Berryville Town Council

MEETING AGENDA

Berryville-Clarke County Government Center
101 Chalmers Court, Second Floor
Main Meeting Room
Regular Session

Amended

April 14, 2026

5:00 PM

Item		Page
1.	**Call to Order**	
2.	**Closed Session**	
	The Council of the Town of Berryville will conduct a closed session in accordance with §2.2-3711.A.8 of the Code of Virginia. During such closed session, the Council will consult with legal counsel concerning a conditional rezoning application and related requirements of the Virginia Code, the Berryville Area Plan, and the Town's Zoning and Subdivision Ordinances.	4
3.	**Recess**	
4.	**Reconvene at 7:00 p.m. for Regular Meeting**	
5.	**Pledge of Allegiance**	
6.	**Approval of Agenda**	
7.	**Presentations/Awards and Recognitions**	
	Recognition of Margaret Barthel's 100th Birthday	6
8.	**Public Hearings**	
	Proposed tax rates for Tax Year 2026	7
	Proposed amendments to the Town's Schedule of Water and Sewer Fees and Charges	15
	Proposed repeal and re-adoption of Appendix C of the Berryville Code- Erosion and Sediment Control	25

Proposed revisions to the Town's Regulations for Special Events and Demonstrations 33

Proposed amendment of the Town's Construction Standards and Specifications Manual 111

9. Discussion of Public Hearing Items

10. Citizens' Forum

11. Consent Agenda

Town Council Meeting Minutes March 10, 2026 Draft 149

Community Development and Streets & Utilities Committee Meeting Minutes March 24, 2026 Draft 160

12. Unfinished Business

Set Public Hearing: Proposed amendment of Berryville Code Sections 10-49 Parking of commercial vehicles in residential areas and 10-50 Parking and storage of travel trailers, boats, etc., in residential areas. 162

Set Public Hearing: Proposed Fiscal Year 2026-2027 Budget 165

13. New Business

Set Public Hearing: Proposed renewal of lease with New Cingular Wireless PCS, LLC for improvements on and around the elevated water tower at 201 Tom Whitacre Circle. 233

14. Council Member Reports

Mayor

Vice Mayor

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Ward 2

Ward 3

Ward 4

15. Staff Reports

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Proposed adoption of a resolution to initiate zoning text amendments to Zoning Ordinance Section 509, Amendments with Proffered Conditions, set a public hearing on the matter. ZTA 01-26 344

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Deputy Town Manager

Town Manager

16. Committee Updates

Budget and Finance

Community Development

Personnel, Appointments, and Policy

Public Safety

Streets and Utilities

17. Closed Session

The Council of the Town of Berryville will conduct a closed session in accordance with §2.23711.A.1 of the Code of Virginia. During such closed session, the town manager will consult with the Council regarding the performance of specific employees. 377

18. Other

19. Adjourn

Town of Berryville

Town Council

MOTION TO ENTER CLOSED SESSION

Date: April 14, 2026

MOTION BY:

I move that the Council of the Town of Berryville will conduct a closed session in accordance with §2.2-3711.A.8 of the Code of Virginia. During such closed session, the Council will consult with legal counsel concerning a conditional rezoning application and related requirements of the Virginia Code, the Berryville Area Plan, and the Town's Zoning and Subdivision Ordinances.

VOTE:

Aye:

Nay:

Absent:

Abstain:

ATTEST

_____

Erecka Gibson, Vice Mayor

Town Council

Motion

CLOSED SESSION RESOLUTION

DATE: April 14, 2026

MOTION BY:

I move that the Council of the Town of Berryville adopt the following resolution certifying it has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act:

Resolution

WHEREAS, Section 2.2-3712.D of the Code of Virginia requires a certification by this Council that such closed meeting was conducted in conformity with Virginia law,

NOW, THERFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Council.

VOTE:

AYE:

NAY:

ABSENT:

ABSTAIN:

ATTEST:

_____

Erecka Gibson, Vice Mayor

A RESOLUTION OF THE COUNCIL OF THE TOWN OF BERRYVILLE HONORING

Margaret Barthel

WHEREAS, Margaret Barthel will celebrate her centennial birthday on May 25th; this accomplishment is extraordinary because she made every year meaningful; and

WHEREAS, she has been a faithful servant of God and member of Berryville Presbyterian Church since March 1936, contributing her voice to the choir and her enthusiasm to roles as diverse as Sunday School teacher, Deacon, member of the Board of Trustees, the Stewardship Committee, the Pastoral Nominating Committee, and as Leader of the Presbyterian Women's circle; and

WHEREAS, Margaret built a career of service to the customers of the Bank of Clarke, which she joined as bookkeeper in March 1945, moving to a position of Auditor from 1983 to 1986, and subsequently being promoted in 1986 to Assistant Vice President and then to Vice President in December 1988. She retired from Bank of Clarke in March of 1992, after an extraordinary 47 years of dedication and working with six of the Bank's first seven presidents; and

WHEREAS, she exemplified community spirit as a member and Chair of the Board of Zoning Appeals for more than four decades, where her logic and fair application of law served as a steady guide in changing times as Berryville has grown; and

WHEREAS, Margaret has not been satisfied with merely witnessing history, but has left her own mark on it, particularly for her family, friends, coworkers, and the community of Berryville.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Town of Berryville honors Margaret Barthel for the achievement not only of one hundred years, but of an incredible legacy of determination and deep caring as she has shown multiple generations how to live with dignity, humor, and grace.

By order of the Town Council this 14th day of April, 2026.

_____ _____

Harry Lee Arnold Jr., Mayor **Erecka L. Gibson, Vice Mayor**

Tax Year 2026 Report

April 14, 2026

Item Title:

Report of the Tax Year 2026

Prepared by:

Cynthia Poulin, Treasurer

Attachments:

1. Motion for Approval: Resolution for the Personal Property Tax Relief Act 2026
2. Resolution for the Personal Property Tax Relief Act for 2026
3. Motion for Approval: Ordinance setting tax levies for Tax Year 2026
4. Ordinance setting tax levies for Tax Year 2026
5. 2026-2027 Personal Property Tax Rate Analysis

TOWN COUNCIL
MOTION FOR APPROVAL: RESOLUTION TO PROVIDE FOR THE IMPLEMENTATION OF THE 2004-2005 CHANGES TO THE PERSONAL PROPERTY TAX RELIEF ACT OF 1998 FOR THE TAX YEAR 2026

Date: April 14, 2026

Motion By:

Second By:

I hereby move that the Council of the Town of Berryville adopt the attached Resolution providing for the implementation of the 2004-2005 changes to the Personal Property Tax Relief Act of 1998 for the tax year 2026.

VOTE:

Aye:

Nay:

Absent/Abstain:

ATTEST:_____
Erecka L. Gibson, Vice Mayor

Town of Berryville

Resolution
To Provide for the Implementation of the 2004-2005
Changes to the Personal Property Tax Relief Act of 1998
For the Tax Year 2026

WHEREAS, the Personal Property Tax Relief Act of 1998, Va. Code § 58.1-3523 *et seq.* ("PPTRA"), has been substantially modified by the enactment of Chapter 1 of the Acts of Assembly, 2004 Special Session I (Senate Bill 505) and the provisions of Item 503 of Chapter 951 of the 2005 Acts of Assembly, being the 2005 revisions to the 2004-2006 Appropriations Act ("the 2005 Appropriations Act"); and

WHEREAS, the legislative enactments require the Town to take affirmative steps to provide for the computation and allocation of relief provided pursuant to the PPTRA as revised; and

WHEREAS, these legislative enactments provide for the Town of a fixed sum to be used exclusively for the provision of tax relief to owners of qualifying personal use vehicles that are subject to local personal property tax on such vehicles.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Berryville in accordance with the requirements set forth in Va. Code § 58.1-3524(C) (2) and § 58.1-3912(E), as amended by Chapter 1 of the 2005 Acts of Assembly (2004 Special Session 1) and as set forth in Item 503 of the 2005 Appropriations Act, that any qualifying vehicle having situs within the Town during the tax year which begins on January 1, 2026, shall receive personal property tax relief in the following manner:

1. Personal use vehicles valued at less than $1,000 will be eligible of 100 percentage of tax relief set by the Town Council during its annual budget deliberations.
2. Personal use vehicles valued between $1,001 and $20,000 will be eligible for 49 percentage of tax relief set by the Town Council during its annual budget deliberations.
3. Personal use vehicles valued at $20,001 or more will be eligible for 49 percentage of tax relief on the first $20,000 of assessed value set by the Town Council during its annual budget deliberations.
4. All other vehicles which do not meet the definition of "qualifying" (business use vehicles, farm use vehicles, motor homes, etc.) will not be eligible for personal property tax relief under PPTRA.

PASSED THIS 14th DAY OF APRIL 2026.

_____
Harry L. Arnold, Jr., Mayor

ATTEST:

_____
Erecka L. Gibson, Vice Mayor

TOWN COUNCIL
MOTION FOR APPROVAL: ORDINANCE SETTING TAX LEVIES FOR TAX YEAR 2026

Date: April 14, 2026

Motion By:

Second By:

I hereby move that the Council of the Town of Berryville adopt the attached Ordinance setting the tax levies for tax year 2026 per the Code of the Town of Berryville, Chapter 16- Taxation, Article I – In General, Section 16-1 Annual Tax Assessments; valuation of property.

VOTE:

Aye:

Nay:

Absent/Abstain:

ATTEST:_____
Erecka L. Gibson, Vice Mayor

TOWN OF BERRYVILLE
TOWN COUNCIL
AN ORDINANCE SETTING TAX LEVIES FOR TAX YEAR 2026

Date: April 14, 2026

Motion By:

Second By:

BE IT ORDAINED, by the Council of the Town of Berryville, Virginia, that for the tax year 2026 there is hereby levied:

(1) A tax of $.139 per $100 assessed valuation on all real estate located within the Town of Berryville, such levy being also applicable to the real estate and tangible personal property of public service corporations;

(2) A tax rate of $1.25 per $100 assessed valuation on all taxable, tangible personal property, except machinery and tools, located in the Town of Berryville;

(3) A tax rate of $1.30 per $100 assessed valuation on tangible machinery and tools located in the Town of Berryville.

All tax levies shall be due and payable pursuant to the Code of the Town of Berryville, Chapter 16, Article I, Section 16-3.

VOTE:
Aye:

Nay:

Absent:

SIGNED: _____ Date: April 14, 2026
Harry Lee Arnold, Jr., Mayor

ATTEST: _____ Date: April 14, 2026
Erecka L. Gibson, Vice Mayor

2026-2027 PERSONAL PROPERTY TAX RATE ANALYSIS

Tax Year	# VEH		Rate	Assmt	Tax Levy	PPTRA	%	Tax Amount	%	PPTRA FUNDS
2023	3615	$	1.25	$ 81,710,005.56 6%INC	$ 963,535.27	$ 188,880.69	20%	$ 774,654.58	80%	$209,916.73
2024	3776	$	1.25	$ 98,780,679.16 18%inc	$ 886,312.50	$ 185,075.71	21%	$ 701,236.79	79%	$209,916.73
2025	3858	$	1.25	$ 111,902,175.50 21.7% inc	$ 1,108,779.81	$ 257,219.35	23%	$ 851,560.46	77%	$209,916.73
2026 EST	3933	$	1.25	$ 123,092,393.05 10%inc	$ 1,108,779.81	$ 257,219.35	23%	$ 851,560.46	77%	$209,916.73
2026 EST	3933	$	1.26	$ 123,092,393.05 10%inc	$ 1,108,779.81	$ 257,219.35	23%	$ 861,648.26	78%	$209,916.73

2026 REAL ESTATE TAX RATE ANALYSIS

	LAND	IMPROVEMENTS	LESS EXEMPT PROP	LESS LAND USE	LESS TAX RELIEF	TOTAL ASSMT		TOTAL TAX	% Increase
2022 RE ASSESSMENT	**179,273,500**	**469,027,300**	**(11,480,300)**	-	**-7,801**	**636,812,699**	8.20%	RATE $0.20	
Actual								**$1,273,625.40**	
2023 RE ASSESSMENT	**180,949,100**	**483,937,900**	**(11,480,300)**	-	**-7,781**	**653,398,919**	2.60%	RATE $0.20	
Actual								**$1,306,797.84**	
2024 RE ASSESSMENT	**185,442,400**	**511,048,000**	**(11,534,800)**	-	**-67,422**	**684,888,178**	4.82%	RATE $0.20	
Acrtual								**$1,369,776.36**	
2025 RE ASSESSMENT	**300,483,400**	**785,456,900**	**(79,834,500)**	-	**-26,068**	**1,006,079,732**	2.09%	RATE $0.139	
Actual								**$1,398,450.83**	
2026 RE ASSESSMENT	300,483,400	785,456,900	(79,834,500)		-26,068	1,006,079,732		RATE $0.139	
$ 0.139								$1,398,450.83	
					Estimated uncollectible 1.25%			**$17,480.64**	
								$1,380,970.19	
2026 RE ASSESSMENT	300,483,400	785,456,900	(79,834,500)		-26,068	1,006,079,732		RATE $0.149	
$ 0.149								$1,499,058.80	
					Estimated uncollectible 1.25%			**$18,738.24**	
								$1,480,320.57	

Valuation	**$.139/$100**	**$.149/$100**	Increase per year	Increase per month
100,000.00	$ 139.00	$ 149.00	$ 10.00	$ 0.83
200,000.00	$ 278.00	$ 298.00	$ 20.00	$ 1.67
288,768.00	$ 401.39	$ 430.26	$ 28.88	$ 2.41
300,000.00	$ 417.00	$ 447.00	$ 30.00	$ 2.50
400,000.00	$ 556.00	$ 596.00	$ 40.00	$ 3.33
500,000.00	$ 695.00	$ 745.00	$ 50.00	$ 4.17

	Tax Year	Real Estate	Personal Property	Machinery & Tools
	2026	**$ 0.139**	**$ 1.25**	**$ 1.30**
	2025	$ 0.139	$ 1.25	$ 1.30
	2024	$ 0.200	$ 1.25	$ 1.30
	2023	$ 0.200	$ 1.25	$ 1.30
	2022	$ 0.200	$ 1.25	$ 1.30
	2021	$ 0.200	$ 1.25	$ 1.30
	2020	$ 0.177	$ 1.25	$ 1.30
	2019	$ 0.200	$ 1.25	$ 1.30
	2018	$ 0.190	$ 1.25	$ 1.30
	2017	$ 0.190	$ 1.25	$ 1.30
*	2016	$ 0.190	$ 1.25	$ 1.300
	2015	$ 0.186	$ 1.25	$ 1.300
	2014	$ 0.136	$ 1.05	$ 1.300
	2013	$ 0.116	$ 1.00	$ 1.182
	2012	$ 0.116	$ 1.00	$ 1.168
	2011	$ 0.116	$ 1.00	$ 1.00
*	2010	$ 0.116	$ 1.00	$ 1.00
	2009	$ 0.0989	$ 1.00	$ 1.00
	2008	$ 0.0989	$ 1.00	$ 1.00
	2007	$ 0.0989	$ 1.00	$ 1.00
*	2006	$ 0.0989	$ 1.00	$ 1.00
	2005	$ 0.20	$ 1.00	$ 0.91
	2004	$ 0.20	$ 1.00	$ 0.85
	2003	$ 0.20	$ 1.00	$ 0.88
*	2002	$ 0.20	$ 1.00	$ 0.90
	2001	$ 0.23	$ 1.00	$ 0.90
	2000	$ 0.23	$ 1.00	$ 0.90
	1999	$ 0.23	$ 1.00	$ 0.90
*	1998	$ 0.23	$ 1.00	$ 0.93
	1997	$ 0.24	$ 1.00	$ 0.93
	1996	$ 0.24	$ 1.00	$ 0.93
	1995	$ 0.24	$ 1.00	$ 0.93
*	1994	$ 0.24	$ 1.00	$ 1.00
	1993	$ 0.24	$ 1.00	$ 1.00
	1992	$ 0.24	$ 1.00	$ 1.00
	1991	$ 0.24	$ 1.00	$ 1.00
*	1990	$ 0.24	$ 1.00	$ 1.00
	1989	$ 0.37	$ 1.00	$ 1.00
	1988	$ 0.37	$ 1.00	$ 1.00
	1987	$ 0.37	$ 1.00	$ 1.00
*	1986	$ 0.37	$ 1.00	$ 1.00
	1985	$ 0.37	$ 1.00	$ 1.00
	1984	$ 0.37	$ 1.00	$ 1.00
	1983	$ 0.37	$ 1.00	$ 1.00
*	1982	$ 0.37	$ 1.00	$ 1.00
	1981	$ 0.40	$ 1.00	$ 1.00
	1980	$ 0.40	$ 1.00	$ 1.00

Legend

* Reassessment

⇧ Tax Increase

⇩ Tax Rate Decrease

Water and Sewer Fees and Charges Report

April 14, 2026

Item Title:

Report for the Water and Sewer Fees and Charges

Prepared by:

Cynthia Poulin, Treasurer

Attachments:

1. Proposed Schedule of Water and Sewer Fees and Charges
2. Motion to Approve the Schedule of Water and Sewer Fees and Charges

TOWN OF BERRYVILLE

SCHEDULE OF WATER AND SEWER FEES AND CHARGES

~~**Effective June 21, 2025**~~

Proposed to be effective June 18, 2026

I. USER FEES

A. WATER

1. Within corporate limits or the limits of an approved annexation area: ~~$10.30~~ **$11.62** per 1,000 gallons of usage. Minimum charge ~~$5.00~~ **$8.72** per month for usage under 1,000 gallons during billing period.
2. Other: ~~$12.87~~ **$14.53** per 1,000 gallons of usage. Minimum charge ~~$6.25~~ **$10.90** per month for usage under 1,000 gallons during billing period.

B. SEWER

1. Within corporate limits or the limits of an approved annexation area: ~~$17.78~~ **$18.31** per 1,000 gallons of usage. Minimum charge ~~$15.00~~ **$13.73** per month for usage under 1,000 gallons during billing period.
2. Other: ~~$22.22~~ **$22.89** per 1,000 gallons of usage. Minimum charge ~~$18.75~~ **$17.17** per month for usage under 1,000 gallons during billing period.

II. ADMINISTRATIVE AND FACILITIES FEES AND DEPOSITS

A. ADMINISTRATIVE AND FACILITIES FEES

Monthly Administrative and Facilities Fees, charged with usage:

Water $24.35

Sewer $12.18

Late Fee: 10% of bill amount

Service Disconnection/Reconnection Fee: $50

Returned Check/ACH Fee: $50

B. DEPOSITS

Residential: individually metered single-family units, town homes, and duplexes: ~~$300~~ **$315**

Residential: multi-family with master meter: ~~$245~~ **$260** per unit

Business/Commercial excluding restaurants and laundries: ~~$300~~ **$315**

Restaurant: ~~$895*~~ **$910***

Laundry: ~~$4,620*~~ **$4,635***

Institutional: ~~$1,640*~~ **$1,655***

Industrial: ~~$5,660*~~ **$5,675***

*Town Manager may increase or decrease on the basis of actual usage.

Note: Town Manager may establish reasonable deposit amounts for use types not anticipated by this schedule.

III. AVAILABILITY FEES

A. WATER

Meter Size (Inches)	Demand Ratio	Avail. Fee (Corp. Limits or Annex. Area)	Avail. Fee (Other)	Meter Cost
5/8	1	~~$ 17,200~~ **$17,750**	~~$ 21,500~~ **$22,188**	Meter Fee
3/4	1.5	~~$ 25,800~~ **$26,625**	~~$ 32,249~~ **$33,282**	Meter Fee
1	2.5	~~$ 42,999~~ **$44,375**	~~$ 53,749~~ **$55,470**	Meter Fee
1.5	4.375	~~$ 75,248~~ **$77,656**	~~$ 94,062~~ **$97,073**	Meter Fee
2	8	~~$ 137,596~~ **$142,000**	~~$ 172,000~~ **$177,504**	Meter Fee
3	16	~~$ 275,193~~ **$284,000**	~~$ 344,000~~ **$355,008**	Meter Fee
4	25	~~$ 429,894~~ **$443,750**	~~$ 537,500~~ **$554,700**	Meter Fee
6	50	~~$ 859,978~~ **$887,500**	~~$1,074,999~~**$1,109,400**	Meter Fee

Greater than 6", Demand Ratio (AWWA M22) multiplied by fee for Demand Ratio 1.

Notes:

(a) Multi-family residences are defined as any master-metered group of apartment, townhouse, condominium, or other residential units with each unit having separate kitchen facilities.

(b) In cases in which a master meter serves multi-family residences or a combination of multi-family and commercial units, the applicant will pay a fee based on the higher of A) an amount derived by multiplying .8 by the applicable water availability fee for demand ratio 1 times the total number of residential and commercial units to be served by a single meter, or B) an amount based on the meter size as specified above.

(c) Meter fee is calculated by adding the cost of the meter and a 30% (of meter cost) handling fee.

B. SEWER

Meter Size (Inches)	Demand Ratio	Avail. Fee (Corp. Limits or Annex. Area)	Avail. Fee (Other)
5/8	1	~~$18,468~~ **$19,059**	~~$23,085~~ **$23,824**
3/4	1.5	~~$27,702~~ **$28,589**	~~$34,628~~ **$35,736**
1	2.5	~~$46,170~~ **$47,648**	~~$57,714~~ **$59,560**
1.5	4.375	~~$80,800~~ **$83,383**	~~$97,820~~ **$104,230**
2	8	~~$147,747~~ **$152,472**	~~$184,686~~ **$190,592**
3	16	~~$295,494~~ **$304,944**	~~$369,372~~ **$381,184**
4	25	~~$461,710~~ **$476,475**	~~$577,144~~ **$595,600**
6	50	~~$923,419~~ **$952,950**	~~$1,154,287~~ **$1,191,200**

Greater than 6", Demand Ratio (AWWA M22) multiplied by fee for Demand Ratio 1.

IV. LATERAL OR CONNECTION FEES

Connection to the Town's water distribution and/or sewer collection system may be completed only if the following conditions are met:

- Party applying to connect to the system agrees to assume all costs associated with connection to the systems, including excavation, taps, vaults, traffic control, restoration (including pavement), testing, inspections, etc.
- Contractor responsible for completing work has been vetted and approved by the Town.
- Plans for the work, including restoration, have been approved by the Town.
- Required surety has been approved and provided to the Town.
- Required insurance coverage is in place and documentation thereof provided to the Town.
- Required permits have been issued by the Town, Virginia Department of Transportation, or another applicable agency.

V. INSPECTIONS

A. Sanitary Sewer Camera Service and Storm Sewer Camera Inspection Service **

1. Mains and Laterals Over 4 Inches in Diameter

   Mobilization Fee: $350

   Camera Fee: $3.00 per linear foot

2. 4-Inch Laterals

   Laterals Under 50 Feet in Length: $200

   Laterals 50 Feet in Length or Greater: $200 plus $3.00 per linear foot

**** Service offered as workforce and equipment availability permits.**

B. Inspections

Town staff: $75 per hour (1 hour minimum for any inspection then billed at ½ hr. increments thereafter) ***

***** Service offered as workforce availability permits.**

Licensed professional engineer or approved third-party inspector: Cost

C. Hydrant Flow Tests

$75 per hour (1 hour minimum for any test then billed at ½ hr. increments thereafter) plus cost of water (includes water and sewer charges)

Notes:

Cleaning of lines will be required prior to camera use: Line cleaning is the responsibility of the applicant. If lines are not clean and camera crew must remobilize later to perform the inspection, a second mobilization fee will be charged.

Hydrant flow tests: Hydrant flow tests must be scheduled with the Director of Public Works no less than three work days in advance of test. Contractor will supply gauges and will be responsible for recording results. Town personnel will operate hydrant.

VI. SIGNIFICANT INDUSTRIAL USER FEES

Sewer system discharge permit: $500

VII. WATER METER TESTING

5/8" meter: $125

All other meters: $125 + cost

Note: Fee is refunded if meter is found to be over-registering.

VIII. HYDRANT METERS

Nonrefundable account establishment fee:	$50
Meter deposit:	~~$1,500~~ **Current cost to purchase meter + 30%** (deposit refunded upon return of undamaged meter)

Note: Usage metered through hydrant meters will be billed for both water and sewer user fees.

IX. UNAUTHORIZED USE OF SERVICE

For unauthorized water withdrawals from fire hydrants or any other part of the Town water system, or when a customer willfully takes steps to reactivate service after service has been disconnected by the Town because of nonpayment of any charge owed to the Town, and the Town must take action to discontinue service again by removal of the meter or by any other necessary measures, a $250 charge for unauthorized use of services will be imposed. This charge will be in addition to any other charge for water and sewer services owed to the Town, and in addition to any legal remedies the Town may pursue for unauthorized use of service.

Approved by Town Council ~~May 13, 2025~~

BERRYVILLE TOWN COUNCIL

MOTION TO APPROVE THE SCHEDULE OF WATER AND SEWER FEES AND CHARGES

Date: April 14, 2026

Motion By:

Second by:

I move that the Council of the Town of Berryville approve the attached Schedule of Water and Sewer Fees and Charges and that the new schedule become effective June 18, 2026.

VOTE:

Aye:

Nay:

Abstain:

ATTEST:

_____

Erecka Gibson, Vice Mayor

AN ORDINANCE

Adopting the Town of Berryville Schedule of Water and Sewer Fees and Charges

BE IT ORDAINED, by the Council of Town of Berryville, in accordance with Berryville Code Chapter 17, Water, Sewers and Sewerage Disposal, that it hereby adopts the following Schedule of Water and Sewer Fees and Charges:

TOWN OF BERRYVILLE
SCHEDULE OF WATER AND SEWER FEES AND CHARGES
Effective June 18, 2026

I. USER FEES

A. WATER

1. Within corporate limits or the limits of an approved annexation area: $11.62 per 1,000 gallons of usage. Minimum charge $8.72 per month for usage under 1,000 gallons during billing period.

2. Other: $14.53 per 1,000 gallons of usage. Minimum charge $10.90 per month for usage under 1,000 gallons during billing period.

B. SEWER

1. Within corporate limits or the limits of an approved annexation area: $18.31 per 1,000 gallons of usage. Minimum charge $13.73 per month for usage under 1,000 gallons during billing period.

2. Other: $22.89 per 1,000 gallons of usage. Minimum charge $17.17 per month for usage under 1,000 gallons during billing period.

II. ADMINISTRATIVE AND FACILITIES FEES AND DEPOSITS

A. ADMINISTRATIVE AND FACILITIES FEES

Monthly Administrative and Facilities Fees, charged with usage:

Water $24.35

Sewer $12.18

Late Fee: 10% of bill amount

Service Disconnection/Reconnection Fee: $50

Returned Check/ACH Fee: $50

B. DEPOSITS

Residential: individually metered single-family units, town homes, and duplexes: $315

Residential: multi-family with master meter: $260 per unit

Business/Commercial excluding restaurants and laundries: $315

Restaurant: $910*

Laundry: $4,635*

Institutional: $1,655*

Industrial: $5,675*

*Town Manager may increase or decrease on the basis of actual usage.

Note: Town Manager may establish reasonable deposit amounts for use types not

anticipated by this schedule.

III. AVAILABILITY FEES

A. WATER

Meter Size (Inches)	Demand Ratio	Avail. Fee (Corp. Limits or Annex. Area)	Avail. Fee (Other)	Meter Cost
5/8	1	$17,750	$22,188	Meter Fee
3/4	1.5	$26,625	$33,282	Meter Fee
1	2.5	$44,375	$55,470	Meter Fee
1.5	4.375	$77,656	$97,073	Meter Fee
2	8	$142,000	$177,504	Meter Fee
3	16	$284,000	$355,008	Meter Fee
4	25	$443,750	$554,700	Meter Fee
6	50	$887,500	$1,109,400	Meter Fee

Greater than 6", Demand Ratio (AWWA M22) multiplied by fee for Demand Ratio 1.

Notes:

(a) Multi-family residences are defined as any master-metered group of apartment, townhouse, condominium, or other residential units with each unit having separate kitchen facilities.

(b) In cases in which a master meter serves multi-family residences or a combination of multi-family and commercial units, the applicant will pay a fee based on the higher of A) an amount derived by multiplying .8 by the applicable water availability fee for demand ratio 1 times the total number of residential and commercial units to be served by a single meter, or B) an amount based on the meter size as specified above.

(c) Meter fee is calculated by adding the cost of the meter and a 30% (of meter cost) handling fee.

B. SEWER

Meter Size (Inches)	Demand Ratio	Avail. Fee (Corp. Limits or Annex. Area)	Avail. Fee (Other)
5/8	1	$19,059	$23,824
3/4	1.5	$28,589	$35,736
1	2.5	$47,648	$59,560
1.5	4.375	$83,383	$104,230
2	8	$152,472	$190,592
3	16	$304,944	$381,184
4	25	$476,475	$595,600
6	50	$952,950	$1,191,200

Greater than 6", Demand Ratio (AWWA M22) multiplied by fee for Demand Ratio

IV. LATERAL OR CONNECTION FEES

Connection to the Town's water distribution and/or sewer collection system may be completed only if the following conditions are met:

- Party applying to connect to the system agrees to assume all costs associated with connection to the systems, including excavation, taps, vaults, traffic control, restoration (including pavement), testing, inspections, etc.
- Contractor responsible for completing work has been vetted and approved by the Town.
- Plans for the work, including restoration, have been approved by the Town.
- Required surety has been approved and provided to the Town.
- Required insurance coverage is in place and documentation thereof provided to the Town.
- Required permits have been issued by the Town, Virginia Department of Transportation, or another applicable agency.

V. INSPECTIONS

A. Sanitary Sewer Camera Service and Storm Sewer Camera Inspection Service **

1. Mains and Laterals Over 4 Inches in Diameter

Mobilization Fee: $350

Camera Fee: $3.00 per linear foot

2. 4-Inch Laterals

Laterals Under 50 Feet in Length: $200

Laterals 50 Feet in Length or Greater: $200 plus $3.00 per linear foot

**** Service offered as workforce and equipment availability permits.**

B. Inspections

Town staff: $75 per hour (1 hour minimum for any inspection then billed at ½ hr. increments thereafter) ***

***** Service offered as workforce availability permits.**

Licensed professional engineer or approved third-party inspector: Cost

C. Hydrant Flow Tests

$75 per hour (1 hour minimum for any test then billed at ½ hr. increments thereafter) plus cost of water (includes water and sewer charges)

Notes:

Cleaning of lines will be required prior to camera use: Line cleaning is the responsibility of the applicant. If lines are not clean and camera crew must remobilize later to perform the inspection, a second mobilization fee will be charged.

Hydrant flow tests: Hydrant flow tests must be scheduled with the Director of Public Works no less than three work days in advance of test. Contractor will supply gauges and will be responsible for recording results. Town personnel will operate hydrant.

VI. SIGNIFICANT INDUSTRIAL USER FEES

Sewer system discharge permit: $500

VII. WATER METER TESTING

5/8" meter: $125

All other meters: $125 + cost

Note: Fee is refunded if meter is found to be over-registering.

VIII. HYDRANT METERS

Nonrefundable account establishment fee:	$50
Meter deposit:	Current cost to purchase meter + 30% (deposit refunded upon return of undamaged meter)

Note: Usage metered through hydrant meters will be billed for both water and sewer user fees.

IX. UNAUTHORIZED USE OF SERVICE

For unauthorized water withdrawals from fire hydrants or any other part of the Town water system, or when a customer willfully takes steps to reactivate service after service has been disconnected by the Town because of nonpayment of any charge owed to the Town, and the Town must take action to discontinue service again by removal of the meter or by any other necessary measures, a $250 charge for unauthorized use of services will be imposed. This charge will be in addition to any other charge for water and sewer services owed to the Town, and in addition to any legal remedies the Town may pursue for unauthorized use of service.

VOTE:

Recorded Vote:

Ayes:

Nays:

Abstain:

Absent During Meeting:

SIGNED_____ Date: April 14, 2026
Harry Lee Arnold, Jr., Mayor

ATTEST: _____ Date: April 14, 2026
Erecka L. Gibson, Vice Mayor

Town Council Report
14 April 2026

Item Title
Repeal and readopt Appendix C- Erosion and Sediment Control Ordinance

Prepared By
Jean Petti

Background/History/General Information
Repeal and readopt Appendix C- Erosion and Sediment Control Ordinance

-Virginia Code has updated erosion and sediment control regulations; this repeal and readopt would align T. of Berr. Code with state law (see attached).

Attachments
1. Appendix C- Erosion and Sediment Control Ordinance, current and proposed

Sample Motion
I move that the Council of the Town of Berryville repeal and readopt Appendix C- Erosion and Sediment Control Ordinance as proposed.

APPENDIX C
EROSION AND SEDIMENT CONTROL ORDINANCE[1]

Sec. 1. Purpose of appendix.

This appendix shall provide for, both during and following development, the effective control of erosion and sedimentation by the enforcement of the Virginia Erosion and Sediment Control Law and the minimum standards promulgated by the Virginia Soil and Water Conservation Board and known as the Virginia Erosion and Sediment Control Regulations.

(Ord. of 1-10-95)

Sec. 2. Regulations.

The erosion and sediment control program of the Town of' Berryville shall consist of the state program and regulations for erosion and sediment control. The town shall exercise the responsibilities of the program authority, as provided by state law and by this appendix.

(Ord. of 1-10-95)

Sec. 3. Designation of plan approving authority.

The Lord Fairfax Soil and Water Conservation District Board is designated as the erosion and sediment control plan-approving authority in the town.

(Ord. of 1-10-95)

Sec. 4. Designation of enforcement authority.

The Berryville zoning administrator is designated as the enforcement authority in the town and shall have the power and authority to inspect, monitor, report and ensure compliance with the erosion and sediment control program of the town. The enforcement authority is also referred to as the designated enforcement officer and the permit issuing authority.

(Ord. of 1-10-95)

Sec. 5. Approval of plans and issuance of permit.

Erosion and sediment control plans submitted to the Town of Berryville shall be reviewed and acted upon by the plan-approving authority or their designee. Upon approval of such plan, the applicant may seek a Land Disturbing-Permit from the permit issuing authority. Plans shall be approved and permits shall be issued pursuant to the state law and applicable regulations of the Virginia Soil and Water Conservation Board or its successor board.

[1]Editor's note(s)—An Ord. of Jan. 10, 1995 repealed former Appendix C in its entirety and enacted new provisions as herein set out. Former App. C derived from an Ord. adopted July 9, 1991, and was included herein by reference.

(Ord. of 1-10-95)

Sec. 6. Fees required.

Applicants shall pay to the town a fee to defray the cost of program administration, including costs associated with plan review, issuance of land disturbing permits, periodic inspection and enforcement. The fee shall be based on the following schedule:

(1) Minimum fee applicable to all applications$ 50.00.

(2) Additional fee per acre of disturbed land25.00

(3) Maximum Fee300.00

(Ord. of 1-10-95)

Sec. 7. Review by town council.

(a) Any person aggrieved by any action of the plan-approving authority or the enforcement authority shall have the right to apply for and receive a review of such action by the Town Council.

(b) In reviewing the action of the plan-approving authority or the enforcement authority, the Council shall consider evidence and opinion presented by the aggrieved person, the plan-approving authority or the enforcement authority, and such other persons as shall be deemed by the Council necessary for complete review of the matter.

(c) The Council may affirm, reverse or modify the action of the plan-approving or the enforcement authority, and the Council's decision shall be final, subject only to review by the Circuit Court of Clarke County by appeal taken pursuant to applicable law.

(d) For purposes of this section, the term "person aggrieved" shall be limited to the applicant or permit holder, owners of adjacent and downstream property and any interested governmental agency or officer thereof.

(Ord. of 1-10-95)

Sec. 8. Lord Fairfax Soil and Water Conservation District.

If the Lord Fairfax Soil and Water Conservation District adopts a local control program, the district by joint resolution with the town council may exercise the responsibilities of the enforcement authority with respect to monitoring, reports and inspections.

(Ord. of 1-10-95)

APPENDIX C
EROSION AND SEDIMENT CONTROL ORDINANCE

Sec. 1. Purpose and Authority.

This ordinance is adopted pursuant to Code of Virginia §62.1-44.15:51 et seq. and the Virginia Erosion and Stormwater Management Regulations (9VAC25-875). The purpose of this ordinance is to prevent erosion, protect water quality, and ensure compliance with the Virginia Erosion and Stormwater Management Program (VESMP).

Sec. 2. Adoption of State Standards

The Town adopts and incorporates by reference the Virginia Erosion and Stormwater Management Regulations (9VAC25-875). The *Virginia Stormwater Management Handbook* is adopted as technical guidance; enforceable standards remain statutory and regulatory.

Sec. 3. Applicability and Exemptions

This ordinance applies to all land-disturbing activities unless exempted under §62.1-44.15:34 and 9VAC25-875-40, including agricultural, silvicultural, small disturbance, and emergency exemptions.

Sec. 4. Definitions

Terms used in this ordinance shall have meanings assigned in §62.1-44.15:51 and 9VAC25-875-10, including 'land-disturbing activity', 'responsible party', and 'agreement in lieu of a plan'.

Sec. 5. Program Authority and Administration

The Town is designated as a Virginia Erosion and Sediment Control Program (VESCP) Authority. The Program Administrator, acting on behalf of the Town, is authorized to approve plans, issue permits, inspect sites, enforce compliance, issue stop-work orders, and pursue legal remedies.

Sec. 6. Plan Submission and Approval

No land-disturbing activity may begin without approved erosion and sediment control plans or an agreement in lieu of a plan, as required by 9VAC25-875-60.

Sec. 7. Land-disturbing Permit Requirement

A Land-Disturbing Permit must be issued prior to clearing, grading, or excavation. Financial guarantees, proof of responsibility, and fees may be required.

Sec. 8. Fees

Fees shall be assessed pursuant to § 62.1-44.15:56 and shall recover reasonable administrative costs. A fee schedule shall be adopted by Town Council resolution.

Sec. 9. Inspections and Compliance Monitoring

The Erosion and Sediment Control Inspector (Inspector) or designee shall conduct inspections before, during, and after land disturbance. The responsible party shall allow site access and maintain inspection records.

Sec. 10. Enforcement Authority

The Program Administrator or Inspector, or designee, may issue violation notices, stop-work orders, require corrective action, perform work in default, and pursue civil penalties and injunctive relief.

Sec. 11. Civil Penalties

Civil penalties may be assessed pursuant to §62.1-44.15:63, including fines per violation per day and recovery of enforcement costs.

Sec. 12. Stop-Work Orders

Stop-work orders may be issued for permit violations, failed controls, or threats to water quality or public safety.

Sec.13. Appeals and Due Process

Appeals may be filed within 30 days of a decision, and reviewed by Town Council at their next regularly scheduled meeting, with rights to judicial review in Circuit Court.

Sec. 14. Financial Guarantees

The Program Administrator may require bonds or other financial security to ensure stabilization and compliance.

Sec. 15. Program Evaluation and Reporting

The Program Administrator shall maintain the program and submit required reports.

Sec. 16. Severability

If any provision of this ordinance is invalid, remaining provisions shall remain in effect.

Sec. 17. Effective Date

This ordinance shall take effect upon adoption by Town Council.

AN ORDINANCE
Repealing and readopting Appendix C of the Berryville Code – Erosion and Sediment Control Ordinance

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VOTE:

Recorded Vote:

Ayes:

Nays:

Abstain:

Absent During Meeting:

SIGNED_____ Date: April 14, 2026
Harry Lee Arnold, Jr., Mayor

ATTEST: _____ Date: April 14, 2026
Erecka L. Gibson, Vice Mayor

Town Council Report
14 April 2026

Item Title
Regulations for Special Events and Demonstrations

Prepared By
Jean Petti

Background/History/General Information

Special Events and Demonstrations with high attendance creates additional pressure on police for traffic control and emergency response; recommendation is to increase police presence and require permit holder to provide event staff.

Increasing the required police-to-attendee ratio would pass the costs of increased police presence along to the event itself, instead of having the cost borne by taxpayers who may or may not be receiving the benefit.

Town Council is also requested to review the current and proposed list of Community Events, which receive preferential scheduling.

Attachments

1. Regulations for Special Events and Demonstrations, proposed redline

Regulations for Special Events and Demonstrations

06/01/2023

The following document establishes guidelines concerning processes associated with events and demonstrations conducted on public property. These guidelines and processes reference existing ordinances of the Town of Berryville, State Code, Planning and Zoning Ordinances of the Town of Berryville and Clarke County Building Department Regulations.

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I. Purpose

To establish procedures and standards governing the use of public property by non-Town organizations and individuals for the purpose of conducting events. To ensure the preservation of public convenience in the use of Town streets and outdoor areas, the preservation of public order and safety, and the defraying of administrative expenses associated with certain types of uses.

To protect the right of persons and groups to organize and participate in peaceful assemblies to express their political, social, religious, or other views on Town streets, sidewalks, other public ways, parks, and other public lands, subject to reasonable restrictions designed to protect public safety, persons, and property. To accommodate the interest of persons not participating in such assemblies to use Town streets, sidewalks, and other public ways to travel to their intended destinations; Town park for recreational purposes; and other Town lands for their intended purposes.

II. Organizations and Town Departments Affected

The Town Manager, directly or through the Town Clerk, shall manage the scheduling of events on Town-owned property. The Town Planning Department, Police, Public Works, Virginia Department of Transportation (VDOT), John H. Enders Fire & Rescue, and Clarke County Fire & Rescue shall have an opportunity to review event applications and propose reasonable time, place, and manner modifications thereto and conditions thereon in keeping with these ordinances and the purposes stated in section I above.

III. Policy

A. Definitions

"Advertising" and "advertisement" shall mean anything containing any words, symbols, pictures, and/or logos directing attention to any business or to any commodity or service for sale to the public; excluding, however: (i) a price sign, a sign or logo identifying the name of a vendor and item being sold by that vendor when such signs are located within an area specifically delineated as part of an event and the vendor holds a valid permit, (ii) a sign or logo naming the sponsor(s) of an event, and (iii) stands or vehicles with semi-permanent or permanently installed signs if being used for authorized recreational activities or events.

"Commercial activity" means performing services or providing goods that can normally be obtained from private enterprise.

"Community event" shall mean events designated by Town Council or Town Manager as "community events" from time to time.

"Demonstration" shall refer to non-commercial expressions protected by the First Amendment of the United States Constitution (such as picketing, political marches, speechmaking, vigils, walks, etc.) conducted on public property, the conduct of which has the effect, intent, or propensity to draw a crowd of onlookers. This term does not include casual activity by persons which does not have the intent or propensity to attract a crowd of onlookers.

"Event" may refer to a demonstration, community event or a special event, or to demonstrations, community events, and special events, collectively.

"Events Liaison" means the Town Clerk, or another person designated by the Town Manager.

"Open burning and open fire" have the same meaning as set forth in the Berryville Town Code § 6-1.

"Open flame" means fire whose flame is supported by wick, oil, or other slow-burning means to sustain itself. "Open flame" includes but is not limited to, flame-producing devices such as candles, torches, and juggling or other fire artist equipment, provided, however, that "open burning and open fire" and "open flame" shall not include handheld candles when used for ceremonial purposes and not held or used in an intimidating, threatening, dangerous or harmful manner.

"Person" shall mean and include any individual, corporation, Limited Liability Company, partnership, limited partnership, association, company, business, non-profit company, trust, joint venture, or other legal entity.

"Prohibited items" shall mean (i) all items prohibited by law from being held, carried, displayed, worn or otherwise used in public, (ii) items banned from public or park lands, (iii) any BB guns, pellet guns, air rifles or pistols, paintball guns, pellet guns, nun chucks, tasers, stun guns, heavy gauge metal chains, lengths of lumber or wood, poles, bricks, rocks, metal beverage or food cans or containers, glass bottles, axes, axe handles, hatchets, ice picks, acidic or caustic materials, hazardous, flammable, or combustible liquids, dogs (except service dogs), skateboards, swords, knives, daggers, razor blades or other sharp items, metal pipes, pepper or bear spray, mace, aerosol sprays, catapults, wrist rockets, bats, sticks, clubs, drones, explosives, fireworks, open fire or open flames, or other item considered an "implement of riot", (iv) any items capable of inflicting bodily harm when these items are held or used in an intimidating, threatening, dangerous, or harmful manner, and (v) law enforcement or military-like uniforms or uniform-like clothing, badges, insignia, shields, hats, helmets, masks, equipment and other items that when held, carried, displayed or worn tend to suggest or imply that the wearer is a current member of law enforcement, the military, a private militia, or other public safety organization, such as a fire department or emergency medical services agency.

"Special event" shall refer to sports events, pageants, celebrations, historical reenactments, circuses, carnivals, music festivals, and other entertainments, exhibitions, dramatic presentations, fairs, festivals, races (i.e., runs/walks), block parties, parades, and other, similar activities, conducted on public property, which (i) are not demonstrations, and (ii) are engaged in by 25 or more persons. The term "special event" shall be construed to include a community event or private organization celebration held in or on Town-owned property and attended by more than 25 people. The term "special event" shall *exclude* gatherings of ten or more people in a park for general recreational or sports activities.

"Sponsor" shall mean the person (as defined above) or persons who sign, or whose authorized representative(s) sign, an application for an event permit and who will be responsible under the permit, if issued, for ensuring that the event will be conducted in accordance with these regulations. Where a purported sponsor is not a legal entity, the sponsor shall be the individual(s) signing the permit application.

"Streets" shall mean public streets, sidewalks, walkways, alleys, lanes, and highways in the Town.

"Structure" shall mean and include props and displays (such as, but not limited to: crates, crosses, theaters, cages, and statues); furniture and furnishings (such as desks, chairs, tables, bookcases cabinets,

platforms, podiums, and lecterns); shelters (such as tents, boxes, inflatables, booths, and other enclosures); wagons and carts; and all other similar types of property which might tend to harm Town land or street areas, including aesthetic interests.

B. Permit Requirements

1. Events may be held only pursuant to a permit issued by the Town Manager, with the following exceptions: events involving fewer than 25 persons where no space is requested to be reserved, or demonstrations which occur without prior planning or announcement for the purpose of an immediate and spontaneous response to a news-worthy occurrence. These may take place without a permit if (i) it is otherwise a lawful assembly conducted in accordance with the regulations set forth herein, (ii) the group will not unreasonably interfere with other events scheduled or taking place concurrently, (iii) the event does not block streets or access to Town property, and (iv) the event does not pose a threat to public safety. Without limitation of the foregoing, demonstrations taking place in response to a news-worthy occurrence more than 48 hours after such news-worthy occurrence will not qualify as spontaneous demonstrations even without prior planning or announcement, and sponsors of events outside this window must apply for and receive a permit for an event expected to draw 25 or more persons.

2. Wherever these regulations specify that a particular use or activity may be conducted only pursuant to a permit, such permit shall be required in order for that use or activity to be lawful.

C. Permit Applications

1. Permit applications may be obtained from the Events Liaison. Inquiries regarding use of Rose Hill Park may also be directed to the Events Liaison.

2. Applications for permits shall be submitted by the event sponsor in writing on a form provided by the Town so as to be received by the Events Liaison at least (i) thirty (30) business days in advance of any event if not requiring street closure, removal of parking, or provision of public safety personnel, or (ii) sixty (60) business days in advance of any event if requiring street closure, removal of parking, or provision of public safety personnel. These periods may be reduced by the Town Manager with respect to demonstrations only if, upon consultation with the Police Chief, Fire Chief or other appropriate public safety officials, the size and nature of the proposed demonstration will not reasonably require commitment of Town resources or personnel in excess of that which are normally available or which can reasonably be made available within the necessary time period, and review of the permit by all appropriate personnel for the purposes contemplated by these ordinances is feasible within the necessary time period. In all cases, sponsors are encouraged to submit requests for permits as far in advance of any event as possible but not to exceed 6 months. A permit may be denied if, taking into account the size and nature of the proposed event, the Town Manager does not have sufficient time to evaluate the proposed event's potential impact upon public safety, persons, and property, and the interests of persons not participating in the event being able to use Town streets, sidewalks, and other public ways to travel to their intended destinations, Town parks for recreational purposes, and other Town lands for their intended purposes is not compromised.

a. Each application shall specify (i) the name, address and telephone number of a contact person

for the sponsor, (ii) the nature of the event, (iii) the date when the event is to be conducted, (iv) the times when the event is to begin and end, and the approximate times when assembly for, and disbanding of, the event are to take place, (v) the location(s) of the event and any assembling or disbanding areas, as well as any related stands or other structures to be used in the event, (vi) the approximate number of persons, animals, and vehicles that will participate in the event, (vii) whether the sponsor will invite, publicize, or advertise the event to groups and other persons that the sponsor does not directly represent, (viii) a description of the types of animals, the types of vehicles to be used, the number of bands and other musical units and sound trucks to be used, and the number, type, and size of banners, placards, and signs to be used, (ix) the number of persons who will be designated by the sponsor to monitor the event, and (x) any other information required by these regulations. The sponsor must disclose in an application whether the sponsor requests permission for a prohibited item to be used during a demonstration due to its expressive or symbolic quality relevant to the subject matter of the demonstration, including without limitation symbolic weapons, open flames, or other similar items. If the permit grant includes the right to carry or display a prohibited item, such item must be carried or displayed in strict accordance with the terms of the permit and must otherwise at all times conform to applicable law.

b. Any permit granted will be based on the information provided in the application being and remaining complete, accurate, and not having any material omissions regarding the nature of the event, any structures or items to be used during the event, or any activities to be conducted during an event, which information constitutes conditions and limits on the event. Sponsor will notify the Town as soon as practicable if any information in the application is no longer complete or accurate, and provide a revised application containing the updated information. The Town will promptly review the revised application and notify the sponsor whether the permit will stand or be revoked, modified, or subject to additional conditions or limits. The sponsor will be responsible for notifying the anticipated attendees of any applicable conditions and limits placed on an event and any relevant subject matter of these regulations directly applicable to their conduct at an event, such as the list of prohibited items and the allotted time and location for an event and its initial staging and dispersal.

c. Each application must be accompanied by all required fees and deposits and signed by all sponsors responsible for the event unless, with respect to an application for a demonstration only, the sponsor claims in the application a bona fide financial hardship and the sponsor demonstrates to the Town Manager by reasonable evidence that the monetary obligations imposed by these regulations on the event would render the sponsor not reasonably able to conduct the demonstration. Accordingly, the Town Manager shall waive, in whole or in part, compliance with the monetary and indemnification obligations imposed by these ordinances to the extent necessary to enable the sponsor to conduct the demonstration.

d. If applicable, the sponsor of (i) an event at which at least 500 people will or may be expected to attend or (ii) a special event for which admission fees will be charged, shall provide the Town with the location and number(s) of people who attended the past three events staged by the sponsor or other principals. This will assist Town officials and public safety personnel in planning for any services that may be necessary in connection with the event.

e. Clarke County Building Department permits are required for tents that are greater than 900 square feet in size.

D. Permit Processing

1. Permit Applications.

Permit applications for events will be processed in order of receipt of completed applications, including any applicable fees or charges. However, the application of a sponsor who applies for a hardship fee waiver or reduction will not be considered incomplete due to non-payment of any fees or charges unless and until a determination is made that any fees or charges are due and owing from the sponsor and the due date for the fee has passed without receipt of payment. Unless otherwise provided by these regulations, no applications shall be accepted more than six months prior to the proposed date of an event; this restriction shall not apply to community events which routinely repeat on an annual basis. Upon receipt of a permit application, the Events Liaison shall promptly deliver a copy of such application to Town Manager, Police Chief, Director of Public Works, Community Development Director, and any other Town officials whom the Town Manager may, from time to time, designate as reasonably necessary to receive and review permit applications. Such officials shall promptly deliver to the Town Manager their recommendations with respect to granting or denying the requested permit, or any modifications, conditions, or limits which should be placed upon issuance of the permit.

2. Priority of Use.

Community events shall have priority of use of the particular street or Town land specified in section H of these regulations, and those areas shall be deemed reserved unless released in writing by the sponsor. Other events may be allowed in areas which have been reserved for a community event if they do not materially interfere with the community event and the community event sponsor consents.

3. Permit Application Fees.

An application fee shall be paid by the sponsor of every proposed event for which a permit is required. See Appendix A for the amount of the fee. If a permit is denied or revoked, the application fee will not be refunded.

4. Requests for Information.

Before or after permit issuance, the Town Manager or his or her designee may request from the sponsor such additional information with respect to a proposed event as reasonably deemed necessary for evaluating the proposed event's compliance with these regulations and the impact of the proposed event upon public safety, persons, and property, and the interests of persons not participating in the event being able to use Town streets, sidewalks, and other public ways to travel to their intended destinations, Town parks for recreational purposes, and other Town lands for their intended purposes. This may include a meeting with the Town Manager and Town of Berryville staff. The sponsor's failure to timely provide such additional information constitutes grounds for the denial of a permit request or the modification, conditioning, or limiting of a permit.

5. Grounds for Rejecting or Revoking a Permit.

A permit may be denied, conditioned, revoked, or limited by the Town Manager upon the following grounds:

a. Receipt of Multiple Requests: a fully executed application for the same time and place has been

previously received, reserving a location for an event or activity which does not reasonably permit multiple events in the same area;

b. Impact on Public Safety: if it reasonably appears that the proposed event will present a threat to public safety or health or would be unlawful due to its nature, location, anticipated number of attendees, or other factors. This includes, without limitation, where a permit or license required by the Health Department or the Virginia Department of Alcoholic Beverage Control has not been obtained;

c. Incompatible Use: the proposed event is of such a nature or duration that it cannot reasonably be accommodated in the intended space, would be inconsistent or incompatible with the purpose(s) for which the area is normally used, or with other uses of the area;

d. Failure to Meet Conditions: the application proposes activities contrary to one or more of the purposes, conditions, or limits specified within these regulations;

e. No Responsible Person: there is no person authorized to sign an application on behalf of the sponsor applying for a permit and/or there is no person willing or able, as demonstrated to the Town Manager by reasonable evidence, to accept responsibility for and perform the sponsor's obligations set forth in these regulations, including without limitation, the sponsor's indemnification obligations;

f. In the case of a proposed special event: the proposed special event cannot be accommodated within a reasonable allocation of Town funds and/or resources, considering the event's public appeal and the anticipated participation of the general public therein;

g. Failure of the Event to be Consistent with the Application: The Town Manager reasonably determines at any time following consultation with the Police Chief or other appropriate Town officials that any material information set forth in the permit application is or has become incorrect or misleading. In this case, the permit must be revoked, modified, conditioned, or limited consistent with these regulations; and/or

h. Prohibited Items: Prohibited items are not allowed at events, and an event permit will be denied or revoked if at any time it appears that prohibited items will be used, or are being used, during an event and the Town has not granted special permission in the permit covering such use. It will not be grounds for rejection of a permit that a sponsor wishes event attendees to carry or use a prohibited item in an expressive or symbolic way, including without limitation: a symbolic weapon, open flame or other similar item, provided that all attendees must be licensed to carry such weapons if required by law and the use of such items must be otherwise lawful; and further provided that the event sponsor pays for any additional police, fire, and emergency medical personnel required to maintain public safety in accordance with these regulations. If any prohibited item for which special permission has been received is held or used during the demonstration in an intimidating, threatening, dangerous, or harmful manner, such use will be unlawful and the permit's allowance of such use shall be automatically revoked. The person responsible for the unlawful use of the item will be directed by law enforcement to leave the demonstration area, and any person refusing to do so shall be subject to arrest for trespassing.

Nothing in these regulations shall prohibit a disabled person from carrying, possessing, or using a wheelchair, cane, walker, or similar device necessary for providing mobility so that the person may participate in a permitted event.

Nothing in these regulations shall prohibit certified law enforcement officers or other public safety officials acting in their official capacity from carrying or possessing materials, weapons, and / or devices used in the performance of law enforcement duties.

6. Modifying or Placing Conditions or Limits on Permit Grants.

A permit may be modified or its grant may be conditioned or limited by the Town Manager where necessary to meet the requirements of these regulations or to further their purposes. Such conditions and limits may include, for example: requiring the event to be relocated to an alternative venue if doing so provides for safe accommodation of the number of anticipated attendees or type of event; provided however, that Town Manager shall take into account whether the alternative venue is suitable for communicating the content of the demonstration. The Town reserves the right to limit the number of persons allowed at events on the basis of the location or nature of the event and to require that the sponsor provide a certain number of individuals, who may be volunteers within sponsor's organization, to act as crowd managers to assist with ensuring that the assembly is and remains lawful and in compliance with these regulations and liaising with Town officials prior to and during the event.

7. Notice of Decision

a. Applicants shall be notified of the Town's approval or denial of a permit for an event as soon as reasonably practicable after the date on which the application was received. The Town may also issue approval of a permit for an event conditioned upon the sponsor's accepting modifications, conditions, or limits imposed on the event consistent with these regulations.

b. Unless denied or modified within 10 business days following the submission of a completed permit application, or within thirty (30) business days if the event requires a street closure, removal of parking, or provision of public safety personnel, all requests for demonstration permits shall be deemed granted, subject to the conditions and limits set forth in the permit and these regulations, as long as the area proposed for the demonstration had not been reserved by another person prior to the date on which the permit would be deemed granted in accordance with this section.

c. All denials or conditional approvals of demonstration permits shall include a reasonably detailed description of the reason for the denials or the modifications, conditions, or limits, and specific instructions for how an appeal of the denial or conditional approval can be submitted to the Town Manager.

8. Permit revocation

a. An issued permit for an event may be revoked by the Town Manager or designee upon: a finding of a violation or a reasonably anticipated violation of any rule, ordinance, law, regulation and/or condition or limit of the permit; or a finding that a permit application was not complete or accurate or had a material omission of fact when granted; or a finding that the information in the permit application has become or is reasonably likely to become incomplete, inaccurate, or to contain a material omission. Immediately upon such a revocation, the Town Manager or designee

shall send a written notice to the sponsor at the sponsor's address in the permit application, specifying the reason for the revocation. Written notice requirements may also be satisfied by virtue of electronic transmissions via e-mail or fax.

b. During the conduct of an event, a permit may be revoked by the ranking police officer, fire marshal, or other public safety supervisory official in charge if the event is unlawful, prohibited items are being used, an imminent likelihood of violence or other threat to public safety endangering persons or threatening to cause significant property damage exists, or if the Town, County, or Commonwealth has declared either a state of emergency or an unlawful assembly covering the area in which such demonstration is being or will be held. Upon such revocation, the sponsor and the other sponsor attendants shall require sponsors and attendees to disperse.

c. When a permit has been granted or is deemed to have been granted pursuant to these regulations, the Town Manager may revoke, modify, condition, or limit the permit for any reason for which it could have been denied, modified, conditioned, or limited originally.

d. All revocations of demonstration permits shall include a reasonably detailed description of the reason for the revocation and specific instructions for how an appeal of the revocation can be taken and shall be served personally or by certified mail, with a copy sent by fax or e-mail at the sponsor's request.

9. Appeals

a. Except for permits revoked during demonstrations, an appeal of the denial, conditional approval, or revocation of a demonstration permit must be made to the Town Manager in writing, and shall include a statement of the basis for the objection to the denial, conditional approval, or revocation.

b. The Town Manager shall make a decision on appeal expeditiously and, if practicable, at least three (3) business days prior to the date the demonstration is planned to commence, and shall explain in writing the reasons for the decision.

E. Permit Conditions and Limits.

1. Excluded Areas and Prohibited Items

No events that charge an admission fee or offer goods or services will be permitted in Rose Hill Park.

Prohibited items are excluded from all events.

2. Street Closings

a. No street may be closed for any event, unless done so pursuant to: a street closure permit applied for by the event sponsor and issued by the Town Manager pursuant to sec. 10-7 of the Town Code; a VDOT land use permit for streets within Town maintained by VDOT. No such permit shall be granted unless the Town Manager or Chief of Police determines that such closure is reasonably required due to the location of the event and:

1) Such closing is necessary because the event will impede or pose a reasonable risk of harm to traffic and/or pedestrian travel, or if not strictly necessary, such a closing would not be unduly detrimental to public safety and convenience; and,
2) If the street in question is an extension of the state highway system, adequate provision shall be made to detour through traffic during the event (VA Code 15.2-2013); and
3) The sponsor permitted to use public right(s)-of-way will furnish a public liability and property damage insurance contract as required by VA Code §15.2-2013 and these regulations.

b. No street may be closed for an event except on a temporary basis not to exceed 10 hours in duration.

c. Even if not requested by a sponsor, if the circumstances of a proposed event are such that a street closing is necessitated because the event will likely impede or pose a threat to vehicular or pedestrian travel, the Town will require a permit and a street closing in connection with the event and all applicable fees, and may require that the event be held at an alternate site where the event is not likely to impede or pose a threat to vehicular or pedestrian travel, if such a site is available.

d. Upon approval of a street closing, the sponsor shall be issued a street closure permit by the Town Manager. This permit shall be displayed in a prominent place during the event.

e. During the conduct of an event, the sponsor of that event shall comply immediately with the lawful request of any police officer, firefighter, rescue service person, or Town employee to move any structure or persons from a street which has been closed in connection with that event.

f. Notwithstanding any of these provisions, the Town Manager may close any street for a neighborhood-based gathering when (i) one block or less is to be closed, (ii) there is an alternative for all traffic, (iii) reasonable notice of the closure is given by posting signs at either end of the block, and (iv) the Town Manager believes that there are no safety concerns. In these cases, no permit is required and applicants shall be referred to the Town Clerk for street closure permits.

3. No Impediments to Public Access.

During any street closure, all Town ordinances and State statutes limiting the use or obstruction of fire lanes, access to Fire Department fire suppression system connections and fire hydrants, emergency routes, and pedestrian walkways must be observed at all times. No person(s) or group(s) participating in an event shall block building entrances to or exits, nor shall such person(s) or group(s) interfere with the use of buildings, parks, or facilities by non-participating persons for their ordinary purposes.

4. Limited Duration.

No event shall be authorized for a duration in excess of two (2) days and no street closing shall be authorized for a duration in excess of ten (10) hours. Provided, however, that the stated period may be extended upon request no later than 24 hours prior to the expiration of the then-authorized duration for demonstration only, up to one (1) day unless another application has requested use of the particular area and said application precludes double occupancy.

5. Time of Day Restrictions.

No event shall be permitted in any Town park during hours that the park is otherwise closed to the public.

6. Sound Amplification.

1. The Town Manager may approve a request in the permit application for the use of sound amplification equipment in connection with the permitted event, in accordance with exemptions to noise ordinance violations enumerated in Chapter 11 of the Code of the Town of Berryville. The Town Manager may reasonably limit the sound amplification equipment so that it will not unreasonably disturb nonparticipating persons in or in the vicinity of the area of an event and/or so that it will not unreasonably interfere with the conduct of another event or an outdoor business enterprise in the vicinity or area.

2. No amplified sound shall be generated by or in connection with an event between the hours of 10:00 p.m. and 09:00 a.m.

7. Sales or Distribution of Merchandise/Information

a. When the sale or display of merchandise, or the distribution or display of educational, informational or other materials (including the distribution of non-commercial printed materials) is to be done in or upon Town streets or parks with the aid of a table, stand, or structure, no such table, stand, or structure shall exceed 4 ft. x 4 ft. or 2 ft. x 8 ft.

b. Whether or not a permit is required, the sale, display, or distribution of merchandise or other materials and the solicitation of contributions or donations is prohibited in the following areas: (1) any location that would impede access to the entrance of any adjacent building or driveway; (2) any location such that the sale or distribution activity would occupy more than half the available sidewalk width, or four feet of sidewalk width, whichever is less; (3) within 10 feet of a fire hydrant, a public telephone, a fire escape, the driveway of a fire or police station, or a loading zone; (4) within the portion of any street intended for the use of motor vehicles which has not been temporarily closed for or in connection with the demonstration or special event; (5) if done with the aid of a table, stand, or structure within any area reserved by a permit issued for an event, if the sponsor of the event has not consented to the presence of the table, stand, or structure; and/or(6) upon the lands or within the structures of Rose Hill Park.

c. Persons or organizations engaged in the sale, display, or distribution of written or printed materials and/or the solicitation of donations or contributions shall not obstruct or impede pedestrians or vehicles, harass park visitors or attendees of any event, misrepresent the purposes or affiliations of those engaged in the activity, or misrepresent whether written or printed materials being distributed are available without cost or donation.

d. No sales or distribution activity may be conducted after 10:00 p.m., except in connection with a community event.

