces.

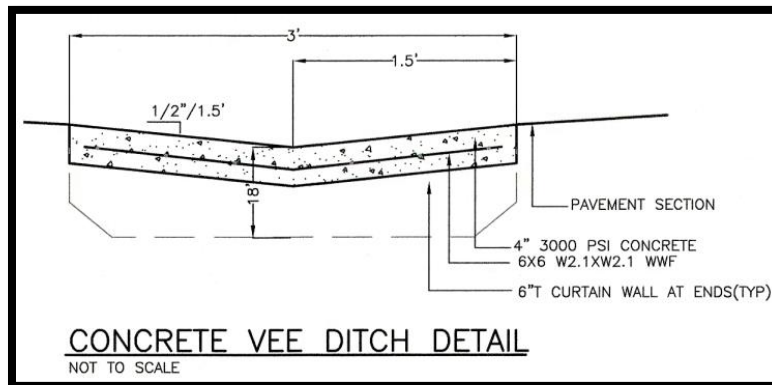
Landscaping is proposed as part of the project in accordance with the County's landscaping and design standards found under Section 7.2.4F of the Zoning Ordinance. Nine (9) deciduous trees are being added around the perimeter of the new parking area (see illustration on the top of the next page). This accounts for 1 tree for every 8 parking spaces, plus 1 additional tree to account for an existing tree that needs to be removed for the expansion. The tree species would be Red Maples, Willow Oak, and Japanese Zelkova. Except where otherwise shown on the plan, the existing landscaping and buffer will remain on the property as established under the original site development plan (See review comment #4).



Lighting is also proposed around the perimeter of the parking lot expansion area. A lighting photometric plan is provided on page 3 of the site development plan showing that the light will dissipate before reaching the property line (illustrations below). The lighting is required to be downcast and shielded per the County's Outdoor Lighting Standards found under Section 7.2.6 of the Zoning Ordinance.



A shallow concrete ditch (VEE ditch) with a .5% slope is shown on the site development plan between the first two parking lot rows. This is being added for stormwater management purposes. A typical detail of this VEE ditch is shown on the site development plan (illustration below).



The property is located within the Highway Access Corridor Overlay District but does not require a certificate of appropriateness since no new building or structure is proposed, and the previously proposed site layout is not being substantially changed.

The submitted site development plan includes an erosion and sediment control plan on page 4. This has been submitted to the County's engineering consultant firm for review, but as of the date of this report that review is incomplete (See review comment #2).

Since the property is located within the Berryville Annexation Area the approval authority is the Berryville Authority Development Authority. Section 6.2.2B-3b of the Clarke County Zoning Ordinance requires that a public hearing be scheduled after receipt of a complete application. Section 6.2.2B-3e requires that the approval authority take action on the application within 60 days of the public hearing, unless deferred voluntarily by the applicant. 60-days following the scheduled March 26, 2025 public hearing falls on Sunday, May 25, 2025. The BADA has one regular meeting scheduled within this time period (April 23rd).

Review Comments:

Below is a summary of review comments or review status for the agencies that were forwarded the application.

Emergency Services Review:

[3/17/2025] "No comments. Looks good."

~Wayne Whetsell, Chief of Fire, EMS & Emergency Management

Virginia Department of Health:

[3/19/2025] "We issued an operation permit for this septic system on **May 21, 1997** with a design capacity of 664 gallons per day for a funeral home with up to 300 patrons per day and 4 employees. This was issued as a conditional permit. The condition was that permanent water saving fixtures shall be installed in the funeral home including but not limited to low flush toilets. A drip system was installed and the footprint is different from the one shown on the plans for the parking lot. We issued a certification letter for an LPD system in **July 1996** and it looks like Painter Lewis used that DF plans/footprint on their plans for the parking lot expansion. The Drip system is in the same general

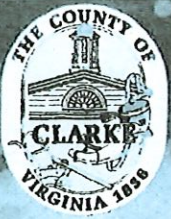
Conclusions & Recommendation:

Approval is not advised at this time due to the review comments listed in this report. Staff recommends deferral of the application until the April BADA meeting, or if requested by the applicant a later date can be considered.

A public hearing is advertised for the March 26, 2025 BADA meeting for consideration of any additional comments from the public.

History:

February 24, 2025	Application received. Notified applicant that the \$4262.50 fee paid is \$100 short of the required fee
March 12 & 19, 2025	Legal Advertisement – Winchester Star
March 17/18/19, 2025	Review comments received (Planning, VDH, Fire Chief and Building)
March 26, 2025	Date for the Scheduled BADA meeting & Public Hearing



LAND DEVELOPMENT APPLICATION

General Information

Date: 12/10/24

Tax Map #: 7-13-1

Zoning District: Longmarsh

Lot Size: 7.58 acres

Site Address: 1050 Main Street

Property Owner's Name: Shirley Properties, LLC

Property Owner's Mailing Address: P. O. Box 106 Berryville, VA 22203

Applicant's Name: Painter-Lewis, PLC
(if different than owner)

Applicant's Mailing Address: 817 Cedar Creek Grade Suite 120 Winchester, VA 22601
(if different than owner)

Phone: 540-662-5792

Email: jclewis@painterlewis.com

Application Type

Site Plan

☐

Major Subdivision

☐

Administrative Site Plan

☐

Minor Subdivision

☐

Rezoning

☐

Boundary Line Adjustment

☐

Special Use Permit

☐

Lot Consolidation / Merger

☐

Karst Plan

☐

Administrative Subdivision (>100 acre parcels)