8. Food and Beverage Sales.

a. All sales and/or other provision of food and/or beverages must be done in accordance with all licenses, permits, and approvals required by law, including those required by the Health

Department, the Department of Alcoholic Beverage Control, and the Town Treasurer. If all required licenses and/or permits have not been provided to the Town, the application or permit may be denied or revoked.

b. The sponsor shall provide the Town with a diagram identifying the size and location of any tables, stands, food trucks, mobile food units, or other structures to be used for or in connection with the sale of food and beverages. There shall be no sales or distribution of food or beverages in any of the following locations: (1) any location that would impede access to the entrance of a building or driveway; (2) any location such that the sale or distribution activity would occupy more than half the available sidewalk width or four feet of sidewalk width, whichever is less; (3) within 10 feet of a fire hydrant, a public telephone, a fire escape, the driveway of a fire or police station, or a loading zone (unless the loading zone is located in a street temporarily closed in connection with the event); and/or (4) within the portion of any street intended for the use of motor vehicles which has not been temporarily closed for or in connection with the event.

c. Any person selling or otherwise providing food and/or beverages during an event or community event within an area reserved pursuant to the permit must do so with the consent of the sponsor and must have all licenses, permits, and approvals required by law. The sponsor controls vendors only within the area designated for the event or community event.

d. There shall be no sale or other provision of food or beverages at any event after 10:00 p.m.

e. In accordance with the Deed of Gift for the lands of Rose Hill Park, no food and/or beverages may be offered for sale; however, food and/or beverages excluding those containing alcohol and in accordance with all other regulations set forth in this section may be provided free of charge by the sponsor to event attendees.

9. Signs and Banners.

The use of signs and banners in or upon the Town's streets is prohibited for, or in connection with, any event except:

a. Signs hand-carried by an individual are allowed up to 3 feet by 5 feet in size. If, during an event, signs interfere with the public safety personnel's ability to conduct their duties due to the signs' size or use by persons, such signs can be restricted or banned from the event.

b. Signs are allowed on or within any table, stand, or other structure at which food, beverages, or merchandise is being sold, or at which non-commercial printed material is being distributed, as long as sign is no larger than two (2) square feet in area and contains no advertising or advertisement.

c. Signs that are attached permanently or semi-permanently to stands or vehicles being used for or in connection with authorized recreational activities or events are allowed.

10. Advertising.

Advertising/advertisement by the use of banners, billboards, signs, markers, audio devices, or any other means whatsoever is prohibited in or upon Town streets, sidewalks, and parks for or in connection with any event. (VA Code 15.2-2013).

11. Temporary Structures.

The erection, placement, or use of structures of any kind is prohibited, except:

a. Temporary structures may be permitted when notice to the Town Manager is provided contemporaneously with the permit application. Examples of temporary structures that may be permitted are as follows: structures erected for the purpose of symbolizing a message, first aid facilities, lost child alerts, and/or shelter for electrical or other sensitive equipment.

b. Structures that are being hand-carried are allowed as part of a demonstration.

c. Structures that are permitted pursuant to other sections of these regulations are allowed.

d. When allowed: (1) structures are not permitted on sidewalk(s) unless they meet the size criteria described in section (7)a of these regulations; (2) structures must be erected in such a manner so as not to unreasonably harm park or other public area resources, and the sponsor of the event must agree to remove such structures as soon as practicable after the conclusion of the permitted demonstration or special event; (3) structures must be capable of being removed upon 10 hours' notice and without permanent damage to Town lands (with the sponsor being responsible for any non-*de minimis* costs of remedying any damage arising out of such removal), and shall be secured in such a manner so as not to interfere unreasonably with use of any park area by other permittees authorized under this section; (4) structures shall not be attached to or fashioned in any way that would damage trees or other existing structures on public lands; and (5) the sponsor must comply with all other regulations concerning temporary structures and required permits as established by the Berryville Planning Department and Clarke County Building Department.

e. The Town Manager may impose other restrictions upon the use of temporary structures in the interest of protecting park or other public areas and/or traffic and public safety considerations.

12. Sanitation and Garbage.

a. Garbage, trash, rubbish, litter, or any other waste material or waste liquid generated on public property during an event shall be removed from the area by the sponsor of the event or deposited in receptacles provided for that purpose. The improper disposal of such waste is prohibited.

b. The sponsor of every event shall be required to pay a fee for cleanup costs, in the amount specified in Appendix A. This fee must be paid in advance. If actual cleanup costs incurred by the Town exceed the amount of the Cleanup Deposit, the sponsor will be billed by the Town for the excess.

c. A sponsor of any event must arrange for such public restroom facilities as may be required by the Health Department. The Town shall bear no responsibility for the cost of providing such facilities, and it shall be the sponsor's obligation to provide documentation to the Town Manager that all restroom facilities required by the Health Department have been arranged. Failure to provide documentation of Health Department approvals prior to an event shall be grounds for denial or revocation of a permit

13. Electricity.

Sponsors in community events may have the use of Town electrical outlets as needed. Sponsors may be required to pay an electricity fee in advance based upon anticipated electricity needs for the event. Attendees in events may not use of Town electrical outlets.

14. Fireworks Displays; Open Flame.

Persons desiring to conduct a pyrotechnic display of fireworks on streets or public lands must obtain approval from the State Fire Marshall's Office. Persons desiring to use open burning or open flame on streets or public lands must obtain a permit from the Town as required by sec. 6-1 (Open burning; generally) of the Town Code. Fires upon the lands of Rose Hill Park are prohibited with the exception of fires within grills located in the park designed for the preparation of foods or in conjunction with special ceremonies approved by the Town Manager. (Berryville Town Code sec. 13-36(i) The Chief of Police, in consultation with the Clarke County Director of Fire and EMS, may withhold approval of such permit if its issuance would result in the violation of a Town ordinance or it might jeopardize public health, safety, or welfare.

15. Public Safety Personnel.

a. No permit will be granted for an event unless adequate security will be available for the welfare and safety of those attending the event and of the general public. Determination of public safety personal staffing levels will be made by the Town Manager upon consultation with Police Chief, Clarke County Director of Fire and EMS, or other appropriate public safety official.

    1) General Requirements.

        A) Minimum Required Security Officers:

            1) For open events where alcohol is served or offered for sale and admission is not restricted by tickets, fees, or otherwise, the sponsor must pay the cost of one police officer to staff the event, regardless of minimum attendance. When attendance exceeds or is expected to exceed 100 people, the sponsor must pay the cost of one police officer for every 100 (or any portion thereof) additional people attending or expected to attend.

            2) For closed events alcohol is served or offered for sale and admission is restricted by tickets, fees, or otherwise, the sponsor must pay the cost of two police officers to staff the event, regardless of minimum attendance. When attendance exceeds or is expected to exceed 350 people, the sponsor must pay the cost of one police officer for every 350 (or any portion thereof) additional people attending or expected to attend.

            3) For events at which no alcohol will be served or offered for sale, whether open or closed to the general public, and attendance exceeds or is expected to exceed 1000 people, the sponsor must pay the cost of one police officer to staff the event. The sponsor must pay the cost of one police officer for every 1,000 (or any portion thereof) additional people attending or expected to attend.

            4) For marathons/races/walks, the sponsor must pay the cost of one police officer per

hour of the race. The sponsor may be required to pay for additional police officers to staff the event if the Police Chief determines additional police officers to be necessary due to the geographic location of the proposed event, the time of day the event is scheduled, or other factors related to the safety of attendees or the general public and the efficient flow of traffic and pedestrian travel along the planned route of the event.

5) Additionally, for all events the sponsor shall be required to pay the cost of one traffic/parking control officer for every 1,000 people (or any portion thereof) attending the event.

6) Upon a determination by the Chief of Police that one or more police vehicles are necessary to assure safe and efficient police coverage of an event, the sponsor must pay a vehicle fee as specified in Appendix A for each required vehicle. A sponsor may request an estimate of the number of vehicles that may be required; however, if circumstances of the event require the assignment of additional vehicles, the sponsor will be responsible for fees for each vehicle actually deployed.

7) Upon a determination by the Clarke County Director of Fire and EMS that one or more fire and/or emergency medical services vehicles are necessary to ensure safe and efficient fire or emergency coverage of an event, the sponsor must pay a vehicle fee, as specified in Appendix A for each required vehicle. A sponsor may request an estimate of the number of vehicles that may be required; however, if circumstances of the event require the assignment of additional vehicles, the sponsor will be responsible for fees for each vehicle actually deployed.

8) Upon a determination by the Clarke County Director of Fire and EMS that one or more firefighters, fire officers, or emergency medical services providers are necessary to ensure safe and efficient fire and emergency coverage of an event, the Sponsor must pay the cost of those firefighters, fire officers, or emergency medical services providers. A Sponsor may request an estimate of the number of firefighters/officers that may be required; however, if circumstances of the event require the assignment of additional firefighters/officers, the sponsor will be responsible for fees for each vehicle actually deployed.

B) Fees and Charges: The fee(s) and charges associated with the above-stated police officer, firefighter, and emergency vehicle requirements are set in Appendix A. The costs charged to sponsors for required police, fire, and emergency personnel coverage will be the established hourly wage for overtime work for the officer(s) willing and available to cover the event. In the event that the Town's actual cost of police, fire, and emergency personnel coverage exceeds the amount(s) collected in advance as deposits, the sponsor will be responsible for payment of this cost.

C) When admission fees will be charged, the sponsor of an event shall provide at least two secure access gates at locations approved by the Town's Police Department. For events to which tickers are sold in advance, the sponsor shall, two days prior to the event and at any other time reasonably requested by the Town, advise the Town as to how many tickets have been sold as of the day of the report.

16. Facilities Charges.

The sponsor of an event to which an admission fee will be charged shall pay the Town a rental fee in the amount specified in Appendix A.

17. Carnivals and Circuses.

a. No circus, carnival, or other similar show shall publish or post in any way within the Town at any time within 15 days prior to the holding of such event within the Town, any advertising of the exhibition of the circus, carnival, or other similar show (VA Code 58.1-3728).

b. Any circus, carnival, or other, similar show shall obtain the license required by section 9-35 of the Town Code before commencing any activity.

c. The sponsor of the circus, carnival, etc. shall pay a fee, as specified on Exhibit A hereto, for the inspection of any amusement rides to be offered as part of the event, and shall pay the tent erection fee(s) required by regulations of the Clarke County Building Department.

18. Other Conditions and Limits.

A permit may contain additional conditions and limits as may be warranted by the nature of a particular event and are consistent with these regulations, in the interest of protecting park or other Town resources, the use of nearby areas by other persons, and other reasonable property and/or public safety concerns.

Sponsors who request the Town to provide special equipment or facilities (e.g., barricades and cones for street closings, tables, chairs, public address systems, fencing, etc.) will be charged a reasonable fee and rental. An estimate for these fees shall be provided to the sponsor following the sponsor's request for such items.

A permit for a demonstration may be subject only to reasonable time, place, and manner conditions or limits that: (i) are narrowly tailored to serve the Town's significant interest, and (ii) leave open ample alternative channels for communication of the content of the demonstration. No permit denials, revocations, or modifications, and no time, place, or manner conditions or limits imposed on a demonstration may be based on the content of the beliefs expressed or anticipated to be expressed during the demonstration or on factors such as the attire or appearance of persons participating or expected to participate in a demonstration, except to the extent involving unlawful or prohibited items, nor may such conditions or limits favor special events over demonstrations. The Town Manager may impose such conditions or limits on a demonstration (i) during the permitting approval process or (ii) during the occurrence of a permitted demonstration if necessary. These limitations and/or conditions may be imposed to (i) ensure the demonstration meets the stated terms and purposes of these regulations, (ii) due to the occurrence of circumstances unrelated to the demonstration that were not anticipated at the time of approval and that were not caused by demonstration attendees, counter-protestors, or Town officials, or (iii) due to a determination by a public safety official that there exists an imminent likelihood of violence or other threat to public safety endangering persons or threatening to cause significant property damage.

F. Insurance or Other Liability Contract.

Prior to issuance of event permit, the Sponsor must provide the Town with an insurance certificate that verifies the insurance coverage required by these regulations.

1. The sponsor of an event shall furnish a general liability and property damage insurance contract insuring the Sponsor's liability for personal injury and death and damages to property resulting from its use of public property. This contract shall name the Town of Berryville as the certificate holder and as an additional insured. Please note that if the grounds of the Berryville-Clark County Government Center are the event site, then both the Town and County must be provided certificates.

2. The required general liability and property damage insurance shall be provided in an amount not less than $1,000,000, and the insurance policy shall name the Town (including its officers, officials, employees, and agents) as an additional insured party to the insurance contract. Failure to provide required insurance and reasonable documentation of the insurance, will be grounds for denial and/or revocation of a permit.

3. If alcohol is to be served or sold in connection with the event, then the required insurance shall include a liquor liability rider with a minimum of $1,000,000 coverage.

4. If fireworks will be discharged, then a fireworks-specific liability rider with a minimum coverage of $1,000,000 must be provided.

5. The insurance certificate must include a description of the event that corresponds with the permit application, i.e., electrical use, animals, bouncy house, etc.

6. This insurance requirement may be waived, in whole or in part, by the Town Manager for events that do not (i) pose a high level of liability risk to the Town or a material risk to public safety, and (ii) do not involve any inherently dangerous activity. A written request to waive or modify any insurance requirement must be made by the sponsor at the time a permit application is submitted. An approval or denial of the request will be made in writing to the event sponsor by the Town Manager.

7. For events held in Rose Hill Park with greater than 25 attendees and for which the Town Manager determines a special events permit is not required (i.e., a birthday party), the event sponsor must secure a low-cost Tenant User Liability Insurance Program (TULIP) through Virginia Risk Sharing Association (VRSA) at https://app.gatherguard.com/?f=4750.

8. The sponsor of an event for, or in connection with, which any type of royalty or royalties is required to be paid must agree to pay all such royalties (including, without limitation, any which may be due to ASCAP and BMI) and to indemnify and hold the Town harmless from and against any and all royalty payment sought from the Town.

G. Information Collection.

The information collected under these regulations will be used to provide notification to the Town Police, Town Department of Public Works, and local fire and rescue officials of the plans of sponsors of events in order to assist in the provision of security and logistical support.

H. Community Events.

Except as expressly stated, community events shall be conducted in accordance with all the conditions and limits on events as specified herein and be subject to all applicable fees, indemnifications, and deposits. Community events include the following:

- Farmers' Market

  The Farmers' Market is held on the Rixey-Moore parking lot on Saturday mornings from April through October. The market is governed by a board and has its own set of regulations that have been reviewed by Town Council.

- Music in the Park
- Homecoming Parade
- Christmas Parade
- Summer Concert Series
- National Night Out
- Memorial Day Observance
- Veterans Day Observance

APPENDIX A

Special Events and Demonstrations Fee Schedule

1	Event Permit Application Fee (pay upon application)	$25.00 (non-refundable)
2	Street Closure Fee (pay upon application)	$100.00 (non-refundable)
3	Gazebo Security Deposit (pay upon application)	$50.00

4. Public Space Rent (events to which entry is limited by tickets or admission fees)

0 – 1,000 attendees	$50.00
1,001 – 1,999 attendees	$100.00
2,000 – 2,999 attendees	$150.00
3,000 attendees and up	$500.00
$50.00 due with application.	Remainder of Public Space Rent to be submitted to the Town within five (5) calendar days following conclusion of the event, along with documentation of total ticket sales or attendance count. The Town may monitor attendance to verify attendance numbers.

5. Electricity Fee $50.00 Advance deposit

   Advance deposit covers first four (4) hours of use. Sponsor will be billed $10.00 per hour for each additional hour of actual usage.

6. "No Parking" Signs $1.00 per sign – Billed

7. Building Permit Fee (Tent) Contact Clarke County Building Department

8. Amusement Ride Inspections Contact Clarke County Building Department

9. Public Works Fee $100.00 Advance deposit

   Advance deposit covers first two (2) hours of labor associated with event. Sponsors will be billed $50.00 per hour for each additional hour of labor that is provided.

10. Public Safety Personnel — $50.00 per required officer, advance deposit (refundable up to 24 hours prior to event)

- Deposit due with application.
- For ticketed events, where tickets are sold in advance an additional $50.00 deposit required per required officer/technician, as calculated based on tickets sold as of 48 hours prior to the Event. The additional deposit is due 24 hours in advance of the Event.
- Sponsor will be billed per hour for each officer/technician actually utilized (based on police / fire / EMS estimates of actual attendance and/or circumstances of the event and based on the regular hourly rates or salaries for the police/fire/EMS personnel utilized).
- *Hourly Rates*: The Sponsor will be billed the higher of: (i) $30.00 per hour, or (ii) the established hourly wage for overtime work, or (iii) the special event flat rate for FSLA exempt employees, as may apply for each of the particular officer(s)/technician(s) willing and available to cover the event, for each officer/technician actually utilized, plus an administrative fee in the amount of ten percent (10%) of the total billed amount.

11. Public Safety Vehicle Fee — $25.00 per required vehicle – Billed

12. Cleanup Fee

- Closed Event (admission limited by tickets or fees) $300.00 Advance Deposit
  Refundable if event cancelled in advance

- Other Events $100.00 Advance Deposit
  Refundable if event cancelled in advance

13. Approval

The schedule of fees above was approved and adopted by action of the Town of Berryville Council on October 8, 2019.

APPENDIX B

Special Events Forms

I. Special Event Permit Application

II. Town of Berryville Land Use Permit

III. Rules and Regulations Governing the Use of Rose Hill Park

Special Event Permit Application

FOR OFFICIAL USE ONLY
Organizational Status
___Non-Profit_____Commercial _Independent
Attachment Verification
___Maps _ Insurance_____ABC Permit
___Tent Permit _VDH Permit
___Road Closure Permits

Name of Event: _____

Activity type (Please select all that apply):

____Block Party ____Demonstration ____Other

____Parade ____Festival/Fair (please describe)

____Film Production ____Race/Walk _____

_____

Event Location Requested:

____Rose Hill Park ____Rixey-Moore Parking Lot ____Hogan's Alley

____Other _____

Group Requesting Event _____

Date of Event _____

Rain Date, if any _____

Time of Event _____

_____

Date Application Received

Organizer's Information (Representative to be present at event with approved permit available for inspection)

Primary Name_____Cell Phone _____

Address_____Work Phone _____

City_____State/Zip _____

Email_____Home Phone _____

Secondary Name_____Cell Phone _____

Address_____Work Phone _____

City_____State/Zip _____

Email_____Home Phone _____

Description of the Event (Please attach additional sheet if more space is needed)

_____

_____

_____

_____

Will the activity require the blocking of any surrounding public streets, driveways or entrances?

Yes_____No _____ If yes, please identify: _____

Event Hours

Set-Up Time_____Hours of Event_____Clean-Up Time _____

Anticipated Attendance

Participants_____Spectators_____Other _____

Name of Insurance Company: _____

Copy of Certificate of Insurance providing $1 million in general liability insurance is required. The Town of Berryville must be named as the certificate holder and as an additional insured. This amount may be increased or waived as deemed necessary by the Town Manager or their designee. Please note that alcohol, animals, and/or fireworks on site require additional insurance.

Will sound amplification devices be used? Yes_____No _____

If Yes, length of time: _____

Will the event require use of any parking lots for staging areas? Yes_____No _____

If Yes, please identify: _____

Will alcohol be served? Yes_____No _____

If Yes, all state laws and local ordinances must be followed. The organizer must obtain a Virginia ABC permit (http://www.abc.virginia.gov/) and is responsible for all required permits.

Will food be served? Yes_____No _____

If Yes, the organizer may be required to obtain a permit from the Virginia Department of Health (540/955-1033) and is responsible for all requisite permits.

Will any fees be charged in association with the event, admission, etc.?

Yes_____No_____If yes, amount to be charged _____

If Yes and the special event is to occur in Rose Hill Park, please note that a Fundraising Permit is required upon application for valid and duly-constituted non-profit organizations for the purpose of approved charitable, educational, cultural, and/or community-oriented projects and activities. Commercial activity is prohibited.

Will you have security on site? Yes_____No _____

If Yes, please identify who will be on site _____

Will weapons or firearms be present? Yes_____No _____

If Yes, please provide detail of activity _____

Will there be a parade? Yes_____No_____(If yes, please complete the following section)

VDOT and/or Town of Berryville Land Use Permit and fee are required.

Please identify parade route

_____

_____

Will there be vehicles in the parade? Yes_____No_____Number of vehicles anticipated_____

What time will staging occur? _____

Where will staging occur? _____

Will there be animals in the parade? Yes_____No _____

If Yes, what type and how many? _____

Will you need assistance from Fire & Rescue? Yes_____No _____

If Yes, please contact John H. Enders Fire & Rescue at 540/955-1110 at least ten (10) days prior to the event.

Will you be using any of the following? (Mark all that apply)

____Tents	____Tables	_____Portable Toilets
____Live Radio	____Signs	_____Electricity
____Banners	____Animals	

Please note: Architectural Review Board review and approval and Zoning Permits may be required for certain banners, signs and temporary structures.

Please supply a sketch of how the requested venue will be organized for the event below, or attach a map with this application.

Hold Harmless Agreement

_____(Legal name of business/organizer, exactly as it appears on Insurance Endorsement), shall defend and hold harmless, the Town, its officers, employees, agents, and representatives thereof, harmless from all suits, actions, claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violation of rights sustained by any person or property in consequence of any neglect on behalf of_____(legal name of business/organizer) while their personal property is situated on Town Property.

_____(Legal name of business/organizer) shall further hold the Town harmless for any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree.

Legal Name of Business/Organizer _____
(As it appears above)

By (signature): _____

Name (printed): _____

Title: _____

Address: _____

_____

Date: _____

++

For Office Use Only

Permit Approved_____ Denied _____

By: _____

Date: _____

Permit #_____

Special Event Permit # _____

Permission is hereby granted to _____
(Name of Organization/ Organizer)

for the use of the facilities identified in the attached application on _____
(Date)

from_____to_____.
(Time)

This permit is issued with the understanding that _____
(Name of Organizer)

shall accept responsibility for adherence to the Town of Berryville Special Events and Demonstrations Regulations, Ordinances of the Town of Berryville (Chapter 20- Parades and Demonstrations), and Ordinances of the Town of Berryville (§ 13-36 Regulation of Use and Conduct in Rose Hill Park) as well as to any special conditions which may be attached hereto.

Date _____ Signed _____
Town Manager

Special Fundraising Permit

Permission is further granted to the above-named organization for a fundraising event pursuant to the approved application for same dated _____.

Date _____ Signed _____
Town Manager

LAND USE PERMIT
LUP-A Land Use Permit Application

APPLICATION is hereby made for permit as shown on the accompanying plan or sketch and as described below. Said activity(s) will be done under and in accordance with the rules and regulations of the Council of the Town of Berryville, in so far as said rules are applicable thereto and any agreement between the parties herein before referred to. Where applicable agreements may be attached and made a part of the permit assembly including any cost responsibilities covering work under permit. Applicant agrees to maintain work in a manner as approved upon its completion. Applicant also hereby agrees and is bound and held responsible to the owner for any and all damages to any other installations already in place as a result of work covered by resulting permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the Town of Berryville Council members, the Town and all Town employees, agents, and offices, from responsibility, damage, or liability arising from the exercise of the privileges granted in such permit to the extent allowed by law. In consideration of the issuance of a permit the applicant agrees to waive for itself, successors in interest or assigns any entitlements it may otherwise have or have hereafter under the Uniform Relocation and Assistant Act of 1972 as amended in event the Town or its successor, chooses to exercise its acknowledged right to demand or cause the removal of any or all fixtures, personality of whatever kind or description that may hereafter be located, should this application be approved.

Type or print clearly

Applicant Driver's license or Tax ID No. _____ **Contact Name** _____

Owner Name _____ **E-mail Address** _____

Address _____ **Telephone Number (_)**_____**-**_____**Emergency**

City_____**State**_____**Zip Code**_____ **Telephone Number (_)**_____**-**_____**Fax Number (__)**__ _____**-** _____

Agent Driver's license or Tax ID No. _____ **Contact Name**_____

Agent Name _____ **E-mail Address**_____

Address _____ **Telephone Number (_____)**_____**-** _____

City_____**State**_____**Zip Code**_____ **Emergency Telephone Number (_____)**___**-**_____**Fax Number (_____)**_____**-**_____

Permit Term Requested_____**Fees Enclosed $**_____**Check Number** _____

Money Order_____**Other**_____**Estimated cost of work to be performed on Town of Berryville Right of Way $**_____

Surety Information: **Surety Posted by: Owner** ☐ **Agent** ☐ **Surety Refund to: Owner** ☐ **Agent** ☐ **Surety Waived** ☐

Amount of Surety $_____**Obligation Amount $**_____**Check #** _____

Surety Company Name_____**Bond #**_____

☐ **LUP-CS CASH SURETY AFFIDAVIT PROVIDED FOR CASH SURETY**

Applicant has provided proof of the following requirements in accordance as defined in §2.2-1151.1 of the Code of Virginia

(1) The utility company has registered as an operator with the appropriate notification center.
(2) Attached is a notarized affidavit, stating that the utility owner has notified the commercial and residential developer, owner of commercial or multifamily real estate, or local government entities with a property interest in any parcel of land located adjacent to the property over which the land use is being requested, that application for the permit has been made.

Request permission to perform the following activity(s): _____

_____

_____as per attached plans.

Location: **[ ]** Town of_____Route No._____Street Name _____

Latitude_____Longitude_____Tax Map Number_____Applicant Job No._Between Route No._____Street Name_____and Route No._____Street Name _____

[ ] IF APPLICABLE, I AGREE TO PAY THE FULL SALARY AND EXPENSES OF A TOWN ASSIGNED INSPECTOR IN CONJUNCTION WITH ACTIVITIES AUTHORIZED UNDER THE AUSPICES OF A TOWN OF BERRYVILLE LAND USE PERMIT

Signature of Applicant:_____Title_____Date _____

Signature of Agent:_____Title_____Date _____

All applicable items on this form must be completed to avoid delay in processing the issuance of a Town of Berryville Land Use Permit.
Prepayment required with remittance payable to Town of Berryville.

TOWN OF BERRYVILLE USE ONLY

Receipt is hereby acknowledged for: CHECK No._____MONEY ORDER No. _____

In the Amount of $_____for PERMIT FEE $_____CASH SURETY $ _____

Authorized Town Signature:_____Date: _____

PLEASE READ CAREFULLY

RULES AND REGULATIONS GOVERNING THE USE OF ROSE HILL PARK

NOTICE: THE TOWN OF BERRYVILLE IS NOT RESPONSIBLE FOR ACCIDENTS, INJURY, OR LOSS OR DAMAGE TO PERSONAL PROPERTY.

1. All applications for permission to use Rose Hill Park facilities shall follow procedures outlined in the Regulations for Special Events and Demonstrations and §13-35 through 36 of Town Code.

2. It shall be a condition of all special event permits issued for use of the park and its facilities that no person, whether or not a member of the sponsoring group or a participant in the special event, can be denied access or free passage to, from, or within all or any portion of Rose Hill Park or any facilities therein. Rose Hill Park shall at all times remain a public park with right of free passage to all members of the public.

3. No individual, group, or organization will be permitted to use the park for profit or gain in the absence of a special fund-raising permit obtained from the Town pursuant to paragraph four (4) herein. All regular park permits shall be conditioned on an understanding that the special event is not a benefit affair, that no admission is to be charged, and that no tickets will be sold. There will be no gambling or games of chance except as may be permitted by a special fund-raising permit issued pursuant to paragraph four (4) herein.

4. The Town may issue a special fund-raising permit upon application, on forms provided by the Town, by valid and duly-constituted non-profit organizations for the purpose of approved charitable, educational, cultural, religious and/or community-oriented projects and activities. All other rules and regulations governing the use of Rose Hill Park, as set forth herein, shall apply to such fund-raising events approved by special permit.

5. No alcoholic beverages or illegal controlled substances are allowed on the premises at any time.

6. Users of the Rose Hill Park gazebo may not deface the structure in any way. No driving of nails, thumb tacks, or fastening to light fixtures will be permitted. Plans for any decorating must be submitted for approval with special event permit applications.

7. The Town of Berryville furnishes only such lighting and electrical service as is in place. Any additional services and equipment needed for a special event must be furnished by the user. When special or additional lighting or other electrical equipment is required, approval of electrical connections by the Town of Berryville Director of Public Works must be obtained at least forty-eight (48) hours prior to any such lighting or equipment being placed in use.

8. All groups using the Rose Hill Park facilities will be responsible for setting up any equipment, such as chairs and tables, to their own liking. The Town of Berryville cannot provide personnel assistance for any loading, unloading, or setting up of such equipment.

9. All groups using the Rose Hill facilities shall clean up, dismantle and remove any equipment, and in general, leave the premises in the same condition as they found them, upon conclusion of the special event. All garbage and trash must be put in heavy-duty plastic trash bags, to be supplied by the sponsoring group, and placed in the park's trash containers.

10. Any and all damage to the grounds, buildings, and equipment must be corrected by the sponsoring group to the satisfaction of designated officials of the Town of Berryville. Correction may include replacement if deemed warranted by such Town Officials.

11. All activities and required cleanup shall be concluded no later than 12:00 midnight of the day of the scheduled event.

12. Users of the park and its facilities must take adequate provision to guard against public disturbances or other unsafe practices.

14. No event is official until it is entered on the schedule and a special event permit is issued by the Town of Berryville.

15. All groups using the park and its facilities must abide by these rules and regulations and any special conditions which might be attached to individual permits. In the event unusual and special considerations associated with a particular event would render complete satisfaction of these provisions a hardship, prior approval of any variance or deviation must be obtained from designated Town Officials. The Town reserves the right to require a damage deposit, in such amount as the Town deems appropriate, as a special condition to individual permits.

16. For cause, permits are subject to cancellation or revocation by the Town of Berryville.

Regulations for Special Events and Demonstrations

~~06/01/2023~~05/01/2026

Accessibility Notice:
This document includes tracked changes to illustrate proposed revisions. Due to the nature of redlined documents, this version may not conform to accessibility standards. A finalized version without tracked changes will be available in an accessible format upon completion of the review and adoption process.

The following document establishes guidelines concerning processes associated with events and demonstrations conducted on public property. These guidelines and processes reference existing ordinances of the Town of Berryville, State Code, Planning and Zoning Ordinances of the Town of Berryville and Clarke County Building Department Regulations.

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I. Purpose

To establish procedures and standards governing the use of public property by non-Town organizations and individuals for the purpose of conducting events. To ensure the preservation of public convenience in the use of Town streets and outdoor areas, the preservation of public order and safety, and the defraying of administrative expenses associated with certain types of uses.

To protect the right of persons and groups to organize and participate in peaceful assemblies to express their political, social, religious, or other views on Town streets, sidewalks, other public ways, parks, and other public lands, subject to reasonable restrictions designed to protect public safety, persons, and property. To accommodate the interest of persons not participating in such assemblies to use Town streets, sidewalks, and other public ways to travel to their intended destinations; Town park for recreational purposes; and other Town lands for their intended purposes.

II. Organizations and Town Departments Affected

The Town Manager, directly or through the Town Clerk, shall manage the scheduling of events on Town-owned property. The Town Planning Department, Police, Public Works, Virginia Department of Transportation (VDOT), John H. Enders Fire & Rescue, and Clarke County Fire & Rescue shall have an opportunity to review event applications and propose reasonable time, place, and manner modifications thereto and conditions thereon in keeping with these ordinances and the purposes stated in section I above.

III. Policy

A. Definitions

"Advertising" and "advertisement" shall mean anything containing any words, symbols, pictures, and/or logos directing attention to any business or to any commodity or service for sale to the public; excluding, however: (i) a price sign, a sign or logo identifying the name of a vendor and item being sold by that vendor when such signs are located within an area specifically delineated as part of an event and the vendor holds a valid permit, (ii) a sign or logo naming the sponsor(s) of an event, and (iii) stands or vehicles with semi-permanent or permanently installed signs if being used for authorized recreational activities or events.

"Commercial activity" means performing services or providing goods that can normally be obtained from private enterprise.

"Community event" shall mean events designated by Town Council or Town Manager as "community events" from time to time.

"Demonstration" shall refer to non-commercial expressions protected by the First Amendment of the United States Constitution (such as picketing, political marches, speechmaking, vigils, walks, etc.) conducted on public property, the conduct of which has the effect, intent, or propensity to draw a crowd of onlookers. This term does not include casual activity by persons which does not have the intent or propensity to attract a crowd of onlookers.

"Event" may refer to a demonstration, community event or a special event, or to demonstrations,

community events, and special events, collectively.

"Events Liaison" means the Town Clerk, or another person designated by the Town Manager.

"Open burning and open fire" have the same meaning as set forth in the Berryville Town Code § 6-1.

"Open flame" means fire whose flame is supported by wick, oil, or other slow-burning means to sustain itself. "Open flame" includes but is not limited to, flame-producing devices such as candles, torches, and juggling or other fire artist equipment, provided, however, that "open burning and open fire" and "open flame" shall not include handheld candles when used for ceremonial purposes and not held or used in an intimidating, threatening, dangerous or harmful manner.

"Person" shall mean and include any individual, corporation, Limited Liability Company, partnership, limited partnership, association, company, business, non-profit company, trust, joint venture, or other legal entity.

"Prohibited items" shall mean (i) all items prohibited by law from being held, carried, displayed, worn or otherwise used in public, (ii) items banned from public or park lands, (iii) any BB guns, pellet guns, air rifles or pistols, paintball guns, pellet guns, nun chucks, tasers, stun guns, heavy gauge metal chains, lengths of lumber or wood, poles, bricks, rocks, metal beverage or food cans or containers, glass bottles, axes, axe handles, hatchets, ice picks, acidic or caustic materials, hazardous, flammable, or combustible liquids, dogs (except service dogs), skateboards, swords, knives, daggers, razor blades or other sharp items, metal pipes, pepper or bear spray, mace, aerosol sprays, catapults, wrist rockets, bats, sticks, clubs, drones, explosives, fireworks, open fire or open flames, or other item considered an "implement of riot", (iv) any items capable of inflicting bodily harm when these items are held or used in an intimidating, threatening, dangerous, or harmful manner, and (v) law enforcement or military-like uniforms or uniform-like clothing, badges, insignia, shields, hats, helmets, masks, equipment and other items that when held, carried, displayed or worn tend to suggest or imply that the wearer is a current member of law enforcement, the military, a private militia, or other public safety organization, such as a fire department or emergency medical services agency.

"Special event" shall refer to sports events, pageants, celebrations, historical reenactments, circuses, carnivals, music festivals, and other entertainments, exhibitions, dramatic presentations, fairs, festivals, races (i.e., runs/walks), block parties, parades, and other, similar activities, conducted on public property, which (i) are not demonstrations, and (ii) are engaged in by 25 or more persons. The term "special event" shall be construed to include a community event or private organization celebration held in or on Town-owned property and attended by more than 25 people. The term "special event" shall *exclude* gatherings of ten or more people in a park for general recreational or sports activities.

"Sponsor" shall mean the person (as defined above) or persons who sign, or whose authorized representative(s) sign, an application for an event permit and who will be responsible under the permit, if issued, for ensuring that the event will be conducted in accordance with these regulations. Where a purported sponsor is not a legal entity, the sponsor shall be the individual(s) signing the permit application.

"Streets" shall mean public streets, sidewalks, walkways, alleys, lanes, and highways in the Town.

"Structure" shall mean and include props and displays (such as, but not limited to: crates, crosses, theaters, cages, and statues); furniture and furnishings (such as desks, chairs, tables, bookcases cabinets, platforms, podiums, and lecterns); shelters (such as tents, boxes, inflatables, booths, and other

enclosures); wagons and carts; and all other similar types of property which might tend to harm Town land or street areas, including aesthetic interests.

B. Permit Requirements

1. Events may be held only pursuant to a permit issued by the Town Manager, with the following exceptions: events involving fewer than 25 persons where no space is requested to be reserved, or demonstrations which occur without prior planning or announcement for the purpose of an immediate and spontaneous response to a news-worthy occurrence. These may take place without a permit if (i) it is otherwise a lawful assembly conducted in accordance with the regulations set forth herein, (ii) the group will not unreasonably interfere with other events scheduled or taking place concurrently, (iii) the event does not block streets or access to Town property, and (iv) the event does not pose a threat to public safety. Without limitation of the foregoing, demonstrations taking place in response to a news-worthy occurrence more than 48 hours after such news-worthy occurrence will not qualify as spontaneous demonstrations even without prior planning or announcement, and sponsors of events outside this window must apply for and receive a permit for an event expected to draw 25 or more persons.

2. Wherever these regulations specify that a particular use or activity may be conducted only pursuant to a permit, such permit shall be required in order for that use or activity to be lawful.

C. Permit Applications

1. Permit applications may be obtained from the Events Liaison. Inquiries regarding use of Rose Hill Park may also be directed to the Events Liaison.

2. Applications for permits shall be submitted by the event sponsor in writing on a form provided by the Town so as to be received by the Events Liaison at least (i) thirty (30) business days in advance of any event if not requiring street closure, removal of parking, or provision of public safety personnel, or (ii) sixty (60) business days in advance of any event if requiring street closure, removal of parking, or provision of public safety personnel. These periods may be reduced by the Town Manager with respect to demonstrations only if, upon consultation with the Police Chief, Fire Chief or other appropriate public safety officials, the size and nature of the proposed demonstration will not reasonably require commitment of Town resources or personnel in excess of that which are normally available or which can reasonably be made available within the necessary time period, and review of the permit by all appropriate personnel for the purposes contemplated by these ordinances is feasible within the necessary time period. In all cases, sponsors are encouraged to submit requests for permits as far in advance of any event as possible, but for enumerated Community Events not exceeding 12 months and for all other events not to exceed 6 months. A permit may be denied if, taking into account the size and nature of the proposed event, the Town Manager does not have sufficient time to evaluate the proposed event's potential impact upon public safety, persons, and property, and the interests of persons not participating in the event being able to use Town streets, sidewalks, and other public ways to travel to their intended destinations, Town parks for recreational purposes, and other Town lands for their intended purposes is not compromised.

    a. Each application shall specify (i) the name, address and telephone number of a contact person

for the sponsor, (ii) the nature of the event, (iii) the date when the event is to be conducted, (iv) the times when the event is to begin and end, and the approximate times when assembly for, and disbanding of, the event are to take place, (v) the location(s) of the event and any assembling or disbanding areas, as well as any related stands or other structures to be used in the event, (vi) the approximate number of persons, animals, and vehicles that will participate in the event, (vii) whether the sponsor will invite, publicize, or advertise the event to groups and other persons that the sponsor does not directly represent, (viii) a description of the types of animals, the types of vehicles to be used, the number of bands and other musical units and sound trucks to be used, and the number, type, and size of banners, placards, and signs to be used, (ix) the number of persons who will be designated by the sponsor to monitor the event, and (x) any other information required by these regulations. The sponsor must disclose in an application whether the sponsor requests permission for a prohibited item to be used during a demonstration due to its expressive or symbolic quality relevant to the subject matter of the demonstration, including without limitation symbolic weapons, open flames, or other similar items. If the permit grant includes the right to carry or display a prohibited item, such item must be carried or displayed in strict accordance with the terms of the permit and must otherwise at all times conform to applicable law.

b. Any permit granted will be based on the information provided in the application being and remaining complete, accurate, and not having any material omissions regarding the nature of the event, any structures, or items to be used during the event, or any activities to be conducted during an event, which information constitutes conditions and limits on the event. Sponsor will notify the Town as soon as practicable if any information in the application is no longer complete or accurate, and provide a revised application containing the updated information. The Town will promptly review the revised application and notify the sponsor whether the permit will stand or be revoked, modified, or subject to additional conditions or limits. The sponsor will be responsible for notifying the anticipated attendees of any applicable conditions and limits placed on an event and any relevant subject matter of these regulations directly applicable to their conduct at an event, such as the list of prohibited items and the allotted time and location for an event and its initial staging and dispersal.

c. Each application must be accompanied by all required fees and deposits and signed by all sponsors responsible for the event unless, with respect to an application for a demonstration only, the sponsor claims in the application a bona fide financial hardship and the sponsor demonstrates to the Town Manager by reasonable evidence that the monetary obligations imposed by these regulations on the event would render the sponsor not reasonably able to conduct the demonstration. Accordingly, the Town Manager shall waive, in whole or in part, compliance with the monetary and indemnification obligations imposed by these ordinances to the extent necessary to enable the sponsor to conduct the demonstration.

d. If applicable, the sponsor of (i) an event at which at least 500 people will or may be expected to attend or (ii) a special event for which admission fees will be charged, shall provide the Town with the location and number(s) of people who attended the past three events staged by the sponsor or other principals. This will assist Town officials and public safety personnel in planning for any services that may be necessary in connection with the event.

e. Clarke County Building Department permits are required for tents that are greater than 900 square feet in size.

D. Permit Processing

1. Permit Applications.

Permit applications for events will be processed in order of receipt of completed applications, including any applicable fees or charges. However, the application of a sponsor who applies for a hardship fee waiver or reduction will not be considered incomplete due to non-payment of any fees or charges unless and until a determination is made that any fees or charges are due and owing from the sponsor and the due date for the fee has passed without receipt of payment. Unless otherwise provided by these regulations, no applications shall be accepted more than six months prior to the proposed date of an event; this restriction shall not apply to community events which routinely repeat on an annual basis. Upon receipt of a permit application, the Events Liaison shall promptly deliver a copy of such application to Town Manager, Police Chief, Director of Public Works, Community Development Director, and any other Town officials whom the Town Manager may, from time to time, designate as reasonably necessary to receive and review permit applications. Such officials shall promptly deliver to the Town Manager their recommendations with respect to granting or denying the requested permit, or any modifications, conditions, or limits which should be placed upon issuance of the permit.

2. Priority of Use.

Community events shall have priority of use of the particular street or Town land specified in section H of these regulations, and those areas shall be deemed reserved unless released in writing by the sponsor. Other events may be allowed in areas which have been reserved for a community event if they do not materially interfere with the community event and the community event sponsor consents.

3. Permit Application Fees.

An application fee shall be paid by the sponsor of every proposed event for which a permit is required. See Appendix A for the amount of the fee. If a permit is denied or revoked, the application fee will not be refunded.

4. Requests for Information.

Before or after permit issuance, the Town Manager or his or her designee may request from the sponsor such additional information with respect to a proposed event as reasonably deemed necessary for evaluating the proposed event's compliance with these regulations and the impact of the proposed event upon public safety, persons, and property, and the interests of persons not participating in the event being able to use Town streets, sidewalks, and other public ways to travel to their intended destinations, Town parks for recreational purposes, and other Town lands for their intended purposes. This may include a meeting with the Town Manager and Town of Berryville staff. The sponsor's failure to timely provide such additional information constitutes grounds for the denial of a permit request or the modification, conditioning, or limiting of a permit.

5. Grounds for Rejecting or Revoking a Permit.

A permit may be denied, conditioned, revoked, or limited by the Town Manager upon the following grounds:

a. Receipt of Multiple Requests: a fully executed application for the same time and place has been previously received, reserving a location for an event or activity which does not reasonably permit

multiple events in the same area;

b. Impact on Public Safety: if it reasonably appears that the proposed event will present a threat to public safety or health or would be unlawful due to its nature, location, anticipated number of attendees, or other factors. This includes, without limitation, where a permit or license required by the Health Department or the Virginia Department of Alcoholic Beverage Control has not been obtained;

c. Incompatible Use: the proposed event is of such a nature or duration that it cannot reasonably be accommodated in the intended space, would be inconsistent or incompatible with the purpose(s) for which the area is normally used, or with other uses of the area;

d. Failure to Meet Conditions: the application proposes activities contrary to one or more of the purposes, conditions, or limits specified within these regulations;

e. No Responsible Person: there is no person authorized to sign an application on behalf of the sponsor applying for a permit and/or there is no person willing or able, as demonstrated to the Town Manager by reasonable evidence, to accept responsibility for and perform the sponsor's obligations set forth in these regulations, including without limitation, the sponsor's indemnification obligations;

f. In the case of a proposed special event: the proposed special event cannot be accommodated within a reasonable allocation of Town funds and/or resources, considering the event's public appeal and the anticipated participation of the general public therein;

g. Failure of the Event to be Consistent with the Application: The Town Manager reasonably determines at any time following consultation with the Police Chief or other appropriate Town officials that any material information set forth in the permit application is or has become incorrect or misleading. In this case, the permit must be revoked, modified, conditioned, or limited consistent with these regulations; and/or

h. Prohibited Items: Prohibited items are not allowed at events, and an event permit will be denied or revoked if at any time it appears that prohibited items will be used, or are being used, during an event and the Town has not granted special permission in the permit covering such use. It will not be grounds for rejection of a permit that a sponsor wishes event attendees to carry or use a prohibited item in an expressive or symbolic way, including without limitation: a symbolic weapon, open flame or other similar item, provided that all attendees must be licensed to carry such weapons if required by law and the use of such items must be otherwise lawful; and further provided that the event sponsor pays for any additional police, fire, and emergency medical personnel required to maintain public safety in accordance with these regulations. If any prohibited item for which special permission has been received is held or used during the demonstration in an intimidating, threatening, dangerous, or harmful manner, such use will be unlawful and the permit's allowance of such use shall be automatically revoked. The person responsible for the unlawful use of the item will be directed by law enforcement to leave the demonstration area, and any person refusing to do so shall be subject to arrest for trespassing.

Nothing in these regulations shall prohibit a disabled person from carrying, possessing, or using a wheelchair, cane, walker, or similar device necessary for providing mobility so that the person may participate in a permitted event.

Nothing in these regulations shall prohibit certified law enforcement officers or other public safety officials acting in their official capacity from carrying or possessing materials, weapons, and / or devices used in the performance of law enforcement duties.

6. Modifying or Placing Conditions or Limits on Permit Grants.

A permit may be modified or its grant may be conditioned or limited by the Town Manager where necessary to meet the requirements of these regulations or to further their purposes. Such conditions and limits may include, for example: requiring the event to be relocated to an alternative venue if doing so provides for safe accommodation of the number of anticipated attendees or type of event; provided however, that Town Manager shall take into account whether the alternative venue is suitable for communicating the content of the demonstration. The Town reserves the right to limit the number of persons allowed at events on the basis of the location or nature of the event and to require that the sponsor provide a certain number of individuals, who may be volunteers within sponsor's organization, to act as crowd managers to assist with ensuring that the assembly is and remains lawful and in compliance with these regulations and liaising with Town officials prior to and during the event.

7. Notice of Decision

a. Applicants shall be notified of the Town's approval or denial of a permit for an event as soon as reasonably practicable after the date on which the application was received. The Town may also issue approval of a permit for an event conditioned upon the sponsor's accepting modifications, conditions, or limits imposed on the event consistent with these regulations.

b. Unless denied or modified within 10 business days following the submission of a completed permit application, or within thirty (30) business days if the event requires a street closure, removal of parking, or provision of public safety personnel, all requests for demonstration permits shall be deemed granted, subject to the conditions and limits set forth in the permit and these regulations, as long as the area proposed for the demonstration had not been reserved by another person prior to the date on which the permit would be deemed granted in accordance with this section.

c. All denials or conditional approvals of demonstration permits shall include a reasonably detailed description of the reason for the denials or the modifications, conditions, or limits, and specific instructions for how an appeal of the denial or conditional approval can be submitted to the Town Manager.

8. Permit revocation

a. An issued permit for an event may be revoked by the Town Manager or designee upon: a finding of a violation or a reasonably anticipated violation of any rule, ordinance, law, regulation and/or condition or limit of the permit; or a finding that a permit application was not complete or accurate or had a material omission of fact when granted; or a finding that the information in the permit application has become or is reasonably likely to become incomplete, inaccurate, or to contain a material omission. Immediately upon such a revocation, the Town Manager or designee shall send a written notice to the sponsor at the sponsor's address in the permit application,

specifying the reason for the revocation. Written notice requirements may also be satisfied by virtue of electronic transmissions via e-mail or fax.

b. During the conduct of an event, a permit may be revoked by the ranking police officer, fire marshal, or other public safety supervisory official in charge if the event is unlawful, prohibited items are being used, an imminent likelihood of violence or other threat to public safety endangering persons or threatening to cause significant property damage exists, or if the Town, County, or Commonwealth has declared either a state of emergency or an unlawful assembly covering the area in which such demonstration is being or will be held. Upon such revocation, the sponsor and the other sponsor attendants shall require sponsors and attendees to disperse.

c. When a permit has been granted or is deemed to have been granted pursuant to these regulations, the Town Manager may revoke, modify, condition, or limit the permit for any reason for which it could have been denied, modified, conditioned, or limited originally.

d. All revocations of demonstration permits shall include a reasonably detailed description of the reason for the revocation and specific instructions for how an appeal of the revocation can be taken and shall be served personally or by certified mail, with a copy sent by fax or e-mail at the sponsor's request.

9. Appeals

a. Except for permits revoked during demonstrations, an appeal of the denial, conditional approval, or revocation of a demonstration permit must be made to the Town Manager in writing, and shall include a statement of the basis for the objection to the denial, conditional approval, or revocation.

b. The Town Manager shall make a decision on appeal expeditiously and, if practicable, at least three (3) business days prior to the date the demonstration is planned to commence, and shall explain in writing the reasons for the decision.

E. Permit Conditions and Limits.

1. Excluded Areas and Prohibited Items

No events that charge an admission fee or offer goods or services will be permitted in Rose Hill Park.

Prohibited items are excluded from all events.

2. Street Closings

a. No street may be closed for any event, unless done so pursuant to: a street closure permit applied for by the event sponsor and issued by the Town Manager pursuant to sec. 10-7 of the Town Code; a VDOT land use permit for streets within Town maintained by VDOT. No such permit shall be granted unless the Town Manager or Chief of Police determines that such closure is reasonably required due to the location of the event and:

1) Such closing is necessary because the event will impede or pose a reasonable risk of harm to

traffic and/or pedestrian travel, or if not strictly necessary, such a closing would not be unduly detrimental to public safety and convenience; and,

2) If the street in question is an extension of the state highway system, adequate provision shall be made to detour through traffic during the event (VA Code 15.2-2013); and
3) The sponsor permitted to use public right(s)-of-way will furnish a public liability and property damage insurance contract as required by VA Code §15.2-2013 and these regulations.

b. No street may be closed for an event except on a temporary basis not to exceed 10 hours in duration.

c. Even if not requested by a sponsor, if the circumstances of a proposed event are such that a street closing is necessitated because the event will likely impede or pose a threat to vehicular or pedestrian travel, the Town will require a permit and a street closing in connection with the event and all applicable fees, and may require that the event be held at an alternate site where the event is not likely to impede or pose a threat to vehicular or pedestrian travel, if such a site is available.

d. Upon approval of a street closing, the sponsor shall be issued a street closure permit by the Town Manager. This permit shall be displayed in a prominent place during the event.

e. During the conduct of an event, the sponsor of that event shall comply immediately with the lawful request of any police officer, firefighter, rescue service person, or Town employee to move any structure or persons from a street which has been closed in connection with that event.

f. Notwithstanding any of these provisions, the Town Manager may close any street for a neighborhood-based gathering when (i) one block or less is to be closed, (ii) there is an alternative for all traffic, (iii) reasonable notice of the closure is given by posting signs at either end of the block, and (iv) the Town Manager believes that there are no safety concerns. In these cases, no permit is required and applicants shall be referred to the Town Clerk for street closure permits.

3. No Impediments to Public Access.

During any street closure, all Town ordinances and State statutes limiting the use or obstruction of fire lanes, access to Fire Department fire suppression system connections and fire hydrants, emergency routes, and pedestrian walkways must be observed at all times. No person(s) or group(s) participating in an event shall block building entrances to or exits, nor shall such person(s) or group(s) interfere with the use of buildings, parks, or facilities by non-participating persons for their ordinary purposes.

4. Limited Duration.

No event shall be authorized for a duration in excess of two (2) days and no street closing shall be authorized for a duration in excess of ten (10) hours. Provided, however, that the stated period may be extended upon request no later than 24 hours prior to the expiration of the then-authorized duration for demonstration only, up to one (1) day unless another application has requested use of the particular area and said application precludes double occupancy.

5. Time of Day Restrictions.

No event shall be permitted in any Town park during hours that the park is otherwise closed to the

public.

6. Sound Amplification.

1. The Town Manager may approve a request in the permit application for the use of sound amplification equipment in connection with the permitted event, in accordance with exemptions to noise ordinance violations enumerated in Chapter 11 of the Code of the Town of Berryville. The Town Manager may reasonably limit the sound amplification equipment so that it will not unreasonably disturb nonparticipating persons in or in the vicinity of the area of an event and/or so that it will not unreasonably interfere with the conduct of another event or an outdoor business enterprise in the vicinity or area.

2. No amplified sound shall be generated by or in connection with an event between the hours of 10:00 p.m. and 09:00 a.m.

7. Sales or Distribution of Merchandise/Information

a. When the sale or display of merchandise, or the distribution or display of educational, informational, or other materials (including the distribution of non-commercial printed materials) is to be done in or upon Town streets or parks with the aid of a table, stand, or structure, no such table, stand, or structure shall exceed 4 ft. x 4 ft. or 2 ft. x 8 ft.

b. Whether or not a permit is required, the sale, display, or distribution of merchandise or other materials and the solicitation of contributions or donations is prohibited in the following areas: (1) any location that would impede access to the entrance of any adjacent building or driveway; (2) any location such that the sale or distribution activity would occupy more than half the available sidewalk width, or four feet of sidewalk width, whichever is less; (3) within 10 feet of a fire hydrant, a public telephone, a fire escape, the driveway of a fire or police station, or a loading zone; (4) within the portion of any street intended for the use of motor vehicles which has not been temporarily closed for or in connection with the demonstration or special event; (5) if done with the aid of a table, stand, or structure within any area reserved by a permit issued for an event, if the sponsor of the event has not consented to the presence of the table, stand, or structure; and/or(6) upon the lands or within the structures of Rose Hill Park.

c. Persons or organizations engaged in the sale, display, or distribution of written or printed materials and/or the solicitation of donations or contributions shall not obstruct or impede pedestrians or vehicles, harass park visitors or attendees of any event, misrepresent the purposes or affiliations of those engaged in the activity, or misrepresent whether written or printed materials being distributed are available without cost or donation.

d. No sales or distribution activity may be conducted after 10:00 p.m., except in connection with a community event.

8. Food and Beverage Sales.

a. All sales and/or other provision of food and/or beverages must be done in accordance with all licenses, permits, and approvals required by law, including those required by the Health Department, the Department of Alcoholic Beverage Control, and the Town Treasurer. If all

required licenses and/or permits have not been provided to the Town, the application or permit may be denied or revoked.

b. The sponsor shall provide the Town with a diagram identifying the size and location of any tables, stands, food trucks, mobile food units, or other structures to be used for or in connection with the sale of food and beverages. There shall be no sales or distribution of food or beverages in any of the following locations: (1) any location that would impede access to the entrance of a building or driveway; (2) any location such that the sale or distribution activity would occupy more than half the available sidewalk width or four feet of sidewalk width, whichever is less; (3) within 10 feet of a fire hydrant, a public telephone, a fire escape, the driveway of a fire or police station, or a loading zone (unless the loading zone is located in a street temporarily closed in connection with the event); and/or (4) within the portion of any street intended for the use of motor vehicles which has not been temporarily closed for or in connection with the event.

c. Any person selling or otherwise providing food and/or beverages during an event or community event within an area reserved pursuant to the permit must do so with the consent of the sponsor and must have all licenses, permits, and approvals required by law. The sponsor controls vendors only within the area designated for the event or community event.

d. There shall be no sale or other provision of food or beverages at any event after 10:00 p.m.

e. In accordance with the Deed of Gift for the lands of Rose Hill Park, no food and/or beverages may be offered for sale; however, food and/or beverages excluding those containing alcohol and in accordance with all other regulations set forth in this section may be provided free of charge by the sponsor to event attendees.

9. Signs and Banners.

The use of signs and banners in or upon the Town's streets is prohibited for, or in connection with, any event except:

a. Signs hand-carried by an individual are allowed up to 3 feet by 5 feet in size. If, during an event, signs interfere with the public safety personnel's ability to conduct their duties due to the signs' size or use by persons, such signs can be restricted or banned from the event.

b. Signs are allowed on or within any table, stand, or other structure at which food, beverages, or merchandise is being sold, or at which non-commercial printed material is being distributed, as long as sign is no larger than two (2) square feet in area and contains no advertising or advertisement.

c. Signs that are attached permanently or semi-permanently to stands or vehicles being used for or in connection with authorized recreational activities or events are allowed.

10. Advertising.

Advertising/advertisement by the use of banners, billboards, signs, markers, audio devices, or any other means whatsoever is prohibited in or upon Town streets, sidewalks, and parks for or in connection with any event. (VA Code 15.2-2013).

11. Temporary Structures.

The erection, placement, or use of structures of any kind is prohibited, except:

a. Temporary structures may be permitted when notice to the Town Manager is provided contemporaneously with the permit application. Examples of temporary structures that may be permitted are as follows: structures erected for the purpose of symbolizing a message, first aid facilities, lost child alerts, and/or shelter for electrical or other sensitive equipment.

b. Structures that are being hand-carried are allowed as part of a demonstration.

c. Structures that are permitted pursuant to other sections of these regulations are allowed.

d. When allowed: (1) structures are not permitted on sidewalk(s) unless they meet the size criteria described in section (7)a of these regulations; (2) structures must be erected in such a manner so as not to unreasonably harm park or other public area resources, and the sponsor of the event must agree to remove such structures as soon as practicable after the conclusion of the permitted demonstration or special event; (3) structures must be capable of being removed upon 10 hours' notice and without permanent damage to Town lands (with the sponsor being responsible for any non-*de minimis* costs of remedying any damage arising out of such removal), and shall be secured in such a manner so as not to interfere unreasonably with use of any park area by other permittees authorized under this section; (4) structures shall not be attached to or fashioned in any way that would damage trees or other existing structures on public lands; and (5) the sponsor must comply with all other regulations concerning temporary structures and required permits as established by the Berryville Planning Department and Clarke County Building Department.

e. The Town Manager may impose other restrictions upon the use of temporary structures in the interest of protecting park or other public areas and/or traffic and public safety considerations.

12. Sanitation and Garbage.

a. Garbage, trash, rubbish, litter, or any other waste material or waste liquid generated on public property during an event shall be removed from the area by the sponsor of the event or deposited in receptacles provided for that purpose. The improper disposal of such waste is prohibited.

b. The sponsor of every event shall be required to pay a fee for cleanup costs, in the amount specified in Appendix A. This fee must be paid in advance. If actual cleanup costs incurred by the Town exceed the amount of the Cleanup Deposit, the sponsor will be billed by the Town for the excess.

c. A sponsor of any event must arrange for such public restroom facilities as may be required by the Health Department. The Town shall bear no responsibility for the cost of providing such facilities, and it shall be the sponsor's obligation to provide documentation to the Town Manager that all restroom facilities required by the Health Department have been arranged. Failure to provide documentation of Health Department approvals prior to an event shall be grounds for denial or revocation of a permit

13. Electricity.

Sponsors in community events may have the use of Town electrical outlets as needed. Sponsors may be required to pay an electricity fee in advance based upon anticipated electricity needs for the event. Attendees in events may not use of Town electrical outlets.

14. Fireworks Displays; Open Flame.

Persons desiring to conduct a pyrotechnic display of fireworks on streets or public lands must obtain approval from the State Fire Marshall's Office. Persons desiring to use open burning or open flame on streets or public lands must obtain a permit from the Town as required by sec. 6-1 (Open burning; generally) of the Town Code. Fires upon the lands of Rose Hill Park are prohibited with the exception of fires within grills located in the park designed for the preparation of foods or in conjunction with special ceremonies approved by the Town Manager. (Berryville Town Code sec. 13-36(i) The Chief of Police, in consultation with the Clarke County Director of Fire and EMS, may withhold approval of such permit if its issuance would result in the violation of a Town ordinance or it might jeopardize public health, safety, or welfare.

15. Public Safety Personnel.

a. No permit will be granted for an event unless adequate security will be available for the welfare and safety of those attending the event and of the general public. Determination of public safety personal staffing levels will be made by the Town Manager upon consultation with Police Chief, Clarke County Director of Fire and EMS, or other appropriate public safety official.

1) General Requirements.

A) Minimum Required Security Officers:

1) For open events where alcohol is served or offered for sale and admission is not restricted by tickets, fees, or otherwise, the sponsor must pay the cost of one police officer to staff the event, regardless of minimum attendance. When attendance exceeds or is expected to exceed 100 people, the sponsor must pay the cost of one police officer for every 100 (or any portion thereof) additional people attending or expected to attend.

2) For closed events alcohol is served or offered for sale and admission is restricted by tickets, fees, or otherwise, the sponsor must pay the cost of two police officers to staff the event, regardless of minimum attendance. When attendance exceeds or is expected to exceed **250** ~~350~~ people, the sponsor must pay the cost of one police officer for every **250** ~~350~~ (or any portion thereof) additional people attending or expected to attend.

3) For events at which no alcohol will be served or offered for sale, whether open or closed to the general public, and attendance exceeds or is expected to exceed **250** ~~1000~~ people, the sponsor must pay the cost of one police officer to staff the event. The sponsor must pay the cost of one police officer for every **250** ~~1,000~~ (or any portion thereof) additional people attending or expected to attend.

4) For marathons/races/walks, the sponsor must pay the cost of one police officer per hour of the race. The sponsor may be required to pay for additional police officers to staff the event if the Police Chief determines additional police officers to be necessary due to the geographic location of the proposed event, the time of day the event is scheduled, or other factors related to the safety of attendees or the general public and the efficient flow of traffic and pedestrian travel along the planned route of the event.

5) Additionally, for all events over 250 attendees, the sponsor shall be required to pay the cost of one traffic/parking control officer. The sponsor must pay the cost of one traffic/parking control officer for every additional **250** ~~1,000~~ people (or any portion thereof) attending or expected to attend the event.

6) Upon a determination by the Chief of Police that one or more police vehicles are necessary to assure safe and efficient police coverage of an event, the sponsor must pay a vehicle fee as specified in Appendix A for each required vehicle. A sponsor may request an estimate of the number of vehicles that may be required; however, if circumstances of the event require the assignment of additional vehicles, the sponsor will be responsible for fees for each vehicle actually deployed.

7) Upon a determination by the Clarke County Director of Fire and EMS that one or more fire and/or emergency medical services vehicles are necessary to ensure safe and efficient fire or emergency coverage of an event, the sponsor must pay a vehicle fee, as specified in Appendix A for each required vehicle. A sponsor may request an estimate of the number of vehicles that may be required; however, if circumstances of the event require the assignment of additional vehicles, the sponsor will be responsible for fees for each vehicle actually deployed.

8) Upon a determination by the Clarke County Director of Fire and EMS that one or more firefighters, fire officers, or emergency medical services providers are necessary to ensure safe and efficient fire and emergency coverage of an event, the Sponsor must pay the cost of those firefighters, fire officers, or emergency medical services providers. A Sponsor may request an estimate of the number of firefighters/officers that may be required; however, if circumstances of the event require the assignment of additional firefighters/officers, the sponsor will be responsible for fees for each vehicle actually deployed.

B) Fees and Charges: The fee(s) and charges associated with the above-stated police officer, firefighter, and emergency vehicle requirements are set in Appendix A. The costs charged to sponsors for required police, fire, and emergency personnel coverage will be the established hourly wage for overtime work for the officer(s) willing and available to cover the event. In the event that the Town's actual cost of police, fire, and emergency personnel coverage exceeds the amount(s) collected in advance as deposits, the sponsor will be responsible for payment of this cost.

C) When admission fees will be charged, the sponsor of an event shall provide at least two secure access gates at locations approved by the Town's Police Department. For events to which tickers are sold in advance, the sponsor shall, two days prior to the event and at any other time reasonably requested by the Town, advise the Town as to how many tickets

have been sold as of the day of the report.

16. Facilities Charges.

The sponsor of an event to which an admission fee will be charged shall pay the Town a rental fee in the amount specified in Appendix A.

17. Carnivals and Circuses.

a. No circus, carnival, or other similar show shall publish or post in any way within the Town at any time within 15 days prior to the holding of such event within the Town, any advertising of the exhibition of the circus, carnival, or other similar show (VA Code 58.1-3728).

b. Any circus, carnival, or other, similar show shall obtain the license required by section 9-35 of the Town Code before commencing any activity.

c. The sponsor of the circus, carnival, etc. shall pay a fee, as specified on Exhibit A hereto, for the inspection of any amusement rides to be offered as part of the event, and shall pay the tent erection fee(s) required by regulations of the Clarke County Building Department.

18. Other Conditions and Limits.

A permit may contain additional conditions and limits as may be warranted by the nature of a particular event and are consistent with these regulations, in the interest of protecting park or other Town resources, the use of nearby areas by other persons, and other reasonable property and/or public safety concerns.

Sponsors who request the Town to provide special equipment or facilities (e.g., barricades and cones for street closings, tables, chairs, public address systems, fencing, etc.) will be charged a reasonable fee and rental. An estimate for these fees shall be provided to the sponsor following the sponsor's request for such items.

A permit for a demonstration may be subject only to reasonable time, place, and manner conditions or limits that: (i) are narrowly tailored to serve the Town's significant interest, and (ii) leave open ample alternative channels for communication of the content of the demonstration. No permit denials, revocations, or modifications, and no time, place, or manner conditions or limits imposed on a demonstration may be based on the content of the beliefs expressed or anticipated to be expressed during the demonstration or on factors such as the attire or appearance of persons participating or expected to participate in a demonstration, except to the extent involving unlawful or prohibited items, nor may such conditions or limits favor special events over demonstrations. The Town Manager may impose such conditions or limits on a demonstration (i) during the permitting approval process or (ii) during the occurrence of a permitted demonstration if necessary. These limitations and/or conditions may be imposed to (i) ensure the demonstration meets the stated terms and purposes of these regulations, (ii) due to the occurrence of circumstances unrelated to the demonstration that were not anticipated at the time of approval and that were not caused by demonstration attendees, counter-protestors, or Town officials, or (iii) due to a determination by a public safety official that there exists an imminent likelihood of violence or other threat to public safety endangering persons or threatening to cause significant property damage.

F. Insurance or Other Liability Contract.

Prior to issuance of event permit, the Sponsor must provide the Town with an insurance certificate that verifies the insurance coverage required by these regulations.

1. The sponsor of an event shall furnish a general liability and property damage insurance contract insuring the Sponsor's liability for personal injury and death and damages to property resulting from its use of public property. This contract shall name the Town of Berryville as the certificate holder and as an additional insured. Please note that if the grounds of the Berryville-Clark County Government Center are the event site, then both the Town and County must be provided certificates.

2. The required general liability and property damage insurance shall be provided in an amount not less than $1,000,000, and the insurance policy shall name the Town (including its officers, officials, employees, and agents) as an additional insured party to the insurance contract. Failure to provide required insurance and reasonable documentation of the insurance, will be grounds for denial and/or revocation of a permit.

~~3. If alcohol is to be served or sold in connection with the event, then the required insurance shall include a liquor liability rider with a minimum of $1,000,000 coverage.~~

~~4. If fireworks will be discharged, then a fireworks-specific liability rider with a minimum coverage of $1,000,000 must be provided.~~

3. Additional coverage required:

Alcohol
If Alcohol is served or sold in connection with the event, then in addition to other required coverage, then Town must be provided with a liquor liability rider with minimum coverage of $1,000,000 per incident and a $2,000,000 cap.

Inflatables
If an inflatable bounce house or other similar attraction is to be sited on Town property in connection with the event, then in addition to other required coverage, the Town must be provided with additional liability coverage for this use with a minimum coverage of $1,000,000 per incident and a $2,000,000 cap. Such insurance will also include coverage for damage to rented premises with a minimum coverage of $1,000,000.

Animals
If animal rides, a petting zoo, or the like is to occur or be sited on Town property in connection with the event, then in addition to other required coverage, then the Town must be provided with additional liability coverage for this use with a minimum coverage of $1,000,000 per incident and a $2,000,000 cap.

Fireworks
If fireworks will be discharged in connection with the event, then a fireworks-specific liability rider with minimum coverage of $1,000,000 per incident and a $2,000,000 cap must be provided to the Town.

~~5.~~4. The insurance certificate must include a description of the event that corresponds with the permit

application, i.e., ~~-~~electrical use, animals, bouncy house, etc.

~~6.~~5. This insurance requirement may be waived, in whole or in part, by the Town Manager for events that do not (i) pose a high level of liability risk to the Town or a material risk to public safety, and (ii) do not involve any inherently dangerous activity. A written request to waive or modify any insurance requirement must be made by the sponsor at the time a permit application is submitted. An approval or denial of the request will be made in writing to the event sponsor by the Town Manager.

~~7.~~6. For events held in Rose Hill Park with greater than 25 attendees and for which the Town Manager determines a special events permit is not required (i.e., a birthday party), the event sponsor must secure a low-cost Tenant User Liability Insurance Program (TULIP) through Virginia Risk Sharing Association (VRSA) at https://app.gatherguard.com/?f=4750.

~~8.~~7. The sponsor of an event for, or in connection with, which any type of royalty or royalties is required to be paid must agree to pay all such royalties (including, without limitation, any which may be due to ASCAP and BMI) and to indemnify and hold the Town harmless from and against any and all royalty payment sought from the Town.

G. Information Collection.

The information collected under these regulations will be used to provide notification to the Town Police, Town Department of Public Works, and local fire and rescue officials of the plans of sponsors of events in order to assist in the provision of security and logistical support.

H. Community Events.

Except as expressly stated, community events shall be conducted in accordance with all the conditions and limits on events as specified herein and be subject to all ~~applicable fees~~ insurance requirements, indemnifications, and deposits. The Town Council may reduce or waive fees charged to a community event. The following events are hereby named as Community events ~~include the following~~:

- Christmas Parade
- Christmas Tree Lighting and related events
- Memorial Day observances
- Veterans Day observances
- Juneteenth observances
- Clarke County High School Homecoming Parade
- National Night Out
- Music in the Park
- Clarke County Parks and Recreation Summer Concert Series

- The Big Flea
- The Cruise In
- Farmer's Market

- ~~Farmers' Market~~

~~The Farmers' Market is held on the Rixey-Moore parking lot on Saturday mornings from April through October. The market is governed by a board and has its own set of regulations that have been reviewed by Town Council.~~

- ~~Music in the Park~~
- ~~Homecoming Parade~~
- ~~Christmas Parade~~
- ~~Summer Concert Series~~
- ~~National Night Out~~
- ~~Memorial Day Observance~~
- ~~Veterans Day Observance~~

APPENDIX A

Special Events and Demonstrations Fee Schedule

1	Event Permit Application Fee (pay upon application)	$25.00 (non-refundable)
2	Street Closure Fee (pay upon application)	$100.00 (non-refundable)
3	Gazebo Security Deposit (pay upon application)	$50.00

4. Public Space Rent (events to which entry is limited by tickets or admission fees)

0 – 1,000 attendees	$50.00
1,001 – 1,999 attendees	$100.00
2,000 – 2,999 attendees	$150.00
3,000 attendees and up	$500.00
$50.00 due with application.	Remainder of Public Space Rent to be submitted to the Town within five (5) calendar days following conclusion of the event, along with documentation of total ticket sales or attendance count. The Town may monitor attendance to verify attendance numbers.

5. Electricity Fee — $50.00 Advance deposit

   Advance deposit covers first four (4) hours of use. Sponsor will be billed $10.00 per hour for each additional hour of actual usage.

6. "No Parking" Signs — $1.00 per sign – Billed

7. Building Permit Fee (Tent) — Contact Clarke County Building Department

8. Amusement Ride Inspections — Contact Clarke County Building Department

9. Public Works Fee — $100.00 Advance deposit

   Advance deposit covers first two (2) hours of labor associated with event. Sponsors will be billed $50.00 per hour for each additional hour of labor that is provided.

10. Public Safety Personnel — $50.00 per required officer, advance deposit (refundable up to 24 hours prior to event)

- Deposit due with application.
- For ticketed events, where tickets are sold in advance an additional $50.00 deposit required per required officer/technician, as calculated based on tickets sold as of 48 hours prior to the Event. The additional deposit is due 24 hours in advance of the Event.
- Sponsor will be billed per hour for each officer/technician actually utilized (based on police / fire / EMS estimates of actual attendance and/or circumstances of the event and based on the regular hourly rates or salaries for the police/fire/EMS personnel utilized).
- *Hourly Rates*: The Sponsor will be billed the higher of: (i) $30.00 per hour, or (ii) the established hourly wage for overtime work, or (iii) the special event flat rate for FSLA exempt employees, as may apply for each of the particular officer(s)/technician(s) willing and available to cover the event, for each officer/technician actually utilized, plus an administrative fee in the amount of ten percent (10%) of the total billed amount.

11. Public Safety Vehicle Fee — $25.00 per required vehicle – Billed

12. Cleanup Fee

- Closed Event (admission limited by tickets or fees) $300.00 Advance Deposit
  Refundable if event cancelled in advance

- Other Events $100.00 Advance Deposit
  Refundable if event cancelled in advance

13. Approval

The schedule of fees above was approved and adopted by action of the Town of Berryville Council on October 8, 2019.

APPENDIX B

Special Events Forms

I. Special Event Permit Application

II. Town of Berryville Land Use Permit

III. Rules and Regulations Governing the Use of Rose Hill Park

Special Event Permit Application

FOR OFFICIAL USE ONLY
Organizational Status
___Non-Profit_____Commercial _Independent
Attachment Verification
___Maps _ Insurance_____ABC Permit
___Tent Permit _VDH Permit
___Road Closure Permits

NAME OF EVENT : _____

Activity type (Please select all that apply):

_____Block Party
_____Parade
_____Demonstration
_____Festival
_____Other
(please describe)

_____Film Production
_____Carnival
_____Race/Walk
_____Fair

_____

_____

Event Location Requested:

_____Rose Hill Park _____Rixey-Moore Parking Lot_____Hogan's Alley

_____Other _____

Group Requesting Event _____

Date of Event _____

Rain Date, if any _____

Time of Event _____

_____
Date Application Received

Organizer's contact Information (Representative must be present at the event with approved permit available for inspection)

Primary Name_____Cell Phone _____

Address_____Work Phone _____

City_____State/Zip _____

Email_____Home Phone _____

Secondary Name_____Cell Phone _____

Address_____Work Phone _____

City_____State/Zip _____

Email_____Home Phone _____

Description of the Event (Please attach additional sheet if more space is needed)

_____

_____

_____

_____

Will the activity require the blocking of any surrounding public streets, driveways or entrances?

Yes_____No _____ If yes, please identify: _____

Event Hours

Set-Up Time_____Hours of Event_____Clean-Up Time _____

Anticipated Attendance

Participants_____Spectators_____Other _____

Name of Insurance Company: _____

Copy of Certificate of Insurance providing $1 million in general liability insurance is required. The Town of Berryville must be named as the certificate holder and as an additional insured. This amount may be increased or waived as deemed necessary by the Town Manager or their designee. Please note that alcohol, animals, and/or fireworks on site require additional insurance.

Will sound amplification devices be used? Yes_____No _____

If Yes, length of time: _____

Will the event require use of any parking lots for staging areas? Yes_____No _____

If Yes, please identify: _____

Will alcohol be served? Yes_____No _____

If Yes, all state laws and local ordinances must be followed. The organizer must obtain a Virginia ABC permit (http://www.abc.virginia.gov/) and is responsible for all required permits.

Will food be served? Yes_____No _____

If Yes, the organizer may be required to obtain a permit from the Virginia Department of Health (540/955-1033) and is responsible for all requisite permits.

Will any fees be charged in association with the event, admission, etc.?

Yes_____No_____If yes, amount to be charged _____

If Yes and the special event is to occur in Rose Hill Park, please note that a Fundraising Permit is required upon application for valid and duly-constituted non-profit organizations for the purpose of approved charitable, educational, cultural, and/or community-oriented projects and activities. Commercial activity is prohibited.

Will you have security on site? Yes_____No _____

If Yes, please identify who will be on site _____

Will weapons or firearms be present? Yes_____No _____

If Yes, please provide detail of activity _____

Will there be a parade? Yes_____No_____(If yes, please complete the following section)

VDOT and/or Town of Berryville Land Use Permit and fee are required.

Please identify parade route

_____

_____

Will there be vehicles in the parade? Yes_____No_____Number of vehicles anticipated_____

What time will staging occur? _____

Where will staging occur? _____

Will there be animals in the parade? Yes_____No _____

If Yes, what type and how many? _____

Will you need assistance from Fire & Rescue? Yes_____No _____

If Yes, please contact John H. Enders Fire & Rescue at 540/955-1110 at least ten (10) days prior to the event.

Will you be using any of the following? (Mark all that apply)

____Tents	____Tables	_____Portable Toilets
____Live Radio	____Signs	_____Electricity
____Banners	____Animals	

Please note: Architectural Review Board review and approval and Zoning Permits may be required for certain banners, signs and temporary structures.

Please supply a sketch of how the requested venue will be organized for the event below, or attach a map with this application.

Hold Harmless Agreement

_____(Legal name of business/organizer, exactly as it appears on Insurance Endorsement), shall defend and hold harmless, the Town, its officers, employees, agents, and representatives thereof, harmless from all suits, actions, claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violation of rights sustained by any person or property in consequence of any neglect on behalf of_____(legal name of business/organizer) while their personal property is situated on Town Property.

_____(Legal name of business/organizer) shall further hold the Town harmless for any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree.

Legal Name of Business/Organizer _____
(As it appears above)

By (signature): _____

Name (printed): _____

Title: _____

Address: _____

_____

Date: _____

++

For Office Use Only

Permit Approved_____ Denied _____

By: _____

Date: _____

Permit #_____

Special Event Permit # _____

Permission is hereby granted to _____
(Name of Organization/ Organizer)

for the use of the facilities identified in the attached application on _____
(Date)

from_____to_____.
(Time)

This permit is issued with the understanding that _____
(Name of Organizer)

shall accept responsibility for adherence to the Town of Berryville Special Events and Demonstrations Regulations, Ordinances of the Town of Berryville (Chapter 20- Parades and Demonstrations), and Ordinances of the Town of Berryville (§ 13-36 Regulation of Use and Conduct in Rose Hill Park) as well as to any special conditions which may be attached hereto.

Date _____ Signed _____
Town Manager

Special Fundraising Permit

Permission is further granted to the above-named organization for a fundraising event pursuant to the approved application for same dated_____.

Date _____ Signed _____
Town Manager

LAND USE PERMIT
LUP-A Land Use Permit Application

APPLICATION is hereby made for permit as shown on the accompanying plan or sketch and as described below. Said activity(s) will be done under and in accordance with the rules and regulations of the Council of the Town of Berryville, in so far as said rules are applicable thereto and any agreement between the parties herein before referred to. Where applicable agreements may be attached and made a part of the permit assembly including any cost responsibilities covering work under permit. Applicant agrees to maintain work in a manner as approved upon its completion. Applicant also hereby agrees and is bound and held responsible to the owner for any and all damages to any other installations already in place as a result of work covered by resulting permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the Town of Berryville Council members, the Town and all Town employees, agents, and offices, from responsibility, damage, or liability arising from the exercise of the privileges granted in such permit to the extent allowed by law. In consideration of the issuance of a permit the applicant agrees to waive for itself, successors in interest or assigns any entitlements it may otherwise have or have hereafter under the Uniform Relocation and Assistant Act of 1972 as amended in event the Town or its successor, chooses to exercise its acknowledged right to demand or cause the removal of any or all fixtures, personality of whatever kind or description that may hereafter be located, should this application be approved.

Type or print clearly

Applicant Driver's license or Tax ID No. _____
Owner Name _____
Address _____
City_____State_____Zip Code_____

Contact Name _____
E-mail Address_____
Telephone Number (_)_____-_____Emergency Telephone Number (_)_____-_____Fax Number (__)__ _____- _____

Agent Driver's license or Tax ID No. _____
Agent Name _____
Address _____
City_____State_____Zip Code_____

Contact Name_____
E-mail Address_____
Telephone Number (_____)_____- _____
Emergency Telephone Number (_____)___-_____Fax Number (_____)_____-_____

Permit Term Requested_____Fees Enclosed $_____Check Number _____
Money Order_____Other_____Estimated cost of work to be performed on Town of Berryville Right of Way $_____

Surety Information: **Surety Posted by: Owner ☐ Agent ☐** **Surety Refund to: Owner ☐ Agent ☐** **Surety Waived ☐**
Amount of Surety $_____Obligation Amount $_____Check # _____
Surety Company Name_____Bond #_____

☐ **LUP-CS CASH SURETY AFFIDAVIT PROVIDED FOR CASH SURETY**

Applicant has provided proof of the following requirements in accordance as defined in §2.2-1151.1 of the Code of Virginia

(1) The utility company has registered as an operator with the appropriate notification center.
(2) Attached is a notarized affidavit, stating that the utility owner has notified the commercial and residential developer, owner of commercial or multifamily real estate, or local government entities with a property interest in any parcel of land located adjacent to the property over which the land use is being requested, that application for the permit has been made.

Request permission to perform the following activity(s): _____

_____

_____as per attached plans.

Location: [ ] Town of_____Route No._____Street Name _____

Latitude_____Longitude_____Tax Map Number_____Applicant Job No._Between Route No._____Street Name_____and Route No._____Street Name _____

[ ] IF APPLICABLE, I AGREE TO PAY THE FULL SALARY AND EXPENSES OF A TOWN ASSIGNED INSPECTOR IN CONJUNCTION WITH ACTIVITIES AUTHORIZED UNDER THE AUSPICES OF A TOWN OF BERRYVILLE LAND USE PERMIT

Signature of Applicant:_____Title_____Date _____

Signature of Agent:_____Title_____Date _____

All applicable items on this form must be completed to avoid delay in processing the issuance of a Town of Berryville Land Use Permit.
Prepayment required with remittance payable to Town of Berryville.

TOWN OF BERRYVILLE USE ONLY

Receipt is hereby acknowledged for: CHECK No._____MONEY ORDER No. _____

In the Amount of $_____for PERMIT FEE $_____CASH SURETY $ _____

Authorized Town Signature:_____Date: _____

PLEASE READ CAREFULLY

RULES AND REGULATIONS GOVERNING THE USE OF ROSE HILL PARK

NOTICE: THE TOWN OF BERRYVILLE IS NOT RESPONSIBLE FOR ACCIDENTS, INJURY, OR LOSS OR DAMAGE TO PERSONAL PROPERTY.

1. All applications for permission to use Rose Hill Park facilities for a special event shall follow procedures outlined in the Regulations for Special Events and Demonstrations.

2. It shall be a condition of all special event permits issued for use of the park and its facilities that no person, whether or not a member of the sponsoring group or a participant in the special event, can be denied access or free passage to, from, or within all or any portion of Rose Hill Park or any facilities therein. Rose Hill Park shall at all times remain a public park with right of free passage to all members of the public.

3. No individual, group, or organization will be permitted to use the park for profit or gain in the absence of a special fund-raising permit obtained from the Town pursuant to paragraph four (4) herein. All regular park permits shall be conditioned on an understanding that the special event is not a benefit affair, that no admission is to be charged, and that no tickets will be sold. There will be no gambling or games of chance except as may be permitted by a special fund-raising permit issued pursuant to paragraph four (4) herein.

4. The Town may issue a special fund-raising permit upon application, on forms provided by the Town, by valid and duly-constituted non-profit organizations for the purpose of approved charitable, educational, cultural, religious and/or community-oriented projects and activities. All other rules and regulations governing the use of Rose Hill Park, as set forth herein, shall apply to such fund-raising events approved by special permit.

5. No alcoholic beverages or illegal controlled substances are allowed on the premises at any time.

6. Users of the Rose Hill Park gazebo may not deface the structure in any way. No driving of nails, thumb tacks, or fastening to light fixtures will be permitted. Plans for any decorating must be submitted for approval with special event permit applications.

7. The Town of Berryville furnishes only such lighting and electrical service as is in place. Any additional services and equipment needed for a special event must be furnished by the user. When special or additional lighting or other electrical equipment is required, approval of electrical connections by the Town of Berryville Director of Public Works must be obtained at least forty-eight (48) hours prior to any such lighting or equipment being placed in use.

8. All groups using the Rose Hill Park facilities will be responsible for setting up any equipment, such as chairs and tables, to their own liking. The Town of Berryville cannot provide personnel assistance for any loading, unloading, or setting up of such equipment.

9. All groups using the Rose Hill facilities shall clean up, dismantle and remove any equipment, and in general, leave the premises in the same condition as they found them, upon conclusion of the special event. All garbage and trash must be put in heavy-duty plastic trash bags, to be supplied by the sponsoring group, and placed in the park's trash containers.

10. Any and all damage to the grounds, buildings, and equipment must be corrected by the sponsoring group to the satisfaction of designated officials of the Town of Berryville. Correction may include replacement if deemed warranted by such Town Officials.

11. All activities and required cleanup shall be concluded no later than 12:00 midnight of the day of the scheduled event.

12. Users of the park and its facilities must take adequate provision to guard against public disturbances or other unsafe practices.

14. No event is official until it is entered on the schedule and a special event permit is issued by the Town of Berryville.

15. All groups using the park and its facilities must abide by these rules and regulations and any special conditions which might be attached to individual permits. In the event unusual and special considerations associated with a particular event would render complete satisfaction of these provisions a hardship, prior approval of any variance or deviation must be obtained from designated Town Officials. The Town reserves the right to require a damage deposit, in such amount as the Town deems appropriate, as a special condition to individual permits.

16. For cause, permits are subject to cancellation or revocation by the Town of Berryville.

Town Council Report
14 April 2026

Item Title
Revisions to Construction Standards and Specifications Manual

Prepared By
Jean Petti

Background/History/General Information

Revisions to Construction Standards and Specifications Manual

-Change hydrant flag standard from fiberglass to steel; require exterior water meters

Attachments

1. Construction Standards and Specifications Manual, original and revised

Sample Motion
I move that the Council of the Town of Berryville revise the Construction Standards and Specifications Manual to incorporate the revision to hydrant flag standards and the requirement that water meters be located outside structures.

"This document is an excerpt of a larger ordinance. While the full ordinance has been formatted to meet accessibility standards, this excerpt may not fully reflect the structural hierarchy required for ADA compliance. The complete, accessible version is available on the Town's website."

Section 3

Water Mains and Appurtenances

I. General

A. This section includes construction of distribution system mains, service laterals, and other associated appurtenances as well as testing and disinfection requirements. All regulations, standards, and established best practices as determined by Town Engineer and Director of Public Works must be applied.

B. All mains shall be cement mortar lined ductile iron with a minimum diameter of six (6) inches. The pipe shall have rubber gasket push-on joints and all fittings shall be mechanical joint except as approved by the Town. Where special fabrication of ductile iron pipe is required to fit water mains within vaults, structures, and buildings, the Contractor shall submit fully dimensioned drawings showing the piping in full detail with exact locations, dimensions, and schedules of all pipe, fittings, hangers, supports, and appurtenances before starting fabrication of the pipe and/or fittings. Where special fittings are required, they shall be shown in detail with all necessary dimensions. The design of such installations shall provide adequate space within the housing and around the fittings to allow easy disassembly of pipe sections or other appurtenances.

C. Water mains shall be located a minimum of three (3) feet from the gutter of the streets with curb and gutter, or three (3) feet within the pavement edge of streets without curb and gutter. Whenever practical, sewer mains shall be located in the center of the street.

D. A minimum ten (10) foot horizontal separation (outside to outside), or six (6) feet horizontal separation with at least eighteen (18) inches' vertical separation from bottom of water to top of sewer, shall be provided between all water lines and sanitary sewer lines. Should conditions require the water and sewer lines to be installed in the same trench, the water line must rest on a shelf of undisturbed earth to one side of the sewer with at least eighteen (18) inches of vertical separation between the top of the sewer line and bottom of the water line. Approval from the Town Engineer and Director of Public Works must be acquired before same trench installation is permitted.

E. Typical minimum cover of four (4) feet is to be provided for water mains. For short distances, reduced cover of as little as three (3) feet may be approved so as to preclude locating water below a crossing utility.

II. Mains

A. Ductile Iron Pipe

1. Ductile iron pipe shall be manufactured in accordance with ANSI A21.51/ AWWA C151. All pipe shall have a minimum Class 52 thickness.

2. End designs shall conform to the ANSI/AWWA C 111/ A21.11 – "Rubber Gasket Joints Ductile Iron and Gray Iron Pressure Pipe and Fittings". Push-on joints shall be "Tyton," "Super Bell Tite" or "Fast-Tite" joint**,** or approved equal.

3. The inside of the pipe shall be cement lined in accordance with ANSI/AWWA C 104/ A21.

4. Flanged connections shall only be permitted where indicated on construction plans and pre-approved by the Town, and shall conform to ANSI/AWWA C115/A21.15.

B. Backfill and Bedding

1. Select Backfill
    a. There shall be 24 inches of select backfill above the stone aggregate which shall be compacted in eight-inch lifts. The maximum particle size of the material shall be no greater than one (1) inch and shall be compacted to 95% of maximum density.
    b. Above the select backfill, material shall be deposited in lifts not to exceed two (2) feet, and have a compaction to 95% of maximum density.
    c. A six (6) inch wide magnetized locating ribbon labeled "WATER LINE BURIED BELOW" shall be placed above the select fill.
    d. No rock shall be used in the select backfill. Any rock used *above* the select backfill shall be no larger than six (6) inches in diameter.
    e. A #12-gauge wire shall be placed next to the PVC (C909) line during installation of the main. This wire must maintain positive continuity at all times.

2. Stone Bedding

    1. For excavation in dirt or clay, there must be six (6) inches of stone under and over the pipe.

    2. For excavation through rock, there shall be twelve (12) inches of stone under and over pipe in rock trenches.

C. Fittings

1. All fittings shall be cast of ductile iron, and shall conform to ANSI/AWWA C153/A21.53. Fittings shall be made with mechanical joint ends in accordance with ANSI/AWWA C 111/A21.11.

2. A sufficient number of bolts, nuts, glands, and gaskets shall be provided for each fitting. These accessories shall be of the proper dimensions for the size pipe. The bolts shall be made of high strength low alloy steel in accordance with ANSI/AWWA C 111/ A21.11.

3. The cement lining shall conform to ANSI/AWWA C 104/A21.4.

III. Handling Ductile Iron Pipe and Fittings

A. It shall be the responsibility of the pipe manufacturer to thoroughly inspect each length of pipe according to the applicable ANSI and AWWA standards and other requirements as set forth in these specifications.

B. Ductile iron pipe, fittings, valves, and accessories shall be handled in strict accordance with the provisions of ANSI/AWWA C 600, so as to ensure that these items are sound, undamaged, and entirely suitable in all aspects to the specified requirements of each particular fitting, pipe, and accessory. Particular care shall be taken not to injure either the coating, the pipe, or threads. Equipment, tools, and methods used in loading, reloading, unloading, hauling, and laying pipe and fittings shall be such that no damage is done to the pipe, fittings, or coatings. Where hooks are used for lifting, they shall have broad, well-padded contact surfaces. Repair of defective or damaged coatings or linings shall be made under the direct supervision of a representative of the pipe manufacturer. No field repair work may be done on any damaged pipe coating or lining without the prior approval of the Director of Public Works and Town Engineer. Any bituminous pipe coating that is damaged by shipment or by the Contractor shall be repaired prior to installation or placing of any backfill or hanging within hangers. Repairs shall be made by removing all damaged coating, then wire brushing to expose the metal and applying two coats of coal tar coating material of a type and quality equal to that used originally for the bituminous coating of the pipe.

C. The cutting of pipe for closure pieces or for other reasons shall be done in a neat and workmanlike manner by a method that will not damage the pipe or its lining. Sections shall be thoroughly swabbed or cleaned of all foreign matter before being installed into the system and shall be kept clean during and after installation. Before installation of any pipe or fitting, each piece shall be inspected for defects. All defective, damaged, or unsound pipe or fittings shall be rejected.

IV. Installation

A. Pipe laying shall be conducted in strict accordance with the provisions of ANSI/AWWA C 600. The lay shall proceed with the bell end of the pipe pointing in the direction of the next pipe joint to be laid. Each pipe shall be laid true to line and grade and in such manner as to form a close concentric joint with the adjoining pipe and to prevent sudden offsets of the flow line. Proper precautions shall be taken to keep the interior of the pipe free of all dirt and superfluous materials of every description as the work progresses.

B. Trenches shall be kept free from water until the pipe jointing is complete. At all times when work is not in progress, open ends of pipe and fittings shall be securely closed to the satisfaction of the Town so that no trench water, earth, or other substance will enter the pipe or fittings. Adequate backfill shall be deposited on the pipe to prevent floating. Any pipe which has floated shall be removed from the trench and be re-laid.

C. All tees, bends, and dead ends shall be restrained by means of concrete blocking and be installed with Megalug™ retainer gland or approved equal.

D. ScotchMark Electronic Marker System (EMS 1257) or approved equal shall be included with the installation of all water mains. The markers shall respond to a frequency of 145.7 kHz, with placement as follows:

1. 50-foot intervals on mains, and

2. Each bend, and

3. The end on each joint that is deflected and each “T”, and

4. Any additional location directed by the Town of Berryville.

E. A six (6) inch wide magnetized location ribbon labeled ”WATER LINE BURIED BELOW” shall be installed above the select backfill.

F. A #12 gauge wire shall be placed next to all main lines and service laterals. The wire shall maintain continuity at all times.

V. Separation of Water Lines and Sewers

A. General – The following factors shall be considered in providing adequate separation:

1. Materials and types of joints for water and sewer pipes.

2. Service branch connections into the water line and sewer lines.

3. Space for repairs and alterations of water and sewer pipes.

4. Avoiding offset of pipes around manholes.

B. A minimum ten (10) foot horizontal separation (outside to outside), or six (6) feet horizontal separation with at least eighteen (18) inches' vertical separation from bottom of water to top of sewer, shall be provided between all water lines and sanitary sewer lines. Should conditions require the water and sewer lines to be installed in the same trench, the water line must rest on a shelf of undisturbed earth to one side of the sewer with at least eighteen (18) inches of vertical separation between the top of the sewer line and bottom of the water line. Approval from the Town Engineer and Director of Public Works must be acquired before same trench installation is permitted.

C. Parallel Installation

1. Normal Conditions – Water lines shall be laid at least ten (10) feet horizontally from a sewer or sewer manhole wherever possible. The distance shall be measured edge-to-edge.

2. Unusual Conditions – When local conditions prevent a horizontal separation of ten (10) feet, the water line may be laid closer to a sewer or sewer manhole provided that:
   a. The bottom (invert) of the water main shall be at least eighteen (18) inches above the top (crown) of the sewer. Should conditions require the water and sewer lines to be installed in the same trench, the water line must rest on a shelf of undisturbed earth to one side of the sewer with at least eighteen (18) inches of vertical separation between the top of the sewer line and bottom of the water line. Approval from the Town Engineer and Director of Public Works must be acquired before same trench installation is permitted.
   b. The sewer manhole shall be of watertight construction and tested in place.
   c. Where vertical separation of at least eighteen (18) inches cannot be maintained between the bottom of the waterline and the top of the sewer, the sewer line shall be constructed of water pipe conforming to AWWA C 900 and shall be pressure tested in place, as specified in AWWA standard C 600, with a minimum test pressure of 30 pounds per square inch (psi). Leakage is not permitted during the AWWA C600 pressure testing.
   d. When sanitary sewers cross over water lines, the sewer joints must also be centered at the point of crossing so that joints are equidistant and as far as possible from the water line.
   e. Sewer Manholes and Drainage Structures –A minimum of ten (10) feet of separation shall be provided between water pipes and sanitary sewer manholes. Where this distance cannot be maintained, the manhole shall be of watertight construction and tested in place. A minimum of six (6)

feet of separation shall be maintained between sewer manholes and drainage structures.

D. Crossings

1. Normal Conditions – Water lines crossing sanitary and storm sewers shall be laid to provide a separation of at least eighteen (18) inches between the bottom of the water line and the top of the sewer.

2. Unusual Conditions – When local conditions prevent a vertical separation as described, or where waterline must cross below sanitary sewers, the sewer line shall be constructed of water pipe conforming to AWWA C 900 and shall be pressure tested in place, as specified in AWWA standard C 600, with a minimum test pressure of 30 psi. Water lines passing under sewers shall, in addition, be protected by providing:
    a. A vertical separation of at least 24 inches between the bottom of the sanitary sewer and the top of the water line.
    b. Adequate structural support for the sewer to prevent excessive deflection of the joints and the settling on and breaking of the water line.
    c. The length of the water line be centered at the point of the crossing so that joints shall be equidistant and as far as possible from the sewer.
    d. When conditions do not allow for water lines to pass over storm sewers, a minimum of eighteen (18) inches clearance shall be maintained from top of water line to bottom of storm sewer.
    e. If conditions do not allow for separation during installation around existing structures, bridging or other methods of protecting water quality and pipe integrity may be submitted and considered for approval by the Town Engineer and Director of Public Works. New construction must maintain required separations.

3. Stream crossing and highway crossings shall be installed as shown in the *Standard Details* unless otherwise specified. The crossing shall be made in such a manner to minimize erosion and blockage of the stream flow. Backfill under rip-rap shall be compacted to 90% density.

VI. Testing and Disinfection of Water Lines

A. General

The Contractor will supply the water used for flushing, disinfection, and testing. Town water may be available on a case-by-case basis with prior approval from the Director of Utilities and Director of Public Works. If Town water is used, the water shall be metered and the contractor shall pay the Town for its cost. Filling of water lines may not be performed until permission has been obtained from the Director of Public Works and Director of Utilities. The contractor is not permitted to operate valves on any existing water line.

B. Testing

1. All new water mains and hydrant connections shall be subject to a hydrostatic pressure test after thrust restraints have been installed, the line has been backfilled, all water house connections have been installed (lateral from main to meter box), and at least three (3) days after the last concrete reaction anchor has been poured. Testing shall be in accordance with AWWA C-600. Water mains shall be filled with clean water at a velocity of approximately one (1) foot per second (fps) while necessary measures are taken to eliminate all air. A hydrostatic pressure of not less than 150 psi or 150% of normal operating pressure, whichever is greater, shall be maintained for two (2) hours. Lines of different sizes shall be tested separately. Hydrants shall be in the closed position. All high points in the portion of the system under test shall be vented and air shall be expelled from the system prior to beginning the test.

2. At the conclusion of the pressure test, the volume of the makeup water required to refill the pipeline shall be determined by measurement with a displacement meter or by pumping from a vessel of known volume.

3. All visible leakage must be eliminated by the contractor, regardless of the amount. Should test results show displacement, damage, or leakage in excess of the allowable amount (see table below for representative values), the contractor shall repair the displacement and damage to eliminate the leakage. The contractor shall retest until the specified conditions are met to the satisfaction of the Director of Public Works and Town Engineer.

Allowable Leakage per 1,000 feet of Pipeline – gph
Nominal Pipe Diameter – in

Psi	4	6	8	10	12	16
250	0.47	0.71	0.95	1.19	1.42	1.90
225	0.45	0.68	0.90	1.13	1.35	1.80
200	0.43	0.64	0.85	1.06	1.28	1.70
175	0.40	0.59	0.80	0.99	1.19	1.59
150	0.37	0.55	0.74	0.92	1.10	1.47

The above table is presented for convenience only. Please refer to AWWA C600 for complete up-to-date table.

C. Disinfection

1. After leakage testing, and before final inspection of the completed systems, water mains shall be flushed and then disinfected in accordance with ANSI/AWWA C-651 standards. All disinfection procedures and final testing

shall be carried out under the observation of a utility inspector approved by the Town. Either the tablet method or continuous feed method shall be used.

a) The tablet method can only be used if the pipes and appurtenances are kept clean and dry during construction. The mains should be filled at the rate of one (1) fps or less. Water must remain in the main for a minimum of 24 hours when the water temperature is 41° Fahrenheit (5° Celsius) or more. If the water temperature drops below this then the water must remain a minimum of 48 hours. A detectable chlorine residual should be found at each sampling point after the prescribed contact time.

b) If the continuous feed method is to be used, pre-flushing shall be accomplished at a flow velocity of not less than 2.5 fps. All valves, hydrants, and water house connection shall be operated during this procedure. Clean water shall be flushed throughout the system until there is no trace of cuttings, oil, dirt, or other foreign matter flowing out of the pipe. The water shall be chlorinated so that after the 24 hour contact time, a free chlorine residual of not less than ten (10) parts-per-million (ppm) is maintained.

2. Final flushing will occur as soon as practically possible after the required contact time to prevent damage to the pipe lining or to prevent damage. When the chlorine residual has been reduced to within the range of 0.2 and 2.0 ppm, bacteriological samples can be collected.

3. Water samples for bacteriological analysis shall be taken by the contractor at regular intervals not exceeding 2,000 feet, as approved by the Town Engineer and Director of Public Works, witnessed by the utility inspector, and analyzed by a certified laboratory. Two satisfactory bacteriological samples, collected 24 hours apart, must be obtained prior to placing the lines in service. Satisfactory samples are those that indicate no presence of coliform bacteria. If contamination is found in one or both sets of samples, the entire disinfection and bacteriological sampling procedure must be repeated.

4. Water flushed from the mains will have to be dechlorinated with a neutralizing chemical to prevent environmental damage. The recommended neutralizing chemicals and procedural guidelines for dechlorination are explained in ANSI/AWWA C-651 standards. The contractor shall be responsible for the proper application of the neutralizing chemicals to reduce the chlorine residual to a non-detectable level. The contractor shall assume full responsibility for the discharge of all water used during any flushing, and shall be responsible for any damage to public or private property or environmental damage including, but not limited to, vegetation, trees, streams, ponds, and lakes.

VII. Service Laterals

A. General

1. All material used shall meet or exceed ANSI/AWWA C800 standards.

2. All taps made on ductile iron mains shall be made direct, without a saddle, unless otherwise specified or approved by the Town Engineer and Director of Public Works.

3. Where applicable, and when tapping PVC mains, a Ford Style FS202 or approved equal shall be used.

4. All water services shall be installed as shown in Specification Detail section.

5. Service lines shall be type 200 psi HDPE copper tubing sized piping conforming to ANSI/ASTM standard specifications. The line shall be one continuous piece from corporation stop to meter setter and the line will be equal to the size of the corporation stop. Line must be accompanied by a twelve-gauge copper tracer wire.

6. Meter boxes will be set on the street side at the property line, unless otherwise approved by the Town Director of Public Works.

B. ¾-Inch Water Service

1. Corporation stop shall be ¾ inch ball style and conforming to the requirements of the AWWA Standards. Connection at the corporation stop shall be compression type.

2. The meter box shall be eighteen (18) inches in diameter, and 30 inches in depth, with an eighteen (18) inch diameter frame and eleven and a half (11½) inch diameter lid. The frame and lid shall be made of cast iron and lid shall include the FP cast iron plug where applicable.

3. The meter setter shall consist of a copper setter, inlet angle valve, and outlet angle ASSE approved top loading dual check valve.

C. One (1) Inch Water Service

1. Corporation stop shall be one (1) inch ball style and conform to the requirements of ANSI/AWWA Standards. Connection at the corporation stop shall be compression type.

2. The meter box shall be eighteen (18) inches in diameter and 30 inches in depth, with an eighteen (18) inch diameter frame and eleven and a half (11½) inch diameter lid. The frame and lid shall be made of cast iron and lid shall include the FP cast iron plug where applicable.

3. The meter setter shall consist of a copper setter, inlet angle valve, and outlet angle ASSE approved top loading dual check valves

D. 1½ and Two (2) Inch Water Services

1. Service shall be taken off the main by means of a wet tap or an anchoring tee, with a six (6) inch branch and a six (6) inch branch valve. A tapped mechanical joint plug shall be used in the downstream side of this valve, with a male IPT to compression adapter. Connection at the corporation stop shall be compression type.

2. The meter shall be set in a custom box with a custom meter setter consisting of a flanged angle valve on the inlet and an ASSE approved dual check valve on the outlet. The setter shall include a bypass with ball valve and locking cap.

3. Meter vault shall conform to the dimensions shown in the Standard Details, or as approved by the Town Director of Public Works.

VIII. Backflow Prevention Assemblies

A. Each metered service connection must have an ASSE approved backflow prevention device installed for service line protection. The Town Director of Public Works and Director of Utilities must approve the type of device submitted based on the degree of hazard of the planned use.

1. Metered service lines with a low degree of hazard must be provided with a double-check valve backflow prevention assembly that is tagged, stamped, or embossed to indicate it meets ASSE Standard No. 1015.

2. Metered service lines with a high degree of hazard must be provided with a reduced pressure zone device that is tagged, stamped, or embossed to indicate it does meet ASSE Standard No. 1013.

3. Backflow prevention devises that require yearly inspection must be installed above grade and/or in a location not subject to flooding. The location of a backflow prevention devise in to be approved by the Town's Director of Utilities.

B. Each fire line service connection must have an ASSE approved backflow prevention device with leak detector installed for fire service line protection. The Town Director of Public Works and Director of Utilities must approve the type of device submitted based on degree of hazard of the planned fire service.

1. Fire lines with a low degree of hazard (no additives or antifreeze) must be provided with a detector double check backflow prevention assembly with ASSE Standard No. 1048 identification made part of the device.

2. Fire lines with a high degree of hazard (additives or antifreeze) must be provided with a reduced pressure assembly with ASSE Standard No. 1047 identification made part of the device.

C. All detector (metered) assemblies are required to have a meter that is compatible with the Town's meter reading device.

D. All backflow prevention devices must be inspected annually by the owner and a report submitted to the Town's Director of Utilities for review. Residential premises without secondary uses, exclusive of multifamily that present a low degree of hazard (no additives or anti-freeze), are not required to submit annual reports.

IX. Acceptance of Improvements

A. A written request to the Director of Public Works is required for necessary inspections for acceptance of improvements. The request shall include as-built drawings, easements, and other pertinent information as deemed necessary by the Department of Public Works and the Town's Engineer. A response from the Department of Public Works and Community Development Director after review will be forwarded to the applicant outlining deficiencies or for approval of the project.

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"This document is an excerpt of a larger ordinance. While the full ordinance has been formatted to meet accessibility standards, this excerpt may not fully reflect the structural hierarchy required for ADA compliance. The complete, accessible version is available on the Town's website."

Section 4

Valves and Hydrants

I. General

A. All regulations, standards, and established best practices as determined by Town Engineer and Director of Public Works must be applied.

B. Valve or hydrant manufacturer shall be regularly engaged in the design, manufacture, and maintenance of valves or hydrants of the type specified, and shall have furnished valves or hydrants of the same general design, type, and comparable size specified herein, which have been used and proved satisfactory under similar test, service, and operating conditions for at least five years. The manufacturer shall furnish satisfactory evidence of adequate facilities for furnishing parts for repairs and for maintenance of the hydrants or valves furnished. Unless otherwise indicated, valves shall be designed to provide tight shut-off at the following pressure differential: 250 pounds per square inch (psi) upstream and zero psi downstream in either direction. Design flows shall be a minimum fifteen (15) feet per second (fps) for opening and closing.

C. All valves furnished through twelve (12) inches shall be resilient wedge-valves with non-rising stems. Valves larger than twelve (12) inches shall be butterfly type unless otherwise required by the Town Engineer and Director of Public Works.

D. A valve box shall be provided for each buried valve. Boxes shall be screw type. Telescoping type are prohibited. Extension stems shall be provided for valves where the operating nut is greater than four feet (4'-0") below grade. The stem shall extend to a minimum of two feet (2'-0") below finished grade.

E. Unless otherwise specified herein, four (4) inch and larger valves and all hydrants shall have mechanical joint ends**.**

II. Gate Valves

A. General

1. Gate Valves shall be manufactured to meet or exceed all the requirements of ANSI/AWWA C509-01 or ANSI/AWWA C515 Standard for resilient wedge ductile iron gate valves.

2. The manufacturer must provide a ten (10) year warranty against defective material and workmanship.

III. Specifications

A. Valves shall meet the following minimum design criteria:

1. Valve body shall be manufactured of ductile iron and have a working pressure of 250 psi.

2. All ferrous components shall be ductile iron: body, wrench nut, stuffing box, and valve wedge.

3. The marking “DI” or “ductile iron” shall be cast into the valve body along with “250W” or “250 psi”.

4. The valve wedge shall be ductile iron encapsulated with nitrite rubber. The wedge shall be symmetrical and seal equally well with flow in either direction.

5. Valves shall have a fusion-bonded epoxy coating complying with ANSI/AWWA C550 Standard applied electrostatically prior to assembly, inside and out, for maximum corrosion resistance.

6. The valve shall have a smooth full diameter waterway with no recesses to trap debris or obstruct flow.

7. Valve stem shall be high strength corrosion resistant bronze. Stem shall be sealed by three O-rings. The top two O-rings shall be replaceable with valve fully open and while subject to full rated working pressure. O-rings set in a cartridge shall not be allowed.

8. Sealing gaskets shall be pressure energized O-rings.

9. Torque minimizing thrust washers must be installed with one (1) above and one (1) below the thrust collar to assure trouble free operation of the valve.

10. Valves shall conform to UL Solutions and Factory Mutual Research Corporation standards.

11. Bolting materials shall develop the physical strength requirements of ASTM A307 Standard, and may have either regular square or hexagonal heads with dimensions conforming to ANSI B18.2.1 Standard. Metric size socket head cap screws are not allowed. Bolts and nuts securing valve bonnets, stems, and operating nuts shall be stainless steel.

12. Operating nut shall have four flats at stem connection to assure even input torque to the stem.

13. Flanged valves shall be OS&Y 125-pound flanges. The manufacturer shall be able to furnish 250-pound flanges upon request.

B. Installation

1. Valves shall be carefully erected in their respective positions and free from all distortion and strain with stems vertical. The valve box shall be set over the operating nut and shall have its top flush with the final surface. The valve box top section shall overlap the lower section by at least six (6) inches.

2. Restraint of valves shall be performed by the Contractor in accordance with the Standard Details or as specified by the Director of Public Works and the Town Engineer.

3. Where valves occur on the end of the pipeline, a mechanical joint plug shall be placed and secured in the exposed bell before backfilling the trench.

4. The contractor shall backfill and compact under and around valve boxes to ensure no vertical loads are transmitted to the valve operators.

5. All valves shall be installed with Megalug™ retainer gland or approved equal.

IV. Tapping Sleeves

A. Mechanical joint tapping sleeves meet the following design criteria:

1. Sleeves shall be the split type mechanical joint with side and end gaskets, manufactured of ductile iron.

2. Sleeves shall conform to all applicable requirements of ANSI/AWWA C110 A21.10, ANSI/AWWA C111 A21.11, and ANSI B16.11 Class 125 flange.

3. When sleeves are to be installed on pipe that is larger than twelve (12) inches, field verification by the contractor of the existing pipes outside diameter shall be required before ordering said sleeve.

4. Stainless steel tapping sleeves will be considered where the existing main is PVC pipe or cast iron of irregular outside diameter.

V. Fire Hydrants

A. General

1. Fire hydrants shall be the dry-barrel type manufactured to meet or exceed all the requirements of ANSI/AWWA C502 Standard.

2. Drainage capability must be provided for fire hydrant weep holes. If areas of high water table are encountered, the contractor shall contact the Director of Public Works or the Town Engineer to relocate the hydrant to prevent possible cross contamination.

3. Fire hydrants shall be painted in accordance with *Standard Details*.

4. The manufacturer must provide a ten (10) year warranty against defective material and workmanship.

5. Fire hydrants shall be located as follows:
   a. At street intersections and at intermediate locations where deemed necessary by the Town Engineer and the Director of Public Works and/or the State Fire Marshall's Office after consultation with the Fire Chief.
   b. At the end of all cul-de-sacs in a location determined by the Town If a hydrant is determined to be unnecessary by the Director of Public Works and the Town Engineer, a "blow-off" shall be installed.
   c. No closer than 50 feet and no further away than 100 feet of any standpipe or sprinkler system fire department connections.
   d. As required by the following schedule according to use group. The distance shall be measured along an unobstructed path around the structure to the most remote part of the structure that the hydrant will serve.

Industrial Buildings	250 feet
School Buildings	300 feet
Commercial, Church and Office Buildings	350 feet
Apartments, Multifamily, and Town Houses	250 feet
Single-Family Detached and Two-Family Attached Dwellings	400 feet

   e. All hydrants shall be a minimum of 50 feet away from any buildings other than single-family detached and two-family attached dwellings unless deemed appropriate by the Town Superintendent.
   f. In no case shall the distance between fire hydrants, measured along the centerline of accessible streets, be greater than 600 feet.

6. No landscaping shall be permitted within five (5) feet of a fire hydrant, with the "no landscape" area indicated on the plat.

7. Fiberglass hydrant marker flags shall be installed by the developer and approved by the Director of Public Works.

B. Specifications

Hydrants shall meet the following minimum design criteria:

1. Hydrant shall have a rated working pressure of 200 psi with a test pressure of 400 psi.

2. The main valve closure shall be of the compression type, opening against the pressure and closing with the pressure.

3. Traffic feature to be designed so that the nozzle section of the hydrant can be rotated (by degree) to a full 360° circle during field installations, if necessary.

4. The main valve opening shall not be less than 5 ¼" and be designed so that seat, drain valve mechanism, internal rod, and all working parts can be removed through the top of the hydrant without disturbing the ground line joint or the nozzle section of the hydrant.

5. The bronze seat shall be threaded into mating threads of bronze for easy field removal.

6. The draining system of the hydrant shall be bronze and activated by the main stem without the use of auxiliary rods, toggles, pins, etc. The drain mechanism shall be completely closed after no more than three turns of the operating nut, allowing throttling of the hydrant as needed. A minimum of two inside ports and four drain port outlets must be provided to ensure positive drainage when closed. Drain shut-offs shall be by direct compression closure.

7. The operating nut, main stem, coupling, and main valve assembly shall be capable of withstanding input torque of 200 ft/lbs in opening or closing directions.

8. There shall be an internal top housing with triple O-rings to seal operating threads from the waterway and accommodate an antifriction washer.

9. Nozzle sections of the hydrant shall be designed to permit field replacement of damaged threads without special tools, excavation, or disturbing the ground line joint. Bronze nozzles are to be locked into the hydrant barrel with locking lugs and be sealed by heavy duty O-rings. The operating nut size, as well as hose and pumper threads, shall conform to National Standard Specifications.

10. Hydrants shall conform to UL Solutions UL 246 standards and Factory Mutual Research Corporation standards.

11. The maximum friction loss through the hydrant shall not exceed 2.8 psi at 1000 gallons per minutes (gpm) through the pumper nozzle. The flow test and certification of this feature shall be conducted by an independent testing laboratory, and be in accordance with ANSI/AWWA C502-94 standard. The records of all tests performed shall be made available to the Town upon request.

12. The standard depth of bury shall be a minimum of four (4) feet to a maximum of seven (7) feet without the use of extensions. When the water main is deeper than the standard depth, the use of quarter and eighth bends between the tee at the main and the fire hydrant will be required to bring it to the proper grade.

C. Installation

1. Fire hydrants shall be installed in accordance with the Standard Details, where indicated on the plans, set plumb, and with bury line at finished grade. The pumper outlet shall face the street.

2. Bollards shall be installed as shown on plans or as directed by the Town.

3. Every effort shall be made to avoid the use of barrel extensions, and such extensions shall only be used when approved on a case-by-case basis by the Director of Public Works and the Town Engineer.

4. A six (6) inch valve shall be provided in the lead of each hydrant. This valve shall be restrained to the main by an anchoring tee or anchoring coupling. Where a hydrant is used to terminate the main, restraint of this valve shall be by means of a dead-end anchor cast around the main.

5. All privately owned hydrants shall have stenciled on the hydrant the word “PRIVATE” to identify the unit as a privately owned hydrant. The stenciling shall be sized and placed to be easily seen from the direction of hydrant access.

6. Hydrants shall be located no more than ten (10) feet from the face of curb and at least ten (10) feet from any entrance or driveway.

7. Prior to acceptance, hydrants shall be flow tested under Town supervision to assure compliance with the *Town of Berryville Construction Standards Manual*. The flow report shall be submitted to the Town Engineer and the Director of Public Works for review and approval.

This document includes tracked changes to illustrate proposed revisions. Due to the nature of redlined documents, this version may not fully conform to accessibility standards. A finalized version without tracked changes will be made available in an accessible format upon completion of the review and adoption process.

Section 3

Water Mains and Appurtenances

I. General

A. This section includes construction of distribution system mains, service laterals, and other associated appurtenances as well as testing and disinfection requirements. All regulations, standards, and established best practices as determined by Town Engineer and Director of Public Works must be applied.

B. All mains shall be cement mortar lined ductile iron with a minimum diameter of six (6) inches. The pipe shall have rubber gasket push-on joints and all fittings shall be mechanical joint except as approved by the Town. Where special fabrication of ductile iron pipe is required to fit water mains within vaults, structures, and buildings, the Contractor shall submit fully dimensioned drawings showing the piping in full detail with exact locations, dimensions, and schedules of all pipe, fittings, hangers, supports, and appurtenances before starting fabrication of the pipe and/or fittings. Where special fittings are required, they shall be shown in detail with all necessary dimensions. The design of such installations shall provide adequate space within the housing and around the fittings to allow easy disassembly of pipe sections or other appurtenances.

C. Water mains shall be located a minimum of three (3) feet from the gutter of the streets with curb and gutter, or three (3) feet within the pavement edge of streets without curb and gutter. Whenever practical, sewer mains shall be located in the center of the street.

D. A minimum ten (10) foot horizontal separation (outside to outside), or six (6) feet horizontal separation with at least eighteen (18) inches' vertical separation from bottom of water to top of sewer, shall be provided between all water lines and sanitary sewer lines. Should conditions require the water and sewer lines to be installed in the same trench, the water line must rest on a shelf of undisturbed earth to one side of the sewer with at least eighteen (18) inches of vertical separation between the top of the sewer line and bottom of the water line. Approval from the Town Engineer and Director of Public Works must be acquired before same trench installation is permitted.

E. Typical minimum cover of four (4) feet is to be provided for water mains. For short distances, reduced cover of as little as three (3) feet may be approved so as to preclude locating water below a crossing utility.

II. Mains

A. Ductile Iron Pipe

1. Ductile iron pipe shall be manufactured in accordance with ANSI A21.51/ AWWA C151. All pipe shall have a minimum Class 52 thickness.

2. End designs shall conform to the ANSI/AWWA C 111/ A21.11 – "Rubber Gasket Joints Ductile Iron and Gray Iron Pressure Pipe and Fittings". Push-on joints shall be "Tyton," "Super Bell Tite" or "Fast-Tite" joint**,** or approved equal.

3. The inside of the pipe shall be cement lined in accordance with ANSI/AWWA C 104/ A21.

4. Flanged connections shall only be permitted where indicated on construction plans and pre-approved by the Town, and shall conform to ANSI/AWWA C115/A21.15.

B. Backfill and Bedding

1. Select Backfill
    a. There shall be 24 inches of select backfill above the stone aggregate which shall be compacted in eight-inch lifts. The maximum particle size of the material shall be no greater than one (1) inch and shall be compacted to 95% of maximum density.
    b. Above the select backfill, material shall be deposited in lifts not to exceed two (2) feet, and have a compaction to 95% of maximum density.
    c. A six (6) inch wide magnetized locating ribbon labeled "WATER LINE BURIED BELOW" shall be placed above the select fill.
    d. No rock shall be used in the select backfill. Any rock used *above* the select backfill shall be no larger than six (6) inches in diameter.
    e. A #12-gauge wire shall be placed next to the PVC (C909) line during installation of the main. This wire must maintain positive continuity at all times.

2. Stone Bedding

    1. For excavation in dirt or clay, there must be six (6) inches of stone under and over the pipe.

    2. For excavation through rock, there shall be twelve (12) inches of stone under and over pipe in rock trenches.

C. Fittings

1. All fittings shall be cast of ductile iron, and shall conform to ANSI/AWWA C153/A21.53. Fittings shall be made with mechanical joint ends in accordance with ANSI/AWWA C 111/A21.11.

2. A sufficient number of bolts, nuts, glands, and gaskets shall be provided for each fitting. These accessories shall be of the proper dimensions for the size pipe. The bolts shall be made of high strength low alloy steel in accordance with ANSI/AWWA C 111/ A21.11.

3. The cement lining shall conform to ANSI/AWWA C 104/A21.4.

III. Handling Ductile Iron Pipe and Fittings

A. It shall be the responsibility of the pipe manufacturer to thoroughly inspect each length of pipe according to the applicable ANSI and AWWA standards and other requirements as set forth in these specifications.

B. Ductile iron pipe, fittings, valves, and accessories shall be handled in strict accordance with the provisions of ANSI/AWWA C 600, so as to ensure that these items are sound, undamaged, and entirely suitable in all aspects to the specified requirements of each particular fitting, pipe, and accessory. Particular care shall be taken not to injure either the coating, the pipe, or threads. Equipment, tools, and methods used in loading, reloading, unloading, hauling, and laying pipe and fittings shall be such that no damage is done to the pipe, fittings, or coatings. Where hooks are used for lifting, they shall have broad, well-padded contact surfaces. Repair of defective or damaged coatings or linings shall be made under the direct supervision of a representative of the pipe manufacturer. No field repair work may be done on any damaged pipe coating or lining without the prior approval of the Director of Public Works and Town Engineer. Any bituminous pipe coating that is damaged by shipment or by the Contractor shall be repaired prior to installation or placing of any backfill or hanging within hangers. Repairs shall be made by removing all damaged coating, then wire brushing to expose the metal and applying two coats of coal tar coating material of a type and quality equal to that used originally for the bituminous coating of the pipe.

C. The cutting of pipe for closure pieces or for other reasons shall be done in a neat and workmanlike manner by a method that will not damage the pipe or its lining. Sections shall be thoroughly swabbed or cleaned of all foreign matter before being installed into the system and shall be kept clean during and after installation. Before installation of any pipe or fitting, each piece shall be inspected for defects. All defective, damaged, or unsound pipe or fittings shall be rejected.

IV. Installation

A. Pipe laying shall be conducted in strict accordance with the provisions of ANSI/AWWA C 600. The lay shall proceed with the bell end of the pipe pointing in the direction of the next pipe joint to be laid. Each pipe shall be laid true to line and grade and in such manner as to form a close concentric joint with the adjoining pipe and to prevent sudden offsets of the flow line. Proper precautions shall be taken to keep the interior of the pipe free of all dirt and superfluous materials of every description as the work progresses.

B. Trenches shall be kept free from water until the pipe jointing is complete. At all times when work is not in progress, open ends of pipe and fittings shall be securely closed to the satisfaction of the Town so that no trench water, earth, or other substance will enter the pipe or fittings. Adequate backfill shall be deposited on the pipe to prevent floating. Any pipe which has floated shall be removed from the trench and be re-laid.

C. All tees, bends, and dead ends shall be restrained by means of concrete blocking and be installed with Megalug™ retainer gland or approved equal.

D. ScotchMark Electronic Marker System (EMS 1257) or approved equal shall be included with the installation of all water mains. The markers shall respond to a frequency of 145.7 kHz, with placement as follows:

1. 50-foot intervals on mains, and

2. Each bend, and

3. The end on each joint that is deflected and each “T”, and

4. Any additional location directed by the Town of Berryville.

E. A six (6) inch wide magnetized location ribbon labeled ”WATER LINE BURIED BELOW” shall be installed above the select backfill.

F. A #12 gauge wire shall be placed next to all main lines and service laterals. The wire shall maintain continuity at all times.

V. Separation of Water Lines and Sewers

A. General – The following factors shall be considered in providing adequate separation:

1. Materials and types of joints for water and sewer pipes.

2. Service branch connections into the water line and sewer lines.

3. Space for repairs and alterations of water and sewer pipes.

4. Avoiding offset of pipes around manholes.

B. A minimum ten (10) foot horizontal separation (outside to outside), or six (6) feet horizontal separation with at least eighteen (18) inches' vertical separation from bottom of water to top of sewer, shall be provided between all water lines and sanitary sewer lines. Should conditions require the water and sewer lines to be installed in the same trench, the water line must rest on a shelf of undisturbed earth to one side of the sewer with at least eighteen (18) inches of vertical separation between the top of the sewer line and bottom of the water line. Approval from the Town Engineer and Director of Public Works must be acquired before same trench installation is permitted.

C. Parallel Installation

1. Normal Conditions – Water lines shall be laid at least ten (10) feet horizontally from a sewer or sewer manhole wherever possible. The distance shall be measured edge-to-edge.

2. Unusual Conditions – When local conditions prevent a horizontal separation of ten (10) feet, the water line may be laid closer to a sewer or sewer manhole provided that:
   a. The bottom (invert) of the water main shall be at least eighteen (18) inches above the top (crown) of the sewer. Should conditions require the water and sewer lines to be installed in the same trench, the water line must rest on a shelf of undisturbed earth to one side of the sewer with at least eighteen (18) inches of vertical separation between the top of the sewer line and bottom of the water line. Approval from the Town Engineer and Director of Public Works must be acquired before same trench installation is permitted.
   b. The sewer manhole shall be of watertight construction and tested in place.
   c. Where vertical separation of at least eighteen (18) inches cannot be maintained between the bottom of the waterline and the top of the sewer, the sewer line shall be constructed of water pipe conforming to AWWA C 900 and shall be pressure tested in place, as specified in AWWA standard C 600, with a minimum test pressure of 30 pounds per square inch (psi). Leakage is not permitted during the AWWA C600 pressure testing.
   d. When sanitary sewers cross over water lines, the sewer joints must also be centered at the point of crossing so that joints are equidistant and as far as possible from the water line.
   e. Sewer Manholes and Drainage Structures –A minimum of ten (10) feet of separation shall be provided between water pipes and sanitary sewer manholes. Where this distance cannot be maintained, the manhole shall be of watertight construction and tested in place. A minimum of six (6)

feet of separation shall be maintained between sewer manholes and drainage structures.

D. Crossings

1. Normal Conditions – Water lines crossing sanitary and storm sewers shall be laid to provide a separation of at least eighteen (18) inches between the bottom of the water line and the top of the sewer.

2. Unusual Conditions – When local conditions prevent a vertical separation as described, or where waterline must cross below sanitary sewers, the sewer line shall be constructed of water pipe conforming to AWWA C 900 and shall be pressure tested in place, as specified in AWWA standard C 600, with a minimum test pressure of 30 psi. Water lines passing under sewers shall, in addition, be protected by providing:
    a. A vertical separation of at least 24 inches between the bottom of the sanitary sewer and the top of the water line.
    b. Adequate structural support for the sewer to prevent excessive deflection of the joints and the settling on and breaking of the water line.
    c. The length of the water line be centered at the point of the crossing so that joints shall be equidistant and as far as possible from the sewer.
    d. When conditions do not allow for water lines to pass over storm sewers, a minimum of eighteen (18) inches clearance shall be maintained from top of water line to bottom of storm sewer.
    e. If conditions do not allow for separation during installation around existing structures, bridging or other methods of protecting water quality and pipe integrity may be submitted and considered for approval by the Town Engineer and Director of Public Works. New construction must maintain required separations.

3. Stream crossing and highway crossings shall be installed as shown in the *Standard Details* unless otherwise specified. The crossing shall be made in such a manner to minimize erosion and blockage of the stream flow. Backfill under rip-rap shall be compacted to 90% density.

VI. Testing and Disinfection of Water Lines

A. General

The Contractor will supply the water used for flushing, disinfection, and testing. Town water may be available on a case-by-case basis with prior approval from the Director of Utilities and Director of Public Works. If Town water is used, the water shall be metered and the contractor shall pay the Town for its cost. Filling of water lines may not be performed until permission has been obtained from the Director of Public Works and Director of Utilities. The contractor is not permitted to operate valves on any existing water line.

B. Testing

1. All new water mains and hydrant connections shall be subject to a hydrostatic pressure test after thrust restraints have been installed, the line has been backfilled, all water house connections have been installed (lateral from main to meter box), and at least three (3) days after the last concrete reaction anchor has been poured. Testing shall be in accordance with AWWA C-600. Water mains shall be filled with clean water at a velocity of approximately one (1) foot per second (fps) while necessary measures are taken to eliminate all air. A hydrostatic pressure of not less than 150 psi or 150% of normal operating pressure, whichever is greater, shall be maintained for two (2) hours. Lines of different sizes shall be tested separately. Hydrants shall be in the closed position. All high points in the portion of the system under test shall be vented and air shall be expelled from the system prior to beginning the test.

2. At the conclusion of the pressure test, the volume of the makeup water required to refill the pipeline shall be determined by measurement with a displacement meter or by pumping from a vessel of known volume.