☐

Zoning Ordinance Text Amendment

☐

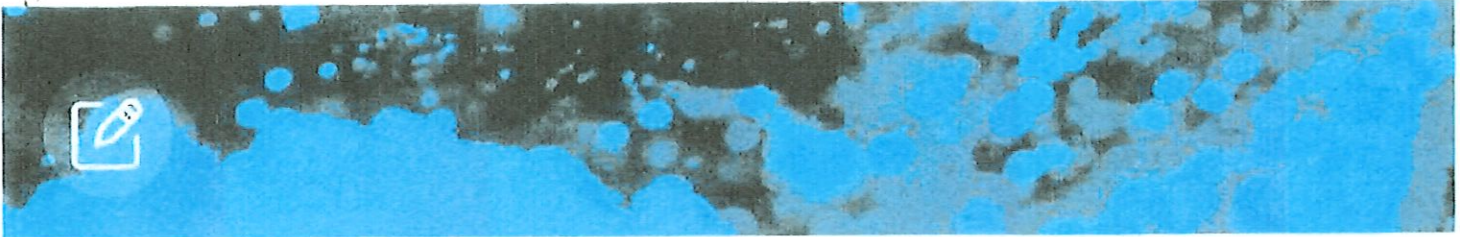
Other: ☐ site plan amendment

Application Details

Name of Project or Subdivision: Parking Improvements

Existing Use(s): Funeral Home

Proposed Use(s): Funeral Home



Additional Details

Description of the proposed development or subdivision:

Parking Lot Expansion

Number of Existing Lots: 1

Number of Proposed Lots (proposed and residual): na

Are you requesting any exemptions, such to the maximum average lot size?

If yes, describe the justification for such request.

Check all that apply:

Conservation Easement

☐

Floodplain

☐

Historic Overlay District

☐

Public Water

☐

Historic Accessory Corridor

☒

Public Sewer

☐

Spring Conservation Overlay District

☐

Karst Soils

☐

R.K. Mundy Jr.
Signature of Property Owner

12/18/2024
Date

Office Use Only

ACTION TAKEN: _____

FEE: _____

COMMENTS: _____

Zoning Administrator

Date

513
GIS Acct #

FEE BREAKDOWN

“Enders & Shirley Funeral Home Parking Improvements Site Plan”

received 2/24/2025

- Site Development Plan Amendment [1/2 regular SDP Fee]

$$5,000 + 250/\text{acre } (@.7 = 175) = 5,175 / 2 = \$2,587.50$$

- Professional Review Fees – E&S Control

$$1,600 \text{ base fee} + 250/\text{acre } (@.7 = 175) = 1,775 = \$1,775.00$$

TOTAL	\$4,362.50
--------------	-------------------

PAID	-\$4,262.50
-------------	--------------------

<i>Difference</i>	<i>-\$100</i>
--------------------------	----------------------

Zimbra

jcamp@clarkecounty.gov

Re: Enders & Shirley Funeral Home Parking Lot Expansion

From : Neiswander, Carter (VDH)
<Carter.Neiswander@vdh.virginia.gov>

Wed, Mar 19, 2025 10:12 AM

 1 attachment

Subject : Re: Enders & Shirley Funeral Home Parking Lot
Expansion

To : Jeremy Camp <jcamp@clarkecounty.gov>

Hi Jeremy,

We issued an operation permit for this septic system on May 21, 1997 with a design capacity of 664 gallons per day for a funeral home with up to 300 patrons per day and 4 employees. This was issued as a conditional permit. The condition was that permanent water saving fixtures shall be installed in the funeral home including but not limited to low flush toilets. A drip system was installed and the footprint is different from the one shown on the plans for the parking lot. We issued a certification letter for an LPD system in July 1996 and it looks like Painter Lewis used that DF plans/footprint on their plans for the parking lot expansion. The Drip system is in the same general area as what is shown on the plans and it shouldn't impact the parking lot expansion, but I would recommend that they update their drawing to accurately reflect the drip system design and reserve area.

Also- this is considered an alternative system and they have not submitted the required annual operation and maintenance inspection report. The last o&m report submitted was from 2020. We sent them a letter last week notifying them of this requirement.

Miss Carter Neiswander

Environmental Health Specialist
Clarke County Health Department

Phone: (540) 277-3570 | Mobile: (804) 835-2904

[Lord Fairfax Health District](#) | [Facebook](#) | [Virginia Dept of Health](#)