3. All visible leakage must be eliminated by the contractor, regardless of the amount. Should test results show displacement, damage, or leakage in excess of the allowable amount (see table below for representative values), the contractor shall repair the displacement and damage to eliminate the leakage. The contractor shall retest until the specified conditions are met to the satisfaction of the Director of Public Works and Town Engineer.

Allowable Leakage per 1,000 feet of Pipeline – gph
Nominal Pipe Diameter – in

Psi	4	6	8	10	12	16
250	0.47	0.71	0.95	1.19	1.42	1.90
225	0.45	0.68	0.90	1.13	1.35	1.80
200	0.43	0.64	0.85	1.06	1.28	1.70
175	0.40	0.59	0.80	0.99	1.19	1.59
150	0.37	0.55	0.74	0.92	1.10	1.47

The above table is presented for convenience only. Please refer to AWWA C600 for complete up-to-date table.

C. Disinfection

1. After leakage testing, and before final inspection of the completed systems, water mains shall be flushed and then disinfected in accordance with ANSI/AWWA C-651 standards. All disinfection procedures and final testing

shall be carried out under the observation of a utility inspector approved by the Town. Either the tablet method or continuous feed method shall be used.

a) The tablet method can only be used if the pipes and appurtenances are kept clean and dry during construction. The mains should be filled at the rate of one (1) fps or less. Water must remain in the main for a minimum of 24 hours when the water temperature is 41° Fahrenheit (5° Celsius) or more. If the water temperature drops below this then the water must remain a minimum of 48 hours. A detectable chlorine residual should be found at each sampling point after the prescribed contact time.

b) If the continuous feed method is to be used, pre-flushing shall be accomplished at a flow velocity of not less than 2.5 fps. All valves, hydrants, and water house connection shall be operated during this procedure. Clean water shall be flushed throughout the system until there is no trace of cuttings, oil, dirt, or other foreign matter flowing out of the pipe. The water shall be chlorinated so that after the 24 hour contact time, a free chlorine residual of not less than ten (10) parts-per-million (ppm) is maintained.

2. Final flushing will occur as soon as practically possible after the required contact time to prevent damage to the pipe lining or to prevent damage. When the chlorine residual has been reduced to within the range of 0.2 and 2.0 ppm, bacteriological samples can be collected.

3. Water samples for bacteriological analysis shall be taken by the contractor at regular intervals not exceeding 2,000 feet, as approved by the Town Engineer and Director of Public Works, witnessed by the utility inspector, and analyzed by a certified laboratory. Two satisfactory bacteriological samples, collected 24 hours apart, must be obtained prior to placing the lines in service. Satisfactory samples are those that indicate no presence of coliform bacteria. If contamination is found in one or both sets of samples, the entire disinfection and bacteriological sampling procedure must be repeated.

4. Water flushed from the mains will have to be dechlorinated with a neutralizing chemical to prevent environmental damage. The recommended neutralizing chemicals and procedural guidelines for dechlorination are explained in ANSI/AWWA C-651 standards. The contractor shall be responsible for the proper application of the neutralizing chemicals to reduce the chlorine residual to a non-detectable level. The contractor shall assume full responsibility for the discharge of all water used during any flushing, and shall be responsible for any damage to public or private property or environmental damage including, but not limited to, vegetation, trees, streams, ponds, and lakes.

VII. Service Laterals

A. General

1. All material used shall meet or exceed ANSI/AWWA C800 standards.

2. All taps made on ductile iron mains shall be made direct, without a saddle, unless otherwise specified or approved by the Town Engineer and Director of Public Works.

3. Where applicable, and when tapping PVC mains, a Ford Style FS202 or approved equal shall be used.

4. All water services shall be installed as shown in Specification Detail section.

5. Service lines shall be type 200 psi HDPE copper tubing sized piping conforming to ANSI/ASTM standard specifications. The line shall be one continuous piece from corporation stop to meter setter and the line will be equal to the size of the corporation stop. Line must be accompanied by a twelve-gauge copper tracer wire.

6. Meter boxes will be exterior and set on the street side at the property line, unless otherwise approved by the ~~Town~~ Director of Public Works.

B. ¾-Inch Water Service

1. Corporation stop shall be ¾ inch ball style and conforming to the requirements of the AWWA Standards. Connection at the corporation stop shall be compression type.

2. The meter box shall be eighteen (18) inches in diameter, and 30 inches in depth, with an eighteen (18) inch diameter frame and eleven and a half (11½) inch diameter lid. The frame and lid shall be made of cast iron and lid shall include the FP cast iron plug where applicable.

3. The meter setter shall consist of a copper setter, inlet angle valve, and outlet angle ASSE approved top loading dual check valve.

C. One (1) Inch Water Service

1. Corporation stop shall be one (1) inch ball style and conform to the requirements of ANSI/AWWA Standards. Connection at the corporation stop shall be compression type.

2. The meter box shall be eighteen (18) inches in diameter and 30 inches in depth, with an eighteen (18) inch diameter frame and eleven and a half (11½) inch diameter lid. The frame and lid shall be made of cast iron and lid shall include the FP cast iron plug where applicable.

3. The meter setter shall consist of a copper setter, inlet angle valve, and outlet angle ASSE approved top loading dual check valves

D. 1½ and Two (2) Inch Water Services

1. Service shall be taken off the main by means of a wet tap or an anchoring tee, with a six (6) inch branch and a six (6) inch branch valve. A tapped mechanical joint plug shall be used in the downstream side of this valve, with a male IPT to compression adapter. Connection at the corporation stop shall be compression type.

2. The meter shall be set in a custom box with a custom meter setter consisting of a flanged angle valve on the inlet and an ASSE approved dual check valve on the outlet. The setter shall include a bypass with ball valve and locking cap.

3. Meter vault shall conform to the dimensions shown in the Standard Details, or as approved by the Town Director of Public Works.

VIII. Backflow Prevention Assemblies

A. Each metered service connection must have an ASSE approved backflow prevention device installed for service line protection. The Town Director of Public Works and Director of Utilities must approve the type of device submitted based on the degree of hazard of the planned use.

1. Metered service lines with a low degree of hazard must be provided with a double-check valve backflow prevention assembly that is tagged, stamped, or embossed to indicate it meets ASSE Standard No. 1015.

2. Metered service lines with a high degree of hazard must be provided with a reduced pressure zone device that is tagged, stamped, or embossed to indicate it does meet ASSE Standard No. 1013.

3. Backflow prevention devises that require yearly inspection must be installed above grade and/or in a location not subject to flooding. The location of a backflow prevention devise in to be approved by the Town's Director of Utilities.

B. Each fire line service connection must have an ASSE approved backflow prevention device with leak detector installed for fire service line protection. The Town Director of Public Works and Director of Utilities must approve the type of device submitted based on degree of hazard of the planned fire service.

1. Fire lines with a low degree of hazard (no additives or antifreeze) must be provided with a detector double check backflow prevention assembly with ASSE Standard No. 1048 identification made part of the device.

2. Fire lines with a high degree of hazard (additives or antifreeze) must be provided with a reduced pressure assembly with ASSE Standard No. 1047 identification made part of the device.

C. All detector (metered) assemblies are required to have a meter that is compatible with the Town's meter reading device.

D. All backflow prevention devices must be inspected annually by the owner and a report submitted to the Town's Director of Utilities for review. Residential premises without secondary uses, exclusive of multifamily that present a low degree of hazard (no additives or anti-freeze), are not required to submit annual reports.

IX. Acceptance of Improvements

A. A written request to the Director of Public Works is required for necessary inspections for acceptance of improvements. The request shall include as-built drawings, easements, and other pertinent information as deemed necessary by the Department of Public Works and the Town's Engineer. A response from the Department of Public Works and Community Development Director after review will be forwarded to the applicant outlining deficiencies or for approval of the project.

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This document includes tracked changes to illustrate proposed revisions. Due to the nature of redlined documents, this version may not fully conform to accessibility standards. A finalized version without tracked changes will be made available in an accessible format upon completion of the review and adoption process.

Section 4

Valves and Hydrants

I. General

A. All regulations, standards, and established best practices as determined by Town Engineer and Director of Public Works must be applied.

B. Valve or hydrant manufacturer shall be regularly engaged in the design, manufacture, and maintenance of valves or hydrants of the type specified, and shall have furnished valves or hydrants of the same general design, type, and comparable size specified herein, which have been used and proved satisfactory under similar test, service, and operating conditions for at least five years. The manufacturer shall furnish satisfactory evidence of adequate facilities for furnishing parts for repairs and for maintenance of the hydrants or valves furnished. Unless otherwise indicated, valves shall be designed to provide tight shut-off at the following pressure differential: 250 pounds per square inch (psi) upstream and zero psi downstream in either direction. Design flows shall be a minimum fifteen (15) feet per second (fps) for opening and closing.

C. All valves furnished through twelve (12) inches shall be resilient wedge-valves with non-rising stems. Valves larger than twelve (12) inches shall be butterfly type unless otherwise required by the Town Engineer and Director of Public Works.

D. A valve box shall be provided for each buried valve. Boxes shall be screw type. Telescoping type are prohibited. Extension stems shall be provided for valves where the operating nut is greater than four feet (4'-0") below grade. The stem shall extend to a minimum of two feet (2'-0") below finished grade.

E. Unless otherwise specified herein, four (4) inch and larger valves and all hydrants shall have mechanical joint ends**.**

II. Gate Valves

A. General

1. Gate Valves shall be manufactured to meet or exceed all the requirements of ANSI/AWWA C509-01 or ANSI/AWWA C515 Standard for resilient wedge ductile iron gate valves.

2. The manufacturer must provide a ten (10) year warranty against defective material and workmanship.

III. Specifications

A. Valves shall meet the following minimum design criteria:

1. Valve body shall be manufactured of ductile iron and have a working pressure of 250 psi.

2. All ferrous components shall be ductile iron: body, wrench nut, stuffing box, and valve wedge.

3. The marking “DI” or “ductile iron” shall be cast into the valve body along with “250W” or “250 psi”.

4. The valve wedge shall be ductile iron encapsulated with nitrite rubber. The wedge shall be symmetrical and seal equally well with flow in either direction.

5. Valves shall have a fusion-bonded epoxy coating complying with ANSI/AWWA C550 Standard applied electrostatically prior to assembly, inside and out, for maximum corrosion resistance.

6. The valve shall have a smooth full diameter waterway with no recesses to trap debris or obstruct flow.

7. Valve stem shall be high strength corrosion resistant bronze. Stem shall be sealed by three O-rings. The top two O-rings shall be replaceable with valve fully open and while subject to full rated working pressure. O-rings set in a cartridge shall not be allowed.

8. Sealing gaskets shall be pressure energized O-rings.

9. Torque minimizing thrust washers must be installed with one (1) above and one (1) below the thrust collar to assure trouble free operation of the valve.

10. Valves shall conform to UL Solutions and Factory Mutual Research Corporation standards.

11. Bolting materials shall develop the physical strength requirements of ASTM A307 Standard, and may have either regular square or hexagonal heads with dimensions conforming to ANSI B18.2.1 Standard. Metric size socket head cap screws are not allowed. Bolts and nuts securing valve bonnets, stems, and operating nuts shall be stainless steel.

12. Operating nut shall have four flats at stem connection to assure even input torque to the stem.

13. Flanged valves shall be OS&Y 125-pound flanges. The manufacturer shall be able to furnish 250-pound flanges upon request.

B. Installation

1. Valves shall be carefully erected in their respective positions and free from all distortion and strain with stems vertical. The valve box shall be set over the operating nut and shall have its top flush with the final surface. The valve box top section shall overlap the lower section by at least six (6) inches.

2. Restraint of valves shall be performed by the Contractor in accordance with the Standard Details or as specified by the Director of Public Works and the Town Engineer.

3. Where valves occur on the end of the pipeline, a mechanical joint plug shall be placed and secured in the exposed bell before backfilling the trench.

4. The contractor shall backfill and compact under and around valve boxes to ensure no vertical loads are transmitted to the valve operators.

5. All valves shall be installed with Megalug™ retainer gland or approved equal.

IV. Tapping Sleeves

A. Mechanical joint tapping sleeves meet the following design criteria:

1. Sleeves shall be the split type mechanical joint with side and end gaskets, manufactured of ductile iron.

2. Sleeves shall conform to all applicable requirements of ANSI/AWWA C110 A21.10, ANSI/AWWA C111 A21.11, and ANSI B16.11 Class 125 flange.

3. When sleeves are to be installed on pipe that is larger than twelve (12) inches, field verification by the contractor of the existing pipes outside diameter shall be required before ordering said sleeve.

4. Stainless steel tapping sleeves will be considered where the existing main is PVC pipe or cast iron of irregular outside diameter.

V. Fire Hydrants

A. General

1. Fire hydrants shall be the dry-barrel type manufactured to meet or exceed all the requirements of ANSI/AWWA C502 Standard.

2. Drainage capability must be provided for fire hydrant weep holes. If areas of high water table are encountered, the contractor shall contact the Director of Public Works or the Town Engineer to relocate the hydrant to prevent possible cross contamination.

3. Fire hydrants shall be painted in accordance with *Standard Details*.

4. The manufacturer must provide a ten (10) year warranty against defective material and workmanship.

5. Fire hydrants shall be located as follows:
   a. At street intersections and at intermediate locations where deemed necessary by the Town Engineer and the Director of Public Works and/or the State Fire Marshall's Office after consultation with the Fire Chief.
   b. At the end of all cul-de-sacs in a location determined by the Town If a hydrant is determined to be unnecessary by the Director of Public Works and the Town Engineer, a "blow-off" shall be installed.
   c. No closer than 50 feet and no further away than 100 feet of any standpipe or sprinkler system fire department connections.
   d. As required by the following schedule according to use group. The distance shall be measured along an unobstructed path around the structure to the most remote part of the structure that the hydrant will serve.

Industrial Buildings	250 feet
School Buildings	300 feet
Commercial, Church and Office Buildings	350 feet
Apartments, Multifamily, and Town Houses	250 feet
Single-Family Detached and Two-Family Attached Dwellings	400 feet

   e. All hydrants shall be a minimum of 50 feet away from any buildings other than single-family detached and two-family attached dwellings unless deemed appropriate by the Town Superintendent.

f. In no case shall the distance between fire hydrants, measured along the centerline of accessible streets, be greater than 600 feet.

6. No landscaping shall be permitted within five (5) feet of a fire hydrant, with the "no landscape" area indicated on the plat.

7. ~~Fiberglass~~ Steel hydrant marker flags shall be installed by the developer and approved by the Director of Public Works. Flags shall be a red solid steel rod, 52" long, equipped with a steel flag and a mounting loop compliant with NST outlets.

B. Specifications

Hydrants shall meet the following minimum design criteria:

1. Hydrant shall have a rated working pressure of 200 psi with a test pressure of 400 psi.

2. The main valve closure shall be of the compression type, opening against the pressure and closing with the pressure.

3. Traffic feature to be designed so that the nozzle section of the hydrant can be rotated (by degree) to a full 360° circle during field installations, if necessary.

4. The main valve opening shall not be less than 5 ¼" and be designed so that seat, drain valve mechanism, internal rod, and all working parts can be removed through the top of the hydrant without disturbing the ground line joint or the nozzle section of the hydrant.

5. The bronze seat shall be threaded into mating threads of bronze for easy field removal.

6. The draining system of the hydrant shall be bronze and activated by the main stem without the use of auxiliary rods, toggles, pins, etc. The drain mechanism shall be completely closed after no more than three turns of the operating nut, allowing throttling of the hydrant as needed. A minimum of two inside ports and four drain port outlets must be provided to ensure positive drainage when closed. Drain shut-offs shall be by direct compression closure.

7. The operating nut, main stem, coupling, and main valve assembly shall be capable of withstanding input torque of 200 ft/lbs in opening or closing directions.

8. There shall be an internal top housing with triple O-rings to seal operating threads from the waterway and accommodate an antifriction washer.

9. Nozzle sections of the hydrant shall be designed to permit field replacement of damaged threads without special tools, excavation, or disturbing the ground line joint. Bronze nozzles are to be locked into the hydrant barrel with locking lugs and be sealed by heavy duty O-rings. The operating nut size, as well as hose and pumper threads, shall conform to National Standard Specifications.

10. Hydrants shall conform to UL Solutions UL 246 standards and Factory Mutual Research Corporation standards.

11. The maximum friction loss through the hydrant shall not exceed 2.8 psi at 1000 gallons per minutes (gpm) through the pumper nozzle. The flow test and certification of this feature shall be conducted by an independent testing laboratory, and be in accordance with ANSI/AWWA C502-94 standard. The records of all tests performed shall be made available to the Town upon request.

12. The standard depth of bury shall be a minimum of four (4) feet to a maximum of seven (7) feet without the use of extensions. When the water main is deeper than the standard depth, the use of quarter and eighth bends between the tee at the main and the fire hydrant will be required to bring it to the proper grade.

C. Installation

1. Fire hydrants shall be installed in accordance with the Standard Details, where indicated on the plans, set plumb, and with bury line at finished grade. The pumper outlet shall face the street.

2. Bollards shall be installed as shown on plans or as directed by the Town.

3. Every effort shall be made to avoid the use of barrel extensions, and such extensions shall only be used when approved on a case-by-case basis by the Director of Public Works and the Town Engineer.

4. A six (6) inch valve shall be provided in the lead of each hydrant. This valve shall be restrained to the main by an anchoring tee or anchoring coupling. Where a hydrant is used to terminate the main, restraint of this valve shall be by means of a dead-end anchor cast around the main.

5. All privately owned hydrants shall have stenciled on the hydrant the word “PRIVATE” to identify the unit as a privately owned hydrant. The stenciling shall be sized and placed to be easily seen from the direction of hydrant access.

6. Hydrants shall be located no more than ten (10) feet from the face of curb and at least ten (10) feet from any entrance or driveway.

7. Prior to acceptance, hydrants shall be flow tested under Town supervision to assure compliance with the *Town of Berryville Construction Standards Manual*. The flow report shall be submitted to the Town Engineer and the Director of Public Works for review and approval.

MINUTES

BERRYVILLE TOWN COUNCIL

Regular Meeting
March 10, 2026
7:00 p.m.

A meeting of the Berryville Town Council was held on Tuesday, March 10, 2026, at 7:00 p.m. at the Berryville-Clarke County Government Center in Berryville.

Town Council

Present: Harry Lee Arnold, Jr., Mayor; Erecka L. Gibson, Vice Mayor; William Steinmetz; Grant Mazzarino; Ryan Tibbens.

Absent: Paul Perez

Staff

Present: Keith Dalton, Town Manager; Jean Petti, Deputy Town Manager; Brandel Kelsey, Town Clerk; Terry Russell, Community Development Director; Cindy Poulin, Treasurer; Chief Jason Winner, Berryville Police Department

Press Mickey Powell, Winchester Star

1. Call to Order
Mayor Harry Lee Arnold, Jr. called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance
Mayor Arnold invited all those assembled to stand for the Pledge of Allegiance.

3. Approval of Agenda
Grant Mazzarino moved to approve the agenda as presented. The motion passed by voice vote.

4. Presentations, Awards, and Recognitions
Chief Jason Winner presented Amy Hernandez-Benavides to the Council in recognition of her graduation from the Police Academy. Council extended congratulations to Ms. Hernandez-Benavides.

5. Public Hearings
None.

6. Discussion of Public Hearing Items
None.

7. Citizens' Forum
Marianne Casey, of 10 West Fairfax Street, expressed concerns regarding the addition of sidewalk on W. Fairfax St. She requested that Community Development Director Terry Russell conduct a walkthrough of the project with residents.

8. Consent Agenda
Ryan Tibbens moved to approve the consent agenda as presented. The motion passed by voice vote.

9. Unfinished Business
Discussion: Proposed investment of reserve funds
Treasurer, Cindy Poulin, provided background on the Virginia Investment Pool (VIP). The Budget and Finance committee recommended that the Town consider joining the investment Pool in some capacity.

Mr. Steve Melroy, representing the VIP, participated via video conference to provide an overview. He explained that the VACo/VML VIP serves numerous cities, towns, and counties, and outlined three investment options: the Stable NAV Liquidity Pool, Stable NAV/Fixed Term Portfolios, and the 1–3 Year High Quality Bond Fund. Council was advised that adoption of an ordinance is required for participation.

Discussion: Proposed amended Reserve Specifics
Mrs. Poulin reviewed the proposed amendments to the Reserve Specifics. Vice Mayor Erecka Gibson confirmed that no changes had been made since the work session.

Vice Mayor Erecka Gibson moved that the Council of the Town of Berryville approve the attached Reserve Specifics document. The motion passed by voice vote.

Discussion: Proposed investment of reserve funds
Vice Mayor Gibson moved that the Council of the Town of Berryville approve and adopt the attached ordinance authorizing participation by the Town of Berryville, Virginia in the VACo/VML Virginia Investment Pool for the purpose of investing funds in accordance with Virginia Code §2.2-4501, et seq and Virginia Code §15.2-1300 and authorize the treasurer or town manager to sign the agreement and other related documents.

Discussion: Proposed repeal and re-adoption of Chapter 17 Berryville Code
Deputy Town Manager, Jean Petti discussed the proposed repeal and re-adoption of the Chapter 17 Berryville Town Code. Mrs. Petti explained the proposed changes to Article 2, 3, and 4 as attached. Mr. Dalton talked about the attached document Berryville Town Council Legislative Finding Required Connection to Town's Sewage Collection System. Council inquired about the number of affected properties and the duration of

existing conditions. Mr. Dalton indicated he would provide an inventory at a future meeting and consult with the Town Attorney. Mr. Mazzarino asked about potential grant assistance for residents; Mr. Dalton stated that he was not aware of any such grants, but staff would research the matter. Mr. Dalton will consult the attorney and present a draft finding to the Council.

10. New Business

Discussion: RFP for Financial Audit Services

Mrs. Poulin presented Request for Proposals (RFP) for financial audit services. Vice Mayor Gibson asked whether the matter would be discussed at a regular Budget and Finance Committee meeting; Mr. Dalton advised that a special meeting would be required to meet the review schedule. He noted that proposal review would occur in closed session.

Vice Mayor Gibson moved that the Council of the Town of Berryville approve the issuance of RFP#2026-01 and authorize the Town Manager to:

- **Award a contract to the best qualified responsive bidder after review by the audit RFP review working group, and**
- **Execute any documents related to this matter.**

The motion passed by voice vote.

Vice Mayor Gibson moved that the Council of the Town of Berryville appoint the Budget and Finance Committee and the Treasurer to review submissions submitted in response to RFP#2026-01 and rank the firms to determine which firm would best serve the needs of the Town. The motion passed by voice vote.

Discussion: IFB Wasterwater Treatment Plant Bar Screen

Mr. Dalton presented information and images explaining the function and necessity of bar screens. He stated the project would be ready for bidding upon Council approval, with final award determination by Council at a future meeting.

Public comment was received from Lonnie Grimes II regarding potential impacts on utility rates and operational costs. Mr. Dalton explained that the equipment would reduce costly maintenance and prevent costly damage to equipment. He confirmed that dumpster usage would remain consistent with current screening operations. Mr. Tibbens asked if this was already in the FY26 budget and Mr. Dalton said yes, and also in the proposed FY27 Budget as it appears much of the expense will come in the FY27.

William Steinmetz moved that the Council of the Town of Berryville authorize the Town Manager to issue an IFB for the purchase and installation of a bar screen for the wastewater treatment plant. The motion was passed by voice vote.

Discussion: IFB Water Treatment Plant Duct Bank

Mr. Dalton presented information regarding the duct bank project. He recommended advancing this portion of the Water Treatment Plant expansion project separately because of time constraints related to access to

easements. Once bids are received, they would be presented to Council for approval. Mr. Dalton noted that Casey Trees has been responsive and accommodating.

Mr. Mazzarino moved that the Council of the Town of Berryville authorize the Town Manager to issue an IFB for the construction of a portion of the duct bank that will serve an upgraded raw water pumping station and treatment plant. The motion passed by voice vote.

11. Council Member Reports

Vice Mayor Gibson said she had her first meeting with the Northern Shenandoah Valley Regional Commission and she had a link for a free Septic Pump out Program NSVRC | Septic Pump-Out Program. https://www.nsvregion.org/programs-services/septic.

Mr. Steinmetz noted the Planning Commission will meet regarding the Friant Properties on Tuesday, March 24, 2026.

12. Staff Reports

Chief Winner presented his Annual Report for the Police Department, which is also available on the Town website. Mr. Dalton thanked Chief Winner and Administrator Leslie Kelley for their hard work.

Mrs. Poulin requested Council set a public hearing for proposed tax rates for Tax Year 2026.

Vice Mayor Gibson moved that the Council of the Town of Berryville set a public hearing for 7:00 p.m., or as soon thereafter as this matter may be heard, on April 14, 2026 to review the proposed Tax Year 2026 tax rates on all real property, including real property and tangible personal property of public service corporations, and all other tangible personal property, including machinery and tools. The motion passed by voice vote.

Mrs. Poulin requested Council set a public hearing for proposed amendments to the Town's Schedule of Water and Sewer Fees and Charges. She reviewed primary elements of the schedule with the Council.

Mr. Tibbens moved that the Council of the Town of Berryville set a public hearing for 7:00 p.m., or as soon thereafter as this matter may be heard, on April 14, 2026 to review the attached draft Schedule of Water and Sewer Fees and Charges. The motion passed by voice vote.

Mrs. Petti requested Council set a public hearing for a proposed repeal and re-adoption of Appendix C of the Berryville Code- Erosion and Sediment Control. Mrs. Petti explained the proposal attached.

Mr. Mazzarino moved that the Council or the Town of Berryville set a public hearing for 7:00 p.m., or as soon thereafter as this matter may be heard, on April 14, 2026 to consider the repeal and readoption of Appendix C- Erosion and Sediment Control Ordinance. The motion passed by voice vote.

Mrs. Petti requested Council set a public hearing for proposed revisions to the Town's Regulations for Special Events and Demonstrations. Mrs. Petti explained the changes. Council discussed attendance estimates and enforcement limitations.

Mr. Steinmetz moved that the Council of the Town of Berryville set a public hearing for 7:00 p.m., or as soon thereafter as this matter may be heard, on April 14, 2026 to consider revisions to Regulations for Special Events and Demonstrations. The motion passed by voice vote.

Mrs. Petti would like the Council to set a public hearing for Construction Standards Manual, Sections 3 and 4.

Mr. Mazzarino moved that the Council or the Town of Berryville set a public hearing for 7:00 p.m., or as soon thereafter as this matter may be heard, on April 14, 2026 to consider revisions to the Construction Standards and Specifications Manual. The motion passed by voice vote.

Mrs. Petti requested Council set a public hearing for a proposed amendment of the Berryville Code Sections 10-49 Parking of Commercial vehicles in residential areas and 10-50 Parking and storage of travel trailers etc. in residential areas. Mrs. Petti advised the rate is too low to deter residents from parking their travel trailers in the Town limits. Mr. Tibbens said that the language should be changed in regards to size of the travel trailers, noting they are much larger now. No motion was made.

13. Committee Updates

Mayor Arnold recognized the chairs of the standing committees of the Town Council for updates.

Budget and Finance Committee

Community Development Committee & Streets and Utilities Committee

Mr. Tibbens said the Committee met and discussed the VCA grant and potential sidewalks, no formal updates at this time.

Personnel, Appointments, and Policy

Mayor Arnold noted a potential Tree Board candidate may be interviewed soon.

Public Safety

14. Closed Session

Discussion about renewal of a lease at 201 Tom Whitacre Circle

Motion to enter Closed Session

Vice Mayor Gibson moved that the Council of the Town of Berryville enter closed session in accordance with code of Virginia §2.2-3711.3, to discuss the renewal of a lease on and around the elevated water tower at 201 Tom Whitacre Circle. Motion passed by voice vote.

The Council returned to open session at 9:50 p.m.

Certification Motion and Resolution
Mr. Steinmetz moved that the Council of the Town of Berryville adopt the following resolution certifying it has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act:

WHEREAS, Section 2.2-3712.D of the Code of Virginia requires a certification by this Council that such closed meeting was conducted in conformity with Virginia law,

NOW, THEREFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Council.

Vote by roll call:

Mr. Steinmetz	**Aye**
Mr. Perez	**Absent**
Mr. Mazzarino	**Aye**
Mr. Tibbens	**Aye**
Ms. Gibson	**Aye**
Mr. Arnold	**Aye**

15. Adjourn
The Council adjourned at 9:51 p.m. on a motion by Vice Mayor Gibson.

_____ _____
Erecka L. Gibson, Vice Mayor Brandel Kelsey, Town Clerk

Berryville Town Council
Legislative Finding
Required Connection to Town's Sewage Collection System

The Council of the Town of Berryville hereby makes the following findings:

- The Berryville Code requires that all properties which are two hundred and fifty feet or closer to the Town's sewer collection system to connect to said system at their expense.

- Twenty-seven active septic systems have been identified as being in service within the current corporate limits of the Town of Berryville.

- No new septic systems have been authorized within the current corporate limits of the Town of Berryville since 1988.

- The expected useful life of septic systems in Berryville is not expected to exceed fifty years. After such time such systems may endanger public health.

- By the year 2039, all septic systems in the Town of Berryville will have exceeded their expected useful life.

- No major repairs to existing septic systems will be permitted within the corporate limits of the Town.

- No replacement septic systems will be permitted to be installed within the Town of Berryville.

- To safeguard public health, all properties being served by a septic system within the Town of Berryville will be required to connect to the Town's sewer collection system no later than January 1, 2039.

- The owners of properties who abandon septic systems in Town must:
    - Pay required availability and related fees to the Town.
    - Open a sewer billing account with the Town.
    - Connect to the sewage collection system at the owner's cost.
    - Abandon the septic system in accordance with Virginia Department of Health requirements.

These findings were made by a vote of the majority of the Town Council assembled in a public meeting on _____. This finding shall be made a part of and attached to the minutes of the meeting at which they were approved.

ATTEST: _____
Erecka L. Gibson, Vice Mayor

DRAFT

APPENDIX C
EROSION AND SEDIMENT CONTROL ORDINANCE

Sec. 1. Purpose and Authority.

This ordinance is adopted pursuant to Code of Virginia §62.1-44.15:51 et seq. and the Virginia Erosion and Stormwater Management Regulations (9VAC25-875). The purpose of this ordinance is to prevent erosion, protect water quality, and ensure compliance with the Virginia Erosion and Stormwater Management Program (VESMP).

Sec. 2. Adoption of State Standards

The Town adopts and incorporates by reference the Virginia Erosion and Stormwater Management Regulations (9VAC25-875). The *Virginia Stormwater Management Handbook* is adopted as technical guidance; enforceable standards remain statutory and regulatory.

Sec. 3. Applicability and Exemptions

This ordinance applies to all land-disturbing activities unless exempted under §62.1-44.15:34 and 9VAC25-875-40, including agricultural, silvicultural, small disturbance, and emergency exemptions.

Sec. 4. Definitions

Terms used in this ordinance shall have meanings assigned in §62.1-44.15:51 and 9VAC25-875-10, including ‘land-disturbing activity’, ‘responsible party’, and ‘agreement in lieu of a plan’.

Sec. 5. Program Authority and Administration

The Town is designated as a Virginia Erosion and Sediment Control Program (VESCP) Authority. The Program Administrator, acting on behalf of the Town, is authorized to approve plans, issue permits, inspect sites, enforce compliance, issue stop-work orders, and pursue legal remedies.

Sec. 6. Plan Submission and Approval

No land-disturbing activity may begin without approved erosion and sediment control plans or an agreement in liew of a plan, as required by 9VAC25-875-60.

Sec. 7. Land-disturbing Permit Requirement

A Land-Disturbing Permit must be issued prior to clearing, grading, or excavation. Financial guarantees, proof of responsibility, and fees may be required.

Sec. 8. Fees

Fees shall be assessed pursuant to § 62.1-44.15:56 and shall recover reasonable administrative costs. A fee schedule shall be adopted by Town Council resolution.

Sec. 9. Inspections and Compliance Monitoring

The Erosion and Sediment Control Inspector (Inspector) or designee shall conduct inspections before, during, and after land disturbance. The responsible party shall allow site access and maintain inspection records.

Sec. 10. Enforcement Authority

The Program Administrator or Inspector, or designee, may issue violation notices, stop-work orders, require corrective action, perform work in default, and pursue civil penalties and injunctive relief.

Sec. 11. Civil Penalties

Civil penalties may be assessed pursuant to §62.1-44.15:63, including fines per violation per day and recovery of enforcement costs.

Sec. 12. Stop-Work Orders

Stop-work orders may be issued for permit violations, failed controls, or threats to water quality or public safety.

Sec.13. Appeals and Due Process

Appeals may be filed within 30 days of a decision, and reviewed by Town Council at their next regularly scheduled meeting, with rights to judicial review in Circuit Court.

Sec. 14. Financial Guarantees

The Program Administrator may require bonds or other financial security to ensure stabilization and compliance.

Sec. 15. Program Evaluation and Reporting

The Program Administrator shall maintain the program and submit required reports.

Sec. 16. Severability

If any provision of this ordinance is invalid, remaining provisions shall remain in effect.

Sec. 17. Effective Date

This ordinance shall take effect upon adoption by Town Council.

Town of Berryville

Town Council

MOTION TO ENTER CLOSED SESSION

Date: March 10, 2026

MOTION BY:

I move that the Council of the Town of Berryville enter closed session in accordance with Code of Virginia §2.2-3711.3, to discuss the renewal of a lease on and around the elevated water tower at 201 Tom Whitacre Circle.

VOTE:

Aye:

Nay:

Absent:

Abstain:

ATTEST

_____

Erecka Gibson, Vice Mayor

Town Council

Motion

CLOSED SESSION RESOLUTION

DATE: March 10, 2026

MOTION BY:

I move that the Council of the Town of Berryville adopt the following resolution certifying it has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act:

Resolution

WHEREAS, Section 2.2-3712.D of the Code of Virginia requires a certification by this Council that such closed meeting was conducted in conformity with Virginia law,

NOW, THERFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Council.

VOTE:

AYE:

NAY:

ABSENT:

ABSTAIN:

ATTEST:

_____

Erecka Gibson, Vice Mayor

BERRYVILLE TOWN COUNCIL COMMUNITY DEVELOPMENT / STREETS AND UTILITIES COMMITTEE MINUTES

Berryville-Clarke County Government Center
101 Chalmers Court, Berryville, VA 22611
Tuesday
March 24, 2026
3:30 pm

Members of the committee present: Ryan Tibbens, Chair; Harry Lee Arnold, Jr., Mayor

Absent: Paul Perez

Staff present: Keith Dalton, Town Manager; Jean Petti, Deputy Town Manager; Brandel Kelsey, Town Clerk

Press: None

1. Call to Order
Ryan Tibbens called the meeting to order at 3:30 p.m.

2. Approval of Agenda
The agenda was approved by consensus on a motion by Harry Lee Arnold, Jr. Mayor.

3. Unfinished Business
Livery Renovations
Keith Dalton spoke about the updates regarding the Livery Renovations. He showed a sample plan of a two-bathroom space. He showed where the bathroom would be located and answered questions from the committee. He stated that he would like to have Council direction as to what the project will entail.

Rose Hill Park Bridge
Mr. Dalton spoke about the Rose Hill Park Bridge. He also discussed the walkways in the park, with the suggestion of pavers for parts of the walkway and concrete for others. Mr. Dalton said the most important thing is to make sure it is ADA compliant. Mr. Tibbens asked if the pathways could be done over the summer and Mr. Dalton said it is a possibility, but the Council needs to determine what they want to see improved and how.

4. New Business
Discussion: Parking Meters

Mr. Dalton discussed information on adding an app such as Park Mobile to the already existing meters as a hybrid program. Mr. Tibbens and Mayor Arnold said they would like to put this subject on the back burner while more pressing subjects are taken care of first.

5. Other

Special Events and Demonstrations

Mr. Dalton answered questions about the Regulations for Special Events and Demonstrations proposed changes.

6. Closed Session

None.

7. Adjournment

The meeting adjourned at 4:47 p.m. on a motion by Mayor Arnold.

Town Council Report

14 April 2026

Item Title

Request to set Public Hearing: Revise Sec. 10-49. Parking of commercial vehicles in residential areas and Sec. 10-50. Parking and storage of travel trailers, boats etc.

Prepared By

Jean Petti

Background/History/General Information

Revise Sec. 10-49. Parking of commercial vehicles in residential areas and Sec. 10-50. Parking and storage of travel trailers, boats etc. in residential areas

-The fines and prohibitions have not been sufficient to deter the mischief at which the code is directed.

Attachments

1. Sec. 10-49 and 10-50, redline

Sample Motion

I move that the Council of the Town of Berryville set a public hearing for 7:00 p.m., or as soon after as this matter may be heard, on Tuesday, May 12, 2026 to consider revisions to Sec. 10-49. Parking of commercial vehicles in residential areas and Sec. 10-50. Parking and storage of travel trailers, boats etc.

Sec. 10-50. Parking and storage of travel trailers, boats etc. ~~, in residential areas.~~

Any owner of a travel trailer, motor home, boat and/or boat trailer, utility or cargo trailer in excess of ten (10) feet in length, truck camper, habitable bus or recreational vehicle may park or store such equipment in any residentially zoned area of the town provided that:

(1) The vehicle has displayed all required licenses,

(2) The vehicle is located no closer to any street than the principal structure; except that said vehicle may be parked closer to the street than the ~~principle~~ **principal** structure for a period not to exceed forty-eight (48) hours when the owner of the vehicle is a resident of the street and is arriving or departing on a journey utilizing the vehicle,

(3) The vehicle does not exceed thirty-two (32) ~~thirty-two (32)~~ feet in length or nine (9) ~~nine (9)~~ feet in height, and

(4) The vehicle is not inhabited ~~while parked in said residentially zoned area~~.

Any owner of a travel trailer, motor home, boat and/or boat trailer, utility or cargo trailer in excess of ten (10) feet in length, truck camper, habitable bus or recreational vehicle may park or store such equipment in any commercial, business, or industrial zoned area of the town provided that:

(1) The vehicle has displayed all required licenses,

(2) The vehicle is not inhabited.

Any violation of this chapter shall constitute a misdemeanor punishable by a fine not to exceed ~~twenty-five~~ **two hundred and fifty** dollars ($25**0**.00).

(Ord. of 1-9-18(2))

Sec. 10-49. Parking of commercial vehicles in residential areas.

(a) No person shall park or leave standing any commercial vehicle in any residentially zoned area of the town; provided that, during regularly scheduled school hours, school buses may be parked in such residentially zoned areas by their drivers for a continuous period not to exceed six (6) hours.

(b) No vehicle intended or designed to transport caustic, flammable, explosive or otherwise dangerous or hazardous materials shall be permitted to be parked or left standing in any residentially zoned area.

(c) This section shall not be applicable to commercial vehicles picking up or discharging passengers or merchandise or pursuant to performance of work or service in residential areas.

(d) For the purpose of this section, the term "commercial vehicle" shall mean a motor **vehicle as defined in §46.2-341.16, and/or**:

(1) In excess of twenty-two (22) feet in length; or

(2) In excess of ten (10) feet in height; or

(3) With a gross weight (GW), registered gross weight (RGW), empty weight (EW), or curb weight (CW) in excess of ten thousand (10,000) pounds; or

(4) With a manufacturers gross vehicle weight rating (MGVWR), gross vehicle weight rating (GVWR), or gross combined weight rating (GCWR) in excess of twenty thousand (20,000) pounds.

(5) The term shall include any semitrailers, construction equipment, cranes, well drilling apparatus and other heavy equipment; however, this section shall not prohibit parking of such equipment if being used for construction activities at sites where valid building or land disturbance permits are in force or such activity is otherwise allowed.

(e) Any violation of this section shall constitute a misdemeanor punishable by a fine not exceeding ~~one~~ **two** hundred and **fifty** dollars ($~~10~~**25**0.00).

(Ord. of 1-9-18(2))

Proposed Budget FY2026-2027- Set a Public Hearing Report

April 14, 2026

Item Title:

Report of the Proposed Budget FY2026-2027 to set a public hearing

Prepared by:

Cynthia Poulin, Treasurer

Attachments:

1. Motion to Set a Public Hearing
2. Public Hearing Notice for the Proposed Budget FY2026-2027
3. Proposed Budget FY 2026-2027 Draft
4. Capital Improvements Plan FY2027- FY2031

BERRYVILLE TOWN COUNCIL

MOTION TO SET PUBLIC HEARING FOR MAY 12, 2026 ON
PROPOSED FY 2027 BUDGET

Date: April 14, 2026

Motion By:

Second By:

I move that the Council of the Town of Berryville set a public hearing for its May 12, 2026 meeting to hear public comment on the proposed FY 2027 budget.

VOTE:

Aye:

Nay:

Absent:

ATTEST:

_____
Erecka L. Gibson, Vice Mayor

BERRYVILLE TOWN COUNCIL
PUBLIC HEARING NOTICE

The Berryville Town Council will hold the following public hearing at 7:00 p.m., or as soon after as this matter may be heard, on **Tuesday, May 12, 2026**, in the Main Meeting Room, Second Floor, of the Berryville-Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following.

1) **Proposed Fiscal Year 2026-2027 Budget as follows:**

Resources and Revenues	APPROVED FY 25-26	REQUESTED FY 26-27
GENERAL FUND		
Fund Balance	$ 535,000.00	$ 546,750.00
Revenue from Local Sources	$ 4,250,000.00	$ 4,399,500.00
Revenue from State Sources	$ 1,182,167.00	$ 1,211,617.00
Revenue from Other Sources	$ 1,000.00	$ 1,000.00
Total	**$ 5,968,167.00**	**$ 6,158,867.00**
WATER FUND		
Fund Balance	$ 0.00	$ 341,942.00
Revenue from Local Sources	$ 6,833,250.00	$ 9,146,625.00
Availability Fees	$ 172,000.00	$ 88,750.00
Total	**$ 7,005,250.00**	**$ 9,577,317.00**
SEWER FUND		
Fund Balance	$ 390,000.00	$ 130,213.00
Revenue from Local Sources	$ 2,255,500.00	$ 2,375,500.00
Availability Fees	$ 184,680.00	$ 92,295.00
Total	**$ 2,830,180.00**	**$ 2,598,008.00**
TOTAL RESOURCES AND REVENUES	**$ 14,593,811.00**	**$ 18,334,192.00**

Expenses and Reserves		
GENERAL FUND		
Maintenance and Operational	$ 4,737,425.00	$ 4,936,725.00
Debt Service	$ 121,476.00	$ 121,476.00
Capital Reserves and Expenses	$ 967,143.25	$ 952,564.25
Contingency	$ 142,122.75	$ 148,101.75
Total	**$ 5,968,167.00**	**$ 6,158,867.00**
WATER FUND		
Maintenance and Operational	$ 1,248,510.00	$ 1,215,356.00
Debt Service	$0.00	$0.00
Capital Reserves and Expenses	$ 5,719,284.70	$ 8,325,500.32
Contingency	$ 37,455.30	$ 36,460.68

Total	**$**	**7,005,250.00**	**$**	**9,577,317.00**
SEWER FUND				
Maintenance and Operational	$	1,615,180.00	$	1,565,541.00
Debt Service	$	470,000.00	$	470,000.00
Capital Reserves and Expenses	$	699,544.60	$	515,500.77
Contingency	$	45,455.40	$	46,966.23
Total	**$**	**2,830,180.00**	**$**	**2,598,008.00**
TOTAL EXPENSES AND RESERVES	**$**	**15,803,597.00**	**$**	**18,334,192.00**

Copies of the materials may be examined at www.berryvilleva.gov and the Town Business Office, Berryville/Clarke County Government Center 101 Chalmers Court, First Floor, Berryville, Virginia during regular business hours. Additional information may be obtained by calling Director of Finance/Treasurer Cindy Poulin at (540) 955-1099.

Any person desiring to be heard regarding the above matter should appear at the appointed time and place. Written copies of statements at public hearings are requested, but not required.

The Town of Berryville does not discriminate against disabled people in admission or access to its programs and activities. Accommodations will be made for disabled people upon prior request.

By order of the Berryville Town Council
Keith R. Dalton, Town Manager

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Please publish in the Winchester Star Tuesday April 28, 2026 and Tuesday May 5, 2026
Please call Cindy with questions at 540-955-1099

FY 26-27 BUDGET REVENUES

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	GENERAL FUND		
	FUND BALANCE		
100-3000000-0000	FUND BALANCE FORWARD	$ 535,000.00	$ 546,750.00
	TOTAL FUND BALANCE	$ 535,000.00	$ 546,750.00
	REVENUE FROM LOCAL SOURCES		
100-3110101-0000	CURRENT REAL ESTATE TAXES	$ 1,365,000.00	$ 1,390,000.00
100-3110102-0000	DEL REAL ESTATE TAXES	$ -	$ -
100-3110201-0000	UTILITY REAL ESTATE TAXES	$ 11,500.00	$ 11,500.00
100-3110301-0000	CURRENT PERS PROP TAXES	$ 650,000.00	$ 660,000.00
100-3110302-0000	DEL PERS PROP TAXES	$ -	$ -
100-3110303-0000	REFUSE COLLECTION(EXTRA TOTERS)	$ 14,000.00	$ 15,000.00
100-3110401-0000	MACHINERY & TOOLS	$ 240,000.00	$ 325,000.00
100-3110601-0000	TAX PENALTIES	$ 8,000.00	$ 8,000.00
100-3110602-0000	TAX INTEREST	$ 4,000.00	$ 4,000.00
	TOTAL REV FROM LOCAL SOURCES	$ 2,292,500.00	$ 2,413,500.00
	OTHER LOCAL TAXES		
100-3120101-0000	LOCAL SALES TAX	$ 375,000.00	$ 395,000.00
100-3120201-0000	CONSUMER UTILITY TAX	$ 110,000.00	$ 120,000.00
100-3120300-0000	BUSINESS LICENSE	$ 290,000.00	$ 240,000.00
100-3120402-0000	REC FRANCHISE FEES	$ 43,000.00	$ 43,000.00
100-3120501-0000	AUTO LICENSE	$ 110,000.00	$ 110,000.00
100-3120601-0000	BANK FRANCHISE TAXES	$ 225,000.00	$ 250,000.00
100-3120801-0000	CIGARETTE TAX (10¢)	$ 14,000.00	$ 10,000.00
100-3121001-0000	LODGING TAX (2%)	$ 12,000.00	$ 13,000.00
100-3121101-0000	MEALS TAX (4%)	$ 440,000.00	$ 475,000.00
	TOTAL OTHER LOCAL TAXES	$ 1,619,000.00	$ 1,656,000.00
	PERMITS, FEES & LICENSES		
100-3130304-0000	LAND USE APPLICATION FEES	$ 1,000.00	$ 1,000.00
100-3130307-0000	ZONING & SUBDIVISION FEES	$ 12,000.00	$ 12,000.00
	TOTAL PERMITS, FEES & LICENSES	$ 13,000.00	$ 13,000.00
	FINES & FORFEITURES		
100-3140101-0000	COURT FINES	$ 14,000.00	$ 15,000.00
100-3140102-0000	PARKING METER FINES	$ 1,000.00	$ 2,000.00
100-3140103-000	ESUMMONS	$ 500.00	$ 500.00
	TOTAL FINES & FORFEITURES	$ 15,500.00	$ 17,500.00
	REVENUE FROM MONEY OR PROP		
100-3150101-0000	INTEREST ON DEPOSITS/INVESTMENTS	$ 160,000.00	$ 150,000.00

DRAFT

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-3150201-0000	RENTAL OF PROPERTY	$ 14,000.00	$ 14,500.00
100-3150205-0000	WATER TANK SITE LEASE	$ 100,000.00	$ 102,000.00
100-3150206-0000	CHARGE CARD REBATE	$ 20,000.00	$ 18,000.00
	TOTAL FROM MONEY OR PROP	$ 294,000.00	$ 284,500.00
	CHARGES FOR SERVICES		
100-3160703-0000	PARKING METERS	$ 11,000.00	$ 10,000.00
100-3161502-0000	SALE OF PUBLICATIONS	$ -	$ -
	TOTAL CHARGES FOR SERVICES	$ 11,000.00	$ 10,000.00
	MISCELLANEOUS REVENUES		
100-3189905-0000	SALE OF SURPLUS	$ 5,000.00	$ 5,000.00
	TOTAL MISC REVENUES	$ 5,000.00	$ 5,000.00
	TOTAL LOCAL REVENUES	$ 4,785,000.00	$ 4,946,250.00
	REVENUE FROM THE COMMONWEALTH		
	NON-CATEGORICAL AID		
100-3220107-0000	ROLLING STOCK TAX	$ 2,000.00	$ 2,100.00
100-3189999-0000	PPTRA	$ 209,917.00	$ 209,917.00
100-3220110-0000	CAR RENTAL DISTRIBUTION	$ -	$ 3,000.00
100-3220201-0000	COMMUNICATION TAX	$ 62,000.00	$ 62,000.00
	TOTAL NON-CATEGORICAL AID	$ 273,917.00	$ 277,017.00
	CATEGORICAL AID		
100-3220108-0000	599 LAW ENFORCEMENT GRANT	$ 98,000.00	$ 100,000.00
100-3240103-0000	LE BLOCK GRANT	$ 1,000.00	$ 1,000.00
100-3240201-0000	FIRE FUND PROGRAM	$ 15,250.00	$ 15,000.00
100-3240300-0000	VDOT LANE MILE ALLOWANCE	$ 725,000.00	$ 750,000.00
100-3240301-0000	VDOT PRIM RD SNOW REMOVAL REIMB	$ 60,000.00	$ 60,000.00
100-3240302-0000	LITTER CONTROL GRANT	$ 4,500.00	$ 4,100.00
100-3240312-0000	VA COMMISSION FOR THE ARTS	$ 4,500.00	$ 4,500.00
100-3240710-0000	DMV ANIMAL FRIENDLY PLATES	$ -	$ -
	TOTAL CATEGORICAL AID	$ 908,250.00	$ 934,600.00
	TOTAL FROM THE COMMONWEALTH	$ 1,182,167.00	$ 1,211,617.00
	REVENUE FROM THE FEDERAL GOVERNMENT		
	CATEGORICAL AID		
100-3340102-0000	FEDERAL FIRE FUND PROGRAM	$ -	$ -
100-3340311-0000	FEDERAL EMERGENCY R&R	$ -	$ -

DRAFT

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL CATEGORICAL AID	$ -	$ -
	TOTAL FROM FEDERAL GOVERNMENT	$ -	$ -
	REVENUE FROM OTHER SOURCES		
	NON-REVENUE RECEIPTS		
100-3410201-0000	MISCELLANEOUS REVENUES	$ 1,000.00	$ 1,000.00
	TOTAL FROM OTHER SOURCES	$ 1,000.00	$ 1,000.00
	TOTAL FROM OTHER SOURCES	$ 1,000.00	$ 1,000.00
	TOTAL GENERAL FUND REVENUES	$ 5,968,167.00	$ 6,158,867.00
	WATER FUND		
	FUND BALANCE		
501-3000000-0000	FUND BALANCE	$ -	$ 341,942.00
	TOTAL FUND BALANCE	$ -	$ 341,942.00
	REVENUE FROM MONEY OR PROP		
501-3150102-0000	INTEREST ON DEPOSITS/INVESTMENTS	$ 150,000.00	$ 160,000.00
	TOTAL FROM USE OF MONEY OR PROP	$ 150,000.00	$ 160,000.00
	CHARGES FOR SERVICES		
501-3160110-0000	TREATMENT FEES	$ 1,635,000.00	$ 1,790,000.00
501-3160111-0000	DELINQUENT ACCT PENALTIES	$ 45,000.00	$ 45,000.00
501-3160113-0000	AVAILABILITY CHARGES	$ 172,000.00	$ 88,750.00
501-3160114-0000	CONNECTION CHARGES	$ -	$ -
501-3160115-0000	METER FEES	$ 3,250.00	$ 1,625.00
501-3160116-000	LOAN PROCEEDS	$ 5,000,000.00	$ 7,150,000.00
	TOTAL CHARGES FOR SERVICES	$ 6,855,250.00	$ 9,075,375.00
	TOTAL WATER FUND	$ 7,005,250.00	$ 9,577,317.00
	SEWER FUND		
	FUND BALANCE		
502-3000000-0000	FUND BALANCE	$ 390,000.00	$ 130,213.00
	TOTAL FUND BALANCE	$ 390,000.00	$ 130,213.00
	REVENUE FROM MONEY OR PROP		

DRAFT

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
502-3150101-0000	INTEREST ON DEPOSITS/INVESTMENTS	$ 110,000.00	$ 150,000.00
	TOTAL REVENUE FROM MONEY OR PROP	$ 110,000.00	$ 150,000.00
	CHARGES FOR SERVICES		
502-3160110-0000	TREATMENT FEES	$ 2,145,000.00	$ 2,225,000.00
502-3160112-0000	SECURITY DEPOSITS	$ -	$ -
502-3160113-0000	AVAILABILITY CHARGES	$ 184,680.00	$ 92,295.00
	TOTAL CHARGES FOR SERVICES	$ 2,329,680.00	$ 2,317,295.00
	REVENUE FROM OTHER SOURCES		
	NON-REVENUE RECEIPTS		
502-3410401-0000	VRA LOAN	$ -	$ -
502-3410402-0000	WQIF Grant	$ -	$ -
502-3410404-0000	NUTRIENT CREDIT REBATE	$ 500.00	$ 500.00
	TOTAL NON-REVENUE RECEIPTS	$ 500.00	$ 500.00
	TOTAL FROM OTHER SOURCES	$ 500.00	$ 500.00
	TOTAL SEWER FUND	$ 2,830,180.00	$ 2,598,008.00
	TOTAL REVENUES ALL FUNDS	**$ 15,803,597.00**	**$ 18,334,192.00**

DRAFT

FY 26-27 BUDGET EXPENSES

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	GENERAL FUND		
	TOWN COUNCIL		
100-4011100-1111	EXPENSE COMPENSATION	$ 18,900.00	$ 18,900.00

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-4011100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 1,450.00	$ 1,450.00
100-4011100-5540	TRAINING	$ 1,000.00	$ 1,000.00
100-4011100-5699	LOCAL CONTRIBUTIONS	$ 2,500.00	$ 2,500.00
100-4011100-5800	MISCELLANEOUS	$ 2,500.00	$ 2,500.00
100-4011100-5810	DUES	$ 3,500.00	$ 4,300.00
100-4011100-6017	TOWN CODE SUPPLEMENTS	$ 2,000.00	$ 2,000.00
100-4011100-6018	STATE CODE SUPPLEMENTS	$ -	$ -
	TOTAL TOWN COUNCIL	$ 31,850.00	$ 32,650.00
	TOWN CLERK		
100-4011200-1114	SALARIES/WAGES/TNCLK	$ 50,000.00	$ 55,000.00
100-4011200-2100	MATCHING FICA EXPENSE (7.65 %)	$ 3,950.00	$ 4,200.00
100-4011200-5510	MILEAGE	$ 250.00	$ 250.00
100-4011200-5540	EDUCATION/TRAINING	$ 1,000.00	$ 1,000.00
100-4011200-5810	DUES	$ 100.00	$ 100.00
	TOTAL TOWN CLERK	$ 55,300.00	$ 60,550.00
	OFFICE OF TOWN MANAGER/DEP TM		
100-4012110-1112	COMPENSATION	$ 252,000.00	$ 269,000.00
100-4012110-2100	MATCHING FICA EXPENSE (7.65 %)	$ 19,500.00	$ 21,000.00
100-4012110-3399	BLIGHT ABATEMENT	$ -	$ -
100-4012110-5230	TELECOMMUNICATIONS	$ 1,800.00	$ 1,800.00
100-4012110-5510	MILEAGE	$ 150.00	$ 150.00
100-4012110-5540	TRAINING	$ -	$ -
100-4012110-5810	DUES	$ 750.00	$ 750.00
	TOTAL TOWN MANAGER	$ 274,200.00	$ 292,700.00
	PROFESSIONAL SERVICES		
100-4012210-3150	LEGAL SERVICES	$ 65,000.00	$ 70,000.00
100-4012600-3140	ENGINEERING SERVICES	$ 5,000.00	$ 5,000.00
100-4081100-3190	PROFESSIONAL SERVICES	$ 8,000.00	$ 5,000.00
	TOTAL PROFESSIONAL SERVICES	$ 78,000.00	$ 80,000.00
	PERSONNEL		
100-4012220-2210	VRS	$ 190,000.00	$ 165,000.00
100-4012220-2220	VMLIP - STD	$ 725.00	$ 725.00
100-4012220-2230	VMLIP - LTD	$ 9,500.00	$ 10,500.00
100-4012220-2250	LINE OF DUTY ACT	$ 8,500.00	$ 8,500.00
100-4012220-2300	HEALTH INSURANCE	$ 315,000.00	$ 360,000.00
100-4012220-2400	LIFE INSURANCE	$ 22,400.00	$ 20,000.00
100-4012220-2600	UNEMPLOYMENT INSURANCE	$ 150.00	$ 200.00
100-4012220-2700	WORKER'S COMPENSATION	$ 30,000.00	$ 30,000.00
100-4012220-3110	RANDOM DRUG SCREENING	$ 750.00	$ 500.00
100-4012220-9001	EMPLOYEE RECOGNITION	$ 2,000.00	$ 2,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL PERSONNEL	$ 579,025.00	$ 597,425.00
	INDEPENDENT AUDITOR		
100-4012240-3120	CONTRACTUAL SERVICES	$ 21,250.00	$ 21,500.00
	TOTAL INDEPENDENT AUDITOR	$ 21,250.00	$ 21,500.00
	TOWN TREASURER		
100-4012410-1113	COMPENSATION	$ 94,500.00	$ 102,500.00
100-4012410-2100	MATCHING FICA EXPENSE (7.65 %)	$ 7,400.00	$ 7,900.00
100-4012410-3130	PROFESSIONAL SER/TAX CONV	$ 2,500.00	$ 2,500.00
100-4012410-3150	PROFESSIONAL SER/VEC	$ -	$ -
100-4012410-5306	SURETY BONDS	$ 500.00	$ 500.00
100-4012410-5540	TRAINING	$ 1,000.00	$ 500.00
100-4012410-5810	DUES	$ 1,100.00	$ 500.00
	TOTAL TOWN TREASURER	$ 107,000.00	$ 114,400.00
	FINANCE/ACCOUNTING		
100-4012430-1113	COMPENSATION	$ 132,000.00	$ 137,000.00
100-4012430-2100	MATCHING FICA EXPENSE (7.65 %)	$ 10,500.00	$ 10,500.00
100-4012430-5540	TRAINING	$ 2,500.00	$ 1,500.00
	TOTAL FINANCE/ACCOUNTING	$ 145,000.00	$ 149,000.00
	CENTRAL ADM/PURCHASING		
100-4012530-3320	MAINTENANCE CONTRACTS	$ 75,000.00	$ 80,000.00
100-4012530-3400	WEB SITE	$ 1,000.00	$ 1,000.00
100-4012530-3450	DIGITIZING	$ 5,000.00	$ 5,000.00
100-4012530-3501	NEWSLETTER	$ 1,000.00	$ 1,000.00
100-4012530-3600	ADVERTISING	$ 9,000.00	$ 9,000.00
100-4012530-5210	POSTAGE	$ 17,000.00	$ 17,000.00
100-4012530-5230	TELECOMMUNICATIONS	$ 7,000.00	$ 7,000.00
100-4012530-5250	SOCIAL MEDIA ARCHIVING	$ 3,300.00	$ 3,300.00
100-4012530-5540	TRAINING	$ 1,500.00	$ 1,500.00
100-4012530-5810	DUES	$ 500.00	$ 500.00
100-4012530-6001	OFFICE SUPPLIES	$ 17,000.00	$ 17,000.00
	TOTAL CENTRAL ADM/PURCHASING	$ 137,300.00	$ 142,300.00
	RISK MANAGEMENT		
100-4012550-5304	BLANKET EXCESS LIABILITY	$ 16,000.00	$ 16,000.00
100-4012550-5305	AUTOMOBILE INSURANCE	$ 16,500.00	$ 18,000.00
100-4012550-5308	SEMI-MULTI PERIL INS	$ 47,000.00	$ 47,000.00
100-4012550-5800	INSURANCE DEDUCTABLES	$ -	$ -
	TOTAL RISK MANAGEMENT	$ 79,500.00	$ 81,000.00
	ELECTIONS		
100-4013100-1125	ELECTION OFFICIALS	$ 7,500.00	$ 7,500.00
100-4013100-6001	OFFICE SUPPLIES	$ -	$ -
	TOTAL ELECTIONS	$ 7,500.00	$ 7,500.00
	PUBLIC DEFENDER FEES		

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-4021500-3150	PUBLIC DEFENDER FEES	$ 2,000.00	$ 2,000.00
	TOTAL PUBLIC DEFENDER FEES	$ 2,000.00	$ 2,000.00
	POLICE DEPARTMENT		
100-4031100-1139	COMPENSATION	$ 924,100.00	$ 990,000.00
100-4031100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 74,000.00	$ 76,000.00
100-4031100-3110	MEDICAL EXAMINATIONS	$ 500.00	$ 500.00
100-4031100-3115	PRE EMPLOYMENT SCREENING	$ 2,000.00	$ 3,000.00
100-4031100-3190	INTERPRETER	$ 400.00	$ 400.00
100-4031100-3310	VEHICLE REPAIR & MAINTENANCE	$ 16,000.00	$ 18,000.00
100-4031100-3320	MAINTENANCE CONTRACTS	$ 43,000.00	$ 50,000.00
100-4031100-4081	RICH RAU SAFETY EQUIP & EDUCATION	$ 5,000.00	$ 5,000.00
100-4031100-4082	WILDLIFE MANAGEMENT	$ 250.00	$ 250.00
100-4031100-5210	POSTAGE	$ 500.00	$ 500.00
100-4031100-5230	TELECOMMUNICATIONS	$ 6,600.00	$ 12,600.00
100-4031100-5540	TRAINING	$ 18,000.00	$ 19,500.00
100-4031100-5545	OFFICE ACCREDIATION	$ 2,500.00	$ 500.00
100-4031100-5810	DUES	$ 850.00	$ 850.00
100-4031100-5815	COMMUNITY RELATIONS	$ 2,000.00	$ 2,000.00
100-4031100-6001	OFFICE SUPPLIES	$ 1,800.00	$ 1,800.00
100-4031100-6008	GASOLINE & OIL	$ 26,000.00	$ 26,000.00
100-4031100-6010	POLICE SUPPLIES	$ 14,000.00	$ 19,000.00
100-4031100-6011	UNIFORMS	$ 6,500.00	$ 7,000.00
100-4031100-6012	RECRUITMENT/ADVERTISING	$ 2,000.00	$ 1,000.00
	TOTAL POLICE DEPARTMENT	$ 1,146,000.00	$ 1,233,900.00
	TRAFFIC CONTROL		
100-4031300-5699	COUNTY CONT/CROSSING GD	$ 2,500.00	$ 2,500.00
	TOTAL TRAFFIC CONTROL	$ 2,500.00	$ 2,500.00
	EMERGENCY SERVICES		
100-4031400-5699	CONTRIBUTION/CC CENT ALRM	$ 5,000.00	$ 5,000.00
	TOTAL EMERGENCY SERVICES	$ 5,000.00	$ 5,000.00
	VOLUNTEER FIRE DEPARTMENT		
100-4032200-5699	CONTRIBUTION/JHEVFD	$ 30,000.00	$ 30,000.00
100-4032200-5707	FIRE FUND PROGRAM	$ 23,000.00	$ 20,000.00
100-4032200-8411	ENDERS CAPITAL PROJECT	$ 10,000.00	$ 10,000.00
	TOTAL VOLUNTEER FIRE DEPT	$ 63,000.00	$ 60,000.00
	PUBLIC WORKS ADMINISTRATION		
100-4041100-1140	COMPENSATION	$ 80,800.00	$ 33,000.00
100-4041100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 6,700.00	$ 2,500.00
100-4041100-3110	MEDICAL EXAMS	$ 1,000.00	$ 1,000.00
100-4041100-3310	VEHICLE REP & MAINTENANCE	$ 11,000.00	$ 15,000.00
100-4041100-5120	PROPANE	$ 3,000.00	$ 3,000.00
100-4041100-5230	TELECOMMUNICATIONS	$ 7,000.00	$ 8,000.00
100-4041100-5415	COPIER LEASE	$ -	$ -
100-4041100-5540	TRAINING	$ 2,000.00	$ 6,000.00
100-4041100-6001	OFFICE SUPPLIES	$ 1,000.00	$ 1,500.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL PUBLI WKS ADMINISTRATION	$ 112,500.00	$ 70,000.00
	HWYS, STS BRIDGES & SDWLKS		
100-4041200-1183	COMPENSATION	$ 225,000.00	$ 250,000.00
100-4041200-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,300.00	$ 19,000.00
100-4041200-3310	EQUIPMENT MAINTENANCE	$ 18,000.00	$ 18,000.00
100-4041200-3311	STREET TREES/SIDEWALKS	$ 2,000.00	$ 4,000.00
100-4041200-3315	SIDEWALKS	$ 16,000.00	$ 16,000.00
100-4041200-5425	NORFOLK/SOUTHERN R-O-W'S	$ 1,200.00	$ 1,200.00
100-4041200-6007	MATERIALS & SUPPLIES	$ 8,000.00	$ 10,000.00
100-4041200-6008	GASOLINE & OIL	$ 24,000.00	$ 26,000.00
100-4041200-6011	UNIFORMS	$ 6,000.00	$ 8,000.00
	TOTAL HWYS, STS BRIDGES & SWLKS	$ 317,500.00	$ 352,200.00
	VDOT REIMBURSEMENT		
100-4041250-3140	VDOT SECONDARY STREETS	$ 725,000.00	$ 750,000.00
	TOTAL VDOT REIMBURSEMENT	$ 725,000.00	$ 750,000.00
	STREET LIGHTS		
100-4041320-5110	ELECTRICITY	$ 90,000.00	$ 90,000.00
	TOTAL STREET LIGHTS	$ 90,000.00	$ 90,000.00
	SNOW REMOVAL - DOWNTOWN		
100-4041330-3220	CONTRACTUAL SERVICES	$ 20,000.00	$ 20,000.00
100-4041330-6007	MATERIALS & SUPPLIES	$ 2,000.00	$ 2,000.00
	TOTAL SNOW REMOVAL-DOWNTOWN	$ 22,000.00	$ 22,000.00
	PARKING METERS & LOTS		
100-4041340-6007	MATERIALS & SUPPLIES	$ 3,000.00	$ 3,000.00
	TOTAL PARKING METERS & LOTS	$ 3,000.00	$ 3,000.00
	REFUSE COLLECTION		
100-4042300-3220	CONTRACTUAL SERVICES	$ 265,000.00	$ 285,000.00
100-4042300-6225	RECYCLING SERVICES	$ 125,000.00	$ 125,000.00
	TOTAL REFUSE COLLECTION	$ 390,000.00	$ 410,000.00
	REFUSE DISPOSAL		
100-4042400-3800	FCO LANDFILL CHARGES	$ 45,000.00	$ 50,000.00
	TOTAL REFUSE DISPOSAL	$ 45,000.00	$ 50,000.00
	GENERAL PROPERTIES		
100-4043200-3310	IMPROVEMENT,REPAIR,MAINTENANCE	$ 50,000.00	$ 40,000.00
100-4043200-3325	HERMITAGE SWPOND MAINT	$ 4,500.00	$ 7,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-4043200-6007	MATERIALS & SUPPLIES	$ 500.00	$ 600.00
100-4043200-6017	CHRISTMAS WREATHS	$ 500.00	$ 500.00
	TOTAL GENERAL PROPERTIES	$ 55,500.00	$ 48,100.00
	BUILDING SERVICES		
100-4064200-3150	PROFESSIONAL SERVICES	$ 1,000.00	$ 1,000.00
100-4064200-3200	CONTRACTURAL SERVICES	$ 15,000.00	$ 16,000.00
100-4064200-5110	ELECTRICITY	$ 24,000.00	$ 28,000.00
100-4064200-5120	NATURAL GAS/HEAT	$ 4,700.00	$ 5,500.00
100-4064200-5130	WATER/SEWER	$ 1,100.00	$ 900.00
100-4064200-5230	TELECOMMUNICATIONS	$ 1,100.00	$ 1,200.00
100-4064200-5304	LIABILITY INSURANCE	$ 1,500.00	$ 1,500.00
100-4064200-7113	IN KIND COSTS	$ 7,000.00	$ 7,000.00
100-4064200-7115	SHARED MAINTENANCE	$ 25,000.00	$ 31,000.00
100-4064200-8411	CAPITAL ASSET RESERVES	$ 10,000.00	$ 10,000.00
	TOTAL BUILDING SERVICES	$ 90,400.00	$ 102,100.00
	PARKS & RECREATION		
100-4071310-3160	CONTRACTURAL SER/JN BLUE	$ 1,000.00	$ 800.00
100-4071310-6017	CHRISTMAS LIGHTS	$ 3,500.00	$ 3,500.00
100-4071310-6018	ROSE HILL PARK MAINTENANCE	$ 5,000.00	$ 8,000.00
	TOTAL PARKS & RECREATION	$ 9,500.00	$ 12,300.00
	PLANNING		
100-4081100-1155	COMPENSATION	$ 92,000.00	$ 98,000.00
100-4081100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 7,000.00	$ 7,500.00
100-4081100-3500	PRINTING	$ 250.00	$ 250.00
100-4081100-5510	MILEAGE	$ 100.00	$ 100.00
100-4081100-5540	TRAINING	$ 3,000.00	$ 1,500.00
100-4081100-5810	DUES	$ -	$ -
	TOTAL PLANNING	$ 102,350.00	$ 107,350.00
	BOARD OF ZONING APPEALS		
100-4081400-1110	EXPENSE COMPENSATION	$ 500.00	$ 500.00
100-4081400-5540	TRAINING	$ 750.00	$ 750.00
	TOTAL BOARD OF ZONING APPEALS	$ 1,250.00	$ 1,250.00
	ECONOMIC DEVELOPMENT		
100-4081500-5411	WAYFINDING SIGNS	$ -	$ -
100-4081500-5693	VA COMMISSION FOR ARTS FUNDING	$ 4,500.00	$ 4,500.00
100-4081500-5695	TOWN/COUNTY ECONOMIC DEV	$ 21,500.00	$ 21,500.00
100-4081500-5696	ECONOMIC DEVELOPMENT RESERVE	$ -	$ -
100-4081500-5699	DBI/ECO DEV PROF SERVICES	$ 2,000.00	$ 2,000.00
100-4081500-5700	ANNEXATION AREA PROF SERVICES	$ -	$ -
	TOTAL ECONOMIC DEVELOPMENT	$ 28,000.00	$ 28,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	PLANNING COMMISSION		
100-4081600-1111	EXPENSE COMPENSATION	$ 5,000.00	$ 3,000.00
100-4081600-5540	TRAINING	$ 2,000.00	$ 2,000.00
100-4081600-5810	DUES	$ -	$ -
	TOTAL PLANNING COMMISSION	$ 7,000.00	$ 5,000.00
	B'VILLE AREA DEV AUTHORITY		
100-4081700-1111	EXPENSE COMPENSATION	$ 2,500.00	$ 1,500.00
100-4081700-5540	TRAINING	$ 1,000.00	$ 1,000.00
100-4081700-5810	DUES	$ -	$ -
	TOTAL B'VILLE AREA DEV AUTHORITY	$ 3,500.00	$ 2,500.00
	ARCHITECTURAL REVIEW BOARD		
100-4081800-5540	TRAINING	$ 500.00	$ 500.00
	TOTAL ARCHITECTURAL REVIEW BD	$ 500.00	$ 500.00
	TREE BOARD		
100-4081900-5800	MISCELLANEOUS	$ -	$ -
	TOTAL TREE BOARD	$ -	$ -
	CAPITAL OUTLAY		
100-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 15,000.00	$ 9,000.00
100-4094200-8231	PATROL VEHICLE	$ 67,000.00	$ 70,000.00
100-4094200-8340	MOWER	$ -	$ -
100-4094200-8341	TOWN PROPERTY IMPROVEMENTS	$ 675,000.00	$ 730,000.00
100-4094200-8362	SERVICE WEAPONS	$ 10,000.00	$ -
100-4094200-8411	CAPITAL RESERVE	$ 143.25	$ 564.25
100-4094200-8702	WAYFINDING SIGNS RESERVE	$ 50,000.00	$ -
100-4094200-8916	RADAR FEEDBACK SIGNS, CROSSWALK SIGNALS	$ -	$ 48,000.00
100-4094200-9005	TAPP RESERVE	$ 50,000.00	$ 50,000.00
100-4094200-9009	TOWN STREET REPAIRS	$ 40,000.00	$ -
100-4094200-9010	BCCGC IMPROVEMENTS	$ 60,000.00	$ 45,000.00
	TOTAL CAPITAL OUTLAY	$ 967,143.25	$ 952,564.25
	CONTINGENCY		
100-4094300-5800	CONTINGENCY (3.00%)	$ 142,122.75	$ 148,101.75
	TOTAL CONTINGENCY	$ 142,122.75	$ 148,101.75
	DEBT SERVICE		
100-4095000-9110	RDA PRINCIPAL	$ 50,359.00	$ 52,476.21
100-4095000-9120	RDA INTEREST	$ 71,117.00	$ 68,999.79
100-4095000-9130	RDA DEBT SER RESERVE	$ -	$ -
	TOTAL DEBT SERVICE	$ 121,476.00	$ 121,476.00
	TOTAL GENERAL FUND OPERATIONAL	$ 4,737,425.00	$ 4,936,725.00
	TOTAL GENERAL FUND CONTINGENCY	$ 142,122.75	$ 148,101.75
	TOTAL GENERAL FUND CAP OUTLAY	$ 967,143.25	$ 952,564.25

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL GENERAL FUND DEBT SERVICE	$ 121,476.00	$ 121,476.00
	TOTAL GENERAL FUND EXPENSES	$ 5,968,167.00	$ 6,158,867.00
	WATER FUND		
	PERSONNEL		
501-4012220-1140	COMPENSATION	$ 61,000.00	$ 48,000.00
501-4012220-2100	MATCHING FICA EXPENSE (7.65 %)	$ 4,700.00	$ 4,000.00
501-4012220-2210	VRS	$ 52,000.00	$ 40,000.00
501-4012220-2220	VMLIP - STD	$ 235.00	$ 225.00
501-4012220-2230	VMLIP - LTD	$ 2,225.00	$ 2,200.00
501-4012220-2300	HEALTH INSURANCE	$ 69,000.00	$ 76,000.00
501-4012220-2400	LIFE INSURANCE	$ 6,175.00	$ 4,600.00
501-4012220-2600	UNEMPLOYMENT INSURANCE	$ 50.00	$ 56.00
501-4012220-2700	WORKER'S COMPENSATION	$ 20,000.00	$ 20,000.00
501-4012220-3170	MISS UTILITY	$ 1,750.00	$ 2,000.00
501-4012220-3320	HANDHELD MAINT	$ 5,000.00	$ 5,000.00
501-4012220-3450	DIGITIZING	$ 4,000.00	$ 4,000.00
501-4012220-5210	POSTAGE	$ 6,000.00	$ 6,000.00
501-4012220-5540	TRAINING	$ 2,000.00	$ 2,000.00
501-4012220-6001	OFFICE SUPPLIES	$ 6,000.00	$ 5,000.00
	TOTAL PERSONNEL	$ 240,135.00	$ 219,081.00
	TREATMENT		
501-4012222-1147	COMPENSATION	$ 224,000.00	$ 195,000.00
501-4012222-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,200.00	$ 15,000.00
501-4012222-2830	CERTIFICATION FEES	$ 650.00	$ 650.00
501-4012222-2840	STATE CONNECTION FEES	$ 9,025.00	$ 9,025.00
501-4012222-2850	LAB TESTING	$ 16,250.00	$ 16,250.00
501-4012222-3110	MEDICAL EXAMS	$ 200.00	$ 200.00
501-4012222-3145	PROFESSIONAL SERVICES	$ 17,500.00	$ 25,000.00
501-4012222-3210	SLUDGE REMOVAL	$ 26,000.00	$ 26,000.00
501-4012222-3220	CLEAN RIVER INTAKE	$ 4,000.00	$ 4,000.00
501-4012222-3310	REPAIR & MAINTENANCE	$ 125,000.00	$ 125,000.00
501-4012222-5110	ELECTRICITY	$ 70,000.00	$ 70,000.00
501-4012222-5120	PROPANE HEAT WTP	$ 4,000.00	$ 4,000.00
501-4012222-5230	TELECOMMUNICATIONS	$ 4,700.00	$ 5,000.00
501-4012222-5415	COPIER LEASE	$ 900.00	$ -
501-4012222-5540	TRAINING	$ 3,500.00	$ 2,000.00
501-4012222-5690	DISCHARGE PERMIT RENEWAL	$ -	$ -
501-4012222-5810	DUES	$ 450.00	$ 900.00
501-4012222-6001	OFFICE SUPPLIES	$ 500.00	$ 1,500.00
501-4012222-6004	LAB SUPPLIES	$ 60,000.00	$ 60,000.00
501-4012222-6005	JANITORIAL SUPPLIES	$ 1,000.00	$ 1,000.00
501-4012222-6008	GASOLINE & OIL	$ 6,200.00	$ 5,000.00
501-4012222-6011	UNIFORMS	$ 1,500.00	$ 1,500.00
501-4012222-6014	TOOLS	$ 500.00	$ 500.00
501-4012222-6019	SAFETY EQUIPMENT	$ 1,000.00	$ 1,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
501-4012222-6025	CHEMICALS	$ 65,000.00	$ 65,000.00
	TOTAL TREATMENT	$ 659,075.00	$ 633,525.00
	DISTRIBUTION & MAINTENANCE		
501-4012224-1183	COMPENSATION	$ 225,300.00	$ 250,000.00
501-4012224-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,300.00	$ 19,000.00
501-4012224-3330	LINE REPAIR & MAINTENANCE	$ 50,000.00	$ 50,000.00
501-4012224-6007	MATERIALS & SUPPLIES	$ 30,000.00	$ 30,000.00
501-4012224-6019	SAFETY EQUIPMENT	$ 700.00	$ 750.00
501-4012224-6030	NEW SERVICE SUPPLIES	$ 1,000.00	$ 1,000.00
501-4012224-9008	STORAGE TANK MAINT CONTRACT	$ 25,000.00	$ 12,000.00
	TOTAL DISTRIBUTION & MAINT	$ 349,300.00	$ 362,750.00
	CAPITAL OUTLAY		
501-4094200-8105	1/2 TON PICK UP TRUCK	$ -	$ 22,000.00
501-4094200-8144	WATER TREATMENT PLANT UPGRADES	$ 5,000,000.00	$ 7,150,000.00
501-4094200-8211	CAPITAL RESERVES	$ 515,284.70	$ 0.32
501-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 10,000.00	$ 3,500.00
501-4094200-8345	PW ONE TON DUMP TRUCK	$ -	$ -
501-4094200-8361	WATER DIST SYSTEM UPGRADES	$ 125,000.00	$ 1,100,000.00
501-4094200-8602	3/4 TON TRUCK	$ 15,000.00	$ -
501-4094200-9007	WTP LAB EQUIPMENT	$ 50,000.00	$ -
501-4094200-9009	HYDRAULIC THUMB(PW)	$ 4,000.00	$ -
501-4094200-9010	SCADA	$ -	$ 50,000.00
	TOTAL CAPITAL OUTLAY	$ 5,719,284.70	$ 8,325,500.32
	CONTINGENCY		
501-4094300-5800	CONTINGENCY (3.00%)	$ 37,455.30	$ 36,460.68
	TOTAL CONTINGENCY	$ 37,455.30	$ 36,460.68
	TOTAL WATER FUND OPERATIONAL	$ 1,248,510.00	$ 1,215,356.00
	TOTAL WATER FUND CONTINGENCY	$ 37,455.30	$ 36,460.68
	TOTAL WATER FUND CAP OUTLAY	$ 5,719,284.70	$ 8,325,500.32
	TOTAL WATER FUND EXPENSES	$ 7,005,250.00	$ 9,577,317.00
	SEWER FUND		
	PERSONNEL		
502-4012220-1114	COMPENSATION	$ 62,000.00	$ 49,000.00
502-4012220-2100	MATCHING FICA EXPENSE (7.65 %)	$ 4,700.00	$ 4,000.00
502-4012220-2210	VRS	$ 43,600.00	$ 39,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
502-4012220-2220	VMLIP - STD	$ 200.00	$ 215.00
502-4012220-2230	VMLIP - LTD	$ 1,975.00	$ 2,200.00
502-4012220-2300	HEALTH INSURANCE	$ 51,500.00	$ 78,500.00
502-4012220-2400	LIFE INSURANCE	$ 5,150.00	$ 4,000.00
502-4012220-2600	UNEMPLOYMENT INSURANCE	$ 40.00	$ 51.00
502-4012220-2700	WORKER'S COMPENSATION	$ 10,000.00	$ 11,000.00
502-4012220-3320	HANDHELD MAINT	$ 5,000.00	$ 5,000.00
502-4012220-3450	DIGITIZING	$ 4,000.00	$ 4,000.00
502-4012220-5210	POSTAGE	$ 4,000.00	$ 4,500.00
502-4012220-6001	OFFICE SUPPLIES	$ 5,500.00	$ 3,500.00
	TOTAL PERSONNEL	$ 197,665.00	$ 204,966.00
	TREATMENT		
502-4012222-1147	COMPENSATION	$ 224,000.00	$ 195,000.00
502-4012222-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,100.00	$ 15,000.00
502-4012222-2830	CERTIFICATION FEES	$ 640.00	$ 600.00
502-4012222-2850	LAB TESTING	$ 33,000.00	$ 33,000.00
502-4012222-3145	PROFESSIONAL SERVICES	$ 240,000.00	$ 240,000.00
502-4012222-3210	LANDFILL-SOLIDS DISPOSAL	$ 100,000.00	$ 110,000.00
502-4012222-3310	REPAIR & MAINTENANCE	$ 290,000.00	$ 250,000.00
502-4012222-5110	ELECTRICITY	$ 140,000.00	$ 140,000.00
502-4012222-5230	TELECOMMUNICATIONS	$ 5,000.00	$ 5,000.00
502-4012222-5415	COPIER LEASE	$ 2,000.00	$ -
502-4012222-5540	TRAINING	$ 500.00	$ 500.00
502-4012222-5690	DISCHARGE PERMIT RENEWAL	$ 3,500.00	$ 3,600.00
502-4012222-5810	DUES	$ 625.00	$ 625.00
502-4012222-6001	OFFICE SUPPLIES	$ 1,000.00	$ 2,000.00
502-4012222-6004	LAB SUPPLIES	$ 4,500.00	$ 14,500.00
502-4012222-6005	JANITORIAL SUPPLIES	$ 1,750.00	$ 1,500.00
502-4012222-6008	DIESEL FUEL	$ 7,500.00	$ 5,000.00
502-4012222-6011	UNIFORMS	$ -	$ -
502-4012222-6014	TOOLS	$ 250.00	$ 250.00
502-4012222-6019	SAFETY EQUIPMENT	$ 1,000.00	$ 1,000.00
502-4012222-6025	CHEMICALS	$ 190,000.00	$ 175,000.00
	TOTAL TREATMENT	$ 1,262,365.00	$ 1,192,575.00
	DISTRIBUTION & MAINTENANCE		
502-4012224-1183	COMPENSATION	$ 113,000.00	$ 125,000.00
502-4012224-1183	MATCHING FICA EXPENSE (7.65 %)	$ 8,650.00	$ 9,500.00
502-4012224-3310	EQUIPMENT MAINTENANCE	$ 5,000.00	$ 5,000.00
502-4012224-3330	REPAIR & MAINTENANCE	$ 25,000.00	$ 25,000.00
502-4012224-6007	MATERIALS & SUPPLIES	$ 3,000.00	$ 3,000.00
502-4012224-6019	SAFETY EQUIPMENT	$ 500.00	$ 500.00
502-4012224-6030	NEW SERVICE SUPPLIES	$ -	$ -

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL DISTRIBUTION & MAINT	$ 155,150.00	$ 168,000.00
	CAPITAL OUTLAY		
502-4094200-8105	1/2 TON PICK UP TRUCK	$ -	$ 22,000.00
502-4094200-8109	SANITARY/STORM SEWER UPGRADE	$ 5,000.00	$ -
502-4094200-8134	SEWER COLLECTION SYSTEM IMPROVEMENTS	$ -	$ 130,000.00
502-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 10,000.00	$ 3,500.00
502-4094200-8345	PW ONE TON DUMP TRUCK	$ -	$ -
502-4094200-8411	CAPITAL RESERVES	$ 15,544.60	$ 0.77
502-4094200-8602	3/4 TON PICKUP (1/3 VDOT)	$ 15,000.00	$ -
502-4094200-9007	WWTP PERMEATE PUMPS R/R	$ 20,000.00	$ -
502-4094200-9009	WWTP BAR SCREEN	$ 170,000.00	$ -
502-4094200-9010	WWTP MEMBRANE GANTRY	$ 160,000.00	$ -
502-4094200-9011	HYDRAULIC THUMB(PW)	$ 4,000.00	$ -
502-4094200-9012	WWTP SCREENING REHAB	$ 200,000.00	$ 250,000.00
502-4094200-9013	WWTP SLUICE GATE REP/MODIFY	$ 100,000.00	$ 60,000.00
502-4094200-9014	SCADA	$ -	$ 50,000.00
	TOTAL CAPITAL OUTLAY	$ 699,544.60	$ 515,500.77
	CONTINGENCY		
502-4094300-5800	CONTINGENCY (3.00%)	$ 45,455.40	$ 46,966.23
	TOTAL CONTINGENCY	$ 45,455.40	$ 46,966.23
	DEBT SERVICE		
502-4095000-9118	VRA PRINCIPAL	$ 470,000.00	$ 470,000.00
	TOTAL DEBT SERVICE	$ 470,000.00	$ 470,000.00
	TOTAL SEWER FUND OPERATIONAL	$ 1,615,180.00	$ 1,565,541.00
	TOTAL SEWER FUND CONTINGENCY	$ 45,455.40	$ 46,966.23
	TOTAL SEWER FUND CAP OUTLAY	$ 699,544.60	$ 515,500.77
	TOTAL SEWER FUND DEBT SERVICE	$ 470,000.00	$ 470,000.00
	TOTAL SEWER FUND EXPENSES	$ 2,830,180.00	$ 2,598,008.00
	TOTAL EXPENSES ALL FUNDS	**$ 15,803,597.00**	**$ 18,334,192.00**

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Capital Improvements Plan
FY 2027 – FY2031

Town of Berryville, Virginia

Contents

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Capital Improvement Narrative for FY30

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Introduction

Purpose of the Capital Improvements Program

The Capital Improvements Program (CIP) is a formal means by which to recognize the need for capital projects in the community and to provide a realistic means to pay for these projects.

Pursuant to§ 15.2-2239 of the Code of Virginia, the Town prepares a CIP for a period not to exceed five years. The CIP is intended to improve and expand the Town's stock of public facilities such as roads, bridges, parks, water and sewer facilities, and the like. It provides a mechanism for:

- *Estimating capital requirements;*
- *Planning, scheduling, and implementing projects during a fixed period;*
- *Developing revenue policy for proposed improvements;*
- *Budgeting high-priority projects;*
- *Coordinating the activities of various departments in meeting project schedules;*
- *Monitoring and evaluating the progress of capital projects; and*
- *Informing the public of projected capital improvements.*

The Capital Budget

The first year of the CIP is called the capital budget. The capital budget is incorporated into the community's overall annual operating budget. In this case, the capital budget serves as the link between the CIP, the annual budget, and appropriations process.

Annual CIP Review and Update

The CIP should be reviewed and updated every year to reflect changing priorities, unexpected events, unique opportunities, cost changes, or alternative financing strategies.

Proffers

Section 15.2-2298 of the Code of Virginia requires that "No proffer shall be accepted by a locality unless it has adopted a capital improvement program." The Statute also prevents the transfer of property or acceptance of cash for a specific project until the subject project is included in the CIP. Clarke County, rather than the Town of Berryville, provides certain public facilities (e.g. schools and fire and rescue-related capital projects). In instances related to proffers for these facilities, the Town would serve as a pass through. As it would be inappropriate for the Town to incorporate County projects within its CIP, it is assumed that for the purpose of determination of "reasonable conditions", the most recently adopted County CIP would be utilized in conjunction with the Town's CIP.

Financing Capital Projects

The Town of Berryville provides funding for capital projects through a combination of long-term borrowing, annual operating funds, and/or reserves.

5 YEAR CAPITAL IMPROVEMENTS PROGRAM

2027-2031

Expenditures	2027			2028			2029			2030			2031		
	General	Water	Sewer	General	Water	Sewer	General	Water	Sewer	General	Water	Sewer	General	Water	Sewer
Capital Reserves(ADMIN)	564	0.00	0.00												
JHEVFD Reserve	10,000			10,000			10,000			10,000			10,000		
Computer Replacement/Upgrades(ADMIN)	9,000	3,500	3,500	25,000	4,000	4,000	4,500	4,500	4,500	5,000	5,000	5,000	6,500	6,500	6,500
Mobile Data Terminals (PD)							30,000								
Pistols (PD)															
Patrol Vehicle (PD)	70,000			72,000			74,000			76,000			79,000		
Large Dump Truck (PW)															
1 Ton Dump Truck (PW)				VDOT	21,500	21,500							VDOT	23,000	23,000
3/4 Ton Truck (PW)							VDOT	16,500	16,500				VDOT	18,000	18,000
Snow Plow (PW)				VDOT			VDOT						VDOT		
Salt Spreader (PW)				VDOT									VDOT		
Hydraulic Thumb (PW)													VDOT		
Mower (PW or PU)				5,000						6,100	6,100	6,100			
Town Property Improvements (PW)	730,000														
Radar Feedback Signs, Crosswalk Signals (PD)	48,000														
Town Street Repairs (PW)													40,000		
Wayfinding(CD)															
TAPP Reserve(CD)	50,000			50,000			50,000			50,000					
BCCGC Improvements (PW)	45,000														
Backhoe (PW)													VDOT	42,500	42,500
Battletown Drive (portion) Sidewalk (PW)										100,000					
Water Treatment Plant Upgrade (PU)		7,150,000			7,150,000			1,000,000							
Water Distribution System Upgrades (PW)		1,100,000			800,000										
1/2 Ton Pick Up Truck (PU)		22,000	22,000		22,000	22,000								25,000	25,000
WTP Lab Equipment(PU)								50,000							
WTP Membrane Replacement(PU)								35,000			35,000			35,000	
Water Distribution Reserve								150,000			175,000			200,000	
SCADA		50,000	50,000												
WastewaterTreatmentPlant Membrane Replacement(PU)															
Sewer Collection System Improvements (PW)			130,000			135,000			140,000			150,000			150,000
Wastewater Treatment Plant Membrane Gantry(PU)															
Wastewater Treatment Plant Permeate Pump R/R(PU)															
Wastewater Treatment Plant Screening Rehab(PU)			250,000												
WWTP Sanitary/Storm Sewer Camera Upgrade (PW)															
WWTP Bar Screen(PU)															
WWTP Sluice Gates Repair/Modify (PU)			60,000												
BCCGC Improvements															
Borrowed Funds and Reserve Funds															
Borrrowed Funds															
Reserved for future use															
Funds to be used have been resr'd in full or part															
Amt reflects Town portion of project (TAP Funds)															
Total	**962,564**	**8,325,500**	**515,500**	**162,000**	**7,997,500**	**182,500**	**168,500**	**1,256,000**	**161,000**	**247,100**	**221,100**	**161,100**	**135,500**	**350,000**	**265,000**

Capital Improvement Narrative
Fiscal Year 2027

General Fund FY27

Capital Reserves $564

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

John H. Enders Vol. Fire Department Reserve $10,000

Administration

This item provides for the funding of a reserve that will be used by the John H. Enders Vol. Fire Department for the purchase of a pumper that will replace a 2000 model year pumper that is currently in the department's fleet. The estimated cost of the new pumper is $1,00,000.

Computer Replacement $9,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Administrative, Planning, and Police Departments.

Patrol Vehicle $70,000

Police

This item provides for the purchase of a Police Department patrol vehicle and related equipment.

The Police Department maintains a fleet of seven patrol vehicles. Six of the vehicles are all-wheel-drive sport-utility vehicles (SUV) and one is an unmarked sedan.

The requested vehicle, a SUV, would replace a marked SUV. Additional items purchased include radar unit and rear compartment partition.

Town Property Improvements $730,000

Public Works

This item provides required to complete the following projects:

- Repair, paint exterior of Smith Cottage and HVAC improvements, repair and paint exterior of 23 East Main Street ($500,000)
- Construction of new bridge across Town Run in Rose Hill Park ($100,000)
- Plans for stabilization of the livery stable and construction of a public bathroom at 23 East Main Street ($30,000)
- Contingency ($100,000)

Funding source for these items is as follows:

- *FY27 General Fund Revenues* *$121,250*
- *Monies from the GF Property Improvements and Maintenance Reserve* *$608,750*

Radar Feedback Signs and Crosswalk Signals $48,000

Police Department

This item provides for the purchase and installation of new radar feedback signs to replace the signs on Main and Buckmarsh Streets. The four signs currently deployed have been in service since 2018 and need to be replaced.

This item also provides funds to be used to update the Town's four crosswalk signals. Staff is working with VDOT and the signal manufacturer to determine the full scope of the project.

TAP Reserve $50,000

Community Development

This item provides savings that would be added to a reserve for the Town's share of funding for TAP projects. The Town considers this funding stream to be an effective way to make qualifying transportation-related improvements because the Town is only required to provide 20% of project funding.

The Town currently has three active TAP projects in development. A sidewalk project on Mosby Boulevard is expected to be completed in the second half of FY26. A sidewalk project on East Fairfax Street is also expected to be completed in the second half of FY26. A curb and gutter /sidewalk project on West Fairfax Street is expected to be completed in FY28.

The Council is considering pursuing another TAP project to extend sidewalk along the east side of North Buckmarsh Street from West Fairfax to Mosby Boulevard.

It is expected that, at a minimum, the Town's TAP Reserve will be funded as follows in order to meet reserve goals:

FY27 $50,000

FY28 $50,000

FY29 $50,000

FY30 $50,000

Berryville-Clarke County Government Center Improvements 45,000

Public Works

This item provides funding for work to be completed at the Berryville-Clarke County Government Center. The projects in question are on the building exterior; therefore, the cost apportionment between the Town and County will be 50%/50%.

The project in question will include paving of the rear parking lot and concrete work to improve accessibility.

Water Fund FY27

Capital Reserves $0

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $3,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

Water Treatment Plant Upgrade $7,150,000

Public Utilities

This item would provide funds for the upgrade the Town's Water Treatment Plant and raw water intake system.

It is anticipated that loan funds will be drawn and expended in accordance with the following schedule:

FY 2027	7,150,000 (expected to be 100% loan proceeds)
FY 2028	7,150,000 (loan proceeds and reserves)
FY 2029	1,000,000 (loan proceeds and reserves)

The Town's Water Treatment Plant and raw water intake facility are slated to be upgraded. This work is required because the plant and related raw water facilities, which were constructed in 1984, are approaching the end of their useful life.

The Town of Berryville Utility Rate Study, which was completed in 2019, identified expenses related to the replacement/improvement/repair of this facility and the pumping station at the Shenandoah River.

In August 2022 the Town issued an offering to secure professional engineering services required for the design and construction of the water treatment plant upgrade. In December 2022, the Town contracted with Pennoni to provide those required engineering services.

On September 12, 2023 the Town Council approved a preliminary engineering report in which it was recommended that the Town upgrade the water treatment plant with membrane filtration units. That report was reviewed by the Virginia Department of Health. A revised report, addressing Department of Health comments, will be resubmitted on March 1, 2025.

The new report eliminated the planned pre-sedimentation basins and provided for the construction of vertical clarifiers. These clarifiers would treat the water through flocculation prior to filtration by the membrane system.

The Virginia Department of Health approved the preliminary engineering report in February 2026. This approval enables the agency to review the construction plans and contract documents. Upon Virginia Department of Health approval of plans, specifications, and contract documents, the project may be bid.

Project Schedule

Task	Expected Completion
Advertise for Bids	October 2026
Bid Opening	December 2026
Award/Notice of Proceed	January 2027
Substantial Completion	May 2028
Final Completion	June 2028

Funding

The Virginia Department of Health has issued two BIL (FY2024 Bipartisan Infrastructure Law) Initial Offers. The first loan offer, which was dated October 26, 2023 provided a funding package of $6,385,000. The second loan offer, which was dated December 12, 2024 provided a funding package of $6,000,000. Accordingly, the loan offer from the Department of Health totals $12,385,000.

The terms of the loan (both offerings will close at the same time) are as follows:

Principal:	$12,385,000
Term:	20 years
Rate:	1.0% below market rate
Draws:	Loan funds may be draw monthly during the project. Interest will begin accruing when funds are drawn. Accordingly, no construction loan(s) should be required to complete the project.

Project Estimated Cost:

Construction Cost -	$12,000,000
Non-Construction Costs -	$ 3,300,000

Total -	$15,300,000

Funding Source Detail:

Project Cost	$15,300,000
VDH Loan	$12,385,000
Expected Draw on Reserves for Upgrade	$ 2,915,000

Water Distribution System Upgrades $1,100,000

Public Works

This item provides funds to be utilized to complete water distribution system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the water fund's water distribution system reserve.

Projects Under Consideration

Design for replacement of Battletown Drive water main

Design for replacement of Church Street water main (from Liberty Street to Crow)

Replacement of Battletown Drive or Church Street water mains

Funding source for these items is as follows:

- *FY27 Water Fund Revenues* *$758,058*
- *Monies from the WF Water Distribution System Reserve* *$341,942*

Half-ton Truck $22,000

Public Utilities

This item provides for the purchase of a ½ ton pickup truck for the Public Utilities Department.

At present the department maintains two ½ ton trucks (down from three when the Town operated the WWTP/ Note: one additional vehicle is presently being used by administrative staff). The newly purchased would replace the oldest vehicle in the fleet.

Funding

Water Fund	$22,000
Sewer Fund	$22,000

Supervisory Control and Data Acquisition (SCADA) Upgrade $50,000

Public Utilities

This item provides funds for the upgrade of the water system SCADA system.

The Town utilizes a SCADA system to monitor the water and wastewater utilities. The existing system is a radio/sight-line based system. Elements of the system are outdated and no longer supported by the vendor. It is important to note that many elements of the existing system are proprietary.

The project in question would upgrade the SCADA system to one that utilizes cellular communications. This new system will be supported by the Town's vendor and will be more reliable than the current system.

The annual cost of cellular service is likely to fall between $5,000 and $6,000. The benefits of the new system should include:

- Reduced SCADA system maintenance costs
- Improved system reliability
- Reduced after-hour call outs

Sewer Fund FY27

Capital Reserves $0

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $3,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

Half-ton Truck $22,000

Public Utilities

This item provides for the purchase of a ½ ton pickup truck for the Public Utilities Department.

At present the department maintains two ½ ton trucks (down from three when the Town operated the WWTP/ Note: one additional vehicle is presently being used by administrative staff). The newly purchased would replace the oldest vehicle in the fleet.

Funding

Water Fund	$22,000
Sewer Fund	$22,000

Supervisory Control and Data Acquisition (SCADA) Upgrade $50,000

Public Utilities

This item provides funds for the upgrade of the sewer system SCADA system.

The Town utilizes a SCADA system to monitor the water and wastewater utilities. The existing system is a radio/sight-line based system. Elements of the system are outdated and no longer supported by the vendor. It is important to note that many elements of the existing system are proprietary.

The project in question would upgrade the SCADA system to one that utilizes cellular communications. This new system will be supported by the Town's vendor and will be more reliable than the current system.

The annual cost of cellular service is likely to fall between $5,000 and $6,000. The benefits of the new system should include:

- Reduced SCADA system maintenance costs
- Improved system reliability
- Reduced after-hour call outs

Collection System Upgrades $130,000

Public Works

This item provides funds to be utilized to complete sewer collection system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the sewer fund's sewer collection system reserve.

In early 2023, a contractor working for the Town completed an I&I study in the Town's sewer collection system. The results of the study were presented to the Streets and Utilities Committee in March 2023. The results of the study will provide areas for more detailed examination and ultimately a framework for rehabilitation projects in the sewer collection system.

Wastewater Treatment Plant Screening Rehabilitation $250,000

Public Utilities

This item provides funds that will be utilized to improve screening facilities at the wastewater treatment plant.

At present, there are three screening facilities in the Headworks Building. The internal bar screen and the two drum screens serve to protect the downstream treatment system from inorganic debris. It is expected that a bar screen will soon be installed upstream of the raw sewage pumps.

These funds would be used perform needed work on the existing screens and could be used if needed to complete the new bars screen project.

Funding source for these items is as follows:

- *FY27 Sewer Fund Revenues* *$119,787*
- *Monies from the SF Treatment Plant Reserve* *$130,213*

Wastewater Treatment Plant Sluice Gates (Evaluation/Repair or Replace) $60,000

Public Utilities

This item provides for the evaluation and repair/replacement of wastewater treatment plant sluice gates.

The wastewater treatment plant has four sluice gates on the influent side of the membrane chambers and four sluice gates on the effluent side of the chambers. These gates control the flow of wastewater into and out of the chambers respectively.

The sluice gates are not functioning properly. Accordingly, flow to the chambers is not balanced and maintenance cleans are not as effective as they are intended to be.

The gates and their controls must be evaluated and repaired/replaced as needed.

Capital Improvement Narrative
Fiscal Year 2028

General Fund FY28

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

John H. Enders Vol. Fire Department Reserve $10,000

Administration

This item provides for the funding of a reserve that will be used by the John H. Enders Vol. Fire Department for the purchase of a pumper that will replace a 2000 model year pumper that is currently in the department's fleet. The estimated cost of the new pumper is $1,00,000.

Computer Replacement $25,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Administrative, Planning, and Police Departments.

Patrol Vehicle $72,000

Police

This item provides for the purchase of a Police Department patrol vehicle and related equipment.

The Police Department maintains a fleet of seven patrol vehicles. Six of the vehicles are all-wheel-drive sport-utility vehicles (SUV) and one is an unmarked sedan.

The requested vehicle, a SUV, would replace a marked SUV. Additional items purchased include radar unit and rear compartment partition.

Mower $5,000

Public Works

This item provides for the purchase of a mower that will be used to maintain Town-owned property and maintain properties in accordance with requirements of the Berryville Code.

TAP Reserve $50,000

Community Development

This item provides savings that would be added to a reserve for the Town's share of funding for TAP projects. The Town considers this funding stream to be an effective way to make qualifying transportation-related improvements because the Town is only required to provide 20% of project funding.

The Town currently has three active TAP projects in development. A sidewalk project on Mosby Boulevard is expected to be completed in the second half of FY26. A sidewalk project on East Fairfax Street is also expected to be completed in the second half of FY26. A curb and gutter /sidewalk project on West Fairfax Street is expected to be completed in FY28.

The Council is considering pursuing another TAP project to extend sidewalk along the east side of North Buckmarsh Street from West Fairfax to Mosby Boulevard.

It is expected that, at a minimum, the Town's TAP Reserve will be funded as follows in order to meet reserve goals:

FY28 $50,000

FY29 $50,000

FY30 $50,000

Water Fund FY28

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $4,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

One-ton dump truck $21,500

Public Works

This item provides for the purchase of a one-ton dump truck.

The Public Works Department maintains four small dump trucks. The truck purchased with these funds will replace one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund	$43,000 (VDOT reimbursement funds)
Water Fund	$21,500
Sewer Fund	$21,500

Water Treatment Plant Upgrade $7,150,000

Public Utilities

This item would provide funds for the upgrade the Town's Water Treatment Plant and raw water intake system.

It is anticipated that loan funds will be drawn and expended in accordance with the following schedule:

FY 2027	7,150,000 (expected to be 100% loan proceeds)
FY 2028	7,150,000 (loan proceeds and reserves)
FY 2029	1,000,000 (loan proceeds and reserves)

The Town's Water Treatment Plant and raw water intake facility are slated to be upgraded. This work is required because the plant and related raw water facilities, which were constructed in 1984, are approaching the end of their useful life.

The Town of Berryville Utility Rate Study, which was completed in 2019, identified expenses related to the replacement/improvement/repair of this facility and the pumping station at the Shenandoah River.

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The Virginia Department of Health approved the preliminary engineering report in February 2026. This approval enables the agency to review the construction plans and contract documents. Upon Virginia Department of Health approval of plans, specifications, and contract documents, the project may be bid.

Project Schedule

Task	Expected Completion
Advertise for Bids	October 2026
Bid Opening	December 2026
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Substantial Completion	May 2028
Final Completion	June 2028

Funding

The Virginia Department of Health has issued two BIL (FY2024 Bipartisan Infrastructure Law) Initial Offers. The first loan offer, which was dated October 26, 2023 provided a funding package of $6,385,000. The second loan offer, which was dated December 12, 2024 provided a funding package of $6,000,000. Accordingly, the loan offer from the Department of Health totals $12,385,000.

The terms of the loan (both offerings will close at the same time) are as follows:

Principal:	$12,385,000
Term:	20 years
Rate:	1.0% below market rate
Draws:	Loan funds may be draw monthly during the project. Interest will begin accruing when funds are drawn. Accordingly, no construction loan(s) should be required to complete the project.

Project Estimated Cost:

Construction Cost -	$12,000,000
Non-Construction Costs -	$ 3,300,000
Total -	$15,300,000

Funding Source Detail:

Project Cost	$15,300,000
VDH Loan	$12,385,000
Expected Draw on Reserves for Upgrade	$ 2,915,000

Water Distribution System Upgrades $800,000

Public Works

This item provides funds to be utilized to complete water distribution system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the water fund's water distribution system reserve.

Projects Under Consideration in this and the previous fiscal year include:

Design for replacement of Battletown Drive water main

Design for replacement of Church Street water main (from Liberty Street to Crow)

Replacement of Battletown Drive or Church Street water mains

It is expected that one of these projects will be completed in FY27 and one in FY28.

Funding source for these items is yet to be determined.

Half-ton truck	$22,000

Public Utilities

This item provides for the purchase of a half-ton pickup truck.

The Public Utilities Department is expected to maintain three half-ton pickup trucks for use at by water and sewer treatment plant operators.

This purchase will be funded as follows:

Water Fund	$22,000
Sewer Fund	$22,000

Sewer Fund FY28

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $4,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

One-ton dump truck $21,500

Public Works

This item provides for the purchase of a one-ton dump truck.

The Public Works Department maintains three small dump trucks. The truck purchased with these funds will replace one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund	$43,000 (VDOT reimbursement funds)
Water Fund	$21,500
Sewer Fund	$21,500

Half-ton truck $22,000

Public Utilities

This item provides for the purchase of a half-ton pickup truck.

The Public Utilities Department is expected to maintain three half-ton pickup trucks for use at by water and sewer treatment plant operators.

This purchase will be funded as follows:

Water Fund	$22,000
Sewer Fund	$22,000

Collection System Upgrades $135,000

Public Works

These funds are utilized to complete sewer collection system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the sewer fund's sewer collection system reserve.

In early 2023, a contractor working for the Town completed an I&I study in the Town's sewer collection system. The results of the study were presented to the Streets and Utilities Committee in March 2023. The results of the study will provide areas for more detailed examination and ultimately a framework for rehabilitation projects in the sewer collection system.

Capital Improvement Narrative
Fiscal Year 2029

General Fund FY29

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

John H. Enders Vol. Fire Department Reserve $10,000

Administration

This item provides for the funding of a reserve that will be used by the John H. Enders Vol. Fire Department for the purchase of a pumper that will replace a 2000 model year pumper that is currently in the department's fleet. The estimated cost of the new pumper is $1,00,000.

Computer Replacement $4,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Administrative, Planning, and Police Departments.

Mobile Data Terminals $30,000

Police

This item provides for the purchase of new mobile data terminals.

The Police Department maintains eight mobile terminals for its fleet. These terminals are used for communications, summons creation and management, and reporting.

Patrol Vehicle $74,000

Police

This item provides for the purchase of a Police Department patrol vehicle and related equipment.

The Police Department maintains a fleet of seven patrol vehicles. Six of the vehicles are all-wheel-drive sport-utility vehicles (SUV) and one is an unmarked sedan.

The requested vehicle, a SUV, would replace a marked SUV. Additional items purchased include radar unit and rear compartment partition.

TAP Reserve $50,000

Community Development

This item provides savings that would be added to a reserve for the Town's share of funding for TAP projects. The Town considers this funding stream to be an effective way to make qualifying transportation-related improvements because the Town is only required to provide 20% of project funding.

A curb and gutter /sidewalk project on West Fairfax Street is expected to be completed in FY28.

The Council is considering pursuing another TAP project to extend sidewalk along the east side of North Buckmarsh Street from West Fairfax to Mosby Boulevard.

It is expected that, at a minimum, the Town's TAP Reserve will be funded as follows in order to meet reserve goals:

FY29 $50,000

FY30 $50,000

Reserve goals must be reevaluated after the final cost of projects in process are known and an estimate has been developed for projects the Council determines it wants to complete in the future.

Water Fund FY29

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $4,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

Three-quarter ton truck $16,500

Public Works

This item provides for the purchase of a three-quarter-ton pickup truck.

The Public Works Department maintains three three-quarter-ton pickup trucks. The truck purchased with these funds will replace the one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund	$16,500 (VDOT reimbursement funds)
Water Fund	$16,500
Sewer Fund	$16,500

Water Treatment Plant Upgrade $1,000,000

Public Utilities

This item would provide funds for the upgrade the Town's Water Treatment Plant and raw water intake system.

It is anticipated that loan funds will be drawn and expended in accordance with the following schedule:

FY 2027	7,150,000 (expected to be 100% loan proceeds)
FY 2028	7,150,000 (loan proceeds and reserves)
FY 2029	1,000,000 (loan proceeds and reserves)

The Town's Water Treatment Plant and raw water intake facility are slated to be upgraded. This work is required because the plant and related raw water facilities, which were constructed in 1984, are approaching the end of their useful life.

The Town of Berryville Utility Rate Study, which was completed in 2019, identified expenses related to the replacement/improvement/repair of this facility and the pumping station at the Shenandoah River.

In August 2022 the Town issued an offering to secure professional engineering services required for the design and construction of the water treatment plant upgrade. In December 2022, the Town contracted with Pennoni to provide those required engineering services.

On September 12, 2023 the Town Council approved a preliminary engineering report in which it was recommended that the Town upgrade the water treatment plant with membrane filtration units. That report was reviewed by the Virginia Department of Health. A revised report, addressing Department of Health comments, will be resubmitted on March 1, 2025. The new report eliminated the planned pre-sedimentation basins and provided for the construction of vertical clarifiers. These clarifiers would treat the water through flocculation prior to filtration by the membrane system.

The Virginia Department of Health approved the preliminary engineering report in February 2026. This approval enables the agency to review the construction plans and contract documents. Upon Virginia Department of Health approval of plans, specifications, and contract documents, the project may be bid.

Project Schedule

Task	Expected Completion
Advertise for Bids	October 2026
Bid Opening	December 2026
Award/Notice of Proceed	January 2027
Substantial Completion	May 2028
Final Completion	June 2028

Funding

The Virginia Department of Health has issued two BIL (FY2024 Bipartisan Infrastructure Law) Initial Offers. The first loan offer, which was dated October 26, 2023 provided a funding package of $6,385,000. The second loan offer, which was dated December 12, 2024 provided a funding package of $6,000,000. Accordingly, the loan offer from the Department of Health totals $12,385,000.

The terms of the loan (both offerings will close at the same time) are as follows:

Principal:	$12,385,000
Term:	20 years
Rate:	1.0% below market rate
Draws:	Loan funds may be draw monthly during the project. Interest will begin accruing when funds are drawn. Accordingly, no construction loan(s) should be required to complete the project.

Project Estimated Cost:

Construction Cost -	$12,000,000
Non-Construction Costs -	$ 3,300,000
Total -	$15,300,000

Funding Source Detail:

Project Cost	$15,300,000
VDH Loan	$12,385,000
Expected Draw on Reserves for Upgrade	$ 2,915,000

Water Treatment Plant Lab Equipment $50,000

Public Utilities

This item will provide funding for lab equipment, which is not included in the Water Treatment Plant Upgrade project, needed to complete necessary water testing and monitoring.

Water Treatment Plant Membrane Replacement Reserve $35,000

Public Utilities

These funds will be reserved in the Water Fund's Membrane Replacement Reserve (reserve will be established in FY29).

Funds from reserve in question may be utilized to address the cost of membrane maintenance and replacement. It is expected that the reserve goal for this fund will be $600,000; however, better cost estimates will be available after the water treatment plant is upgraded.

The reserve will be funded in the following manner:

FY29	$35,000	FY37	$40,000
FY30	$35,000	FY39	$40,000
FY31	$35,000	FY40	$40,000
FY32	$35,000	FY41	$40,000
FY33	$35,000	FY42	$40,000
FY34	$35,000	FY43	$40,000
FY35	$35,000	FY44	$40,000
FY36	$35,000		

Water Distribution System Upgrades $150,000

Public Works

These funds are utilized to complete water distribution system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the water fund's water distribution system reserve.

Sewer Fund FY29

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $4,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

Three-quarter ton truck $16,500

Public Works

This item provides for the purchase of a three-quarter-ton pickup truck.

The Public Works Department maintains three three-quarter-ton pickup trucks. The truck purchased with these funds will replace the one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund	$16,500 (VDOT reimbursement funds)
Water Fund	$16,500
Sewer Fund	$16,500

Collection System Upgrades $140,000

Public Works

These funds are utilized to complete sewer collection system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the sewer fund's sewer collection system reserve.

In early 2023, a contractor working for the Town completed an I&I study in the Town's sewer collection system. The results of the study were presented to the Streets and Utilities Committee in March 2023. The results of the study will provide areas for more detailed examination and ultimately a framework for rehabilitation projects in the sewer collection system.

Capital Improvement Narrative
Fiscal Year 2030

General Fund FY30

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

John H. Enders Vol. Fire Department Reserve $10,000

Administration

This item provides for the funding of a reserve that will be used by the John H. Enders Vol. Fire Department for the purchase of a pumper that will replace a 2000 model year pumper that is currently in the department's fleet. The estimated cost of the new pumper is $1,00,000.

Computer Replacement $5,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Administrative, Planning, and Police Departments.

Patrol Vehicle $76,000

Police

This item provides for the purchase of a Police Department patrol vehicle and related equipment.

The Police Department maintains a fleet of seven patrol vehicles. Six of the vehicles are all-wheel-drive sport-utility vehicles (SUV) and one is an unmarked sedan.

The requested vehicle, a SUV, would replace a marked SUV. Additional items purchased include radar unit and rear compartment partition.

Mower $6,100

Public Works

This item provides for the purchase of a mower that will be used to maintain street rights of way, Town-owned property, and maintain properties in accordance with requirements of the Berryville Code.

This purchase will be funded as follows:

General Fund	$6,100
Water Fund	$6,100
Sewer Fund	$6,100

TAP Reserve $50,000

Community Development

This item provides savings that would be added to a reserve for the Town's share of funding for TAP projects. The Town considers this funding stream to be an effective way to make qualifying transportation-related improvements because the Town is only required to provide 20% of project funding.

A curb and gutter /sidewalk project on West Fairfax Street is expected to be completed in FY28.

The Council is considering pursuing another TAP project to extend sidewalk along the east side of North Buckmarsh Street from West Fairfax to Mosby Boulevard.

It is expected that, at a minimum, the Town's TAP Reserve will be funded as follows in order to meet reserve goals:

FY30	$50,000

Reserve goals must be reevaluated after the final cost of projects in process are known and an estimate has been developed for projects the Council determines it wants to complete in the future.

Battletown Drive Sidewalk $100,000

Public Works

This item provides funds for the completion of approximately 650 feet of sidewalk on the southern end of Battletown Drive. This project would provide for the installation of a sidewalk that would connect to the sidewalk constructed along East Main Street as a part of a Smart Scale project.

It is expected that this sidewalk will be installed in FY30 after the East Main Street Smart Scale project has been completed. The East Main Street project is expected to be completed by the end of calendar 2029. This project would be funded by utilizing general fund revenues.

Water Fund FY30

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $5,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

Mower $6,100

Public Works

This item provides for the purchase of a mower that will be used to maintain street rights of way, Town-owned property, and maintain properties in accordance with requirements of the Berryville Code.

This purchase will be funded as follows:

General Fund	$6,100
Water Fund	$6,100
Sewer Fund	$6,100

Water Distribution System Upgrades $175,000

Public Works

These funds are utilized to complete water distribution system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the water fund's water distribution system reserve.

Water Treatment Plant Membrane Replacement Reserve $35,000

Public Utilities

These funds will be reserved in the Water Fund's Membrane Replacement Reserve (reserve will be established in FY29).

Funds from reserve in question may be utilized to address the cost of membrane maintenance and replacement. It is expected that the reserve goal for this fund will be $600,000; however, better cost estimates will be available after the water treatment plant is upgraded.

The reserve will be funded in the following manner:

FY29	$35,000	FY37	$40,000
FY30	$35,000	FY39	$40,000
FY31	$35,000	FY40	$40,000
FY32	$35,000	FY41	$40,000
FY33	$35,000	FY42	$40,000
FY34	$35,000	FY43	$40,000
FY35	$35,000	FY44	$40,000
FY36	$35,000		

Sewer Fund FY30

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $5,000

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

Mower $6,100

Public Works

This item provides for the purchase of a mower that will be used to maintain street rights of way, Town-owned property, and maintain properties in accordance with requirements of the Berryville Code.

This purchase will be funded as follows:

General Fund	$6,100
Water Fund	$6,100
Sewer Fund	$6,100

Collection System Upgrades $150,000

Public Works

These funds are utilized to complete sewer collection system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the sewer fund's sewer collection system reserve.

In early 2023, a contractor working for the Town completed an I&I study in the Town's sewer collection system. The results of the study were presented to the Streets and Utilities Committee in March 2023. The results of the study will provide areas for more detailed examination and ultimately a framework for rehabilitation projects in the sewer collection system.

Capital Improvement Narrative
Fiscal Year 2031

General Fund FY31

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

John H. Enders Vol. Fire Department Reserve $10,000

Administration

This item provides for the funding of a reserve that will be used by the John H. Enders Vol. Fire Department for the purchase of a pumper that will replace a 2000 model year pumper that is currently in the department's fleet. The estimated cost of the new pumper is $1,00,000.

Computer Replacement $6,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Administrative, Planning, and Police Departments.

Patrol Vehicle $79,000

Police

This item provides for the purchase of a Police Department patrol vehicle and related equipment.

The Police Department maintains a fleet of seven patrol vehicles. Six of the vehicles are all-wheel-drive sport-utility vehicles (SUV) and one is an unmarked sedan.

The requested vehicle, a SUV, would replace a marked SUV. Additional items purchased include radar unit and rear compartment partition.

Town Street Repairs $40,000

Public Works

This item provides funds needed to complete repaving and or repairs to Town-maintained streets (secondary streets not within the VDOT Secondary Street System).

Funding source for this item is as follows:

Town Street Reserve *$40,000*

Water Fund FY31

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $6,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

One-ton dump truck $23,000

Public Works

This item provides for the purchase of a one-ton dump truck.

The Public Works Department maintains four small dump trucks. The truck purchased with these funds will replace one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund $46,000 (VDOT reimbursement funds)

Water Fund $23,000

Sewer Fund $23,000

Three-quarter ton truck $18,000

Public Works

This item provides for the purchase of a three-quarter-ton pickup truck.

The Public Works Department maintains three three-quarter-ton pickup trucks. The truck purchased with these funds will replace the one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund $18,000 (VDOT reimbursement funds)

Water Fund $18,000

Sewer Fund $18,000

Backhoe $42,500

Public Works

These funds will be used to purchase a backhoe for the Public Works Department.

The Public Works Department maintains three large backhoes. This new equipment will replace the oldest backhoe in the department's fleet.

This purchase will be funded as follows:

General Fund $85,000 (VDOT reimbursement funds)

Water Fund $42,500

Sewer Fund $42,500

Half-ton truck $25,000

Public Utilities

This item provides for the purchase of a half-ton pickup truck.

The Public Utilities Department is expected to maintain three half-ton pickup trucks for use at by water and sewer treatment plant operators.

This purchase will be funded as follows:

Water Fund $25,000

Sewer Fund $25,000

Water Treatment Plant Membrane Replacement Reserve $35,000

Public Utilities

These funds will be reserved in the Water Fund's Membrane Replacement Reserve (reserve will be established in FY29).

Funds from reserve in question may be utilized to address the cost of membrane maintenance and replacement. It is expected that the reserve goal for this fund will be $600,000; however, better cost estimates will be available after the water treatment plant is upgraded.

The reserve will be funded in the following manner:

FY29	$35,000	FY37	$40,000
FY30	$35,000	FY39	$40,000
FY31	$35,000	FY40	$40,000
FY32	$35,000	FY41	$40,000
FY33	$35,000	FY42	$40,000
FY34	$35,000	FY43	$40,000
FY35	$35,000	FY44	$40,000
FY36	$35,000		

Water Distribution System Upgrades $200,000

Public Works

These funds are utilized to complete water distribution system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the water fund's water distribution system reserve.

Sewer Fund FY31

Capital Reserves $

Administration

This item provides for savings to address unforeseen expenses and fund planned projects and purchases.

Computer Replacement $6,500

Administration

This item provides for the purchase of replacement computer workstations within the Town's Public Works, Public Utilities, and Administrative Departments.

One-ton dump truck $23,000

Public Works

This item provides for the purchase of a one-ton dump truck.

The Public Works Department maintains four small dump trucks. The truck purchased with these funds will replace one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund $46,000 (VDOT reimbursement funds)

Water Fund $23,000

Sewer Fund $23,000

Three-quarter ton truck $18,000

Public Works

This item provides for the purchase of a three-quarter-ton pickup truck.

The Public Works Department maintains three three-quarter-ton pickup trucks. The truck purchased with these funds will replace the one of those trucks. The truck that is taken out of service will be sold at auction.

This purchase will be funded as follows:

General Fund $18,000 (VDOT reimbursement funds)

Water Fund $18,000

Sewer Fund $18,000

Backhoe $42,500

Public Works

These funds will be used to purchase a backhoe for the Public Works Department.

The Public Works Department maintains three large backhoes. This new equipment will replace the oldest backhoe in the department's fleet.

This purchase will be funded as follows:

General Fund $85,000 (VDOT reimbursement funds)

Water Fund $42,500

Sewer Fund $42,500

Half-ton truck $25,000

Public Utilities

This item provides for the purchase of a half-ton pickup truck.

The Public Utilities Department is expected to maintain three half-ton pickup trucks for use at by water and sewer treatment plant operators.

This purchase will be funded as follows:

Water Fund $25,000

Sewer Fund $25,000

Collection System Upgrades $150,000

Public Works

These funds are utilized to complete sewer collection system upgrades during the subject fiscal year. Funds that remain unspent at the end of the fiscal year are placed in the sewer fund's sewer collection system reserve.

In early 2023, a contractor working for the Town completed an I&I study in the Town's sewer collection system. The results of the study were presented to the Streets and Utilities Committee in March 2023. The results of the study will provide areas for more detailed examination and ultimately a framework for rehabilitation projects in the sewer collection system.

This document includes tracked changes to illustrate proposed revisions. Due to the nature of redlined documents, this version may not fully conform to accessibility standards. A finalized version without tracked changes will be made available in an accessible format upon completion of the review and adoption process.

Fund Reserve Specifics
Adopted March 10, 2026
Proposed Amendments April 14, 2026

This document was adopted in accordance with the Town Council's Reserves Policy.

Reserve amounts reflect adjustment on January 21, 2026. Fund totals do not reflect expenditures in FY26.

General Fund

General Fund Reserve
This reserve was established in order to provide funding for unforeseen expenses and to supplement revenues as the Council deems necessary. General fund monies budgeted in a given year that are neither spent nor otherwise encumbered will be placed in this reserve. The interest income from all general fund reserves is placed in this reserve.

Reserve	$450,098.84
Reserve goal	$519,335.00 50% of annual debt service + 10% of FY 25 GF operational expenses

Property Improvements and Maintenance Reserve
The Town owns several properties for which the cost of improvement and maintenance falls solely on the general fund. These properties include 23 East Main Street (includes Livery), Hogan's Alley, Crow Street Parking Lot, Rose Hill Park (including the John Rixey Moore Playground, Smithy Cottage but excluding the Barns of Rose Hill), Rixey Moore Parking Lot, and the old kennel located on the Wastewater Treatment Plant property.

The maintenance costs for the Public Works Facility and the Berryville-Clarke County Government Center are shared by all three funds. The Berryville-Clarke County Government Center is jointly owned with Clarke County; therefore, a separate fund is established for care of that property.

These funds may be made available for improvements to or maintenance of town properties.

Reserve	$1,722,000
Reserve goal	$2,000,000

Berryville-Clarke County Government Center Reserve
The Town and Clarke County constructed the Berryville-Clarke County Government Center in 2008.

The facility is owned and maintained by both jurisdictions.

The facility's note holder requires that a maintenance reserve be established to provide savings to address unforeseen maintenance-related expenses. Both the Town and County agreed to self-encumber funds that would be available for expenses incurred while repairing, maintaining, or improving the property at 101 Chalmers Court.

These funds may be made available for repair, maintenance, or improvement of the Berryville-Clarke County Government Center facility.

Reserve	$400,000
Reserve goal	$400,000

Flood Plain/Stormwater Mitigation Reserve
Berryville contains three major drainage areas. Each of these drainage areas contains a perennial stream: Town Run (known as Dog Run in the rest of Clarke County), Craig's Run, and Buckmarsh Run. Each of these drainage areas contains smaller contributing sub-drainage areas.

The flood plain and floodway have been identified and mapped within the Town Run drainage area. Stormwater management concerns have been identified in several sub-drainage areas of the Town Run drainage area.

These funds would be available for use on flood plain/stormwater mitigation projects.

Reserve	$750,000
Reserve goal	$750,000

Downtown Improvement Reserve
In recognition of the economic benefits of an attractive business district, the Council recognizes that improvements to the downtown area will pay dividends to the entire town.

The Town created this reserve, in full or in part, projects to improve the general appearance of the downtown, enhance directional signage, improve parking, improve accessibility, establish and maintain crosswalks that exceed VDOT standards, establish and maintain trees and or planters, and the like.

Reserve	$725,000
Reserve goal	$750,000

Economic Development Reserve
This reserve was established to provide for savings that can be used to address economic development opportunities or needs that the Town Council determines should be funded.

Reserve	$100,000
Reserve goal	$100,000

Blight Abatement Reserve
The Berryville Code provides the Town Council and the Town Manager with authority to demolish/secure unsafe structures and abate blight. If the Town must address such problems, then the work is paid for with public funds and the cost billed to the property owner. If the property owner fails to pay for the work, then a tax lien is placed on the property. Generally, it takes several years for the Town to recoup any of the costs incurred addressing the unsafe conditions.

These funds would be available to pay for work required to secure or demolish unsafe structures and abate blight.

Reserve	$100,000
Reserve goal	$100,000

John H. Enders Vol. Fire Department Reserve
This reserve was established to provide savings that can be used to assist the John H. Enders Volunteer Fire Department and Rescue Squad, which the Town Council has declared to be an integral part of the official safety program of the Town, with ~~capital projects~~ apparatus. Specifically, the funds are reserved for the replacement of a 2000 model year pumper that is currently in the department's fleet. The estimated cost of the new pumper is $1,000,000.

Reserve	$ 10,000
Reserve goal	$100,000

Police Equipment Replacement Reserve
This reserve was established to fund new or replacement police department equipment.

Reserve	$150,000
Reserve goal	$150,000

Annexation Reserve
This reserve was established to provide savings that can be used to complete work required to affect annexations.

Reserve	$100,000
Reserve goal	$150,000

Town Street Reserve
This reserve was established to provide funds for maintenance of Town secondary streets that do not qualify for use of Virginia Secondary Street Reimbursement funds.

Reserve	$~~150,000~~ 120,000
Reserve Goal	$150,000

Transportation Alternatives Program (TAP) Project Matching Funds Reserve
This reserve is established to provide required matching funds for TAP projects. These projects are administered by the Virginia Department of Transportation and require a 20% match from the Town.

The Town has three active TAP grant applications (two associated with a sidewalk project on Mosby Boulevard and one sidewalk/drainage project on East and West Fairfax Street) in process.