Clarke County Health Department
100 N Buckmarsh St
Berryville, VA 22611

Main Phone: (540) 955-1033 | Fax: (540) 955-4094



From: Jeremy Camp <jcamp@clarkecounty.gov>

Sent: Monday, March 17, 2025 4:00 PM

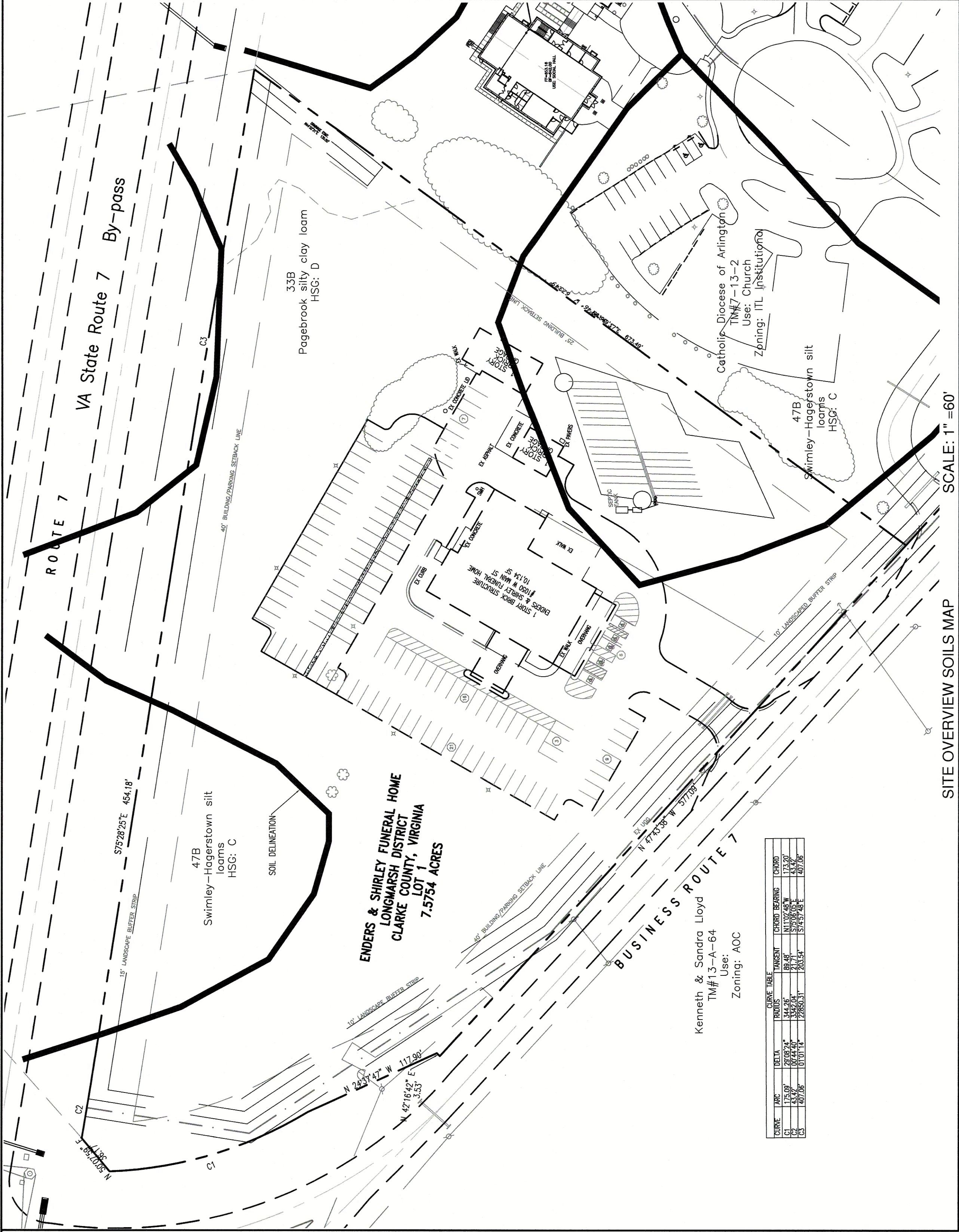
To: Neiswander, Carter (VDH) <carter.neiswander@vdh.virginia.gov>

Subject: Enders & Shirley Funeral Home Parking Lot Expansion

Hello Carter,

GENERAL NOTES

1. These plans address proposed improvements to a single parcel located between Business Route 7 and the Route 7 by-pass, in the Longmarsh Magisterial District in Clarke County, Virginia. The owner of the property proposes to construct additional parking to serve the funeral home.
2. Property Data:
Shirley Properties, LLC
1050 W. Main Street
O. Box 06
Berkeley, VA 22203
Tax Map: 7-13-1
Contact: Rod Wright
Telephone: 540-667-3092
3. Engineer/Landscape Architect:
PAINTER-LEWIS, P.L.C.
817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601
Contact: Mr. John Lewis
Telephone: (540) 662-5792
4. Property boundary and topographic information shown on these plans was provided by Painter-Lewis, P.L.C.
5. Site Data:
Parcel Area: 7.58 acres
Dead Book/Page: 310/648
Zoning: Institutional (ITL)
Use: funeral home
Right-of-way Yard Setback: Required - 40' Provided - 150'+
Rear Yard Setback: Required - 25' Provided - 215'+
Side Yard Setback: Required - 25' Provided - 99'+
Maximum Building Height: Allowed - 40' Proposed -24'
Maximum Employees=15
6. Floor Area Ratio:
Main Building: 10,134 sf
Misc. Buildings: 2,744 sf
Total Floor Area = 12,878 sf
Ratio = 0.039
Impervious Area:
Existing Impervious Area = 44,980 sf
Proposed Impervious Area = 62,884 sf
Percent Open Space = 77.1%
7. No storm water management is proposed. The disturbed area is 0.7 acres.
8. Parking Space Requirements:
Right-of-way Setback: Required - 25' Provided - 45'+
Existing spaces = 62 including 2 ADA spaces
Proposed spaces = 119 including 5 ADA spaces
9. Handicap Accessibility:
HC parking spaces shall have a maximum slope of 1:50.
HC ramps on the site shall have detectable warning surface per ADAAG 4.7 and 4.29.
HC ramps off site shall be constructed per VDOT standards.
10. Buffering and Landscaping Requirements:
The site requires a 15' wide buffer strip along the Route 7 By-pass ROW.
The site requires a 10' wide buffer strip along the Business Route 7 ROW.
These requirements have been met as a result of a previous site plan.
Additional landscaping will be provided in the parking area at the rate of 1 deciduous tree per 8 parking spaces: 57 spaces/8=8 trees PLUS 1 tree to replace the existing tree to be removed. See the Site Plan sheet.
11. Lighting: All lighting will conform to the requirements of the Clarke County Zoning Ordinance Section 7.2.6. Light fixtures shall be full cut-off type, downcast and shielded. Proposed lights called for on the site plan shall match the existing lights.