The Town also expects to apply for a TAP grant in 2027 that would help fund a sidewalk extension on the east side of North Buckmarsh along the frontage of 22 West Fairfax and 328 and 322 North Buckmarsh Street.

Along with required matching, reserve funds may be used for project costs not covered by TAP funds.

Reserve	$1,740,000
Reserve Goal	$2,000,000

Sidewalk Reserve

This reserve is established to provide funds for sidewalk construction and repair projects that are not otherwise funded by VDOT Secondary Funds or other programs.

Reserve	$ 30,000
Reserve Goal	$200,000

Total General Fund Reserves = $6,397,098.84

Water Fund

Water Fund Reserve
This reserve was established in order to provide funding for unforeseen expenses and to supplement revenues as the Council deems necessary.

Water fund monies budgeted in a given year that are neither spent nor otherwise encumbered will be placed in this reserve. The interest income from all water fund reserves is placed in this reserve.

Reserve	$401,900*
Reserve goal	$189,000 100% of annual debt service + 15% of FY25 WF operational expenses

*Reserve amount significantly exceeds the reserve goal because the goal will increase significantly in the near future, because the water fund will have debt (Water Treatment Plant Upgrade) that has to be serviced.

Water Storage Tank Reserve
This reserve was established to provided funding for either planned or unforeseen expenses related to the Town's water storage system.

The Town maintains three water tanks within its water distribution system. The Town has maintenance contracts for the three tanks, but given the importance of these improvements it is vital to provide a reserve to address unforeseen problems that may not be covered under the annual maintenance contract.

Reserve	$ 750,000
Reserve goal	$1,500,000

Water Treatment Plant Reserve
The reserve was established to assist with meeting funding needs for water treatment plant-related expenses.

Reserve	$4,541,594
Reserve goal	$7,000,000

Overview
The Town's Water Treatment Plant, raw water intake, and raw water transmission main are slated to be upgraded within the next several years. This work is required because the plant and related raw water facilities, which were constructed in 1984, are approaching the end of their useful life.

The Town of Berryville Utility Rate Study, which was completed in 2019, identified expenses related to the replacement/improvement/repair of this facility and the pumping station at the Shenandoah River. According that study, the plant and pumping station should be

replaced/improved/repaired by the end of FY27.

In August 2022 the Town issued an offering to secure professional engineering services required for the design and construction of the water treatment plant upgrade. In December 2022, the Town contracted with Pennoni to provide those required engineering services.

On September 12, 2023 the Town Council approved a preliminary engineering report in which it was recommended that the Town upgrade the water treatment plant with membrane filtration units. That report was reviewed by the Virginia Department of Health. A revised report, addressing Department of Health comments, will be resubmitted on March 1, 2025. The new report eliminates the planned pre-sedimentation basins and provides for the construction of vertical clarifiers. These clarifiers will treat the water through flocculation prior to filtration by the membrane system.

The Virginia Department of Health approved the preliminary engineering report in February 2026. This approval enables the agency to review the construction plans and contract documents. Upon Virginia Department of Health approval of plans, specifications, and contract documents, the project may be bid.

Upgrade Project Schedule

Task	Expected Completion
Advertise for Bids	October 2026
Bid Opening	December 2026
Award/Notice of Proceed	January 2027
Substantial Completion	May 2028
Final Completion	June 2028

Funding

The Virginia Department of Health has issued two BIL (FY2024 Bipartisan Infrastructure Law) Initial Offers. The first loan offer, which was dated October 26, 2023 provided a funding package of $6,385,000. The second loan offer, which was dated December 12, 2024 provided a funding package of $6,000,000. Accordingly, the loan offer from the Department of Health totals $12,385,000.

The terms of the loan (both offerings will close at the same time) are as follows:

Principal: $12,385,000

Term: 20 years

Rate: 1.0% below market rate

Draws: Loan funds may be draw monthly during the project. Interest will begin accruing when funds are drawn. Accordingly, no construction loan(s) should be required to complete the project.

Upgrade Project Estimated Cost:

Construction Cost -	$12,000,000
Non- Construction Costs -	$ 3,300,000
Total -	$15,300,000
Project Cost	$15,300,000
VDH Loan	$12,385,000
Expected Draw on Reserves for Upgrade	$ 2,915,000

Use of Reserves During Upgrade Project

In accordance with current project budget estimates, it is expected that at approximately $2,915,000 from this fund will be used for the upgrade.

Reserve funds will be available for unexpected cost overruns and to ensure positive cash flow during the upgrade project. It is also expected that these reserve funds will be used to fund lender-required maintenance/loan repayment reserves. Lastly, it is expected that reserve funds will be used to fund a membrane replacement reserve.

Use of Reserves After Upgrade Project is Completed

After the upgrade project has been completed, these funds will be available to pay for unforeseen costs associated with the water treatment plant and related improvements.

Water Distribution System Reserve
This reserve was established to provide funds for planned and unforeseen improvements and repairs to the Town's water distribution system.

The Town maintains a system of pipes through which water is distributed from the water plant and throughout the Town. This system includes improvements such as water mains, laterals, meters and related improvements, valves, pumps, and fire hydrants.

The Town of Berryville Utility Rate Study completed in 2019 identified expenses related to the replacement/upgrade of portions of the distribution system.

Reserve	$1,250,000
Reserve goal	$2,000,000

Total Water Fund Reserves = $6,943,494.00

Sewer Fund

Sewer Fund Reserve
This reserve was established in order to provide funding for unforeseen expenses and to supplement revenues as the Council deems necessary.

Sewer fund monies budgeted in a given year that are neither spent nor otherwise encumbered will be placed in this reserve. The interest income from all sewer fund reserves is placed in this reserve.

Reserve	$234,379.29
Reserve goal	$713,000 100% of annual debt service + 15% of FY25 SF operational expenses

Wastewater Treatment Plant Reserve
The reserve was established to assist with meeting funding needs for wastewater treatment plant-related expenses.

The Town's wastewater treatment plant became operational in 2012. The useful life of the plant is expected to be at least 25 years.

These funds may be made available to address unforeseen costs at the plant or begin a replacement/upgrade project.

Reserve	$3,302,324
Reserve goal	$7,500,000

Sewer Collection System Reserve
This reserve was established to provide funds for planned and unforeseen improvements and repairs to the Town's wastewater collection system.

The Town maintains a system of pipes and other improvements through which wastewater is collected from customers and transmitted to the wastewater treatment plant. This system includes improvements such as sewer mains, manholes, and pump stations.

The Town of Berryville Utility Rate Study completed in 2019 identified expenses related to the replacement/upgrade of portions of the collection system.

Reserve	$2,000,000
Reserve goal	$2,500,000

Membrane Replacement Reserve
This reserve was established to provide funds for planned and unforeseen projects related to the wastewater treatment plant's membranes.

The Town's wastewater treatment plant utilizes ultrafiltration membranes as a part of the treatment

process. These membranes have an expected useful life of eight to twelve years. The membranes were last replaced in 2023. These funds may be made available to address the cost of membrane maintenance and replacement.

Reserve	$1,500,000
Reserve goal	$1,500,000

Total Sewer Fund Reserves = $7,036,703.29**

**This amount does not include the $470,000 reserve required by the wastewater treatment plant loan terms. These funds must be reserved separately and will be used for the last payment on the loan. That payment will be made on February 1, 2037.

April 14, 2026
Set Public Hearing

Proposed Fourth Amendment to the Water Tank Site Lease Agreement Between the Town of Berryville and New Cingular Wireless PCS, LLC - Northwest Elevated Water Tank

History
The predecessor in title to New Cingular Wireless PCS, LLC and the Town entered into a Water Tank Site Lease Agreement in 2001. The Agreement permitted the lessee to locate cellular communication equipment on and near the Northwest Elevated Water Tank.

The Agreement was subsequently amended in 2010, 2013, 2016, and 2019. The

current Agreement will expire on May 31, 2026.

The rent for this site is currently $4,908.23.

Request
The draft amendment (titled Fourth Amendment to Water Tank Lease Agreement) addresses three major changes to the Agreement between the Lessee and the Town. Those changes are:

- Decreases initial monthly rental to $4,525
- Establishes defined rent increases for each calendar year of the lease agreement (Year 1 (2027): $150 to $4,675, Year 2 (2028) $155 to $4,830, Year 3 (2029) $160 to $4,990, Year 4 (2030) $165 to $5,155, and Year 5 (2031) $170 to $5,325).
- Extends the lease term by 5 years, thereby. establishing an agreement expiration date of May 31, 2031.

Attachments
- Proposed Fourth Amendment to the Water Tank Lease Agreement
- Third Amendment to Water Tank Lease Agreement
- Second Amendment to Water Tank Lease Agreement
- First Amendment to Water Tank Lease Agreement
- Water Tank Lease Agreement ,

Recommendation
Set a public hearing on this matter for the May 12, 2026 Town Council meeting.

Sample Motion
I move that the Council of the Town of Berryville set a public hearing on May 12, 2026 at 7:00 p.m. or as soon thereafter as the matter may be heard to consider renewing a lease with New Cingular Wireless PCS, LLC for improvements on and around the elevated water tower at 201 Tom Whitacre Circle.

Cell Site No.: 50187
Cell Site Name: Town of Berryville – WC927
Fixed Asset No.: 10068492
Market: Washington DC / Baltimore
Address: 201 Tom Whitacre Circle, Berryville, VA 22611

DRAFT

FOURTH AMENDMENT TO WATER TANK SITE LEASE AGREEMENT

THIS FOURTH AMENDMENT TO WATER TANK SITE LEASE AGREEMENT ("Fourth Amendment") dated as of the later date below is by and between Town of Berryville, VA, a Virginia municipal corporation, having a mailing address of 101 Chalmers Court, Berryville, Virginia 22611 (hereinafter referred to as "Lessor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor Atlanta, GA 30319 (hereinafter referred to as "Lessee").

WHEREAS, Lessor and Lessee (or their predecessors in interest) entered into a Water Tank Lease Agreement dated June 29, 2001, as amended by First Amendment to Water Tank Lease Agreement dated May 20, 2013, as amended by Second Amendment to Water Tank Lease Agreement dated June 14, 2016, as amended by Third Amendment to Water Tank Lease Agreement dated April 12, 2019, (hereinafter, collectively, the "Agreement"), whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 201 Tom Whitacre Circle, Berryville, VA 22611; and

WHEREAS, the term of the Agreement will expire on May 31, 2026, and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Lessor and Lessee desire to extend the term of the Agreement; and

WHEREAS, Lessor and Lessee desire to modify, as set forth herein, the Rent (as defined below) payable under the Agreement; and

WHEREAS, Lessor and Lessee, in their mutual interest, further wish to amend the Agreement as set forth below.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Term.** The term for the lease of the New Leased Area, as defined in Section 1 of the Third Amendment, shall run concurrent with the term under the Agreement. The Lessee is hereby granted (1) additional extension term of (5) years under the Agreement subject to the same terms and conditions of Section 2 of the Agreement. The additional five (5) year term will expire on May 31, 2031 unless otherwise amended or extended.

2. **Acknowledgement.** Lessor acknowledges that: 1) this Fourth Amendment is entered into of the Lessor's free will and volition; 2) Lessor has read and understands this Fourth Amendment and the underlying Agreement and, (3) prior to execution of the Fourth Amendment, was free to consult with counsel of its choosing regarding Lessor's decision to enter into this Fourth Amendment and to have counsel review the terms and conditions of the Fourth Amendment;

3. **Modification of Rent.** Commencing on June 1, 2026, the Rent payable under the Agreement shall be Four Thousand Five Hundred Twenty-Five dollars and 00/100 ($4,525.00) per month, and shall continue during the Term, subject to adjustment as provided herein. As of June 1, 2026, this paragraph will replace Section 2 of the Agreement. In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.

4. **Future Rent Increase Monthly Payments.** The second paragraph in Section 2 of the Agreement is hereby deleted, and the Agreement is amended to provide that commencing on January 1, 2027, the Parties agree that the Rent shall be adjusted over the Rent paid during the previous year as follows:
Year 1 (1/1/27 – 12/31/27): increase $150;
Year 2 (1/1/28 – 12/31/28): increase $155;
Year 3 (1/1/29 – 12/31/29): increase $160;
Year 4 (1/1/30 – 12/31/30): increase $165; and
Year 5 (1/1/31 – 05/31/31): increase $170

5. **Notices.** The notice provisions in Section 13 of the Agreement, as well as the notice provision in Section 10 of the Third Amendment, are hereby deleted in their entirety and replaced with the following:

All notices, requests, payments of Rent, demands, and other communications required or permitted hereunder shall be given as follows:

For Notices of Default to Tenant:

a) To Tenant's Lease Administration Department at NoticeIntake@att.com; and

b) To Tenant's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, addressed to:

New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Site No. 50187; Cell Site Name: Town of Berryville (VA)
Fixed Asset: 10068492
208 S. Akard Street
Dallas, TX 75202-4206

For Notices of Default to Landlord:

a) To Landlord at (townmanager@berryvilleva.gov & treasurer@berryvilleva.gov); and

b) To Town Attorney via First Class certified or registered mail, return receipt requested, or nationally recognized overnight courier, postage prepaid, addressed to:

Town of Berryville, VA, a Virginia municipal corporation
Attention: Town Attorney
Northwest Elevated Water Tank – Cellular Rental
101 Chalmers Court, Suite A
Berryville, VA 22611

All other Notices will be sent:

c) To Tenant's Lease Administration Department at NoticeIntake@att.com with the FA#, Cell Site #, and Cell Site Name in the email subject line; and

d) To Landlord at townmanager@berryvilleva.gov & treasurer@berryvilleva.gov;

Notices by email will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other Notices shall be effective when received unless returned undelivered. Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

Cell Site No.: 50187
Cell Site Name: Town of Berryville – WC927
Fixed Asset No.: 10068492
Market: Washington DC / Baltimore
Address: 201 Tom Whitacre Circle, Berryville, VA 22611

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Fourth Amendment on the date and year below.

LESSOR:
Town of Berryville, VA,
a Virginia municipal corporation

By: _____

Print Name: _____

Title: _____

Date: _____

LESSEE:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Print Name: _____

Title: _____

Date: _____

Market: WABA
Cell Site Number:
Cell Site Name: Town of Berryville
Fixed Asset Number: 10068492

THIRD AMENDMENT TO WATER TANK LEASE AGREEMENT

THIS THIRD AMENDMENT to LEASE AGREEMENT dated as of the latter of the signature dates below (the "Third Amendment"), is by and between the Town of Berryville, VA, a Virginia municipal corporation having a mailing address of 101 Chalmers Court, Berryville, Virginia, 22611 (hereinafter to as "**Lessor**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as successor in interest to Triton PCS Property Company, LLC, a Delaware limited liability company, having a mailing address of 12555 Cingular Way, Suite 1300, Alpharetta, GA 30004 ("hereinafter referred to as "**Lessee**").

WHEREAS, Lessor and Lessee entered into Water Tank Site Lease Agreement dated June 29th, 2001, an Amendment dated May 20th, 2013 and Second Amendment dated June 14th, 2016 (collectively, the "Agreement"), whereby Lessor leased to Lessee certain Leased Premises, therein described, that are a portion of the Water Tank situated off Tom Whitacre Circle adjacent to the town of Berryville, in Clarke County, Virginia; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **New Leased Area.** Lessor agrees to increase the size of the ground space leased to Lessee to accommodate Lessee's needs by 40 sq. ft for a total ground space of 440 sq. ft. Upon the execution of this Amendment, Lessor leases to Lessee the additional ground space, not to exceed the square feet described on attached Exhibit A-1 ("New Leased Area"). Lessor's execution of this Amendment will signify Lessor's approval of Exhibit A-1. The Premises under the Agreement shall include the New Leased Area.

2. **Generator.** Lessee shall have the right to install, repair, maintain, modify, replace, remove, utilize and operate (including but not limited to operate as may be required by applicable law) equipment within the New Leased Area, including without limitation a concrete pad and generator (the "Generator") thereon, including back-up power supply and adding a gate near the Generator for easier access. Lessee shall have the right to access the New Leased Area, and any provisions in the Agreement governing access shall apply to such access. The Generator shall

remain the property of Lessee, and Lessee shall have the right to remove or modify it at any time.

3. **New Equipment.** Lessor consents to the installation and operation of additional ancillary equipment and associated cables as more completely described on attached Exhibit B-3. Exhibit B-3 hereby replaces exhibit B-2 to the Agreement.

Lessor agrees to the following as final configuration:
(12) panel antennas
(6) TMAs
(6) Diplexers
(12) 1 -5/8"
(18) RRHs
(3) DC6
(6) Junction Boxes
(3) Fiber Cables
(4) DC Power Cables

4. **Rent.** Commencing on the first day of the month after construction starts ("Increase Commencement Date"), Rent shall be increased by Four Hundred and Twenty Five Dollars ($425.00) per month, which shall be subject to adjustments, pursuant to Section 2 of the Agreement; provided that the first such increased payment shall not be due until sixty (60) days after the Increase Commencement Date and provided further that, any increased Rent payment due as a result of this Third Amendment shall be pro-rated.

5. **Trees.** Lessee will remove the four (4) trees along the fence line of the shelter which were planted pursuant to the Agreement and plant four (4) new Eastern Red Cedar Trees approximately 4' – 6' in height, in an area designated by the Lessor. Removal of the existing four (4) trees shall include removal of all material from the site, including the grinding of the stumps to a depth of 6" below grade, removal of wood chips, and filling the holes with stone (21B).

6. **Painting.** Lessee shall paint the surfaces on all antennas, associated cables, and equipment previously or hereafter installed on the water tank, the surfaces shall be painted the same color as the water tank. The painting of all antennas, cables, and equipment shall be completed within ninety (90) days of notification that the tank has been repainted, weather permitting. Lessee shall maintain in proper condition the paint on all painted surfaces of antennas, cables, and equipment.

7. **Term.** The term for the lease of the New Leased Area shall run concurrent with the term under the Agreement. The Lessee is hereby granted (1) additional extension term of (5) years under the Agreement subject to the same terms and conditions of Section 2 of the Agreement. The additional five (5) year term will expire on May 31, 2026 unless otherwise amended or extended.

8. Environmental.

(a) Lessor represents and warrants, (i) the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Lessor and Lessee agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Lessor and Lessee agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("Claims"), to the extent arising from that party's breach of its obligations or representations under Section 8. Lessor agrees to hold harmless and indemnify Lessee from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Lessor for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Lessor during the Term. Lessee agrees to hold harmless and indemnify Lessor from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Lessee for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Lessee.

(c) The indemnification provisions contained in this Section 8 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 8 will survive the expiration or termination of this Agreement.

(d) In the event Lessee becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Lessee's sole determination, renders the condition of the Premises or Property unsuitable for Lessee's use, or if Lessee believes that the leasing or continued leasing of the Premises would expose Lessee

to undue risks of liability to a government agency or other third party, then Lessee will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Lessor.

(e) In addition to the foregoing, Tenant shall be responsible for containment of the diesel fuel for the generator and for the clean-up of any fuel spill.

9. **Other**. Lessor represents and warrants that, to its knowledge, no conditions exist within the New Leased Area or otherwise on the Premises that would adversely impact Lessee's permitting and/or installation of a Generator within the New Leased Area. Lessor authorizes Lessee to prepare, execute and file all required applications to obtain any government approvals for Lessee's use of the New Leased Area under this Agreement and agrees, at Lessee's request, to reasonably assist Lessee with such applications and with obtaining and maintaining the government approvals. Where applicable law governs how the Generator will be used, Lessee may use the Generator in the manner set forth in applicable law. Lessee may discontinue the use of the Generator by written notice to Lessor at any time, and the rent increase set forth in Section 4 of this Third Amendment shall not take effect or shall be cancelled, as applicable, following any such termination. Within one hundred twenty (120) days after written notice of the discontinuation of the use of the Generator, Lessee shall remove its equipment from the New Leased Area; provided that any portions of the equipment that Lessee fails to remove within such period and cessation of Lessee's operations at the New Leased Area shall be deemed abandoned. Lessee shall repair any damage, less ordinary wear and tear, to the New Leased Area caused by its removal activities. Section 3 (Notices) of the First Amendment is hereby deleted in its entirety and replaced with the following:

10 **Notices.** All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Lessee:

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #: 10043060; Cell Site Name: Denton MD
Fixed Asset #: 10043060; State Where Site Located: MD
575 Morosgo Drive NE,
Suite 13-F West Tower,
Atlanta, GA 30324
With the required copy of legal notice sent to Lessee at the address above, a copy to the Legal Department:

New Cingular Wireless PCS, LLC
Re: Cell Site #: 10043060; Cell Site Name: Denton MD
Fixed Asset #: 10043060; State Where Site Located: MD
AT&T Legal Department – Network
208 S. Akard Street
Dallas, TX 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Lessor: Town Manager
Town of Berryville
1010 Chalmers Court
Berryville, VA 22611

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

11. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Third Amendment, the terms of this Third Amendment shall control. Except as expressly set forth in this Third Amendment, the Agreement is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Third Amendment. The rights granted to Lessee herein are in addition to and not intended to limit any rights of Lessee in the Agreement. Unless otherwise specified herein or unless the context requires otherwise, the terms in the Agreement shall apply to the New Leased Area.

12. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Third Amendment on the dates set forth below.

"LESSOR"
Town of [redacted]ginia
By: _____
Name: KEITH DALTON
Title: TOWN MANAGER
Date: 4/12/19

"LESSEE"
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager
By: _____
Name: Louis Deal
Title: REAC Mgr
Date: 4/2/2019

LESSEE ACKNOWLEDGEMENT

STATE OF Maryland)
)ss:
COUNTY OF Anne Arundel)

On the 1st day of April, 2019 before me personally appeared Lonnie Deal, and acknowledged under oath that he is the Area Manager of AT&T Mobility of the Corporation named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Corporation.

Notary Public: NICOLE BURLIANO
My Commission Expires: 9-27-2021

NICOLE RENEE SCHAFFNER
Notary Public-Maryland
Anne Arundel County
My Commission Expires
September 27, 2021

LESSOR ACKNOWLEDGEMENT

CORPORATE ACKNOWLEDGEMENT

STATE OF Virginia)
)
COUNTY OF Clarke)

I CERTIFY that on April 12, 2019 Keith Dalton [name of representative] personally came before me and acknowledged under oath that he or she:

(a) is the Town Manager [title] of Berryville, VA [name of corporation], the corporation named in the attached instrument,

(b) was authorized to execute this instrument on behalf of the corporation and

(c) executed the instrument as the act of the corporation.

~~Notary~~ Public
My Commission Expires: 9/30/2021

Leslie Gardner Kelley
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7726176
My Commission Expires
9/30/2021

EXHIBIT A-1

Additional Leased Area
& Generator

See attached

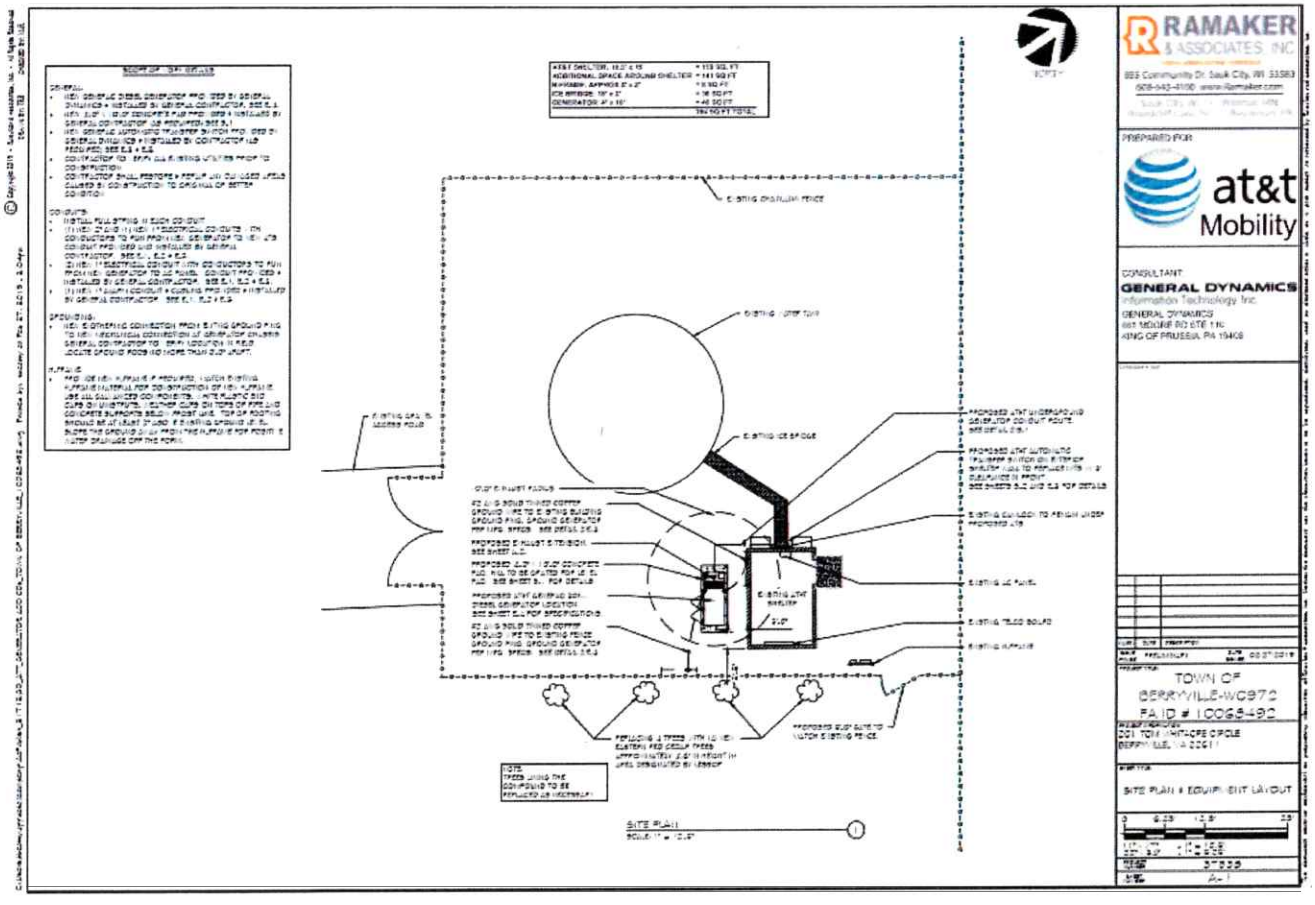


EXHIBIT B-3

Final Construction Drawings

See attached

SHEET INDEX

NO.	DESCRIPTION
T1	TITLE PAGE
N1	GENERAL NOTES
C1	COMPOUND PLAN
C2	ELEVATION AND RF SCHEDULE
C3	ANTENNA ORIENTATION PLAN
C4	EQUIPMENT LAYOUT AND SCOPE
C5	FIBER/DC DETAILS
C6	EQUIPMENT DETAILS
C7	RF PLUMBING DIAGRAM
C8	GROUNDING DETAILS
LS1	LANDSCAPE NOTES
S1	GENERAL NOTES
S2	MOUNT MODIFICATIONS

APPROVAL SIGNATURES

PROPERTY OWNER – TOWN OF BERRYVILLE

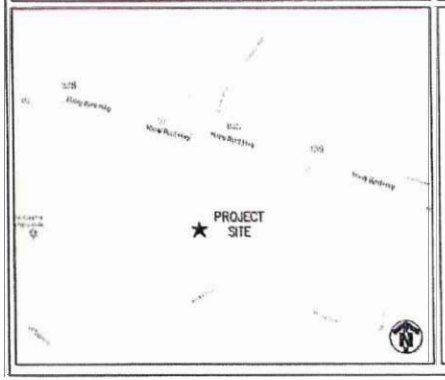
ZONING ADMINISTRATOR

DRIVING DIRECTIONS

FROM 7150 STANDARD DRIVE HANOVER MD:

HEAD SOUTH-WEST ON STANDARD DR TOWARDS PARKWAY DR, TURN LEFT ONTO PARKWAY DR, TAKE THE 1ST RIGHT ONTO PARK CIR DR, TURN LEFT ONTO COCA COLA DR, TURN RIGHT TO MERGE ONTO MD-100 W TOWARDS ELLICOTT CITY, MERGE ONTO MD-100 W, USE THE RIGHT 2 LANES TO MERGE ONTO US-29 N TOWARDS I-70, TAKE EXIT 25B TO MERGE ONTO I-70 W TOWARDS FREDERICK, KEEP LEFT TO STAY ON I-70 W, TAKE EXIT 52 TO MERGE ONTO US-15 S/US-340 W, TURN RIGHT TO MERGE ONTO US-340 S/WV-9 E TOWARDS BERRYVILLE VA/LEESBURG VA, MERGE ONTO US-340 S/WV-9 E, TURN RIGHT ONTO MOSBY BLVD, SHARP RIGHT ONTO TOM WHITACRE CIR AND DESTINATION ONTO THE LEFT.

LOCATION MAP



at&t

PROJECT

4C 700DE, 5C 850 LTE, 6C BAND 14 WITH RETROFIT

SITE NAME

TOWN OF BERRYVILLE

USID

50187

FA SITE NUMBER

10068492

SITE ADDRESS

201 TOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

AT&T TOWER PIM NOTICE

- REPLACE ANY HOSE CLAMPS, HANGERS AND SNAP-INS SUPPORTING RF COAX JUMPERS, OPR, RET ON DC CABLES LOCATED AT THE PLATFORM LEVEL AND/OR ANTENNA RAD CENTER WITH QTY= 2 UV RATED 1/4" WIDE NYLON CABLE TIES (PER CLAMP REMOVED).
- REMOVE ANY UNNECESSARY HARDWARE THAT'S NOT CURRENTLY SUPPORTING ANYTHING. TIGHTEN ALL REMAINING CLAMPS, BRACKETS, ANTENNA SUPPORTS ETC. TO MANUFACTURER TORQUE SPEC. ENSURE THERE IS NO RUSTING METAL ON MOUNTING PIPE WHERE CABLE HANGER AND ADAPTER ARE TO BE ATTACHED. USE A WIRE BRUSH OR WIRE WHEEL & DRILL TO REMOVE ANY RUSTING METAL. CLEAN THE MOUNTING SURFACE (INCLUDING REMOVAL OF MINOR CORROSION) WITH A SCOTCH BRITE PAD. PAINT ANY EXPOSED METAL WHERE THERE WAS RUST OR GALVANIZING HAS BEEN DAMAGED WITH COLD-GALVANIZING PAINT (COLD-GALV). USE NO-OX BETWEEN PIPE MOUNTING HARDWARE (CLAMPS OR STAINLESS-STEEL BANDING) AND MOUNTING PIPE IF
- COLD-GALV PAINT WAS APPLIED, ENSURE THE PAINT HAS DRIED BEFORE APPLYING NO-OX. DO NOT USE HOSE CLAMPS TO SECURE CABLE HANGERS OR HANGER ADAPTERS IN HIGH RISK PIM ZONES.
- ALL CABLES TIES SHOULD BE FLUSH CUT TO PREVENT INJURY FROM EXPOSED SHARP EDGES.
- DO NOT ATTACH BRASS TAGS TO RF CABLES FOR CABLE

GENERAL NOTES

- HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED.
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- FACILITY HAS NO PLUMBING OR REFRIGERANTS.
- THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS.
- ALL NEW MATERIAL SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. EQUIPMENT, ANTENNAS/RRH AND CABLES FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON STORMWATER DRAINAGE.
- NO SANITARY SEWER, POTABLE WATER, OR TRASH DISPOSAL SERVICE IS REQUIRED
- NO COMMERCIAL SIGNAGE IS PROPOSED

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ADOPTED EDITIONS OF THE FOLLOWING CODES WITH ANY LOCAL AMENDMENTS BY THE LOCAL GOVERNING AUTHORITIES:

- INTERNATIONAL BUILDING CODE
- NATIONAL ELECTRICAL CODE
- NATIONAL FIRE PROTECTION ASSOCIATION 101
- NATIONAL FIRE PROTECTION ASSOCIATION 1
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
- UNDERWRITERS LABORATORIES APPROVED ELECTRICAL PRODUCTS.
- ANSI EIA/TIA 222 REV. G
- TIA 607
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS 81
- IEEE C2 (LATEST EDITION)
- TELCORDIA GR-1275
- ANSI T1.311

PROJECT SITE INFORMATION

SITE NAME:	TOWN OF BERRYVILLE	
USID:	50187	
FA SITE #:	10068492	
SITE ADDRESS:	201 TOM WHITACARE CIRCLE BERRYVILLE, VA 22611	
JURISDICTION:	CLARKE COUNTY	
TAX MAP PIN:	14-A-6	
ZONING:	ITL – INSTITUTIONAL	
SITE COORDINATES: LATITUDE:	N 39° 9' 53.28"	(NAD 83)
LONGITUDE:	W 77° 59' 41.28"	(NAD 83)
PROPERTY OWNER:	TOWN OF BERRYVILLE 101 CHALMERS CT STE A BERRYVILLE, VA 22611 (540) 955-1099	
APPLICANT:	AT&T MOBILITY 7150 STANDARD DRIVE HANOVER, MD 21076	

STRUCTURAL ANALYSIS INFORMATION

WATER TANK ANALYSIS

BASED ON THE STRUCTURAL ANALYSIS COMPLETED BY INFINIGY DATED 12/19/2018. THE EXISTING WATER TANK IS CAPABLE OF SUPPORTING THE PROPOSED EQUIPMENT CONFIGURATION.

ANTENNA MOUNTS

BASED ON THE MOUNT ANALYSIS COMPLETED BY INFINIGY DATED 12/19/2018. THE EXISTING ANTENNA MOUNTS ARE CAPABLE OF SUPPORTING THE PROPOSED EQUIPMENT CONFIGURATION WITH THE FOLLOWING MODIFICATIONS:

- *GC TO INSTALL MOUNT MODIFICATIONS AS SHOWN IN POST MOD MOUNT ANALYSIS REPORT BY INFINIGY DATED 12/19/2018 FOR AT&T SITE TOWN OF BERRYVILLE.*

PROJECT TEAM INFORMATION

CLIENT REPRESENTATIVE:	SMARTLINK, LLC 1362 MELLON ROAD HANOVER, MD 21076
CLIENT REP. CONTACT:	BROOKE BRUNGART BROOKE.BRUNGART@SMARTLINKLLC.COM
SITE ACQUISITION:	SMARTLINK, LLC 1362 MELLON ROAD HANOVER, MD 21076
SITE ACQUISITION CONTACT:	BROOKE BRUNGART BROOKE.BRUNGART@SMARTLINKLLC.COM
ENGINEER:	INFINIGY SOLUTIONS 1033 WATERVLIET SHAKER ROAD ALBANY, NY 12205
ENGINEER CONTACT:	MATT LIVERETTE MLIVERETTE@INFINIGY.COM 301-928-6789
RF ENGINEER:	AT&T 7150 STANDARD DRIVE HANOVER, MD 21076
RF CONTACT:	STEVE HATHWAY AT&T RAN ENGINEER 443-770-4443 SH733Y@ATT.COM

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COMMONWEALTH OF VIRGINIA
JOSEPH R. JOHNSTON
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MAR 05 2019
PROFESSIONAL ENGINEER

1	QD+DI+FOR	SH	03/05/19
B	ISSUED FOR CONSTRUCTION	SH	02/25/19
A	ISSUED FOR CLIENT REVIEW	SH	12/26/18
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Drawn: SH
Designed: MHS
Checked: AJD

Project Number: 499.002

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 TOM WHITACARE CIRCLE
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Drawing Title:
TITLE PAGE

Drawing Number:
T1

GENERAL NOTES

PART 1 – GENERAL REQUIREMENTS

1.1 THE WORK SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF, INCLUDED BUT NOT LIMITED TO THE FOLLOWING:
- A. GR-63-CORE NEBS REQUIREMENTS: PHYSICAL PROTECTION
- B. GR-78-CORE GENERIC REQUIREMENTS FOR THE PHYSICAL DESIGN AND MANUFACTURE OF TELECOMMUNICATIONS EQUIPMENT.
- C. NATIONAL FIRE PROTECTION ASSOCIATION CODES AND STANDARDS (NFPA) INCLUDING NFPA 70 (NATIONAL ELECTRICAL CODE – "NEC").
- D. AND NFPA 101 (LIFE SAFETY CODE).
- E. AMERICAN SOCIETY FOR TESTING OF MATERIALS (ASTM).
- F. INSTITUTE OF ELECTRONIC AND ELECTRICAL ENGINEERS (IEEE).

1.2 DEFINITIONS:
A: WORK: THE SUM OF TASKS AND RESPONSIBILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS.
B: COMPANY: AT&T CORPORATION
C. ENGINEER: SYNONYMOUS WITH ARCHITECT & ENGINEER AND "A&E". THE DESIGN PROFESSIONAL HAVING PROFESSIONAL RESPONSIBILITY FOR DESIGN OF THE PROJECT.
D: CONTRACTOR: CONSTRUCTION CONTRACTOR; CONSTRUCTION VENDOR; INDIVIDUAL OR ENTITY WHO AFTER EXECUTION OF A CONTRACT IS BOUND TO ACCOMPLISH THE WORK.
E: THIRD PARTY VENDOR OR AGENCY: A VENDOR OR AGENCY ENGAGED SEPARATELY BY THE COMPANY, A&E, OR CONTRACTOR TO PROVIDE MATERIALS OR TO ACCOMPLISH SPECIFIC TASKS RELATED TO BUT NOT INCLUDED IN THE WORK.

1.3 POINT OF CONTACT: COMMUNICATION BETWEEN THE COMPANY AND THE CONTRACTOR SHALL FLOW THROUGH THE SINGLE COMPANY SITE DEVELOPMENT SPECIALIST OR OTHER PROJECT COORDINATOR APPOINTED TO MANAGE THE PROJECT FOR THE COMPANY.

1.4 ON-SITE SUPERVISION: THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE SITE AT ALL TIMES DURING PERFORMANCE OF THE WORK.

1.5 DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE: THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS, STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES, AND THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.
A. THE JOBSITE DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE CLEARLY MARKED DAILY IN PENCIL WITH ANY CHANGES IN CONSTRUCTION OVER WHAT IS DEPICTED IN THE DOCUMENTS. AT CONSTRUCTION COMPLETION, THIS JOBSITE MARKUP SET SHALL BE DELIVERED TO THE COMPANY OR COMPANY'S DESIGNATED REPRESENTATIVE TO BE FORWARDED TO THE COMPANY'S A&E VENDOR FOR PRODUCTION OF "AS-BUILT" DRAWINGS.

1.6 USE OF JOB SITE: THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION AND RELATED OPERATIONS INCLUDING STAGING AND STORAGE OF MATERIALS AND EQUIPMENT, PARKING, TEMPORARY FACILITIES, AND WASTE STORAGE TO THE LEASE PARCEL UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS.

1.7 NOTICE TO PROCEED:
A. NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED.
B. UPON RECEIVING NOTICE TO PROCEED, CONTRACTOR SHALL FULLY PERFORM ALL WORK NECESSARY TO PROVIDE AT&T WITH AN OPERATIONAL WIRELESS FACILITY.

PART 2 – EXECUTION

2.1 TEMPORARY UTILITIES AND FACILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES AND FACILITIES NECESSARY EXCEPT AS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. TEMPORARY UTILITIES AND FACILITIES INCLUDE, POTABLE WATER, HEAT, HVAC, ELECTRICITY, SANITARY FACILITIES, WASTE DISPOSAL FACILITIES, AND TELEPHONE/COMMUNICATION SERVICES. PROVIDE TEMPORARY UTILITIES AND FACILITIES IN ACCORDANCE WITH OSHA AND THE AUTHORITY HAVING JURISDICTION. CONTRACTOR MAY UTILIZE THE COMPANY ELECTRICAL SERVICE IN THE COMPLETION OF THE WORK WHEN IT BECOMES AVAILABLE. USE OF THE LESSOR'S OR SITE OWNER'S UTILITIES OR FACILITIES IS EXPRESSLY FORBIDDEN EXCEPT AS OTHERWISE ALLOWED IN THE CONTRACT DOCUMENTS.

2.2 ACCESS TO WORK: THE CONTRACTOR SHALL PROVIDE ACCESS TO THE JOB SITE FOR AUTHORIZED COMPANY PERSONNEL AND AUTHORIZED REPRESENTATIVES OF THE ARCHITECT/ENGINEER DURING ALL PHASES OF THE WORK.

2.3 TESTING: REQUIREMENTS FOR TESTING BY THIS CONTRACTOR SHALL BE AS INDICATED HEREWITH, ON THE CONSTRUCTION DRAWINGS, AND IN THE INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS. SHOULD COMPANY CHOOSE TO ENGAGE ANY THIRD-PARTY TO CONDUCT ADDITIONAL TESTING, THE CONTRACTOR SHALL COOPERATE WITH AND PROVIDE A WORK AREA FOR COMPANY'S TEST AGENCY.

2.4 COMPANY FURNISHED MATERIAL AND EQUIPMENT: ALL HANDLING, STORAGE AND INSTALLATION OF COMPANY FURNISHED MATERIAL AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
A. CONTRACTOR SHALL PROCURE ALL OTHER REQUIRED WORK RELATED MATERIALS NOT PROVIDED BY AT&T TO SUCCESSFULLY CONSTRUCT A WIRELESS FACILITY.

2.5 DIMENSIONS: VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.

2.6 EXISTING CONDITIONS: NOTIFY THE COMPANY REPRESENTATIVE OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER.

PART 3 – RECEIPT OF MATERIAL & EQUIPMENT

3.1 RECEIPT OF MATERIAL AND EQUIPMENT: CONTRACTOR IS RESPONSIBLE FOR AT&T PROVIDED MATERIAL AND EQUIPMENT AND UPON RECEIPT SHALL:
- A. ACCEPT DELIVERIES AS SHIPPED AND TAKE RECEIPT.
- B. VERIFY COMPLETENESS AND CONDITION OF ALL DELIVERIES.
- C. TAKE RESPONSIBILITY FOR EQUIPMENT AND PROVIDE INSURANCE PROTECTION AS REQUIRED IN AGREEMENT.
- D. RECORD ANY DEFECTS OR DAMAGES AND WITHIN TWENTY-FOUR HOURS AFTER RECEIPT, REPORT TO AT&T OR ITS DESIGNATED PROJECT REPRESENTATIVE OF SUCH.
- E. PROVIDE SECURE AND NECESSARY WEATHER PROTECTED WAREHOUSING.
- F. COORDINATE SAFE AND SECURE TRANSPORTATION OF MATERIAL AND EQUIPMENT, DELIVERING AND OFF-LOADING FROM CONTRACTOR'S WAREHOUSE TO SITE.

PART 4 – GENERAL REQUIREMENTS FOR CONSTRUCTION

4.1 CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

4.2 EQUIPMENT ROOMS SHALL AT ALL TIMES BE MAINTAINED "BROOM CLEAN" AND CLEAR OF DEBRIS.

4.3 CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO DISCOVER AND LOCATE ANY HAZARDOUS CONDITION.
A. IN THE EVENT CONTRACTOR ENCOUNTERS ANY HAZARDOUS CONDITION WHICH HAS NOT BEEN ABATED OR OTHERWISE MITIGATED, CONTRACTOR AND ALL OTHER PERSONS SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA AND NOTIFY COMPANY IN WRITING. THE WORK IN THE AFFECTED AREA SHALL NOT BE RESUMED EXCEPT BY WRITTEN NOTIFICATION BY COMPANY.
B. CONTRACTOR AGREES TO USE CARE WHILE ON THE SITE AND SHALL NOT TAKE ANY ACTION THAT WILL OR MAY RESULT IN OR CAUSE THE HAZARDOUS CONDITION TO BE FURTHER RELEASED IN THE ENVIRONMENT, OR TO FURTHER EXPOSE INDIVIDUALS TO THE HAZARD.

4.4 CONTRACTOR'S ACTIVITIES SHALL BE RESTRICTED TO THE PROJECT LIMITS. SHOULD AREAS OUTSIDE THE PROJECT LIMITS BE AFFECTED BY CONTRACTOR'S ACTIVITIES, CONTRACTOR SHALL IMMEDIATELY RETURN THEM TO ORIGINAL CONDITION.

4.5 CONDUCT TESTING AS REQUIRED HEREIN.

PART 5 – TESTS AND INSPECTIONS

5.1 TESTS AND INSPECTIONS:
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL COORDINATE TEST AND INSPECTION SCHEDULES WITH COMPANY'S REPRESENTATIVE WHO MUST BE ON SITE TO WITNESS SUCH TESTS AND INSPECTIONS.
- C. WHEN THE USE OF A THIRD PARTY INDEPENDENT TESTING AGENCY IS REQUIRED, THE AGENCY THAT IS SELECTED MUST PERFORM SUCH WORK ON A REGULAR BASIS IN THE STATE WHERE THE PROJECT IS LOCATED AND HAVE A THOROUGH UNDERSTANDING OF LOCAL AVAILABLE MATERIALS, INCLUDING THE SOIL, ROCK, AND GROUNDWATER CONDITIONS.
- D. THE THIRD PARTY TESTING AGENCY IS TO BE FAMILIAR WITH THE APPLICABLE REQUIREMENTS FOR THE TESTS TO BE DONE, EQUIPMENT TO BE USED, AND ASSOCIATED HEALTH AND SAFETY ISSUES.
- E. SITE RESISTANCE TO EARTH TESTING PER EXHIBIT: CELL SITE GROUNDING SYSTEM DESIGN.
- F. ANTENNA AND COAX SWEEP TESTS PER EXHIBIT: ANTENNA TRANSMISSION LINE ACCEPTANCE STANDARDS
- G. ALL OTHER TESTS REQUIRED BY COMPANY OR JURISDICTION.

PART 6 – TRENCHING AND BACKFILLING

6.1 TRENCHING AND BACKFILLING: THE CONTRACTOR SHALL PERFORM ALL EXCAVATION OF EVERY DESCRIPTION AND OF WHATEVER SUBSTANCES ENCOUNTERED, TO THE DEPTHS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS OTHERWISE SPECIFIED.

A. PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL CHECK WITH THE LOCAL UTILITIES AND THE RESPECTIVE UTILITY LOCATOR COMPANIES PRIOR TO STARTING EXCAVATION OPERATIONS IN EACH RESPECTIVE AREA TO ASCERTAIN THE LOCATIONS OF KNOWN UTILITY LINES. THE LOCATIONS, NUMBER AND TYPES OF EXISTING UTILITY LINES DETAILED ON THE CONSTRUCTION DRAWINGS ARE APPROXIMATE AND DO NOT REPRESENT EXACT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL LINES DAMAGED DURING EXCAVATION AND ALL ASSOCIATED OPERATIONS. ALL UTILITY LINES UNCOVERED DURING THE EXCAVATION OPERATIONS, SHALL BE PROTECTED FROM DAMAGE DURING EXCAVATION AND ASSOCIATED OPERATIONS. ALL REPAIRS SHALL BE APPROVED BY THE UTILITY COMPANY.

B. HAND DIGGING: UNLESS APPROVED IN WRITING OTHERWISE, ALL DIGGING WITHIN AN EXISTING CELL SITE COMPOUND IS TO BE DONE BY HAND.

C. DURING EXCAVATION, MATERIAL SUITABLE FOR BACKFILLING SHALL BE STOCKPILED IN AN ORDERLY MANNER A SUFFICIENT DISTANCE FROM THE BANKS OF THE TRENCH TO AVOID OVERLOADING AND TO PREVENT SLIDES OR CAVE-INS. ALL EXCAVATED MATERIALS NOT REQUIRED OR SUITABLE FOR BACKFILL SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

D GRADING SHALL BE DONE AS MAY BE NECESSARY TO PREVENT SURFACE WATER FROM FLOWING INTO TRENCHES OR OTHER EXCAVATIONS, AND ANY WATER ACCUMULATING THEREIN SHALL BE REMOVED BY PUMPING OR BY OTHER APPROVED METHOD.

E. SHEETING AND SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. UNLESS OTHERWISE INDICATED, EXCAVATION SHALL BE BY OPEN CUT, EXCEPT THAT SHORT SECTIONS OF A TRENCH MAY BE TUNNELED IF, THE CONDUIT CAN BE SAFELY AND PROPERLY INSTALLED AND BACKFILL CAN BE PROPERLY TAMPED IN SUCH TUNNEL SECTIONS. EARTH EXCAVATION SHALL COMPRISE ALL MATERIALS AND SHALL INCLUDE CLAY, SILT, SAND, MUCK, GRAVEL, HARDPAN, LOOSE SHALE, AND LOOSE STONE.

F. TRENCHES SHALL BE OF NECESSARY WIDTH FOR THE PROPER LAYING OF THE CONDUIT OR CABLE, AND THE BANKS SHALL BE AS NEARLY VERTICAL AS PRACTICABLE. THE BOTTOM OF THE TRENCHES SHALL BE ACCURATELY GRADED TO PROVIDE UNIFORM BEARING AND SUPPORT FOR EACH SECTION OF THE CONDUIT OR CABLE ON UNDISTURBED SOIL AT EVERY POINT ALONG ITS ENTIRE LENGTH, EXCEPT WHERE ROCK IS ENCOUNTERED, CARE SHALL BE TAKEN NOT TO EXCAVATE BELOW THE DEPTHS INDICATED. WHERE ROCK EXCAVATIONS ARE NECESSARY, THE ROCK SHALL BE EXCAVATED TO A MINIMUM OVER DEPTH OF 6 INCHES BELOW THE TRENCH DEPTHS INDICATED ON THE CONSTRUCTION DRAWINGS OR SPECIFIED. OVER DEPTHS IN THE ROCK EXCAVATION AND UNAUTHORIZED OVER DEPTHS SHALL BE THOROUGHLY BACK FILLED AND TAMPED TO THE APPROPRIATE GRADE. WHENEVER WET OR OTHERWISE UNSTABLE SOIL THAT IS INCAPABLE OF PROPERLY SUPPORTING THE CONDUIT OR CABLE IS ENCOUNTERED IN THE BOTTOM OF THE TRENCH, SUCH SOLID SHALL BE REMOVED TO A MINIMUM OVER DEPTH OF 6 INCHES AND THE TRENCH BACKFILLED TO THE PROPER GRADE WITH EARTH OF OTHER SUITABLE MATERIAL, AS HEREINAFTER SPECIFIED.

G. BACKFILLING OF TRENCHES. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL SPECIFIED TESTS HAVE BEEN PERFORMED AND ACCEPTED. WHERE COMPACTED BACKFILL IS NOT INDICATED THE TRENCHES SHALL BE CAREFULLY BACKFILLED WITH SELECT MATERIAL SUCH AS EXCAVATED SOILS THAT ARE FREE OF ROOTS, SOD, RUBBISH OR STONES, DEPOSITED IN 6 INCH LAYERS AND THOROUGHLY AND CAREFULLY RAMMED UNTIL THE CONDUIT OR CABLE HAS A COVER OF NOT LESS THAN 1 FOOT. THE REMAINDER OF THE BACKFILL MATERIAL SHALL BE GRANULAR IN NATURE AND SHALL NOT CONTAIN ROOTS, SOD, RUBBING, OR STONES OF 2-1/2 INCH MAXIMUM DIMENSION. BACKFILL SHALL BE CAREFULLY PLACED IN THE TRENCH AND IN 1 FOOT LAYERS AND EACH LAYER TAMPED. SETTLING THE BACKFILL WITH WATER WILL BE PERMITTED. THE SURFACE SHALL BE GRADED TO A REASONABLE UNIFORMITY AND THE MOUNDING OVER THE TRENCHES LEFT IN A UNIFORM AND NEAT CONDITION.

SYMBOL	DESCRIPTION
	CIRCUIT BREAKER
D	NON-FUSIBLE DISCONNECT SWITCH
FD	FUSIBLE DISCONNECT SWITCH
	SURFACE MOUNTED PANEL BOARD
T	TRANSFORMER
KW	KILOWATT HOUR METER
JB	JUNCTION BOX
PB	PULL BOX TO NEC/TELCO STANDARDS
- - - - -	UNDERGROUND UTILITIES
	EXOTHERMIC WELD CONNECTION
	MECHANICAL CONNECTION
OR	GROUND ROD
OR	GROUND ROD WITH INSPECTION SLEEVE
	GROUND BAR
	120AC DUPLEX RECEPTACLE
G	GROUND CONDUCTOR
	DC POWER AND FIBER OPTIC TRUNK CABLES
	DC POWER CABLES
	REPRESENTS DETAIL NUMBER
	REF. DRAWING NUMBER

ABBREVIATIONS

CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
MIGB	MASTER ISOLATED GROUND BAR
SST	SELF SUPPORTING TOWER
GPS	GLOBAL POSITIONING SYSTEM
TYP.	TYPICAL
DWG	DRAWING
BCW	BARE COPPER WIRE
BFG	BELOW FINISH GRADE
PVC	POLYVINYL CHLORIDE
CAB	CABINET
C	CONDUIT
SS	STAINLESS STEEL
G	GROUND
AWG	AMERICAN WIRE GAUGE
RGS	RIGID GALVANIZED STEEL
AHJ	AUTHORITY HAVING JURISDICTION
TTLNA	TOWER TOP LOW NOISE AMPLIFIER
UNO	UNLESS NOTED OTHERWISE
EMT	ELECTRICAL METALLIC TUBING
AGL	ABOVE GROUND LEVEL

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1	CONSTRUCTION	ST	02/01/19
0	ISSUED FOR CONSTRUCTION	SS	12/19/18
A	ISSUED FOR CLIENT REVIEW	SS	10/29/18
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Checked: AR

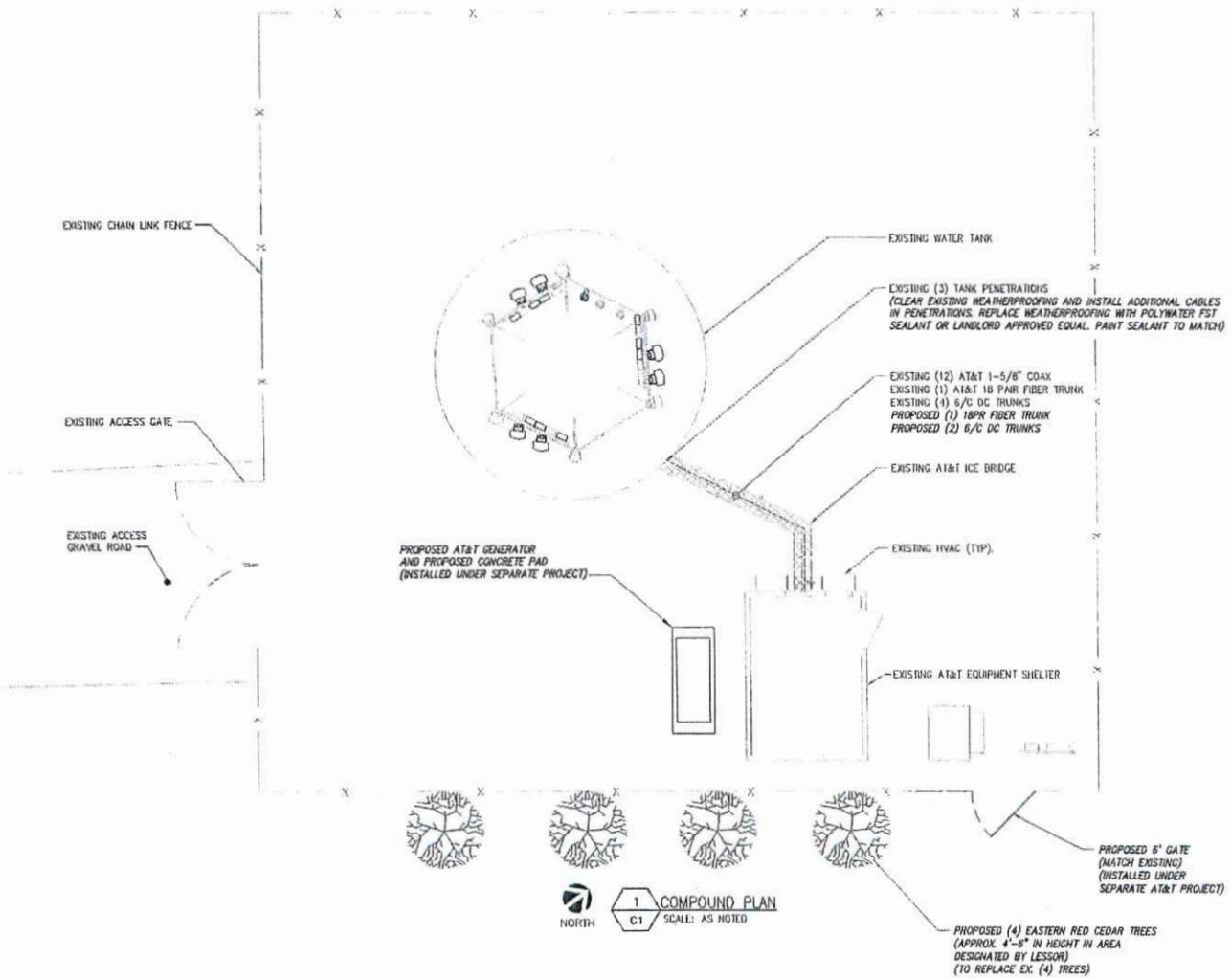
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439-902

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 TOM WHITACARE CIRCLE
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Drawing Title
GENERAL NOTES

Drawing Number
N1



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1	GENERATOR	MT	03/05/19
A	ISSUED FOR CONSTRUCTION	MT	12/19/18
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Checked: MD

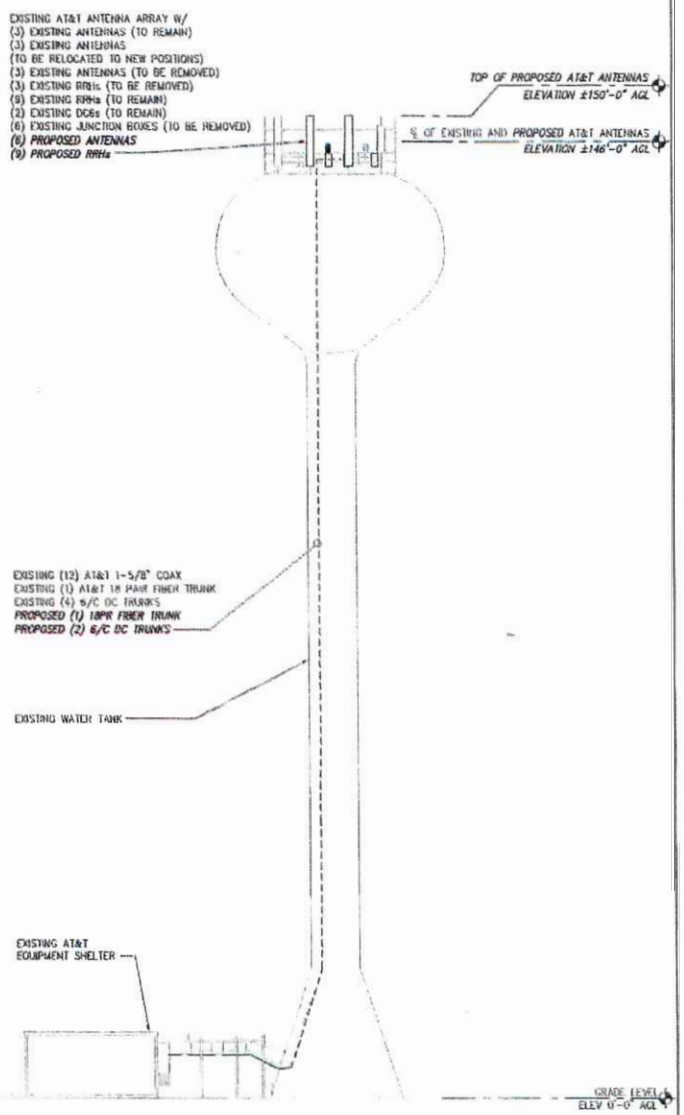
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Project Title:
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SITE ID: 50187
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Drawing Title
COMPOUND PLAN

Drawing Number
C1



1 / C2 ELEVATION VIEW
SCALE: NOT TO SCALE

ANTENNA AND RRH SCHEDULE

SECTOR	ANTENNA POSITION	ANTENNA MAKE	ANTENNA MODEL	RAD CTR FT AGL	AZIMUTH	RRH/TMA QTY/MAKE/MODEL	FILTER/DIPLEXER QTY/MAKE/MODEL	E-TILT	M-TILT
A	#1	KATHREIN	80010121	146'-0"	20°	(2) POWERWAVE LGP21401	-	0° (UMTS 850)	0°
	#2	**COMMSCOPE**	**NNHH-65A-R4**	**146'-0"**	**20°**	**(1) AIRSCALE B12/14**	-	2° (LTE 700) 2° (LTE AWS) 2° (LTE 700)	0°
						(1) RRH2x40-AWS			
	#3	**COMMSCOPE**	**NNHH-65A-R4**	**146'-0"**	**20°**	**(1) AIRSCALE B5**	-	2° (LTE 1900) 2° (LTE 850 2° (5G 850)	0°
						(1) B25 RRH4x30-4R			
	#4	COMMSCOPE	SBNHH-1D65A	146'-0"	20°	**(1) RRH2x40-07L-DE**	-	3° (LTE 700) 0° (LTE WCS)	0°
						(1) RRH 4x25-WCS-4R			
B	#5	KATHREIN	80010121	146'-0"	130°	(2) POWERWAVE LGP21401	-	8° (UMTS 850)	0°
	#6	**KATHREIN**	**80010966K**	**146'-0"**	**130°**	**(1) AIRSCALE B12/14**	-	1° (LTE 700) 2.5° (LTE AWS) 1° (LTE 700)	0°
						(1) RRH2x40-AWS			
	#7	**KATHREIN**	**80010966K**	**146'-0"**	**130°**	**(1) AIRSCALE B5**	-	2.5° (LTE 1900) 1° (LTE 850 1° (5G 850)	0°
						(1) B25 RRH4x30-4R			
	#8	CCI - HEX	HPA-65R-BUU-H8-K	146'-0"	130°	**(1) RRH2x40-07L-DE**	-	3° (LTE 700) 0° (LTE WCS)	0°
						(1) RRH 4x25-WCS-4R			
C	#9	KATHREIN	80010121	146'-0"	280°	(2) POWERWAVE LGP21401	-	0° (UMTS 850)	0°
	#10	**KATHREIN**	**80010966K**	**146'-0"**	**280°**	**(1) AIRSCALE B12/14**	-	4° (LTE 700) 2.5° (LTE AWS) 4° (LTE 700)	0°
						(1) RRH2x40-AWS			
	#11	**KATHREIN**	**80010966K**	**146'-0"**	**280°**	**(1) AIRSCALE B5**	-	2.5° (LTE 1900) 4° (LTE 850 4° (5G 850)	0°
						(1) B25 RRH4x30-4R			
	#12	CCI - HEX	HPA-65R-BUU-H8-K	146'-0"	280°	**(1) RRH2x40-07L-DE**	-	4° (LTE 700) 1° (LTE WCS)	0°
						(1) RRH 4x25-WCS-4R			

KEY:
EXISTING
PROPOSED

CABLE SCHEDULE

SYSTEM	TYPE	QTY	LENGTH
UMTS	1-5/8"ø COAX	12	180'±
LTE	18 PAIR FIBER	1	220'±
LTE	#8 AWG 6/C DC	4	270'±
LTE	**PWRT-606-S**	**2**	**220'±**
LTE	**18 PAIR FIBER**	**1**	**220'±**

SURGE PROTECTION DEVICE SCHEDULE

TYPE	LOCATION	QTY
DC6	SECTOR LEVEL	2
DC6	**SECTOR LEVEL**	**1**

RF DESIGN NOTE:
THIS ANTENNA AND CABLE SCHEDULE HAS BEEN CREATED USING THE FOLLOWING AT&T RFDS
DATED: 09/20/18 REVISION: V2018_0.2 ALL ANTENNA DESIGN, ZONING, STRUCTURAL ANALYSIS
PERMITS AND COMPLIANCE SUBMISSIONS ARE COORDINATED WITH THE AFOREMENTIONED DOCUMENT.

2 / C2 RF SCHEDULE
NOT TO SCALE

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6965 DEERPATH ROAD SUITE 152
ELKRIDGE, MD 21075

COMMONWEALTH OF VIRGINIA
JOSEPH R. JOHNSTON
Lic. No. 53459
MAR 05 2019
PROFESSIONAL ENGINEER

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No	Submittal/Revision	Dsgn	Date
4	GENERATOR	MS	12/07/18
3	ISSUED FOR CONSTRUCTION	MS	11/14/18
2	ISSUED FOR CLIENT REVIEW	MS	10/05/18

Drawn: MS
Designed: MS
Checked: MB

Project Number: 499-002

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 TOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

Prepared For:
smartlink
13821 MELLON RD
HANOVER, MD 21076
TEL (410) 562-8043
FAX (443) 221-2552

Drawing Title
ELEVATION AND RF SCHEDULE

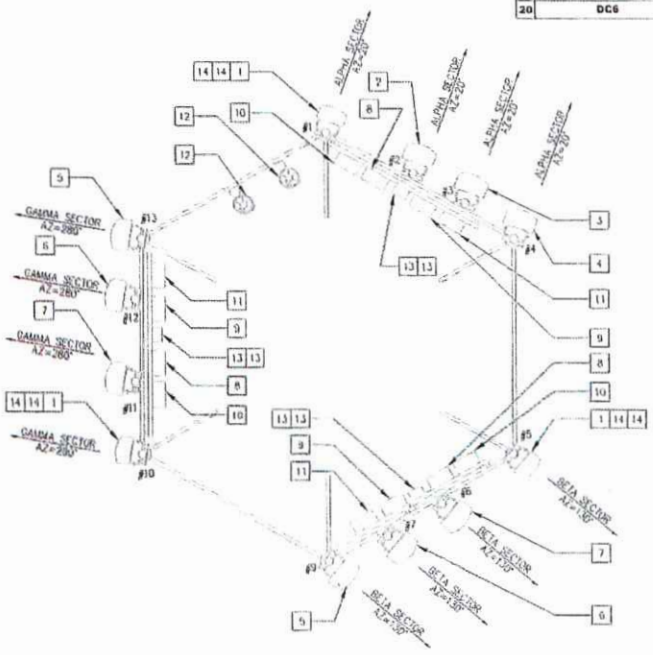
Drawing Number
C2

AT&T TOWER PIM NOTICE

- REPLACE ANY HOSE CLAMPS, HANGERS AND SNAP-INS SUPPORTING RF COAX JUMPERS, CPRI, RET OR DC CABLES LOCATED AT THE PLATFORM LEVEL AND/OR ANTENNA AND CENTER WITH QTY= 2 UV RATED 1/4" WIDE NYLON CABLE TIES (PER CLAMP REMOVED).
- REMOVE ANY UNNECESSARY HARDWARE THAT'S NOT CURRENTLY SUPPORTING ANYTHING. TIGHTEN ALL REMAINING CLAMPS, BRACKETS, ANTENNA SUPPORTS ETC. TO MANUFACTURER TORQUE SPEC. ENSURE THERE IS NO RUSTING METAL ON MOUNTING PIPE WHERE CABLE HANGER AND ADAPTER ARE TO BE ATTACHED. USE A WIRE BRUSH OR WIRE WHEEL & DRILL TO REMOVE ANY RUSTING METAL. CLEAN THE MOUNTING SURFACE (INCLUDING REMOVAL OF MINOR CORROSION) WITH A SCOTCH BRITE PAD. PAINT ANY EXPOSED METAL WHERE THERE WAS RUST OR GALVANIZING HAS BEEN DAMAGED WITH COLD-GALVANIZING PAINT (COLD-GALV). USE NO-OX BETWEEN PIPE MOUNTING HARDWARE (CLAMPS OR STAINLESS-STEEL BANDING) AND MOUNTING PIPE, IF
- COLD-GALV PAINT WAS APPLIED, ENSURE THE PAINT HAS DRIED BEFORE APPLYING NO-OX. DO NOT USE HOSE CLAMPS TO SECURE CABLE HANGERS OR HANGER ADAPTERS IN HIGH RISK PIM ZONES.
- ALL CABLES TIES SHOULD BE FLUSH CUT TO PREVENT INJURY FROM EXPOSED SHARP EDGES.
- DO NOT ATTACH BRASS TAGS TO RF CABLES FOR CABLE

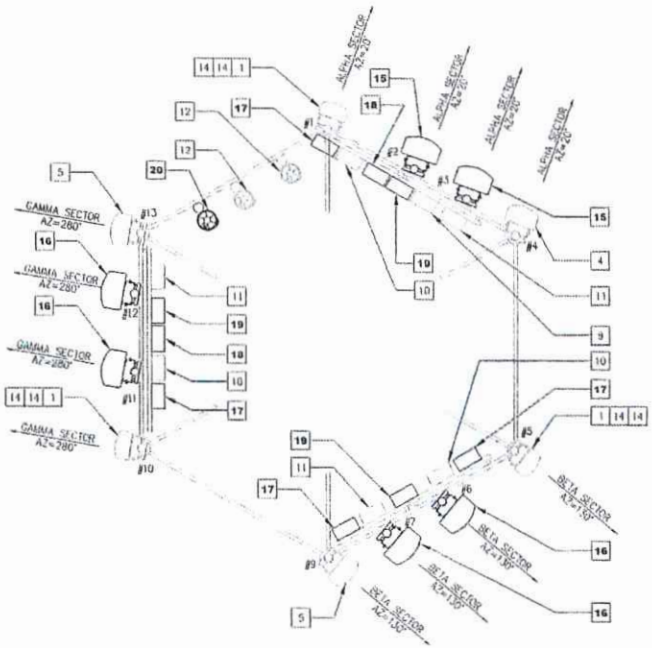
ORIENTATION PLAN KEY				
KEY	DESCRIPTION	TYPE	QTY	STATUS
1	80010121	ANTENNA	3	REMAIN
2	SBNH-1D6565A	ANTENNA	1	REMOVED
3	SBNHH-1D65A	ANTENNA	1	REMOVED
4	SBNHH-1D65A	ANTENNA	1	REMAIN
5	HPA-65R-BUU-H8-K	ANTENNA	2	REMAIN
6	HPA-65R-BUU-H8-K	ANTENNA	2	REMOVED
7	SBNH-1D6565C	ANTENNA	2	REMOVED
8	RRH2x40W-07L	RRH	3	REMOVED
9	RRH2x40-AWS	RRH	3	REMAIN
10	B25 RRH4x30-4R	RRH	3	REMAIN
11	RRH4x25-WCS-4R	RRH	3	REMAIN
12	DC6	DC/FIBER MGMT	2	REMAIN
13	JUNCTION BOX	DC/FIBER MGMT	6	REMOVED
14	LGP21401	TMA	6	REMAIN
15	**NNHH-65A-R4**	**ANTENNA**	**2**	**PROPOSED**
16	**80010966K**	**ANTENNA**	**4**	**PROPOSED**
17	**AIRSCALE DUAL B12/B14**	**RRH**	**3**	**PROPOSED**
18	**AIRSCALE B5**	**RRH**	**3**	**PROPOSED**
19	**RRH2x40-07L-DE**	**RRH**	**3**	**PROPOSED**
20	**DC6**	**DC/FIBER MGMT**	**1**	**PROPOSED**

NOTE:
1. LAYOUT SHOWN BASED ON AVAILABLE INFORMATION FROM AUDIT PHOTOS. GC TO FIELD ADJUST LAYOUT AS NECESSARY FOR MINIMUM REQUIRED CLEARANCES OF EQUIPMENT.
2. NO EXISTING OR PROPOSED UNISTRUT TO EXCEED A SPAN OF 4' BETWEEN SUPPORTS. REMOVE AND REPLACE EXISTING UNISTRUT AS NECESSARY FOR MAX. 4' SPAN WHEN UTILIZED FOR MOUNTING RRHs AND SLACK BOXES.
3. SEE SHEETS C5 AND C6 FOR PROPOSED EQUIPMENT MOUNTING DETAILS.



NORTH

1 / C3 ANTENNA ORIENTATION PLAN (EXISTING)
NOT TO SCALE



NORTH

2 / C3 ANTENNA ORIENTATION PLAN (PROPOSED)
NOT TO SCALE

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PROFESSIONAL ENGINEER

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Designed: MR
Checked: AB

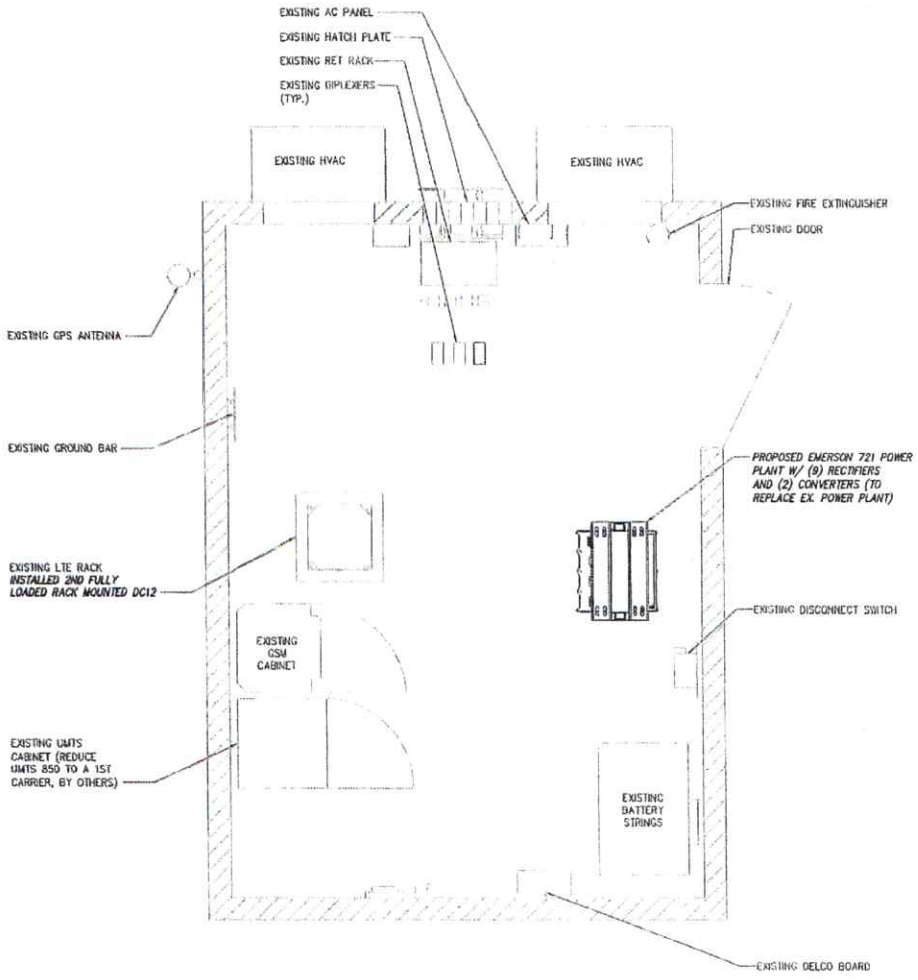
Project Number: 499 052

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
251 LOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

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Drawing Title:
ANTENNA ORIENTATION PLAN

Drawing Number:
C3



1 C4 EQUIPMENT LAYOUT
SCALE: NOT TO SCALE



2 C4 SCOPE OF WORK
SCALE: NOT TO SCALE

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1	REVISION	SH	02/05/19
0	ISSUED FOR CONSTRUCTION	SH	01/14/19
A	ISSUED FOR CLIENT REVIEW	SH	10/24/18
No.	Issue/Staff Revision	Appd.	Date

Drawn: SH
Designed: MA
Checked: MA

Project Number: 199 002

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
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Drawing Title:
EQUIPMENT LAYOUT AND SCOPE

Drawing Number:
C4

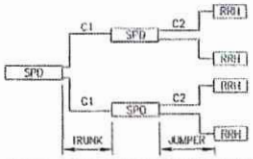


FIGURE 1 – TRUNK CABLE TO DC SURGE PROTECTION DEVICE (DC6/TC12/DK2)

MAXIMUM CABLE LENGTHS FOR FIGURE 1

NOKIA AIRSCALE DUAL RRH TRUNK/JUMPER LENGTH (FT)			
CABLE	4 AWG	6 AWG	8 AWG
C1	245	150	--
C2	-	-	12

NOKIA B5 RRH & ALU RRHs TRUNK/JUMPER LENGTH (FT)			
CABLE	4 AWG	6 AWG	8 AWG
C1	530	340	-
C2	--	--	12

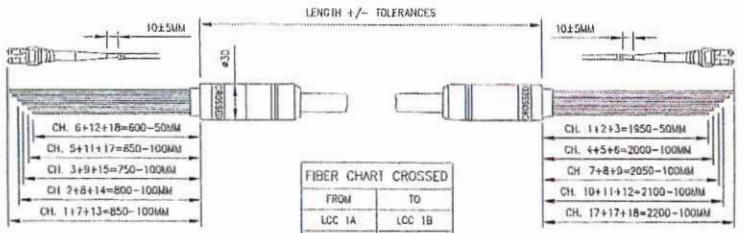
NOTES:

1. BASED ON POWER PLANT SUPPLY VOLTAGE OF -48VDC AND VOLTAGE AT RRHs OF -42VDC AND MAX TEMPERATURE OF 60° CELSIUS
2. CABLE LENGTHS BASED ON COMMSCOPE CABLES.

1 / C5 DC CABLE LENGTH CHART
NOT TO SCALE

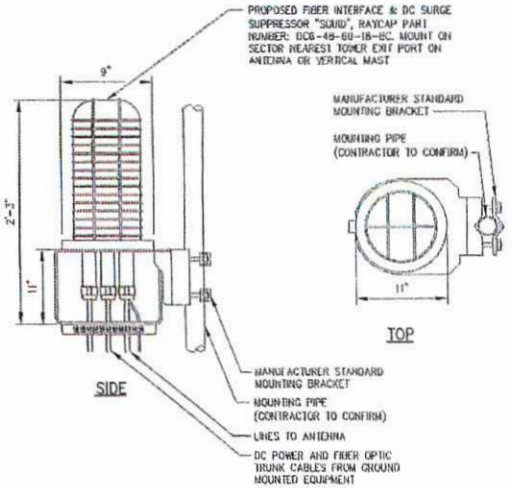
FIBER TRUNK CHANNEL	TECHNOLOGY	FREQUENCY BAND	SECTOR
1.1	LTE	700 B/C	ALPHA
1.2			BETA
1.3			GAMMA
1.4	LTE	850 1900	ALPHA
1.5			BETA
1.6			GAMMA
1.7	LTE	700 FNET	ALPHA
1.8			BETA
1.9			GAMMA
2.1	LTE	AWS	ALPHA
2.2			BETA
2.3			GAMMA
2.4	LTE	WCS	ALPHA
2.5			BETA
2.6			GAMMA

2 / C5 FIBER TRUNK ASSIGNMENTS
NOT TO SCALE

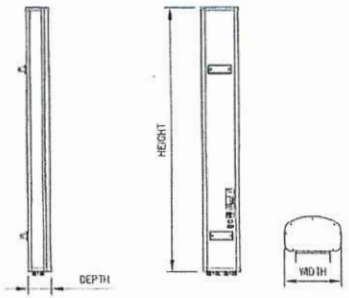


FIBER CHART CROSSED	
FROM	TO
LCC 1A	LCC 1B
LCC 1B	LCC 1A
LCC 2A	LCC 2B
LCC 2B	LCC 2A
LCC 3A	LCC 3B
LCC 3B	LCC 3A
...	...
...	...
LCC 18B	LCC 18A

3 / C5 FIBER CONNECTION DETAIL
NOT TO SCALE



4 / C5 DC6 DETAIL
NOT TO SCALE



KATHREIN MODEL NO.:	80010966K
DIMENSIONS, HxWxD:	96"x20.0"x6.9"
WEIGHT:	114.6LBS

5 / C5 ANTENNA DETAIL
NOT TO SCALE

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JOSEPH R. JOHNSTON III
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MAR 05 2019
PROFESSIONAL ENGINEER

1	CONSTRUCTION	ST	10/01/18
2	ISSUED FOR CONSTRUCTION	ST	12/04/18
3	ISSUED FOR PERMIT REVIEW	ST	02/01/19
No.	Revisions/Remarks	Init.	Date

Drawn: ST
Designed: MS
Checked: KD

Project Number: 499-002

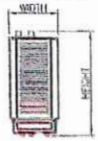
Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 LOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

Prepared For:
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Drawing Title:
FIBER/DC DETAILS

Drawing Number:
C5

REMOTE RADIO HEAD (RRH)



SIZE AND WEIGHT TABLE

RRH MODEL	HEIGHT x WIDTH x DEPTH	WEIGHT
ALU RRH 2x40-07AT	24.8"x11.5"x5.7"	52.91 LBS
ALU B25 RRH 4x30-4R	21.2"x11.93"x7.16"	52.9 LBS
ALU RRH 4x25-WCS-4R	31.5"x12.0"x8.7"	31.5 LBS
ALU B66A RRHx45-4R	25.8"x11.8"x7.2"	52.9 LBS
ELIE RRH 4I4R B14 170W FRB	23.0"x13.0"x6.6"	53.0 LBS
NOKIA 4I4R B12/14 320W AHLBA	26.7"x12.8"x7.4"	99.2 LBS
NOKIA 4I4R B25/66 320W AHFIB	26.7"x12.8"x6.3"	88.18 LBS
NOKIA 4I4R B5 170W AHCA	13.2"x11.5"x6.4"	36.81 LBS

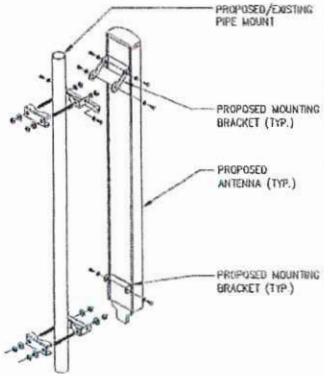
CLEARANCE TABLE

	CLEARANCE REQ'D
FRONT	36" FOR INSTALLATION ACCESS
REAR	2" (0" WITH SUPPLIED MOUNTING BRACKETS)
RIGHT	4" FOR AIR FLOW
LEFT	4" FOR AIR FLOW
TOP	12" FOR AIR FLOW
BOTTOM	12" FOR CONDUIT ROUTING

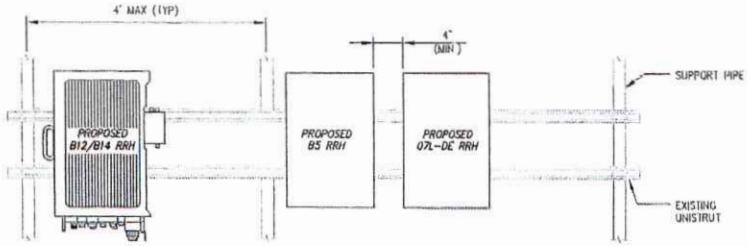
NOTES:
1. ALCATEL-LUCENT/NOKIA VIA AT&T SUPPLIES RRH AND RRH MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY UNISTRUT AND INSTALL RRHs AND ALL MOUNTING HARDWARE INCLUDING ALU/NOKIA RRH WALL MOUNTING BRACKET IF NECESSARY. ALU/NOKIA MAKES CABLE TERMINATIONS.
2. DIMENSIONS AND WEIGHTS ARE FOR RRH WITHOUT MOUNTING BRACKET

1 C6 RRH DETAIL
SCALE: NTS

NOTE: CONTRACTOR IS TO USE MANUFACTURERS MANUAL BRACKETS AND HARDWARE NO U-BOLTS OR BEAM CLAMPS ALLOWED



2 C6 MOUNTING DETAIL
SCALE: NTS



NOTES:
1. ALCATEL-LUCENT (ALU)/NOKIA VIA AT&T SUPPLIES THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALU/NOKIA INSTALLS RRH AND MAKES CABLE TERMINATIONS OR AS SCOPED BY MARKET.
2. CHANNEL AND MOUNTING HARDWARE SHALL HAVE HOT-DIPPED GALVANIZED FINISH.
3. MOUNT RRH TO UNISTRUT WITH 3/8"ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS. TYPICAL FOUR PER BRACKET. SUBCONTRACTOR SHALL SUPPLY.
4. MOUNT FIBER AND POWER DISTRIBUTION BOX WITH FOUR (4) 1/4"ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS.
5. NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.

3 C6 RRH MOUNTING DETAIL
SCALE: NTS

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MAR 05 2019
PROFESSIONAL ENGINEER

1	SIGNATURE	SF	03/05/19
0	ISSUED FOR CONSTRUCTION	SF	02/04/19
A	ISSUED FOR CLIENT REVIEW	SF	08/24/18
No.	Submittal/Revision	Appd.	Date

Drawn: SF
Designed: MH
Checked: AB

Project Number: 499-002

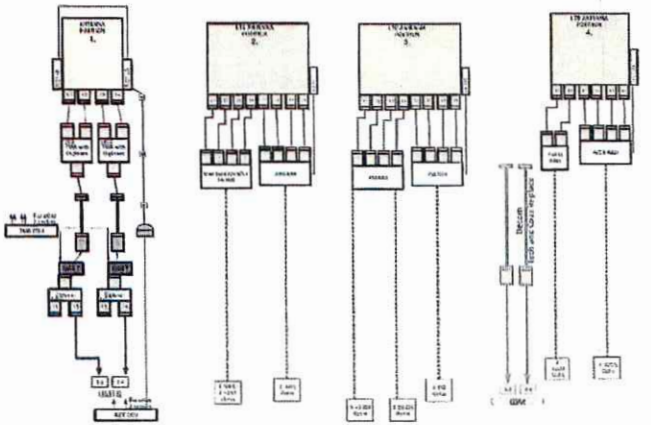
Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 TOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

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Drawing Title:
EQUIPMENT DETAILS

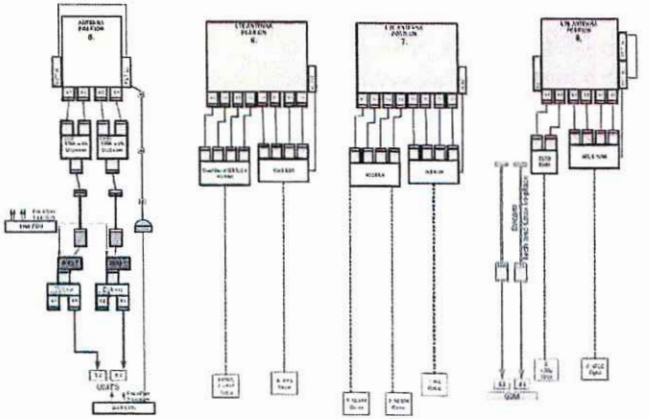
Drawing Number:
C6

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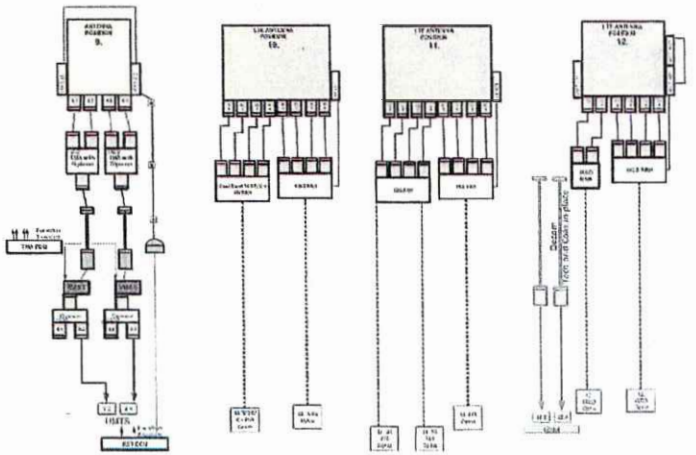
ALPHA SECTOR

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BETA SECTOR

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GAMMA SECTOR

1 / C7 PLUMBING DIAGRAM (FINAL CONFIGURATION)
NOT TO SCALE

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No	Submittal/Revision	Rev	Date
1	CONSTRUCTION	0	10/01/18
4	ISSUED FOR CONSTRUCTION	01	11/14/18
5	ISSUED FOR CLOSE OUT	02	02/04/19

Drawn: BC
Designed: MS
Checked: AG

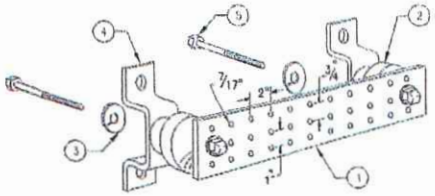
Project Number: 499-000

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
251 TOM WHITACARE CIRCLE
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Drawing Title
RF PLUMBING DIAGRAM

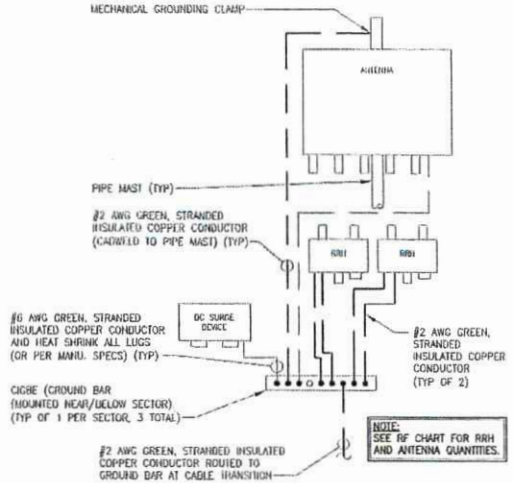
Drawing Number
C7



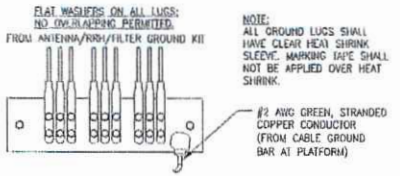
LEGEND

1 – SOLID TINNED COPPER GROUND BAR, 1/4"x 4"x 20" MIN., NEWTON INSTRUMENT CO. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
2 – INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
3 – 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-B
4 – WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056
5 – 5/8-11 X 1" H.H.C.S. BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1
6 – GROUND BAR SHALL BE SIZED TO ACCOMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY
7 – GROUND BARS SHALL NEITHER BE FIELD FABRICATED NOR NEW HOLES DRILLED
8 – GROUND LUGS SHALL MATCH THE HOLE SPACING ON THE BAR
9 – HARDWARE DIAMETER SHALL BE MINIMUM 3/8"

1 / C8 GROUND BAR
NOT TO SCALE



2 / C8 CONNECTION OF SECTOR EQUIPMENT TO GROUNDING BAR DETAIL
SCALE: NTS



3 / C8 INSTALLATION OF GROUND WIRE TO GROUND BAR DETAIL
SCALE: NTS

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MAR 05 2019
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1	SUBMITTAL	SJ	03/05/19
0	ISSUED FOR CONSTRUCTION	SJ	12/19/18
A	ISSUED FOR CLIENT REVIEW	SJ	10/26/18
No.	Submittal/Revision	Appr.	Date

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Designed: MS
Checked: AB

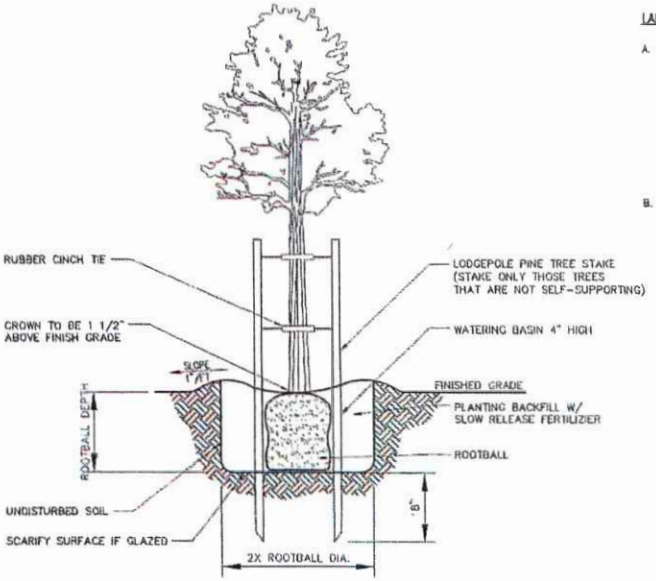
Project Number: 499.062

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
301 TOM WHITACARE CIRCLE
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Drawing Title:
GROUNDING DETAILS

Drawing Number:
C8



1 LS1 NOTES
SCALE: NTS

LANDSCAPE NOTES

A. PROJECT INCLUDES

1. FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THESE CONTRACT DRAWINGS OR AS IDENTIFIED HEREIN.
   - A. TREES, SHRUBS AND GROUND COVER.
   - B. LAWNS.
   - C. TOPSOIL AND SOIL AMENDMENTS.
   - D. INITIAL MAINTENANCE OF INSTALLED LANDSCAPE MATERIAL.
   - E. PRUNING AND RELOCATION OF EXISTING PLANT MATERIALS.
   - F. RECONDITIONING EXISTING LAWNS AFFECTED BY CONSTRUCTION ACTIVITIES.

B. QUALITY ASSURANCE

1. PLANTS AND TREES: BALLED AND BURLAPED PLANTS AND TREES SHALL BE GRADED TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI C80.1.
2. TESTING: LABORATORY TESTING OF EXISTING SOILS AND FILL MATERIALS FOR SUITABLE SOIL AMENDMENTS AND FERTILIZER SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
3. CONTRACTOR SHALL PREPARE THE SURFACE OF DISTURBED AREAS PRIOR TO SEEDING.
4. FERTILIZER AND SEED SHALL BE APPLIED AT UNIFORM RATES AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
5. CONTRACTOR SHALL WATER SEEDED AREAS AS OFTEN AS REQUIRED TO OBTAIN GERMINATION AND TO OBTAIN AND MAINTAIN SATISFACTORY GROWTH.
6. THE STAND OF VEGETATIVE COVER RESULTING FROM SEEDING SHALL NOT BE CONSIDERED SATISFACTORY UNTIL ACCEPTED BY THE ENGINEER. IF AREAS ARE DETERMINED TO BE UNACCEPTABLE, THE MULCH WILL BE REMOVED AND ALL AREAS SHALL BE RESEEDED, REFERTILIZED AND REMULCHED PER RECOMMENDED APPLICATION PROCEDURES AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL BEGIN MAINTENANCE PERIOD IMMEDIATELY AFTER PLANTING OF VEGETATIVE COVER.
8. THE CONTRACTOR SHALL MAINTAIN THE VEGETATIVE COVER AREA, FOR THE PERIODS REQUIRED TO ESTABLISH AN ACCEPTABLE GROWTH, BUT NOT LESS THAN 60 DAYS AFTER THE COMPLETION OF PLANTING OF VEGETATIVE COVER. IF SEEDED IN THE FALL AND NOT GIVEN A FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE BY THE ENGINEER AT THAT TIME, CONTINUE MAINTENANCE DURING THE FOLLOWING SPRING UNTIL ACCEPTABLE VEGETATIVE COVER STAND IS ESTABLISHED.

C. PRODUCTS

1. PLANT MATERIALS SHALL BE AS SHOWN ON THESE CONTRACT DRAWINGS AND MAY BE ANY COMBINATION OF THE FOLLOWING:
   - A. DECIDUOUS TREES.
   - B. DECIDUOUS SHRUBS.
   - C. CONIFEROUS AND BROAD LEAFED EVERGREEN TREES AND SHRUBS.
   - D. GROUND COVER.
   - E. PLANTS.
2. LAWNS: LAWN MAY BE ANY OF THE FOLLOWING, AS APPROVED BY THE ENGINEER: SEED; NEW CROP SEED MIXTURE; SOD, STRONGLY ROOTED, 2 YEARS OLD; OR SOD PLUGS AND SPRIGS.
3. TOPSOIL: FERTILE, FRIABLE TOPSOIL FROM OFFSITE, OR FROM SITE STOCKPILE WITH ADDITIONAL MIXED-IN FERTILE, FRIABLE TOPSOIL FROM LOCAL SUPPLIERS OF TOPSOIL.
4. SOIL AMENDMENTS: THE SOIL AMENDMENTS MAY BE ANY OF THE FOLLOWING, AS REQUIRED OR INDICATED IN THE LABORATORY TESTING REPORTS.
   - A. LIME: DOLOMITIC LIMESTONE.
   - B. ALUMINUM SULFATE: COMMERCIAL GRADE.
   - C. PEAT HUMUS: FINELY DIVIDED PEAT.
   - D. SUPERPHOSPATE: 20 PERCENT AVAILABLE PHOSPHORIC ACID.
   - E. SAND: CLEAN, WASHED SAND.
   - F. PERLITE: NBS PS 23.
   - G. SAWDUST: ROTTED SAWDUST FREE OF CHIPS AND STONES.
   - H. MANURE: ROTTED STABLE MANURE.
   - I. COMMERCIAL FERTILIZER: NEUTRAL CHARACTER FOR PLANT MATERIALS AND LAWNS.
   - J. MULCH: SHREDDED HARDWOOD MULCH.
5. LANDSCAPE MATERIALS: THE LANDSCAPE MATERIALS MAY BE ANY OF THE FOLLOWING, AS SHOWN ON THESE CONTRACT DRAWINGS.
   - A. GRAVEL: WATER-WORN GRAVEL.
   - B. ANTI-EROSION MULCH: SEED-FREE SALT HAY OR THRESHED STRAW.
   - C. ANTI-DESICCANT: EMULSION TYPE, FILM-FORMING.
   - D. PLASTIC SHEET: BLACK POLYETHYLENE, 8 MILS.
   - E. FILTRATION FABRIC: WATER PERMEABLE FIBERGLASS OR POLYPROPYLENE FABRIC.
   - F. WRAPPING: TREE-WRAP TAPE.
   - G. STAKES AND GUYS: NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD.
   - H. METAL EDGING: COMMERCIAL STEEL EDGING.
   - I. WOOD HEADERS AND EDGING: ALL HEART REDWOOD OR PRESSURE TREATED SOUTHERN YELLOW PINE.

at&t

INFINIGY8 ENGINEERING, PLLC
6665 DEERPATH ROAD SUITE 152
ELKRIDGE, MD 21075

COMMONWEALTH OF VIRGINIA
JOSEPH R. JOHNSTON
Lic. No. 53459
MAR 05 2019
PROFESSIONAL ENGINEER

1	[illegible]	SH	11/27/18
2	[illegible]	SH	12/14/18
3	[illegible]	SH	12/18/18

Drawn: SH
Designed: RR
Checked: JJ

Project Number: 429-082

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
301 TOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

Prepared For:
smartlink
1362 MELLON RD
HANOVER, MD 21076
TEL (410) 582-8043
FAX (443) 221-2262

Drawing Title:
LANDSCAPE NOTES

Drawing Number:
LS1

GENERAL NOTES:

1. THESE DOCUMENTS WERE DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF APPLICABLE LOCAL/STATE/COUNTY/CITY BUILDING CODES, AS WELL AS ANSI/TIA-222 STANDARD, ABWA-D100 STANDARD, NDS, NEC, MSJC, AND/OR THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE, UNLESS NOTED OTHERWISE IN THE CORRESPONDING STRUCTURAL REPORT.
2. ALL CONSTRUCTION METHODS SHOULD FOLLOW STANDARDS OF GOOD CONSTRUCTION PRACTICE.
3. ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN SIMILAR CONSTRUCTION.
4. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS. IF OBSTRUCTIONS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING WORK.
5. ANY CHANGES OR ADDITIONS MUST CONFORM TO THE REQUIREMENTS OF THESE NOTES AND SPECIFICATIONS, AND SHOULD BE SIMILAR TO THOSE SHOWN. ALL CHANGES OR ADDITIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL MISCELLANEOUS SHORING, BRACING, TEMPORARY SUPPORTS, ETC. NECESSARY TO PROVIDE A COMPLETE AND STABLE STRUCTURE DURING CONSTRUCTION. TIA-1019-A-2011 IS AN APPROPRIATE REFERENCE FOR THOSE DESIGNS MEETING TIA STANDARDS. THE ENGINEER OF RECORD MAY PROVIDE FORMAL RIGGING PLANS AT THE REQUEST AND EXPENSE OF THE CONTRACTOR.
7. INSTALLATION SHALL NOT INTERFERE NOR DENY ADEQUATE ACCESS TO OR FROM ANY EXISTING OR PROPOSED OPERATIONAL AND SAFETY EQUIPMENT.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY FABRICATION. CONTACT INFINIGY ENGINEERING IF ANY DISCREPANCIES EXIST.

STEEL CONSTRUCTION NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION 14TH EDITION, FOR THE DESIGN AND FABRICATION OF STEEL COMPONENTS.
2. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES, AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS' RECOMMENDATIONS.
3. ALL FIELD DRILLED HOLES TO BE USED FOR FIELD BOLTING INSTALLATION SHALL BE STANDARD HOLES, AS DEFINED BY AISC, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
5. ALL STEEL MEMBERS AND CONNECTIONS SHALL MEET THE FOLLOWING GRADES:
   - ANGLES, CHANNELS, PLATES AND BARS TO BE A36. Fy=36 KSI, U.N.O.
   - W SHAPES TO BE A992. Fy=50 KSI, U.N.O.
   - RECTANGULAR HSS TO BE A500, GRADE B. FY=46 KSI, U.N.O.
   - ROUND HSS TO BE A500, GRADE B. FY=42 KSI, U.N.O.
   - STEEL PIPE TO BE A53, GRADE B. Fy=35 KSI, U.N.O.
   - BOLTS TO BE A325-X. Fu=120 KSI, U.N.O.
   - U-BOLTS AND LAG SCREWS TO BE A307 GR A. Fu=60 KSI, U.N.O.
6. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES, U.N.O.
7. ALL WELDING SHALL CONFORM TO AISC AND AWS D1.1 LATEST EDITION.
8. ALL HILTI ANCHORS TO BE CARBON STEEL, U.N.O.
   - MECHANICAL ANCHORS: KWIK BOLT-TZ, U.N.O.
   - CMU BLOCK ANCHORS: ADHESIVE – HY120, U.N.O.
   - CONCRETE ANCHORS: ADHESIVE – HY150, U.N.O.
   - CONCRETE REBAR: ADHESIVE – RE500, U.N.O.
9. ALL STUDS TO BE NELSON CAPACITOR DISCHARGE 1/4"-20 LOW CARBON STEEL COPPER-FLASH AT 55 KSI ULT/50 KSI YIELD, U.N.O.
10. BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
11. MINIMUM EDGE DISTANCES SHALL CONFORM TO AISC TABLE J3.4.

CONCRETE CONSTRUCTION NOTES:

1. CONCRETE TO BE 4000 PSI @ 28 DAYS. REINFORCING BAR TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. CONCRETE INSTALLATION TO CONFORM TO ACI-318 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE TO BE PLACED AGAINST UNDISTURBED EARTH FREE OF WATER AND ALL FOREIGN OBJECTS AND MATERIALS. A MINIMUM OF THREE INCHES OF CONCRETE SHALL COVER ALL REINFORCEMENT. WELDING OF REBAR IS NOT PERMITTED.
2. EXISTING CONCRETE SURFACES THAT ARE TO BE IN CONTACT WITH NEW PROPOSED CONCRETE SHOULD BE WIRE BRUSHED CLEAN AND TREATED WITH APPROPRIATE MECHANICAL SCRATCH COAT AND REPAIR MATERIALS OR APPROPRIATE CHEMICAL METHODS SUCH AS THE APPLICATION OF A BONDING AGENT, EX. SAKRETE OR EQUIVALENT, TO ENSURE A QUALITY BOND BETWEEN EXISTING AND PROPOSED CONCRETE SURFACES.

FIBER REINFORCED POLYMER (FRP) NOTES:

1. FRP PLATES, SHAPES, BOLTS AND NUTS (STUD/NUT ASSEMBLIES) SHALL CONFORM TO ASTM D638, 695, 790. PLATES AND SHAPES TO BE FY = 5.35 KSI LW (SAFETY FACTOR OF 8), .945 KSI CW (SAFETY FACTOR OF 8) MIN.
2. IF FIELD FABRICATION IS REQUIRED, ALL CUT EDGES AND DRILLED HOLES TO BE SEALED USING VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
3. ALL FASTENERS TO BE 1/2" DIA FRP THREADED ROD WITH FIBER REINFORCED THERMOPLASTIC NUT, SPACED AT 12 INCHES ON CENTER MAXIMUM, U.N.O., FOR PANELS AND AS DESIGNED FOR STRUCTURAL MEMBERS.
4. THE COLOR AND SURFACE PATTERN OF EXPOSED FRP PANELS SHALL MATCH THE EXTERIOR OF THE EXISTING BUILDING, U.N.O.
5. STUD/NUT ASSEMBLIES SHOULD BE LUBRICATED FOR INSTALLATION
6. ENSURE BEARING SURFACES OF THE NUTS ARE PARALLEL TO THE SURFACES BEING FASTENED.
7. TORQUE BOLTS ACCORDING TO THE FOLLOWING TABLE:

INSTALLATION TORQUE TABLE		
SIZE	ULTIMATE TORQUE STRENGTH	RECOMMENDED MAXIMUM INSTALLATION TORQUE
3/8-16 UNC	8 FT-LBS	4 FT-LBS
1/2-13 UNC	18 FT-LBS	8 FT-LBS
5/8-11 UNC	35 FT-LBS	16 FT-LBS
3/4-10 UNC	50 FT-LBS	24 FT-LBS
1-8 UNC	110 FT-LBS	50 FT-LBS

8. WHEN TIGHTENING FRP STUD/NUT ASSEMBLIES, WRENCHES MUST MAKE FULL CONTACT WITH ALL NUT EDGES. A STANDARD SIX POINT SOCKET IS RECOMMENDED.
9. STUD/NUT ASSEMBLIES SHOULD BE BONDED BY APPLYING BONDING AGENT TO ENTIRE NUT AND EXPOSED STUD.
10. ALL FRP MATERIALS TO BE PROVIDED BY FIBERGRATE COMPOSITE STRUCTURES, DALLAS TX, OR APPROVED EQUAL.
11. ALL FRP SHAPES TO BE DYNAFORM PULTRUDED STRUCTURAL SHAPES.
12. ALL FRP PLATES TO BE FIBERPLATE MOLDED FRP PLATE.
13. ALL FRP PANELS TO BE FIBERPLATE CLADDING PANEL.
14. EACH FRP PANEL TO BE IDENTIFIED WITH LARR 25536 AND FIBERGRATE COMPOSITE STRUCTURAL LABEL.
15. FRP MATERIAL TO BE CLASSIFIED AS CC1 OR BETTER, AND HAVE MAXIMUM FLAME SPREAD OF 50.
16. ALL DESIGN AND CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH LOS ANGELES RESEARCH REPORT RR25536, DATED FEBRUARY 1, 2016.
17. SPECIAL INSPECTIONS MUST BE PROVIDED FOR ALL FRP INSTALLMENTS. SEE SPECIAL INSPECTION SECTION, THIS SHEET.

RATIO OF EDGE DISTANCE TO FRP FASTENER DIAMETER		
	RANGE	RECOMMENDED
EDGE DISTANCE – CL* BOLT TO END	2.0-4.0	3.0
EDGE DISTANCE – CL* BOLT TO SIDE	1.5-3.5	2.5
BOLT PITCH – CL* TO CL*	4.0-5.0	5.0

WOOD CONSTRUCTION NOTES:

1. ALL EXISTING WOOD SHAPES ARE ASSUMED TO BE DOUGLAS FIR-LARCH WITH A REFERENCE DESIGN BENDING VALUE OF 1000 PSI MIN.
2. ALL PROPOSED WOOD SHAPES ARE TO BE DOUGLAS FIR-LARCH WITH A REFERENCE DESIGN BENDING VALUE OF 1000 PSI MIN. U.N.O.
3. ALL EXISTING AND PROPOSED GLUED LAMINATED TIMBERS ARE TO BE 24F-1.8C DOUGLAS FIR BALANCED WITH A REFERENCE DESIGN BENDING VALUE OF 2400 PSI MIN. U.N.O.

MASONRY CONSTRUCTION NOTES:

1. ALL BRICK TO BE 1500 PSI MIN. REINFORCING BAR (IF APPLICABLE) TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. ALL MORTAR TO BE 2000 PSI MIN.
   - FOR INTERIOR/ABOVE GRADE APPLICATIONS TYPE N MORTAR HAVING MINIMUM MODULUS OF RUPTURE OF 100 PSI SHALL BE USED. FOR EXTERIOR/BELOW GRADE APPLICATIONS TYPE M OR S MORTAR HAVING A MINIMUM MODULUS OF RUPTURE OF 133 PSI.
   - BRICK AND MORTAR INSTALLATION TO CONFORM TO MSJC BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
2. ALL CMU TO BE 1500 PSI MIN. REINFORCING BAR (IF APPLICABLE) TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. ALL MORTAR TO BE 2000 PSI MIN.
   - FOR INTERIOR/ABOVE GRADE APPLICATIONS, TYPE N MORTAR HAVING MINIMUM MODULUS OF RUPTURE OF 64 PSI SHALL BE USED FOR UNGROUTED BLOCKS, AND 158 PSI FOR FULLY GROUTED BLOCKS.
   - FOR EXTERIOR/BELOW GRADE APPLICATIONS TYPE M OR S MORTAR HAVING A MINIMUM MODULUS OF RUPTURE OF 84 PSI SHALL BE USED FOR UNGROUTED BLOCKS, AND 163 PSI FOR FULLY GROUTED BLOCKS.
   - BRICK AND MORTAR INSTALLATION TO CONFORM TO MSJC BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

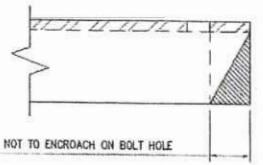
TOWER PLUMB & TENSION NOTES:

1. PLUMB AND TENSION TOWER UPON COMPLETION OF STRUCTURAL MODIFICATIONS DETAILED IN THESE DRAWINGS.
2. RETENSIONING OF EXISTING GUY WIRES SHALL BE PERFORMED AT A TIME WHEN THE WIND VELOCITY IS LESS THAN 10 MPH AT GROUND LEVEL AND WITH NO ICE ON THE STRUCTURE AND GUY WIRES.
3. PLUMB THE TOWER WHILE RETENSIONING THE EXISTING GUY WIRES. THE HORIZONTAL DISTANCE BETWEEN THE VERTICAL CENTERLINES AT ANY TWO ELEVATIONS SHALL NOT EXCEED 0.25% OF THE VERTICAL DISTANCE BETWEEN TWO ELEVATIONS FOR LATTICED STRUCTURES.
4. THE TWIST BETWEEN ANY TWO ELEVATIONS THROUGHOUT THE HEIGHT OF A LATTICE STRUCTURE SHALL NOT EXCEED 0.5 DEGREES IN 10 FEET. THE MAXIMUM TWIST OVER THE LATTICE STRUCTURE HEIGHT SHALL NOT EXCEED 5 DEGREES.

SPECIAL INSPECTIONS NOTES:

1. A QUALIFIED INDEPENDENT TESTING LABORATORY, EMPLOYED BY THE OWNER AND APPROVED BY THE JURISDICTION, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE THE GOVERNING BUILDING CODE, APPLICABLE SECTION(S) AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK:
   a. STRUCTURAL WELDING (CONTINUOUS INSPECTION OF FIELD WELDS ONLY).
   b. HIGH STRENGTH BOLTS (PERIODIC INSPECTION OF A325 AND/OR A490 BOLTS) TO BE TIGHTENED PER "TURN-OF-THE-NUT" METHOD.
   c. MECHANICAL AND EPOXIED ANCHORAGES.
   d. FIBER REINFORCED POLYMER.
      - THE SPECIAL INSPECTOR MUST VERIFY THAT THE FRP MATERIAL SPECIFIED ON THE APPROVED DESIGN DOCUMENTS IS BEING INSTALLED.
      - THE SPECIAL INSPECTOR MUST VERIFY THAT ALL CUT EDGES AND DRILLED HOLES ARE PROPERLY SEALED USING A VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
      - THE SPECIAL INSPECTOR MUST VERIFY THAT THE STRUCTURE IS BUILT IN ACCORDANCE WITH THE APPROVED DESIGN DOCUMENTS.
2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM WORK WITHOUT THE SPECIAL INSPECTIONS.

MAXIMUM ALLOWABLE ANGLE CLIP



at&t

INFINIGY
1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793

COMMONWEALTH OF VIRGINIA
JOSEPH R. JOHNSTON
Lic. No. 53459
PROFESSIONAL ENGINEER
MAR 05 2019

No.	Submittal/Revision	Appd.	Date
0	ISSUED FOR REVIEW	JRJ	03/04/19

Drawn: BE
Designed: DL
Checked: JJ

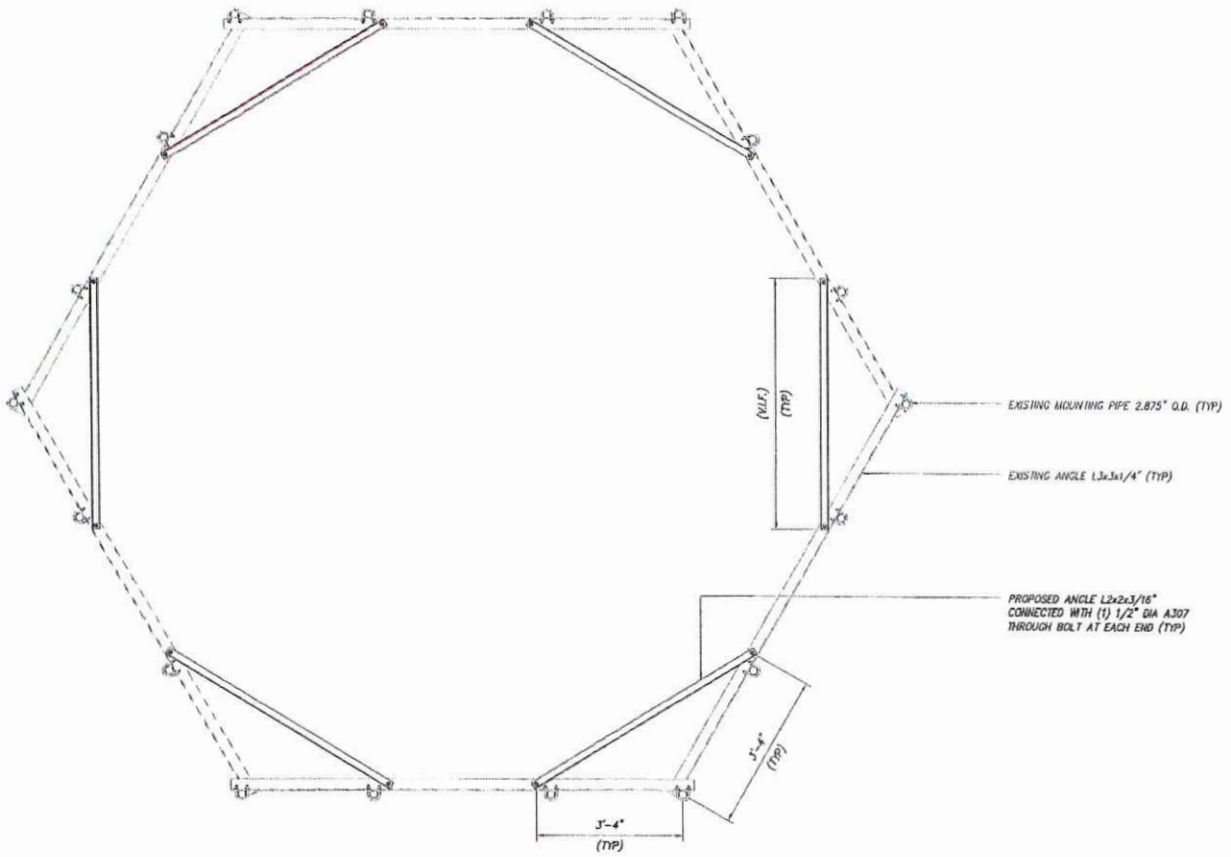
Project Number: 1106-A0001-B

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 TOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

Prepared For:
smartlink
1362 MELLON RD
HANOVER, MD 21076
TEL (410) 562-8043
FAX (443) 221-2962

Drawing Title:
GENERAL NOTES

Drawing Number:
S1



1 PLAN VIEW
SCALE: NOT TO SCALE

at&t

INFINIGY
1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793

COMMONWEALTH OF VIRGINIA
JOSEPH R. JOHNSTON
Lic. No. 53459
MAR 05 2019
PROFESSIONAL ENGINEER

No	Submittal/Revision	mm/dd	Init.
0	ISSUED FOR REVIEW	03/12/19	JRJ

Drawn: BF
Designed: DH
Checked: JJ

Project Number:
1108.A0001.B

Project Title:
TOWN OF BERRYVILLE
SITE ID: 50187
FA # 10068492
201 TOM WHITACARE CIRCLE
BERRYVILLE, VA 22611

Prepared For:
smartlink
1362 MELLON RD
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Drawing Title
MOUNT MODIFICATIONS

Drawing Number
S2

NW Tank

SECOND AMENDMENT TO WATER TANK SITE LEASE AGREEMENT

THIS SECOND AMENDMENT TO WATER TANK LEASE AGREEMENT ("**Second Amendment**"), dated as of the latter of the signature dates below, is by and between **Town of Berryville, VA, a Virginia municipal corporation** having a mailing address of 101 Chalmers Court, Berryville, Virginia, 22611 ("**Lessor**") and **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, successor in interest to Triton PCS Property Company, LLC, having a mailing address of 575 Morosgo Drive, Atlanta, GA 30324 ("**Lessee**").

WHEREAS, Lessor and Lessee entered into a Water Tank Site Lease Agreement dated June 29, 2001, as amended by that certain First Amendment to Water Tank Site License Agreement dated May, 20 2013 (collectively referred to herein as the "**Agreement**"), whereby Lessor leased to Lessee certain Lease Premises, therein described, being a portion of Lessor's water tank located on the Property situated off Tom Whitacre Circle adjacent to the Town of Berryville, in Clarke County, Virginia; and

WHEREAS, Lessee currently has located nine (9) antenna panels on the water tank, and currently pays a monthly rent of Two Thousand Eight Hundred Twelve Dollars and 51/100 ($ 2,812.51); and

WHEREAS, Lessor and Lessee desire to amend the Agreement to allow for the installation of additional antennas , associated cables, and other communications instruments, and to adjust the rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the forgoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Additional Antennas**. Lessor consents to the installation and operation of three (3) additional antennas, associated cables and equipment as more completely described on attached Exhibit B-2. Exhibit B-2 hereby replaces Exhibit B-1 to the Agreement.

Lessor agrees to the following as a final configuration:

(12) panel antennas
(6) TMA
(6) Diplexers
(12) 1-5/8" coax cables
(12) RRH
(2) DC6
(6) Junction Boxes
(2) Fiber Cables
(4) DC Power Cables

2. **Rent**. Commencing on the first day of the month following the date that the Lessee commences construction, Rent shall be increased by Two Hundred Dollars ($200.00) per month, subject to adjustments as provided in the Agreement. Upon Lessee's removal of all antennae added

pursuant to this Second Amendment and thirty (30) days prior written notice to Lessor, rent shall reduce by Two Hundred Dollars ($200.00) per month.

3. **Extension of Lights.** Prior to installation of any new antennas or associated equipment, Lessee shall relocate the two lights located on the top of the water tank to the corral at the height of the top of the highest antenna to be located on the water tank as described in Exhibit B-2.

4. **Painting.** Lessee shall paint the surfaces on all antennas, associated cables, and equipment previously or hereafter installed on the water tank, except those surfaces identified on attached Exhibit C. The surfaces shall be painted the same color as the water tank. The painting of all antennas, cables, and equipment shall be completed within 45 days of installation of the new equipment. Lessee shall maintain in proper condition the paint on all painted surfaces of antennas, cables, and equipment.

5. **Memorandum of Lease**. Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge, and deliver to the other a recordable Memorandum of Lease substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

6. **Other Terms and Conditions Remain** In the event of any inconsistencies between the Agreement and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Second Amendment.

7. **Capitalized Terms**. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Second Amendment on the dates set forth below.

"LESSOR"

Town of Berryville

By: _____

Name: KEITH DALTON

Title: TOWN MGR

Date: 6/14/16

"LESSEE"

New Cingular Wireless PCS, LLC

By: _____

Name: _____

Title: 6/13/2016

Date: _____

Jennifer Van Riper
Area Manager, Construction & Engineering
AT&T Mobility

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

LESSOR ACKNOWLEDGEMENT

Municipal Corporation

COMMONWEALTH OF VIRGINIA
COUNTY OF CLARKE

The forgoing instrument was acknowledged before me on June 14, 2016 (date) by Keith Dalton, Town Manager of the Town of Berryville, Virginia, municipal corporation, on behalf of the Town.

Ann W Phillips
Notary Public

Printed Name: Ann W. Phillips

My Commission Expires: July 31, 2019

ANN W. PHILLIPS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Ann W. Phillips
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7623873
My Commission Expires
7-31-19

LESSEE ACKNOWLEDGEMENT

Limited Liability Company

STATE OF Maryland
COUNTY OF Charles

The forgoing instrument was acknowledged before me on June 13th 2016 (date) by Jennifer VanKeper (name and title of officer or agent) of New Cingular Wireless PCS, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Barbara Francis
Notary Public

Printed Name: _____

BARBARA FRANCIS
Notary Public-Maryland
Charles County
My Commission Expires
September 27, 2017

My Commission Expires: _____

EXHIBIT B-2

See attached construction drawings, consisting of 16 pages, prepared by Maser Consulting P.A.

SITE NAME: TOWN OF BERRYVILLE
FA NUMBER: 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY:	SMARTLINK, LLC
ADDRESS:	1362 MELLON ROAD, SUITE 140
CITY, STATE, ZIP:	HANOVER, MD 21076
CONTACT:	BRIAN BELSKI
E-MAIL:	BBELSKI@SMARTLINKLLC.COM

SITE ACQUISITION

COMPANY	SMARTLINK, LLC
ADDRESS	1362 MELLON ROAD, SUITE 140
CITY, STATE, ZIP:	HANOVER, MD 21076
CONTACT:	DANIEL HOWLAND
E-MAIL:	DHOWLAND@SMARTLINKLLC.COM

ENGINEER

COMPANY:	MASER CONSULTING P.A.
ADDRESS:	6940 OLD DOBBIN LANE, SUITE 150
CITY, STATE, ZIP	COLUMBIA, MD 21045
CONTACT:	NICHOLAS N. BERTE, P.E.
PHONE:	(877) 627-3772 X5069
E-MAIL:	NBERTE@MASERCONSULTING.COM

RF ENGINEER

COMPANY:	AT&T
ADDRESS:	7150 STANDARD DRIVE
CITY, STATE, ZIP:	HANOVER, MD 2107
CONTACT:	MUSTAQUE MOHAMED
E-MAIL:	MM3720@ATT.COM

SITE INFORMATION

APPLICANT/LESSEE

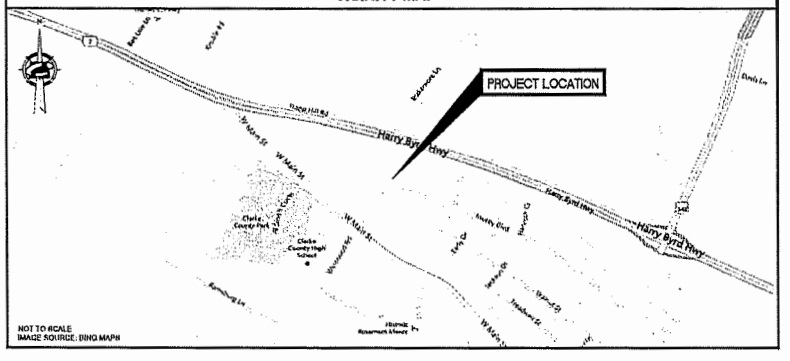
at&t

NEW CINGULAR WIRELESS PCS, LLC
7150 STANDARD DRIVE
HANOVER, MD 21076

PROPERTY OWNER:

NAME:	TOWN OF BERRYVILLE
ADDRESS:	101 CHALMERS COURT, SUITE A BERRYVILLE, VA 22611
CONTACT:	DAVE TYRRELL (540) 955-1789
TAX MAP PARCEL#:	14-A-6
ZONE:	ITL
AREA:	BERRYVILLE ANNEXATION
LATITUDE:	39.164800° N
LONGITUDE:	77.984800° W
LAT./LONG. TYPE:	NAD 83
AREA OF CONSTRUCTION:	EXISTING EQUIPMENT SHELTER AND WATER TANK
ZONING/JURISDICTION:	CLARKE COUNTY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
CONSTRUCTION TYPE:	IIB
USE GROUP:	U

VICINITY MAP



DRIVING DIRECTIONS

DEPART STANDARD DR TOWARD PARKWAY DR, TURN LEFT ONTO PARKWAY DR, AND THEN IMMEDIATELY TURN RIGHT ONTO PARK CIRCLE DR, TURN LEFT ONTO COCA COLA DR, TAKE RAMP FOR MD-169 W, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR US-29 NORTH, AT EXIT 250, TAKE RAMP RIGHT FOR I-70 WEST TOWARD FREDERICK, AT EXIT 62, TAKE RAMP RIGHT FOR US-15 SOUTH / US-340 WEST TOWARD CHARLES TOWN / LEESBURG, KEEP STRAIGHT ONTO US-340 W, ROAD NAME CHANGES TO WILLIAM L WILSON FWY, KEEP STRAIGHT ONTO US-340 S / WILLIAM L WILSON FWY, TAKE RAMP RIGHT FOR US-340 S / WV-9 E / VETERANS MEMORIAL HWY, TURN RIGHT ONTO MOSBY BLVD, TURN RIGHT ONTO TOM WHITACRE CIRCLE, THE TOWER ENTRANCE WILL BE ON YOUR RIGHT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. INTERNATIONAL BUILDING CODE 2012
2. NATIONAL ELECTRIC CODE 2011
3. VIRGINIA FIRE PROTECTION 2012
4. LIGHTNING PROTECTION CODE 2011
5. AMERICAN CONCRETE INSTITUTE 318
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION 14TH ED.
7. EIA/TIA-222 REVISION G
8. TIA 607 FOR GROUNDING
9. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS 81
10. IEEE C2 LATEST EDITION
11. TELCORDIA GR-1275
12. ANSI T1.311

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	EQUIPMENT LAYOUT
A-3	ELEVATION VIEW, DETAILS, AND ANTENNA SCHEDULE
A-4	ANTENNA LAYOUTS
A-5	AC PANEL SCHEDULE AND POWER AUDIT RESULTS
A-6	DETAILS-1
A-7	DETAILS-2
A-8	DETAILS-3
A-9	DETAILS-4
A-10	DETAILS-5
A-11	DETAILS-6
A-12	STRUCTURAL DETAILS NOTES
A-13	DC WIRING DIAGRAM
A-14	RF PLUMBING DIAGRAM
A-15	SCOPE OF WORK
G-1	GROUNDING DETAILS

APPROVALS

CLARKE COUNTY ZONING ADMINISTRATOR

APPROVALS

TOWN OF BERRYVILLE

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Texas PE Firm Registration #: 21(A)2716389

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HANOVER, MD 21076
TEL: (410) 582-8043 FAX: (443) 221-2962

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7150 STANDARD DRIVE
HANOVER, MD 21076

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SCALE: AS SHOWN
JOB NUMBER: 15944177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
J	03/13/14	FOR CONSTRUCTION	JW	NHB
I	01/16/14	FOR CONSTRUCTION	NB	NHB
H	09/03/13	FOR CONSTRUCTION	AH	PST
G	01/24/13	FOR CONSTRUCTION	AH	PST
A	12/21/12	ISSUED FOR REVIEW	RDB	PST

NICHOLAS SEBASTIAN BERTE
Virginia 042370
PROFESSIONAL ENGINEER
NICHOLAS S. BERTE
VIRGINIA REGISTRATION NO. 042370
ENGINEER

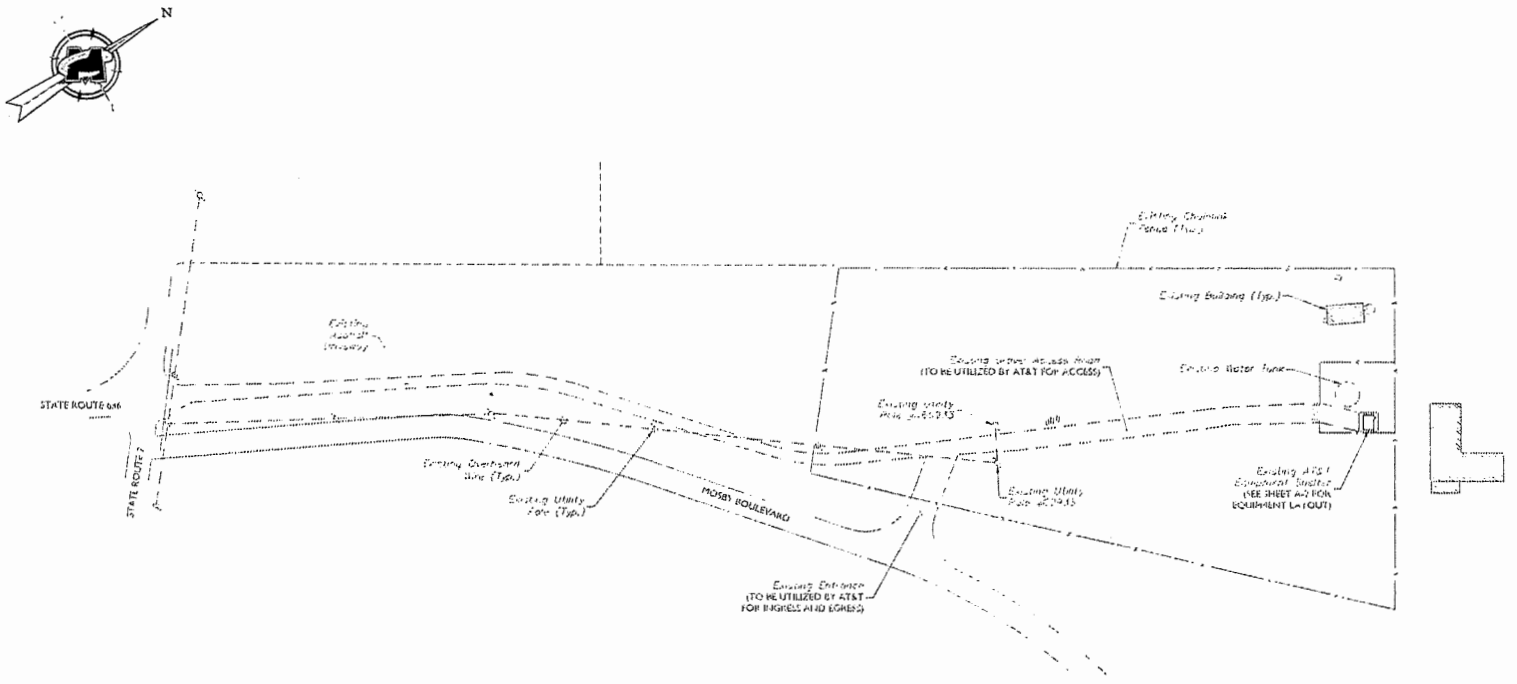
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SITE NAME:
TOWN OF BERRYVILLE
FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
6940 Old Dobbin Lane
Suite 150
Columbia, MD 21045
Phone: 877.627.3772

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1



LEGEND

	EXISTING FENCE LINE
	EXISTING OVERHEAD WIRE
	EXISTING ROAD
	EXISTING BUILDING
	EXISTING UTILITY POLE

SITE PLAN

60 0 60 120

SCALE : 1" = 60'
(DO NOT SCALE 11"X17" DRAWINGS)

GENERAL NOTES:

1. SITE INFORMATION OBTAINED FROM THE FOLLOWING:
   A. EXISTING CONSTRUCTION DRAWINGS ENTITLED "TOWN OF BERRYVILLE - WC927" PREPARED BY DEWBERRY ENGINEERS INC. OF MT. LAUREL, NJ FOR AT&T, DATED 04/23/13.
   B. LIMITED FIELD OBSERVATION PERFORMED BY MASER CONSULTING P.A. ON10/27/15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS.
2. SITE PLAN IS FOR REFERENCE ONLY.