COARSE SCALE TABLE					
COARSE	1:50	1:60	1:70	1:80	1:90
1:50	1:50	1:60	1:70	1:80	1:90
1:60	1:60	1:70	1:80	1:90	1:100
1:70	1:70	1:80	1:90	1:100	1:110
1:80	1:80	1:90	1:100	1:110	1:120
1:90	1:90	1:100	1:110	1:120	1:130

SITE OVERVIEW SOILS MAP

SCALE: 1" =60'

ABBREVIATIONS

ASSY.	ASSEMBLY
B.F.	BASEMENT FLOOR
B.L.C.	BUILDING LIGHT
B.M.	BUILDING MOUNTED LIGHT
B.S.	BASIN
B.S.D.	BASIN DISCHARGE
C-2	CONCRETE
C-6	CONCRETE
C-10	CONCRETE
C-15	CONCRETE
C-20	CONCRETE
C-25	CONCRETE
C-30	CONCRETE
C-35	CONCRETE
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LIST OF DRAWINGS:

- SHEET 1/4: COVER SHEET
SHEET 2/4: SITE PLAN
SHEET 3/4: CONSTRUCTION NOTES
SHEET 4/4: LIGHTING PLAN
SHEET 5/4: EROSION AND SEDIMENT CONTROL PLAN



PROPERTY OWNER DATE

CHAIRMAN OF THE B.A.D.A. DATE

ZONING ADMINISTRATOR DATE

APPROVED-CLARKE COUNTY, VIRGINIA

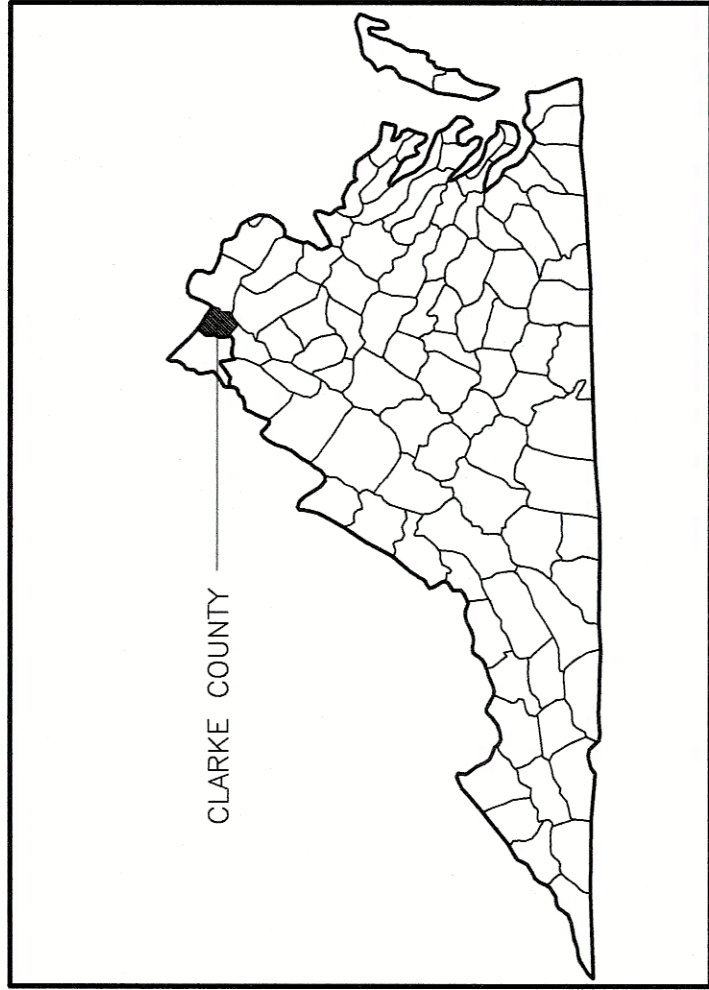
ENDERS & SHIRLEY FUNERAL HOME
PARKING IMPROVEMENTS SITE PLAN
LONGMARSH DISTRICT
CLARKE COUNTY, VIRGINIA



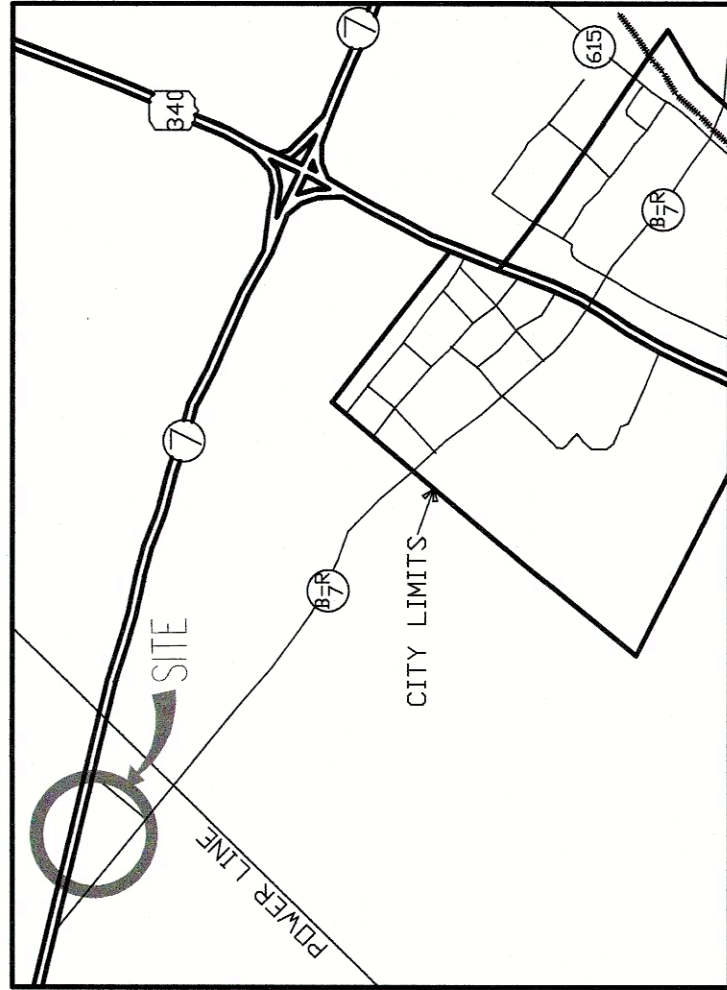
PAINTER-LEWIS, P.L.C.

817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601
Telephone (540) 662-5792
Facsimile (540) 662-5793
Email: office@painterlewis.com
JOB NO.: 2406002
NOVEMBER 18, 2024

SHEET:
1/4



CLARKE COUNTY, VIRGINIA



VICINITY MAP 1"=2000'

TRAFFIC IMPACT:

Clarke County Road Classification for Business Route 7, West Main Street: Minor Collector

2020 Existing Traffic Data—Route 7

AADT=3600 Trips

Date Source: VA Open Data Portal

Land Use: Funeral Home (similar to #660church)

Trips Based on Gross Square Feet: 10,134 sf

Weekday: 10,134x1.1=92 trips (50% entering, 50% exiting)

Weekday AM Peak Hour: 10,134x0.9=9 trips (50% entering, 48% exiting)

Weekday PM Peak Hour: 10,134x1.0=10 trips (50% entering, 50% exiting)

Saturday: 10,134x1.5=36 trips (71% entering, 29% exiting)

Saturday Peak Hour: 10,134x1.5=36 trips (71% entering, 29% exiting)

Sunday: 10,134x1.2=12 trips (48% entering, 51% exiting)

Sunday Peak Hour: 10,134x1.2=12 trips (48% entering, 51% exiting)

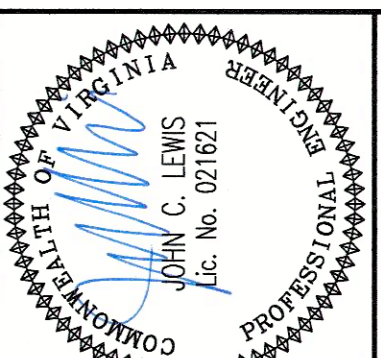
REVISIONS		NO.	DATE	DESCRIPTION	BY

SITE PLAN

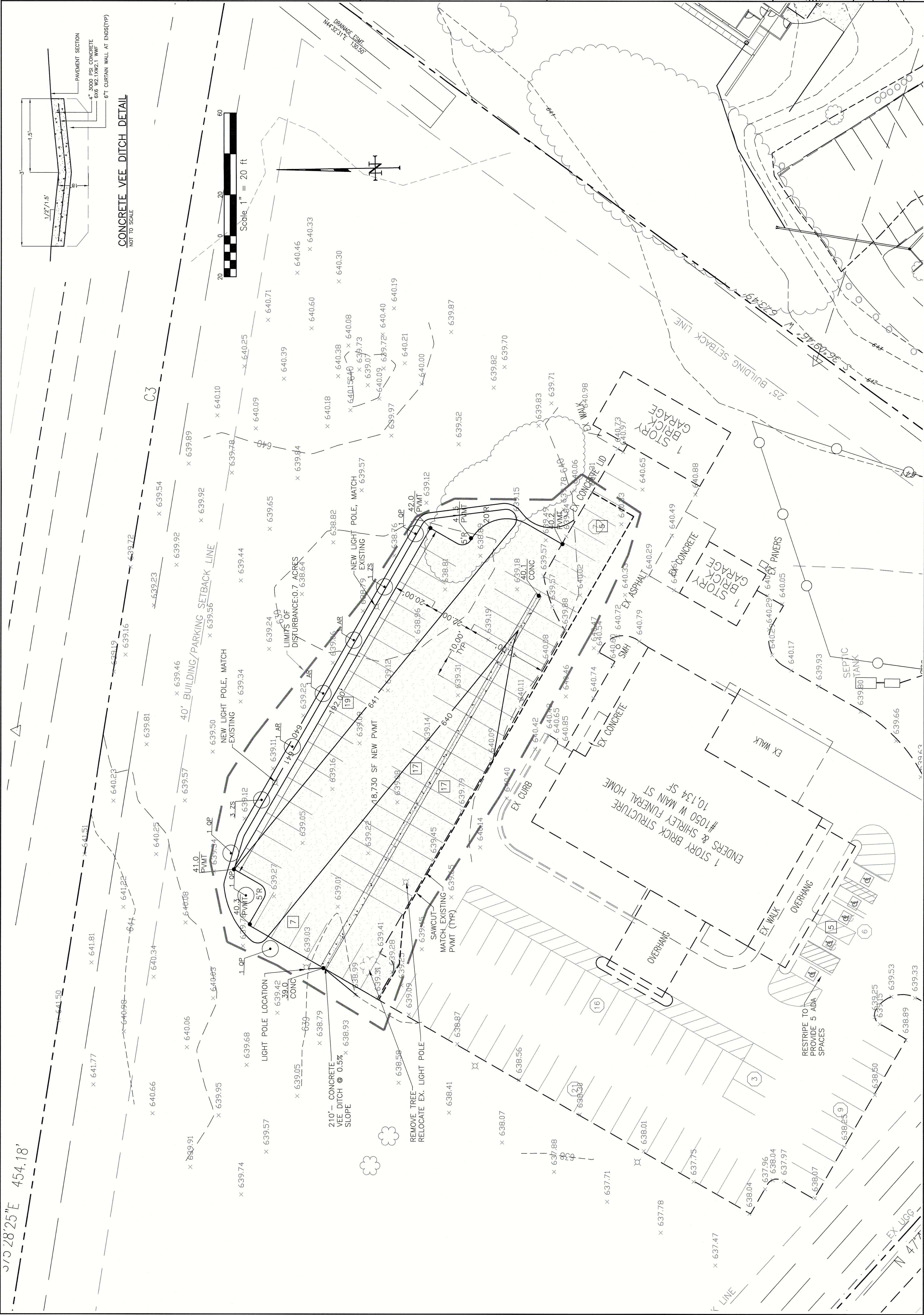
TITLE:

PROJECT: ENDERS & SHIRLEY FUNERAL HOME
PARKING IMPROVEMENTS SITE PLAN
CLARKE COUNTY, VIRGINIA

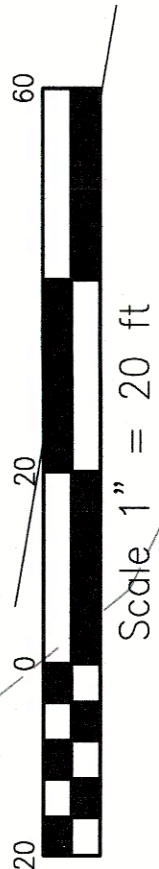
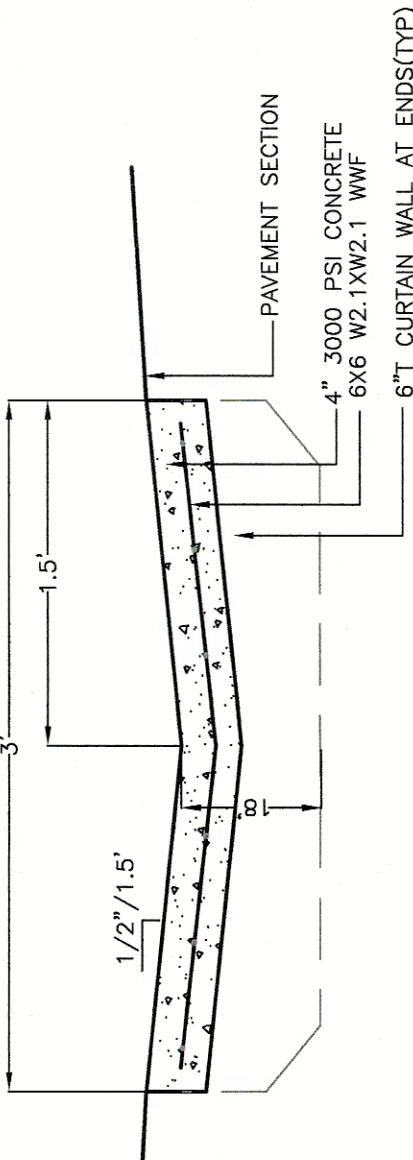
PAINTER-LEWIS, P.L.C.
116 North Braddock Street
Winchester, Virginia 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com



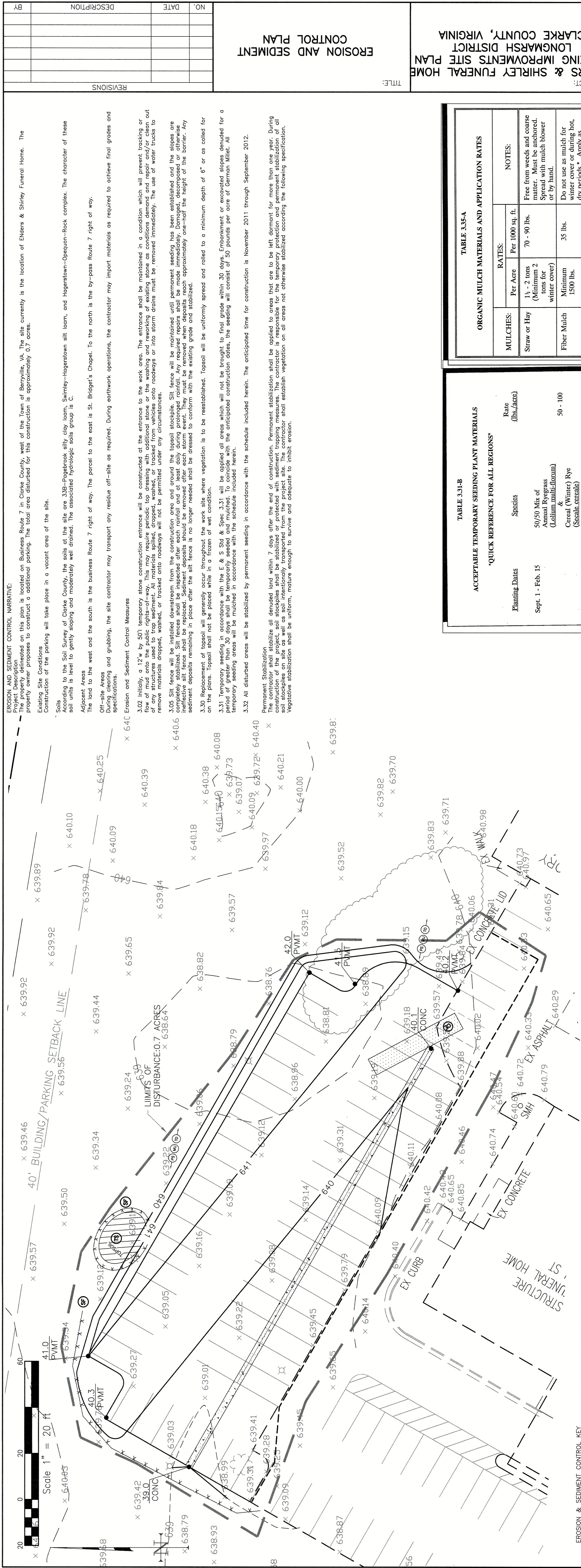
SURVEY:	CL:	1"
P-L		
DRAWN BY:	JCL	
JOB NO.:	2406002	
DATE:	11/18/24	
SHOW:		
SHEET:	2/4	



CONCRETE VEE DITCH DETAIL
NOT TO SCALE



31° 28' 25" E 454.18'



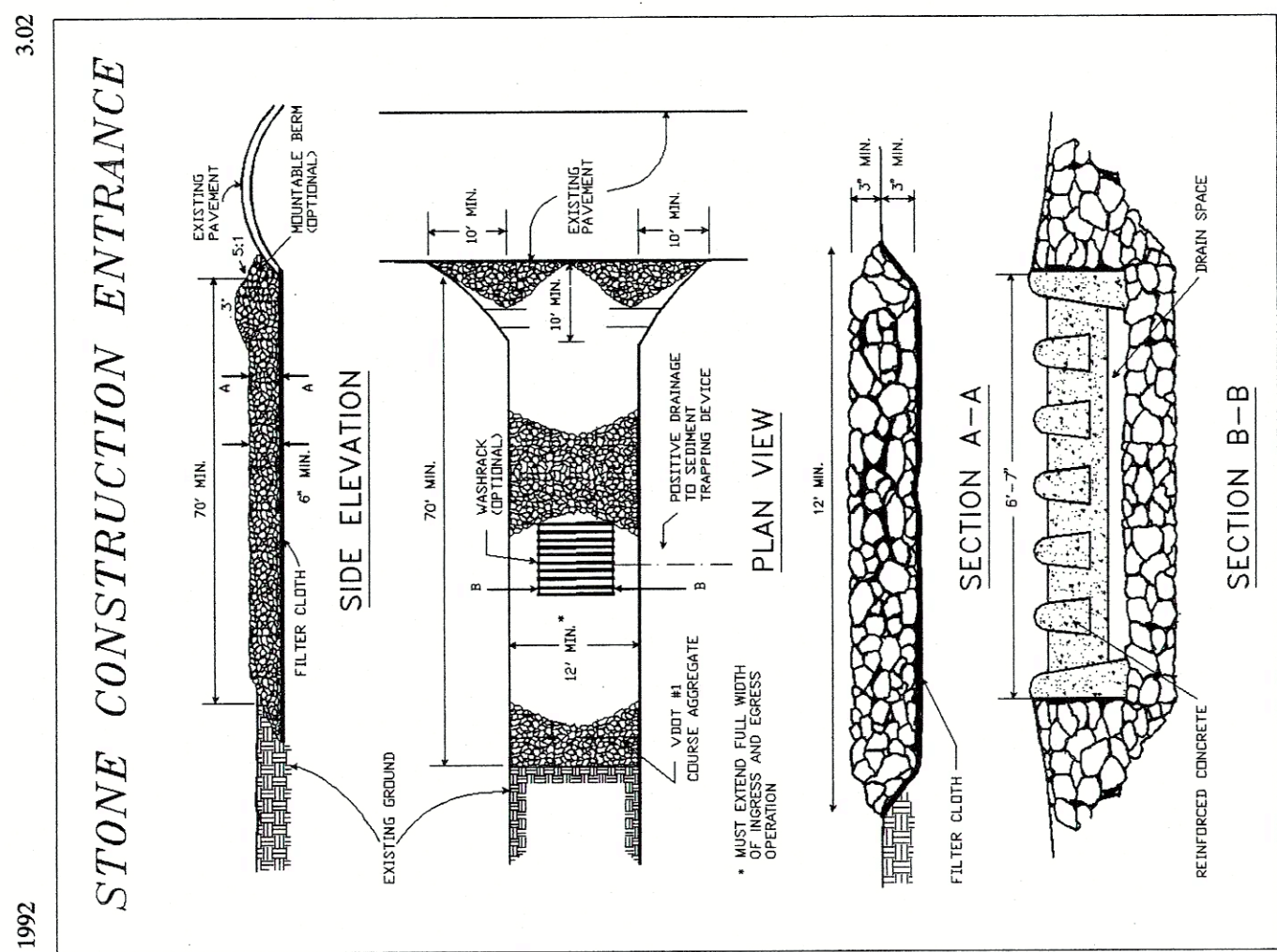
3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE		
3.05 SILT FENCE PRECONSTRUCTION		
3.30 TOP-SOLLING		
3.31 TEMPORARY SEEDING		
3.32 PERMANENT SEEDING		
3.35 MULCHING		

EROSION AND SEDIMENT CONTROL PLAN

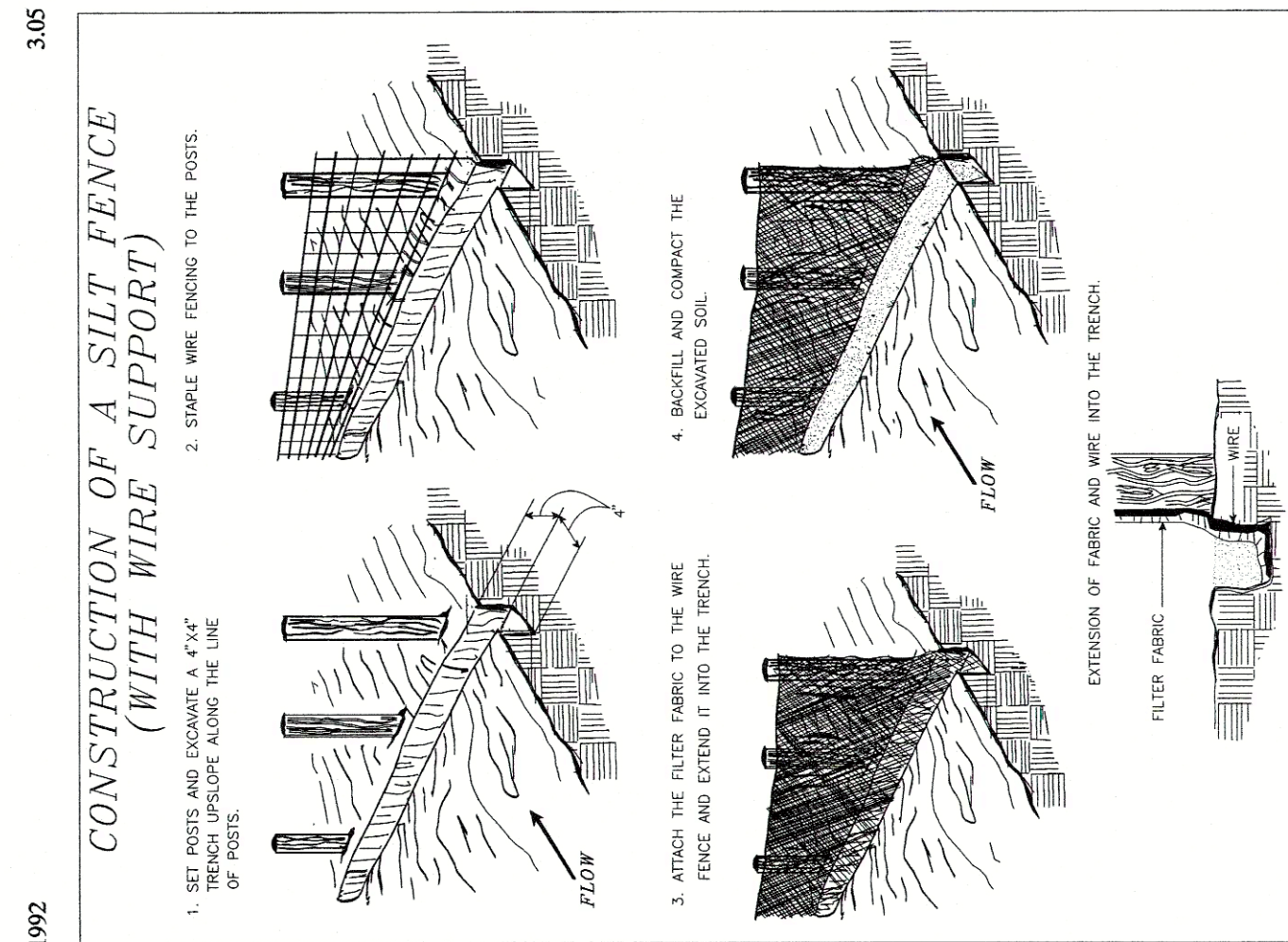
SCALE: 1"=20'

SEQUENCE OF CONSTRUCTION

1. Establish the construction entrance.
 2. Install silt fence along downstream perimeter of work areas.
 3. Clear and grub the work area.
 4. Strip, stockpile and stabilize topsoil in location shown on the Site Erosion and Sediment Control Plan.
 5. Establish and maintain construction area and finish grade all outcrops where interference with unfinished construction is not anticipated. Establish vegetation on outcrops.
- Phase 2
6. Maintain silt fence from Phase 1.
 7. Complete site improvements.
 8. Install landscape plants.
 9. Remove temporary controls after all work areas have been stabilized.



Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

TABLE 3.31-B ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS			
"QUICK REFERENCE FOR ALL REGIONS"			
Planting Dates	Species	Rate (lbs./acre)	
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (<i>Lolium multi-florum</i>) & Cereal (Winter) Rye (<i>Sitona</i> cereale)	50 - 100	
Feb. 16 - Apr. 30	Annual Ryegrass (<i>Lolium multi-florum</i>)	60 - 100	
May 1 - Aug 31	German Millet (<i>Setaria italica</i>)	50	

Source: Va. DSWC

TABLE 3.32-D		
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA		
Minimum Care Lawn	Total Lbs.	
	Per Acre	
- Commercial or Residential	175-200 lbs.	100%
- Kentucky 31 or Turf-Type Tall Fescue	95-100%	
- Improved Perennial Ryegrass	0-5%	
- Kentucky Bluegrass	0-5%	
High-Maintenance Lawn	200-250 lbs.	
- Kentucky 31 or Turf-Type Tall Fescue		
General Slope (3:1 or Less)	128 lbs.	
- Kentucky 31 Fescue	2 lbs.	
- Red Top Grass	20 lbs.	
- Seasonal Nurse Crop *	150 lbs.	
Low-Maintenance Slope (Steeper than 3:1)	108 lbs.	
- Kentucky 31 Fescue	20 lbs.	
- Red Top Grass	20 lbs.	
- Seasonal Nurse Crop *	20 lbs.	
- Crownvetch **	150 lbs.	
* Use seasonal nurse crop in accordance with seeding dates as stated below:		
February 16th through April	Annual Ryegrass	
May 1st through August 15th	Foxtail Millet	
August 16th through October	Annual Ryegrass	
November through February 15th	Winter Ryegrass	
** Suitable Sericea pededeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Platense is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.		

ORGANIC MULCH MATERIALS AND APPLICATION RATES			NOTES:
MULCHES:	RATES:		
	Per Acre	Per 1000 sq. ft.	
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

TABLE 6.1. GENERAL EROSION AND SEDIMENT CONTROL NOTES:

ES-1: Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards contained in the Virginia Department of Transportation's Erosion and Sediment Control Regulations VRS 625-02-00 Erosion and Sediment Control Regulations.

ES-2: The plan approving authority must be notified one week prior to the start of any erosion and sediment control activity, and one week prior to the final inspection.

ES-3: All erosion and sediment control measures are to be placed prior to or as the first step in clearing.

ES-4: A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.

ES-5: Prior to commencing land disturbing activities, in areas other than indicated on these plans (including but not limited to up-slope borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.

ES-6: The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.

ES-7: All disturbed areas are to drain to approved sediment control measures at all times. Erosion and sediment disturbing activities and during site development until final stabilization is achieved.

ES-8: During diverting operations, water will be pumped into an approved filtering device.

ES-9: The contractor shall inspect all erosion control measures periodically and after each rain event. If necessary, the contractor shall be required to maintain the effectiveness of the erosion control devices shall be made immediately.

TITLE:			EROSION AND SEDIMENT CONTROL PLAN
NO.	DATE	DESCRIPTION	
BY			
REVISIONS			

PROJECT:
ENDERS & SHIRLEY FUNERAL HOME
PARKING IMPROVEMENTS SITE PLAN
LONGMARSH DISTRICT
CLARKE COUNTY, VIRGINIA

PAINTER-LEWIS, P.L.C.
116 North Broadrock Street
Winchester, Virginia 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com



SURVEY: P-L	C.I.: 2'
DRAWN BY: JCL	JOB NO.: 2406002
SCALE: 1"=20.0'	DATE: 11/18/24
SHEET:	A / A