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■ Hamilton, NJ ■ Albuquerque, NM ■ Exton, PA
■ Piermont, NJ ■ Albany, NY ■ Philadelphia, PA
■ Mt. Arlington, NJ ■ Chestnut Ridge, NY ■ Columbia, MD
■ Mt. Laurel, NJ ■ Hamburg, NY ■ Tampa, FL
State of NJ Certificate of Authorization: 24GA27986600

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7150 STANDARD DRIVE
HANOVER, MD 21076

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SCALE	DRAWING NO.
AS SHOWN	15941177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
3	10/29/15	FOR CONSTRUCTION	TYS	NVB
2	10/15/15	FOR CONSTRUCTION	TYS	NVB
1	10/13/15	FOR CONSTRUCTION	AH	PET
0	10/09/15	FOR CONSTRUCTION	AH	PET
A	10/05/15	ISSUED FOR REVIEW	BCG	PET

NICHOLAS SEBASTIAN BERTE
10/29/15
NICHOLAS S. BERTE
ENGINEER - PENNSYLVANIA, 072370

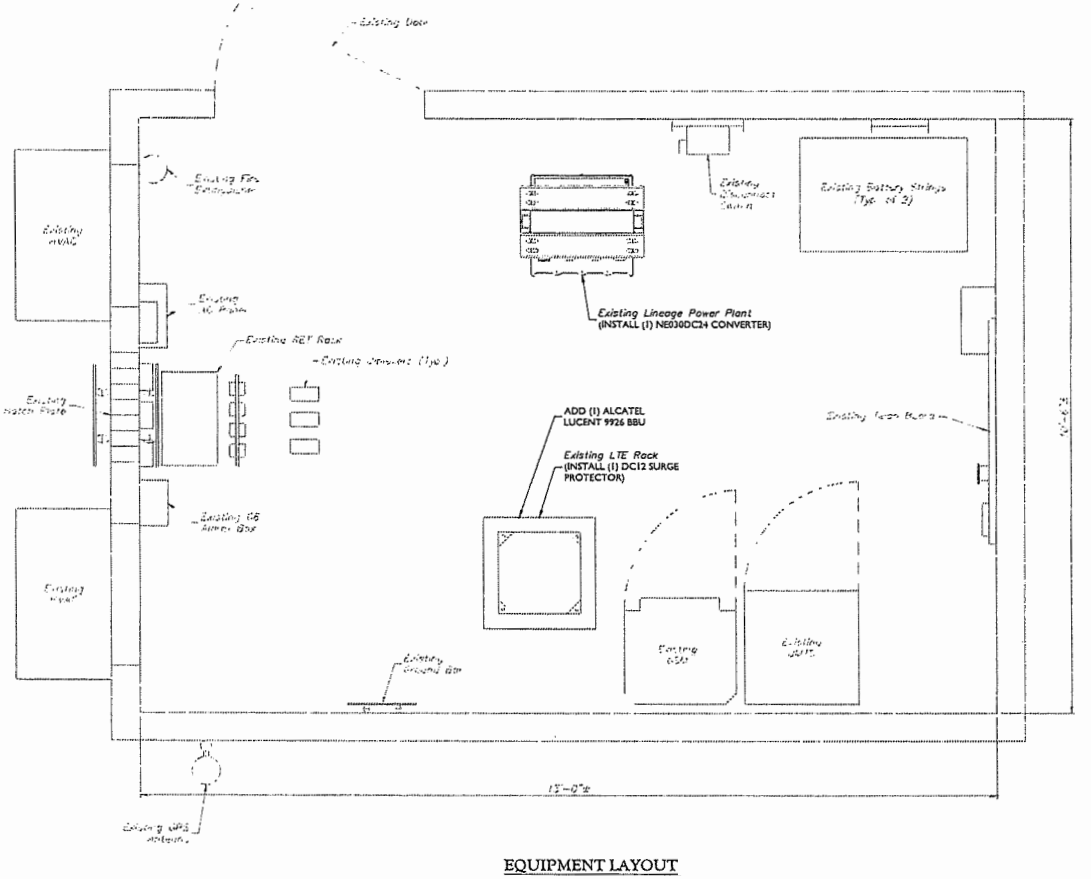
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SITE NAME:
TOWN OF BERRYVILLE
FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
6240 Old Dobbin Lane, Suite 150
Columbia, MD 21045
Phone: 877.627.3772

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



EQUIPMENT LAYOUT

SCALE: 1" = 2'

(DO NOT SCALE 11"X17" DRAWINGS)

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■ Florence, NJ ■ Albany, NY ■ Philadelphia, PA
■ Mt. Arlington, NJ ■ Chestnut Ridge, NY ■ Columbia, MD
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SCALE	JOB NUMBER
AS SHOWN	15944177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
2	05/19/16	FOR CONSTRUCTION	MB	NDB
1	04/15/16	FOR CONSTRUCTION	MB	NDB
1	01/22/16	FOR CONSTRUCTION	AH	MT
0	11/19/15	FOR CONSTRUCTION	AH	MT
A	10/26/15	ISSUED FOR REVIEW	ACG	MT

NICHOLAS SEBASTIAN BERTE
Lic. No. 042020
NICHOLAS S. BERTE
ENGINEER - COMMONWEALTH OF VIRGINIA
ENGINEER LICENSE NO. 042020

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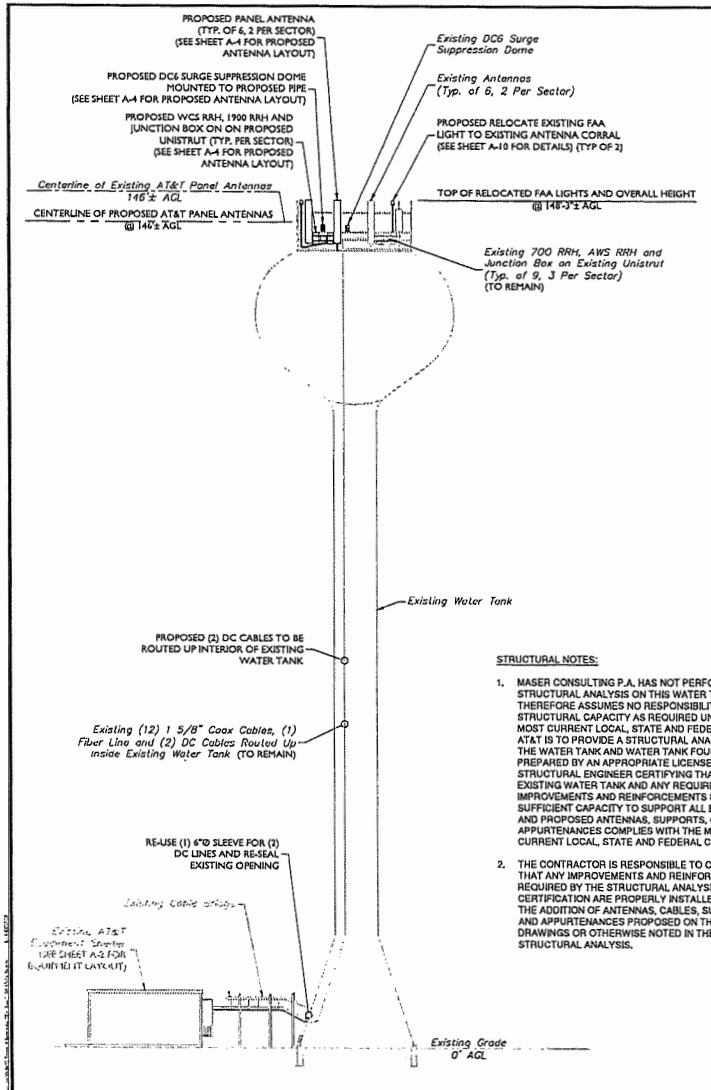
SITE NAME:

TOWN OF BERRYVILLE
FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
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Columbia, MD 21045
Phone: 877.627.3772

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A-2



ELEVATION VIEW

10 0 10 20

SCALE: 1" = 10'

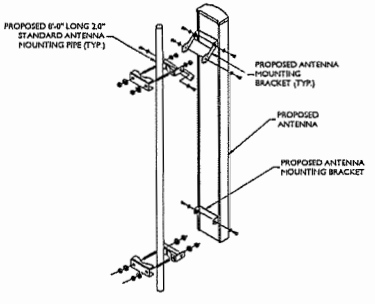
(DO NOT SCALE 11X17 DRAWINGS)

STRUCTURAL NOTES:

1. MASER CONSULTING P.A. HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THIS WATER TANK AND THEREFORE ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY AS REQUIRED UNDER THE MOST CURRENT LOCAL, STATE AND FEDERAL CODES. AT&T IS TO PROVIDE A STRUCTURAL ANALYSIS OF THE WATER TANK AND WATER TANK FOUNDATION PREPARED BY AN APPROPRIATE LICENSED STRUCTURAL ENGINEER CERTIFYING THAT THE EXISTING WATER TANK AND ANY REQUIRED IMPROVEMENTS AND REINFORCEMENTS HAVE SUFFICIENT CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, SUPPORTS, CABLES AND APPURTENANCES COMPLIES WITH THE MOST CURRENT LOCAL, STATE AND FEDERAL CODES.
2. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY IMPROVEMENTS AND REINFORCEMENTS REQUIRED BY THE STRUCTURAL ANALYSIS CERTIFICATION ARE PROPERLY INSTALLED PRIOR TO THE ADDITION OF ANTENNAS, CABLES, SUPPORTS AND APPURTENANCES PROPOSED ON THESE DRAWINGS OR OTHERWISE NOTED IN THE STRUCTURAL ANALYSIS.

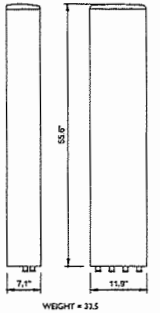
NOTE:

UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PAINT ALL NEW EQUIPMENT, RE-PAINT ALL EXISTING EQUIPMENT AND ANY VISIBLE CABLING TO MATCH WATER TANK.



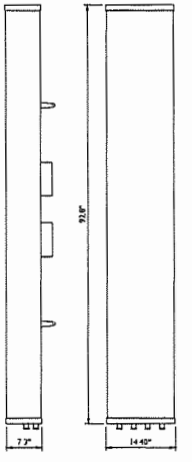
ANTENNA MOUNTING DETAIL

NOT TO SCALE



WEIGHT = 33.5

ANDREW SBNHH-1D65A



WEIGHT = 58 LBS

CCI HPA-65R-BUU-H8

ANTENNA DETAIL

NOT TO SCALE

ANTENNA DETAIL

NOT TO SCALE

PROPOSED ANTENNA AND TRANSMISSION CABLES REQUIREMENTS

SECTOR		ANTENNA MODEL	TECH.	ANTENNA STATUS	HEIGHT (in)	WIDTH (in)	DEPTH (in)	WEIGHT (lbs)	ANTENNA AZIMUTH	ANT. CL ELEV (ft.)	RRH/TMA QUANTITY AND MODEL	DOWNTILT M (°)	DOWNTILT E (°)	TRANSMISSION CABLE QTY.	TRANSMISSION CABLE LENGTH	TRANSMISSION CABLE TYPE	TRANSMISSION CABLE STATUS
ALPHA	1	Kathrein 80010121	UMTS	EXISTING	54.5	10.3	5.9	46.3	20	146'	(2) Powerwave-(DP21401	0	-	3	180'	1-5/8" COAX	EXISTING
	2	SBNH-1D65ASA	LTE	EXISTING	53	11.9	7.1	28.4	20	146'	(1) RRH2x40W-07L, (1) RRH2x40-AWS-H/D-M EXISTING	1.5	-	3	220'	FIBER	EXISTING
	3	SBNHH-1D65A	LTE	PROPOSED	55	11.85	7.1	33.5	20	146'	(1) B25 RRH4X30-4R PROPOSED	0	ME	3	220'	DC	NEW
	4	SBNHH-1D65A	GSM/LTE	PROPOSED	55	11.85	7.1	33.5	20	146'	(1) RRHx25-WCS-4R PROPOSED	0	ME	2	220'	1-5/8" COAX / Fiber	EXISTING
BETA	5	Kathrein 80010121	UMTS	EXISTING	54.5	10.3	5.9	46.3	130	146'	(2) Powerwave-(DP21401	0	-	3	180'	1-5/8" COAX	EXISTING
	6	SBNH-1D65ASC	LTE	EXISTING	96.4	11.9	7.1	68.1	130	146'	(1) RRH2x40W-07L, (1) RRHx40-AWS-H/D-M EXISTING	2	-	2	220'	FIBER	EXISTING
	7	HPA-65R-BUU-H8	LTE	PROPOSED	92.8	14.4	7.3	53	130	146'	(1) B25 RRH4X30-4R PROPOSED	0	ME	-	-	-	-
	8	HPA-65R-BUU-H8	GSM/LTE	PROPOSED	92.8	14.4	7.3	53	130	146'	(1) RRHx25-WCS-4R PROPOSED	0	ME	3	180'	1-5/8" COAX / Fiber	EXISTING
GAMMA	9	Kathrein 80010121	UMTS	EXISTING	54.5	10.3	5.9	46.3	280	146'	(2) Powerwave-(DP21401	0	-	3	180'	1-5/8" COAX	EXISTING
	10	SBNH-1D65ASC	LTE	EXISTING	96.4	11.9	7.1	68.1	280	146'	(1) RRH2x40W-07L, (1) RRH2x40-AWS-H/D-M EXISTING	2	-	2	220'	FIBER	EXISTING
	11	HPA-65R-BUU-H8	LTE	PROPOSED	92.8	14.4	7.3	53	280	146'	(1) B25 RRH4X30-4R PROPOSED	0	ME	-	-	-	-
	12	HPA-65R-BUU-H8	GSM/LTE	PROPOSED	92.8	14.4	7.3	53	280	146'	(1) RRHx25-WCS-4R PROPOSED	0	ME	2	180'	1-5/8" COAX / Fiber	EXISTING
GPS	GPS 1	GPS	-	EXISTING	-	-	-	-	-					1	-	1/2" COAX	REMAIN
	GPS 2	GPS	-	EXISTING	-	-	-	-	-					1	-	1/2" COAX	REMAIN

NOTES:
1. THERE ARE (12) EXISTING 1-5/8" COAX CABLES, (1) FIBER LINE AND (2) DC POWER TRUNK LINES TO REMAIN
2. ADD (2) NEW DC POWER TRUNK LINES
3. CIVIL VENDOR IS RESPONSIBLE TO OBTAIN THE LATEST AT&T RFDS PRIOR TO ACTUAL INSTALLATION.
4. CONTRACTOR TO MATCH EXISTING (ME) ELECTRIC DOWNTILTS FOR PROPOSED ANTENNAS.

ANTENNA SCHEDULE

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Texas #F742 Certificate of Authorization: 21(0)437700100

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SCALE:	AS SHOWN
JOB / PROJECT #:	15941177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
F	03/13/24	FOR CONSTRUCTION	CJL	NKB
E	06/15/23	FOR CONSTRUCTION	CJL	NKB
D	05/01/23	FOR CONSTRUCTION	JMS	PET
C	01/04/23	FOR CONSTRUCTION	JMS	PET
B	12/01/22	ISSUED FOR REVIEW	ECG	PET
A	10/31/22	ISSUED FOR REVIEW	ECG	PET

COMMONWEALTH OF VIRGINIA
NICHOLAS SEBASTIAN BERTE
Lic. No. 042070
PROFESSIONAL ENGINEER
NICHOLAS S. BERTE
ENGINEER - COMMONWEALTH OF VIRGINIA, 042070

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SITE NAME:

TOWN OF BERRYVILLE
FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

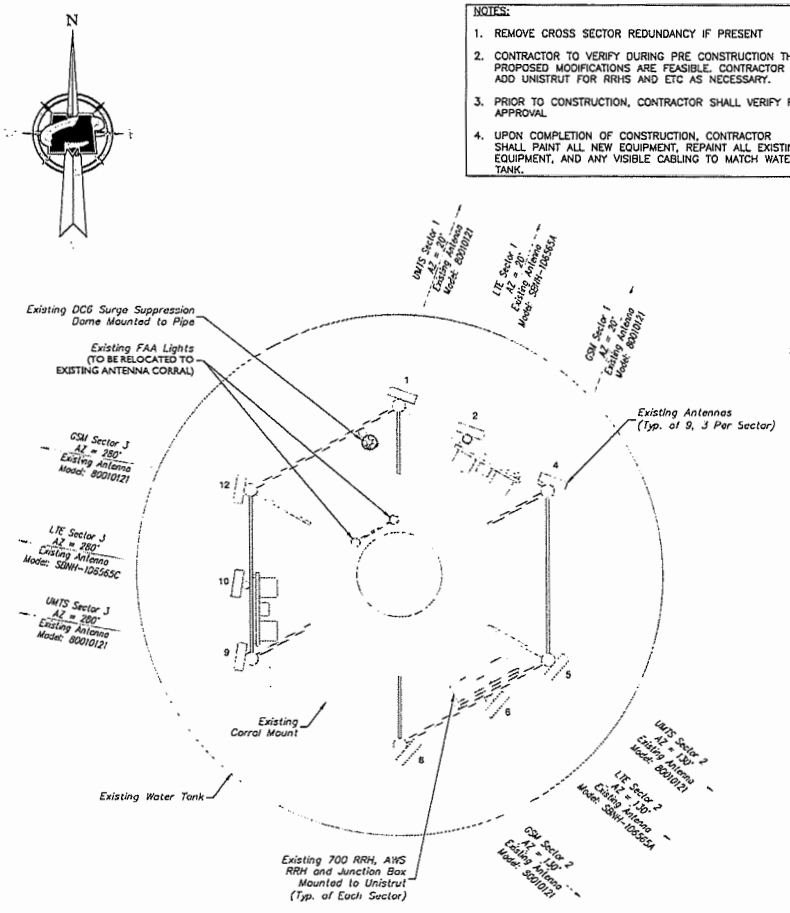
COLUMBIA OFFICE
6240 Old Dobbin Lane
Suite 150
Columbia, MD 21045
Phone: 877.627.3772

SHEET TITLE:
ELEVATION VIEW, DETAILS, AND ANTENNA SCHEDULE

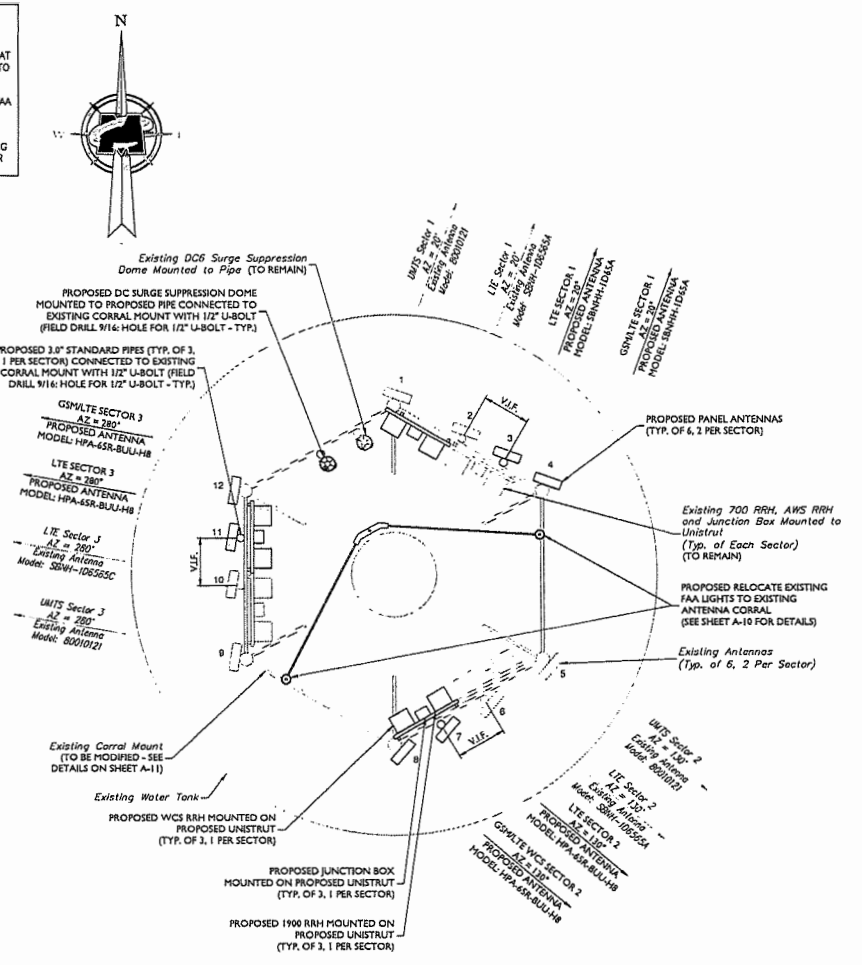
SHEET NUMBER:
A-3

NOTES:

1. REMOVE CROSS SECTOR REDUNDANCY IF PRESENT
2. CONTRACTOR TO VERIFY DURING PRE CONSTRUCTION THAT PROPOSED MODIFICATIONS ARE FEASIBLE. CONTRACTOR TO ADD UNISTRUT FOR RRHS AND ETC AS NECESSARY.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY FAA APPROVAL
4. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PAINT ALL NEW EQUIPMENT, REPAINT ALL EXISTING EQUIPMENT, AND ANY VISIBLE CABLING TO MATCH WATER TANK.



EXISTING - ANTENNA LAYOUT
NOT TO SCALE



PROPOSED - ANTENNA LAYOUT
NOT TO SCALE

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SCALE:	AS SHOWN
JOB NO:	15944177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
7	05/19/16	FOR CONSTRUCTION	MB	NHB
6	04/06/16	FOR CONSTRUCTION	MB	NHB
5	03/30/16	FOR CONSTRUCTION	AM	MT
4	02/09/16	FOR CONSTRUCTION	AM	MT
A	12/10/15	ISSUED FOR REVIEW	ACG	MT

NICHOLAS SEBASTIAN BERTE
Maryland License No. 42370
NICHOLAS S. BERTE
ENGINEER - TELECOMMUNICATIONS 04/27/16

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SITE NAME:

TOWN OF BERRYVILLE
FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
6240 Old Dobbin Lane
Suite 150
Columbia, MD 21045
Phone: 877.627.3772

SHEET TITLE
ANTENNA LAYOUTS

SHEET NUMBER
A-4

PANEL 'A' SCHEDULE											
120/240V, 1 PHASE, 3W 200A BUS, 65 KAIC							200A MAIN BKR (COMMERCIAL PWR) 65 KAIC SERIES RATED UL LISTED SERVICE ENTRANCE EQUIPMENT				
		MAIN BREAKER RATING (A):			200		SYSTEM VOLTAGE (V):		240		
Type	DESCRIPTION	VA	BKR	POSN	L1	L2	POSN	BKR	VA	DESCRIPTION	Type
				1	0		2				
DUAL	SURGE ARRESTOR	0	60	3		1450	4	20	1450	RECTIFIER # 4	DUAL
		0		5	1450		6		1450		
DUAL	ACH # 1	3006	30	7		4456	8	20	1450	RECTIFIER # 5	DUAL
		3006		9	4456		10		1450		
SINGLE	LIGHTS (INT&EXT)	1140	20	11		2590	12	20	1450	RECTIFIER # 6	DUAL
DUAL	RECTIFIER # 1	1450	20	13	2900		14		1450		
		1450		15		4456	16	30	3006	ACH # 2	DUAL
DUAL	RECTIFIER # 2	1450	20	17	4456		18		3006		
		1450		19		1630	20	20	180	RECPT INT	SINGLE
DUAL	RECTIFIER # 3	1450	20	21	1630		22	20	180	RECPT (INT)	SINGLE
		1450		23		1630	24	30	180	RECPT (INT)	SINGLE
SINGLE	SMOKE DETECTOR	9	15	25	1459		26	20	1450	RECTIFIER # 7	DUAL
DUAL	POWER FAIL RELAY	1	15	27		1451	28		1450		
		1		29	1		30				
SINGLE	EXHAUST	360	15	31		360	32				
SINGLE	PDU	1440	15	33	1440		34				
				35		0	36				
				37	0		38				
				39		0	40				
PHASE TOTALS (VA):					17792	18023					
CURRENT PER PHASE (A):					148	150	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					35815		Legend: c = continuous, nc = non-continuous				
PANEL CAPACITY (kVA):					48.0		CONNECTED LOAD (kVA):		35.8		
PANEL LOADING (TOTAL) (kVA):					35.8						
SPARE CAPACITY (kVA):					12.2						

1. The main 200A breaker is a 100% rated circuit breaker.
2. PDU was assumed at 80% capacity.

AC PANEL SCHEDULE

POWER AUDIT RESULTS

Site Type: Indoor

Existing Power Plant: GE Power STD +24V Infinity M w/Conv

AC Loading: 156.18 Amps

DC Loading:

- **Existing Rectifiers: (7) Lineage NE100AC24**
- **Proposed Scope: N/A**
- **Existing Converters: (4) NE030DC48**
- **Proposed Converter: Install (1) NE030DC48, (5) Required**

Existing Battery String: (2) 1496 AH

Existing Battery Capacity: 5.48 Hours

HVAC Loading: Inadequate (Upgrade to (2) 4 ton HVACs)

Genset On-site: No

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AS SHOWN	15944177A

2	5/13/16	FOR CONSTRUCTION	TJS	NHB
1	4/4/16	FOR CONSTRUCTION	NHB	MRB
0	03/23/16	FOR CONSTRUCTION	AMH	PRT
A	02/26/16	FOR CONSTRUCTION	AMH	PRT
A	12/01/15	ISSUED FOR REVIEW	ACG	PRT
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

NICHOLAS SEBASTIAN BERTE
No. 042920
NICHOLAS S. BERTE
ENGINEER - COMMONWEALTH OF VIRGINIA

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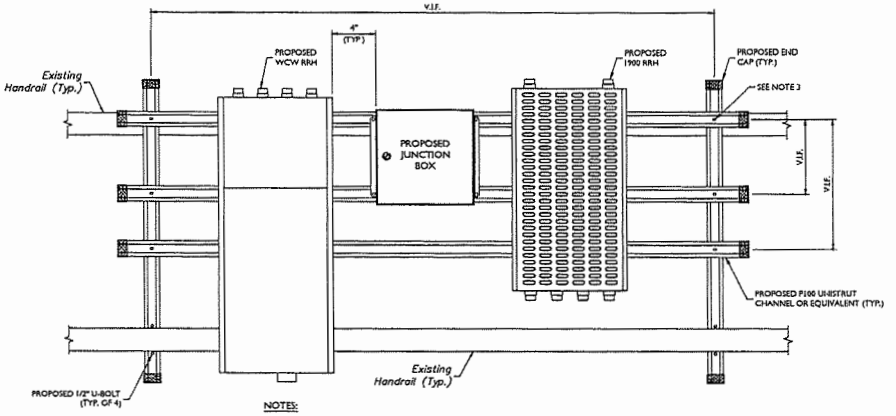
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BERRYVILLE, VA 22611
CLARKE COUNTY

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SHEET TITLE
AC PANEL SCHEDULE AND POWER AUDIT RESULTS

SHEET NUMBER
A-5

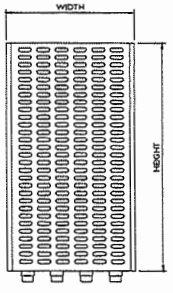


NOTES:

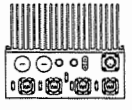
1. ALL UNISTRUT CHANNELS SHALL BE P1001 UNLESS OTHERWISE NOTED.
2. ALL FIELD CUT ENDS SHALL BE HELD GALVANIZED ACCORDING TO ATSM-A780.
3. ALL FASTENERS ARE 1/2"Ø. ALL DRILLED HOLES SHALL BE 9/16"Ø.
4. MOUNT ALL EQUIPMENT TO UNISTRUT WITH 3/8"Ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS. TYPICAL FOUR (4) PER DEVICE SUBCONTRACTOR SHALL SUPPLY.
5. NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.

RRH MOUNTING DETAIL

NOT TO SCALE



RRH FRONT VIEW



RRH BOTTOM VIEW

SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT	WEIGHT W/O BRACKET
B25 RRH4x30-4R	17.0"	7.2"	21.2"	52.9 LBS.

NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET AND CONNECTORS.

MINIMUM CLEARANCE TABLE

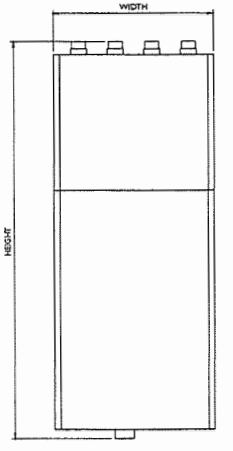
RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	39.4	INSTALLATION ACCESS
REAR	2	AIR FLOW
RIGHT	8.2	AIR FLOW
LEFT	8.2	AIR FLOW
TOP	11.8	AIR FLOW
BOTTOM	15.7	CONDUIT ROUTING

NOTE:

USE 1/2" COAXIAL CABLE W/7/16 DIN MALE CONNECTORS ON BOTH ENDS.

4 PORT ALCATEL-LUCENT B25 4x30-4R 1900MHz LTE REMOTE RADIO HEAD (RRH)

NOT TO SCALE



RRH FRONT VIEW

SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT	WEIGHT W/O BRACKET
RRH 4X25-WCS (WITH SOLAR SHIELD)	12"	8.7"	31.5"	70 LBS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36	INSTALLATION ACCESS
REAR	2	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4	AIR FLOW
LEFT	4	AIR FLOW
TOP	12	AIR FLOW
BOTTOM	12	CONDUIT ROUTING

NOTE:

USE 1/2" COAXIAL CABLE W/7/16 DIN MALE CONNECTORS ON BOTH ENDS.

WCS RRH DETAIL

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1	05/20/16	FOR CONSTRUCTION	AM	MET
0	01/04/16	FOR CONSTRUCTION	AM	MET
A	12/16/15	ISSUED FOR REVIEW	BCG	MET

NICHOLAS SEBASTIAN BERTE
Virginia 042370
PROFESSIONAL ENGINEER
NICHOLAS S. BERTE
ENGINEER - COMMONWEALTH OF VIRGINIA, 042370

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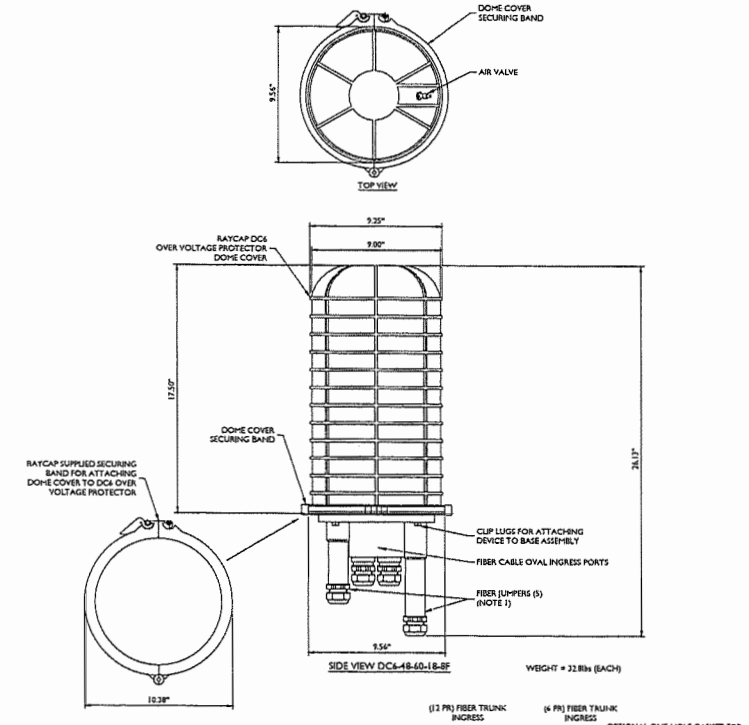
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SHEET TITLE: DETAILS-1

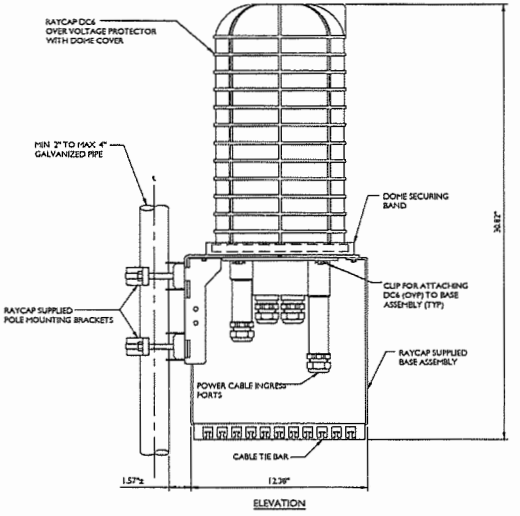
SHEET NUMBER: A-6



NOTE:
REMOVE CABLE SEALING GLAND AND INSTALL M32x1.5 METRIC-TO-1" NPT ADAPTER (COOPER CROUSE-HINES PIN CAP 740 994 OR EQUIVALENT MFR) WHEN CONNECTING CONDUIT TO OVP.

DC6 SURGE SUPPRESSION DOME DETAIL

NOT TO SCALE



NOTES:
RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

RAYCAP DC6-48-60-18-8F & DC6-48-60-0-8F DC POWER OVER VOLTAGE PROTECTOR (OVP) POLE MOUNT BASE ASSEMBLY

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0	01/26/24	FOR CONSTRUCTION	AH	PET
A	12/11/23	ISSUED FOR REVIEW	KCG	PET

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Nicholas S. Berte
ENGINEER REGISTRATION NO. 043379

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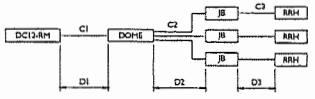
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SHEET TITLE
DETAILS-2

SHEET NUMBER
A-7

FIBER TRUNK CHANNEL	TECHNOLOGY	FREQUENCY BAND	SECTOR	RRH POSITION	FIBER TAG
1.1	LTE	700 B/C	ALPHA	POS 2	700-2A
1.2			BETA	POS 6	700-6B
1.3			GAMMA	POS 10	700-10G
1.4	LTE	LTE AWS	ALPHA	POS 2	AWS-2A
1.5			BETA	POS 6	AWS-6B
1.6			GAMMA	POS 10	AWS-10G
1.7	LTE	SPARE			
1.8					
1.9					
2.1	LTE	LTE 1900	ALPHA	POS 3	1900-3A
2.2			BETA	POS 7	1900-7B
2.3			GAMMA	POS 11	1900-11G
2.4	LTE	LTE WCS	ALPHA	POS 4	WCS-4A
2.5			BETA	POS 8	WCS-8B
2.6			GAMMA	POS 12	WCS-12G

FIBER TRUNK ASSIGNMENTS



TRUNK CABLE TO JUNCTION BOX

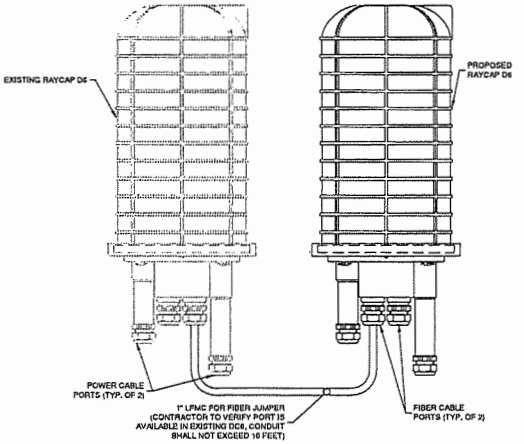
MAXIMUM CABLE LENGTHS FOR FIGURE 1

C1 SIZE	C2 SIZE		ALCATEL-LUCENT (ALU) LENGTH D1 (FT)						
			75	100	125	150	175	200	250
8AWG	8AWG	LENGTH D3 (FT)	213	188	163	138	113	88	38
	10AWG		135	119	103	87	71	56	24
	12AWG		85	75	65	55	45	35	15

C1 SIZE	C2 SIZE		ERICSSON LENGTH D1 (FT)							
			75	100	125	150	175	200	250	300
8AWG	8AWG	LENGTH D3 (FT)	307	282	257	232	207	182	132	82
	10AWG		194	178	162	147	131	115	83	52
	12AWG		122	112	102	92	83	73	53	33

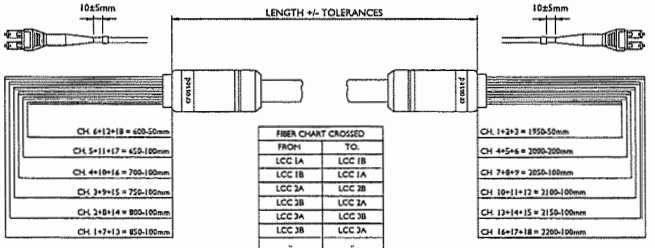
CABLE C3 MAY BE EITHER 10AWG OR 12AWG. LENGTH D3 IS 16 FEET (MAX.) ALL CASES

DC CABLE LENGTH



DC6 TO DC6 JUMPER CONNECTION DETAIL

NOT TO SCALE



FIBER CHART CROSSED	
FROM	TO:
LCC 1A	LCC 1B
LCC 1B	LCC 1A
LCC 2A	LCC 2B
LCC 2B	LCC 2A
LCC 3A	LCC 3B
LCC 3B	LCC 3A
"	"
"	"
LCC 18B	LCC 18A

FIBER CONNECTION DETAIL

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J	10/19/16	FOR CONSTRUCTION	TJS	NDS
I	06/15/16	FOR CONSTRUCTION	NB	NDS
H	10/23/15	FOR CONSTRUCTION	AM	PET
G	07/29/15	FOR CONSTRUCTION	AM	PET
A	12/31/14	ISSUED FOR REVIEW	KDS	PET

NICHOLAS SEBASTIAN DEMTZ
NICHOLAS S. DEMTZ
ENGINEER'S CERTIFICATION

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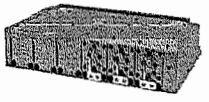
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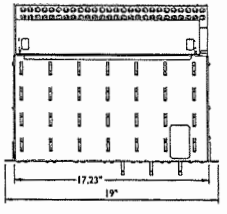
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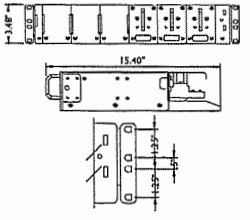
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SHEET TITLE: DETAILS-3

SHEET NUMBER: A-8

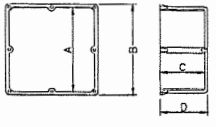






ELECTRICAL SPECIFICATIONS		MECHANICAL SPECIFICATIONS	
MODEL NUMBER:	DC12-48-60-RM	SUPPRESSION METHOD:	COMPRESSION LUG 2-HOLE, #10, 5/8 PITCH, 12-4 AWG
SURGE PROTECTIVE DEVICE TYPE:	CLASS I		
MAXIMUM CONTINUOUS OPERATING:	75 VDC	WEIGHT:	27 LBS
DC VOLTAGE:	+48 VDC	OPERATING TEMPERATURE:	-40°C TO +80°C
NOMINAL DISCHARGE CURRENT:	20kA 8/20 us		
MAXIMUM IMPULSE CURRENT:	5kA 10/350 us	STORAGE TEMPERATURE:	-70°C TO +80°C
MAXIMUM SURGE CURRENT:	60kA 8/20 us		
VOLTAGE PROTECTION RATING:	300V	ENCLOSURE TYPE:	INDOOR ONLY
NUMBER OF PROTECTED RADIOS:	12		

DC12-48-60-RM DETAIL
NOT TO SCALE

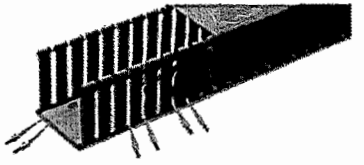


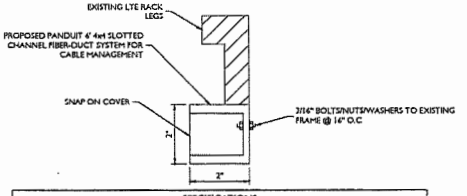
PRODUCT CODE	PART NUMBER	NOMINAL SIZE (in)	NOMINAL SIZE (mm)	A (in)	A (mm)	B (in)	B (mm)
078250	JB 12124	12	305	12	304	12.687	322
078251	JB 12126	12	305	12	304	12.687	322
078252	JB 12148	12	305	12	304	12.687	322

PRODUCT CODE	PART NUMBER	NOMINAL SIZE (in)	NOMINAL SIZE (mm)	D (in)	D (mm)	E (in)	E (mm)
078250	JB 12124	12	305	4.25	108	4	102
078251	JB 12126	12	305	6.25	158	6	152
078252	JB 12148	12	305	8.25	210	8	204

PRODUCT CODE	PART NUMBER	NOMINAL SIZE (in)	NOMINAL SIZE (mm)	GASKET CODE	INSERT CODE	SCREW CODE	VOLUME (cu. in)	VOLUME (cu. cm)
078250	JB 12124	12	305	072749	072539 (8) 072549 (4)	072513 (8) 072515 (4)	577.4	9459.4
078251	JB 12126	12	305	072749	072539 (8) 072549 (4)	072513 (8) 072515 (4)	846.0	13874.4
078252	JB 12148	12	305	072749	072539 (8) 072549 (4)	072513 (8) 072515 (4)	1102.0	18072.8

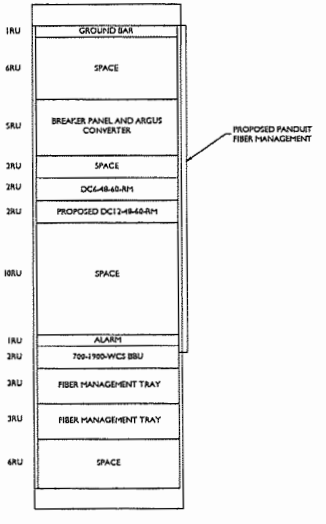
JUNCTION BOX DETAIL





SPECIFICATIONS	
PART NUMBER:	2929913
MFR SKU:	EX2XBL6
DESCRIPTION:	-FIBER DUCT SLOTTED CHANNEL 2"x2" SYSTEM TYPE E BLACK 6'. BASE AND DOVERS SOLD SEPARATELY -SNAP ON NON-SLIP COVERS -COMPATIBLE WITH PANDUIT (TM), FIBER RUNNER (TM) 2x2 4x4, 6x4 AND 12x4 ROUTING SYSTEMS -FOR OTHER STANDARD COLORS REPLACE SUFFIX YL (YELLOW) WITH OR (ORANGE) OR BL (BLACK)

PANDUIT DETAIL
NOT TO SCALE



LTE RACK DETAIL
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PROJECT TOLERANCE
ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
FOR STATE SPECIFIC/CORRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE: AS SHOWN
JOB NUMBER: 15944177A

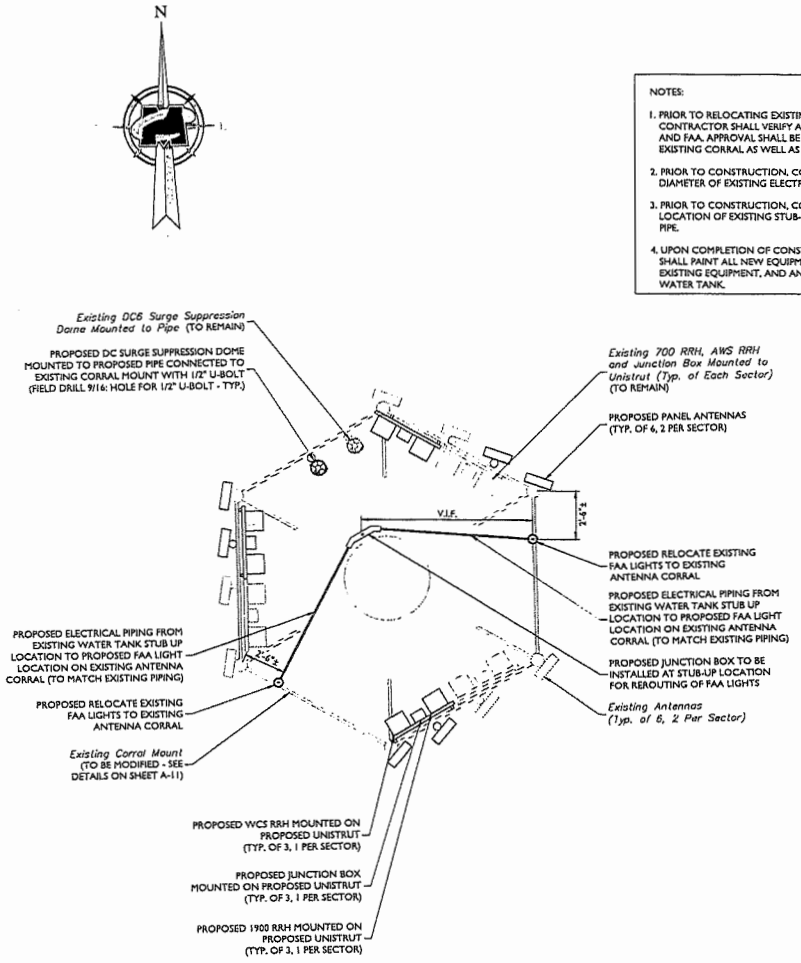
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
J	05/19/16	FOR CONSTRUCTION	TJS	NTA
I	04/15/16	FOR CONSTRUCTION	TJS	NTA
H	03/29/16	FOR CONSTRUCTION	AM	PBT
G	01/26/16	FOR CONSTRUCTION	AM	PBT
A	12/30/15	ISSUED FOR REVIEW	NTA	PBT

NICHOLAS SEBASTIAN BERTE
Virginia License No. 0402037970
NICHOLAS S. BERTE
ENGINEER
STATE OF VIRGINIA
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FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
8240 Old Dominion Drive,
Suite 150
Columbia, MD 21045
Phone: 877.627.3772

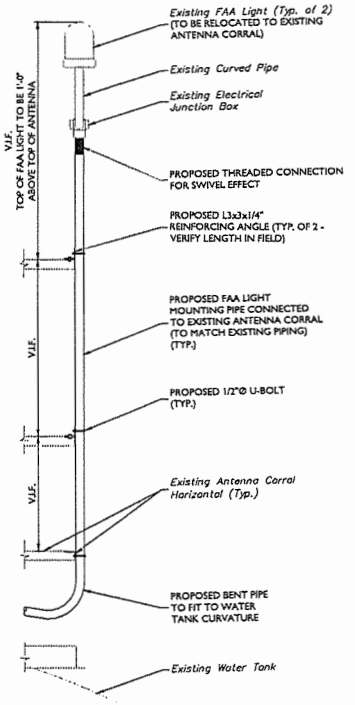
SHEET TITLE: DETAILS-4
SHEET NUMBER: A-9



ANTENNA CORRAL LAYOUT
NOT TO SCALE

NOTES:

1. PRIOR TO RELOCATING EXISTING FAA LIGHTS, CONTRACTOR SHALL VERIFY APPROVAL FROM LANDLORD AND FAA. APPROVAL SHALL BE FOR RELOCATED TO EXISTING CORRAL AS WELL AS NEW OVERALL HEIGHT.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY DIAMETER OF EXISTING ELECTRICAL PIPING FOR FAA LIGHTS.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION OF EXISTING STUB-UP FOR FAA LIGHTS MOUNTING PIPE.
4. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PAINT ALL NEW EQUIPMENT, RE-PAINT ALL EXISTING EQUIPMENT, AND AND VISIBLE CABLING TO MATCH WATER TANK.



FAA LIGHT ATTACHMENT DETAIL
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SCALE:	JOB # / PHASE:
AS SHOWN	15944177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
J	10/19/16	FOR CONSTRUCTION	MJB	MGB
I	9/6/16	FOR CONSTRUCTION	MJB	MGB
H	8/5/16	FOR CONSTRUCTION	AM	MJT
G	7/25/16	FOR CONSTRUCTION	AM	MJT
A	12/15/15	ISSUED FOR REVIEW	BCG	MJT

NICHOLAS SEBASTIAN DEMITE
Virginia License No. 042370
NICHOLAS SEBASTIAN DEMITE
ENGINEER, COMMONWEALTH OF VIRGINIA, 042370

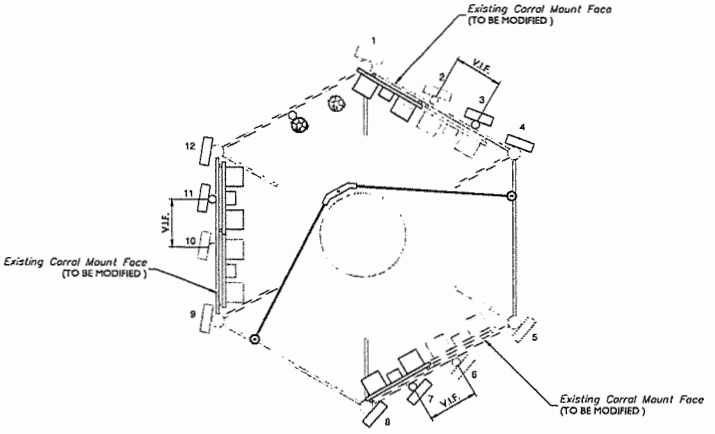
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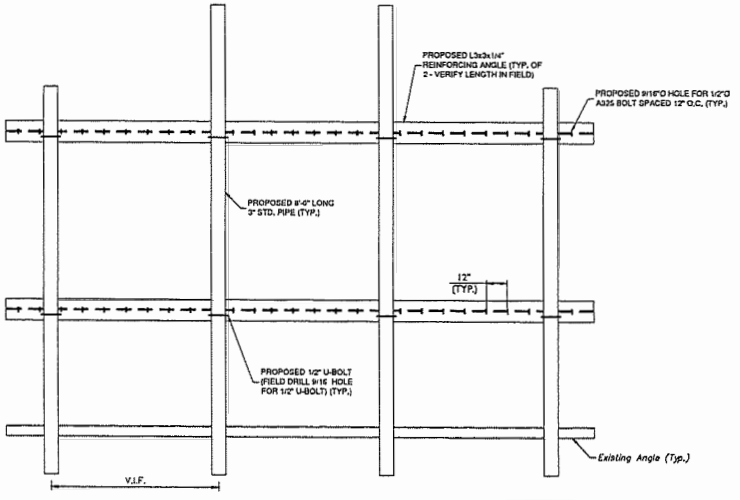
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FA# 10068492
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
6240 Old Dobbin Lane,
Suite 150
Columbia, MD 21045
Phone: 877.627.7772

SHEET TITLE:
DETAILS-5

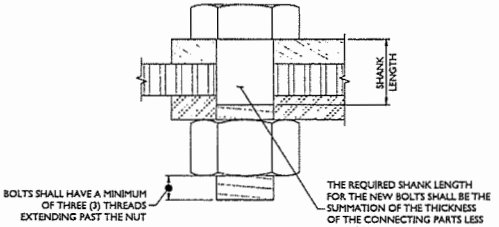
SHEET NUMBER:
A-10





CORAL MOUNT REINFORCEMENT DETAIL
NOT TO SCALE

NOTES:
1. EQUIPMENT NOT SHOWN FOR CLARITY.
2. TYP. PER FACE.



BOLT DETAIL
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SCALE	JOB/TASK
AS SHOWN	15944177A

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
3	05/17/16	FOR CONSTRUCTION	MB	NSB
2	04/13/16	FOR CONSTRUCTION	MB	NSB
1	03/23/16	FOR CONSTRUCTION	AM	MT
0	01/28/16	FOR CONSTRUCTION	AM	MT
A	12/21/15	ISSUED FOR REVIEW	BCG	MT

NICHOLAS SEBASTIAN MONTE
Virginia 042370
Professional Engineer
NICHOLAS S. MONTE
ENGINEER - COMMONWEALTH OF VIRGINIA, 042370

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BERRYVILLE, VA 22611
CLARKE COUNTY

COLUMBIA OFFICE
6240 Old Dobbin Lane
Suite 150
Columbia, MD 21045
Phone: 877.627.3772

SHEET TITLE
DETAILS-6

SHEET NUMBER
A-11

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DISSEMINATION OF REVISIONS TO CONTRACT DOCUMENTS AND REQUIREMENTS TO ALL SUBCONTRACTORS. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND EQUIPMENT MANUFACTURERS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES, GROUNDS, DRAIN PIPES AND VENTS BEFORE COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IF ACTUAL CONDITIONS DIFFER SIGNIFICANTLY FROM WHAT IS SHOWN ON DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY PROJECT SITE, REMOVE AND DISPOSE OF OFF SITE RUBBISH, WASTE MATERIALS, LITTER, AND ALL FOREIGN SUBSTANCES DAILY.
4. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE OWNER'S WRITTEN APPROVAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUCH COVERING, SHIELDING, AND BARRICADES AS REQUIRED TO PROTECT BYSTANDERS AND PASSERSBY, EQUIPMENT, SUPPLIES, ETC. FROM DUST, DEBRIS AND OTHER CAUSE OF DAMAGE RESULTING FROM CONSTRUCTION. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED TO PREVIOUS CONDITIONS.
6. IN AREAS WHERE EXISTING ANTENNA MOUNTS, TRANSMISSION LINES OR OTHER SUPPORTING EQUIPMENT IS TO BE REMOVED, THE EXISTING STRUCTURE SHALL BE REPAIRED AS REQUIRED.
7. ALL SAFETY AND OSHA REGULATIONS SHALL BE FOLLOWED STRICTLY. METHODS OF CONSTRUCTION AND ERECTION OF STRUCTURAL MATERIAL ARE THE CONTRACTOR'S RESPONSIBILITY.
8. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL EXISTING ANTENNAS, TRANSMISSION LINES OR OTHER APPURTENANCES DURING CONSTRUCTION.
9. CONTRACTOR SHALL PROTECT EXISTING APPURTENANCES FROM DAMAGE DURING CONSTRUCTION.
10. NO ANTENNAS, CABLES, OR OTHER APPURTENANCES SHALL BE ADDED TO THE TOWER UNTIL THE MODIFICATION WORK IS COMPLETE.
11. ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE DIMENSIONS WITH TOWER MANUFACTURER OR FIELD VERIFY DIMENSIONS PRIOR TO FABRICATING MEMBERS.
12. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA OF CONSTRUCTION AND PREVENT DAMAGE TO THEM. SHOULD DAMAGE OCCUR TO ANY UTILITIES, THE CONTRACTOR IS REQUIRED TO REPAIR THE DAMAGE TO THE SATISFACTION OF THE OWNER AT HIS OWN EXPENSE.
13. ALL EXISTING PLANS, DETAILS, DIMENSIONS, AND ELEVATIONS INDICATE EXISTING CONDITIONS AS KNOWN. THE EXISTING INFORMATION SHOWN IS NOT INTENDED TO BE "AS BUILT" AND THE ACTUAL CONSTRUCTION MAY DIFFER FROM THAT SHOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION. MINOR VARIATIONS CAN BE EXPECTED AND ANY REQUIRED DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. MODIFICATION DETAILS REPRESENTS TYPICAL CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEVIATION AS A RESULT OF SITE SPECIFIC CONDITIONS. REINFORCE ALL TOWER FACES IDENTICALLY, UNLESS OTHERWISE NOTED.
15. IN AREAS TO BE MODIFIED, ANY ANTENNA, COAX, OR CONDUIT SHALL BE TEMPORARILY MOVED AND THEN REPLACED AFTER COMPLETION OF WORK. COORDINATE WITH OWNER.
16. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL TO BE REMOVED.
17. CONTRACTOR SHALL ENSURE STABILITY OF THE SECTOR FRAME DURING ALL WORK.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY BRACING OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE MAY REQUIRE ADDITIONAL SUPPORT BEFORE COMPLETIONS.
19. THIS DESIGN ASSUMES THE SECTOR FRAME HAVE BEEN WELL MAINTAINED, IN GOOD COMMON, AND ARE WITHOUT DEFECT. BENT MEMBERS, CORRODED MEMBERS, LOOSE BOLTS, CRACKED WELDS AND OTHER MEMBER DEFECTS HAVE NOT BEEN CONSIDERED. THE TOWER IS ASSUMED TO BE PLUMB AND THE SITE IS ASSUMED TO BE LEVEL. THIS DESIGN IS BEING PROVIDED WITHOUT THE BENEFIT OF A COMMON ASSESSMENT BY MASER CONSULTING P.A.. CONTRACTOR SHALL COMMISSION A COMPLETE CONDITION ASSESSMENT PRIOR TO ORDERING ANY REINFORCING MATERIALS. CONTRACTOR SHALL SUPPLY CONDITION ASSESSMENT TO ENGINEER FOR REVIEW. SEE CONTRACTOR NOTES.
20. ALL SUBSTITUTES PROPOSED BY THE CONTRACTOR SHALL BE APPROVED IN WRITING BY THE ENGINEER. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO ENGINEER FOR DETERMINING IF SUBSTITUTE IS SUITABLE FOR USE AND MEETS THE ORIGINAL DESIGN CRITERIA. DIFFERENCES FROM THE ORIGINAL DESIGN, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT, SHALL BE NOTED. ESTIMATES OF COSTS/CREDITS ASSOCIATED WITH THE SUBSTITUTION (INCLUDING RE-DESIGN COSTS AND COSTS TO SUB-CONTRACTORS) SHALL BE PROVIDED TO THE ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL DOCUMENTATION AND/OR SPECIFICATIONS TO THE ENGINEER AS REQUESTED.
21. PROVIDE STRUCTURAL STEEL SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
22. INSPECTION OF THE MODIFICATIONS SHALL BE COMPLETED BY A THIRD PARTY. INSPECTION SHALL TAKE PLACE WITHIN 72 HOURS OF THE COMPLETION OF THE SECTOR FRAME MODIFICATIONS. NO PROPOSED LOADING SHALL BE INSTALLED PRIOR TO INSPECTOR APPROVAL.

DESIGN LOADS

1. WIND: TIA/EIA-222-G
   BASIC WIND SPEED: 90 MPH
2. DESIGN BASED ON THE SAME TOWER LOADING AND ASSUMPTIONS NOTED IN STRUCTURAL ANALYSIS REPORT BY MASER CONSULTING P.A. DATED DECEMBER 22, 2015.
3. SECTOR FRAME MODIFICATIONS WERE DESIGNED IN ACCORDANCE TO TIA-222-G AND IBC 2015, AS WELL AS APPLICABLE LOCAL BUILDING CODES.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A 572-50.
2. DESIGN, FABRICATION, ERECTION AND WORKMANSHIP SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION, THIRTEENTH EDITION.
3. CONNECTION BOLTS SHALL BE 3/4"Ø ASTM A325N UNLESS OTHERWISE NOTED.
4. FIELD WELDING SHALL BE PERFORMED BY WELDERS THAT ARE CERTIFIED (AWS "STANDARD QUALIFICATION PROCEDURE") TO PERFORM THE TYPE OF WORK REQUIRED. WELDS SHALL CONFORM TO AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE - STEEL". PROVIDE THE MINIMUM SIZE PER PART 8 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", LRFD 3RD EDITION, WHEN WELD SIZES ARE NOT SHOWN. USE E70XX ELECTRODES FOR ALL WELDING.
5. RETURN ALL WELDS AT CORNERS TWICE THE NOMINAL SIZE OF THE WELD MINIMUM, UNLESS OTHERWISE NOTED.
6. TO REDUCE WARPING TO A MINIMUM WHEN WELDING TO EXISTING MEMBERS CARRYING LOAD, SHORE OR BRACE EXISTING MEMBER DURING WELDING.
7. ALL COPES, BLOCKS, CUT OUTS, AND OTHER CUTTING OF STRUCTURAL MEMBERS SHALL HAVE ALL RE-ENTRANT CORNERS SHAPED, NOTCHED FREE TO A RADIUS OF AT LEAST 1/2".
8. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STEEL CONSTRUCTION.
9. ALL NEW STRUCTURAL STEEL SHAPES SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
10. ALL NEW STEEL BOLTS, NUTS, AND HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.
11. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
12. ALL STRUCTURAL STEEL SHALL ABIDE BY THE FOLLOWING MATERIAL STRENGTH LIST UNLESS OTHERWISE NOTED:

PLATES	ASTM A572 (GR 50)
ANGLES	ASTM A36 (GR 36)
SOLID ROUND	ASTM A572 (GR 50)
BOLTS	ASTM A325 (ALL BOLT HOLES STANDARD SIZE U.N.O.)
NUTS	ASTM A194-2H
WASHERS	ASTM F436
HOT-DIPPED GALVANIZING	ASTM A123
WELDS	E70XX
PAINT	NEW STEEL TO BE PAINTED TO MATCH EXISTING TOWER

CONTRACTOR NOTES

1. ALL CONTRACTORS AND LOWER TIER CONTRACTORS MUST ACKNOWLEDGE IN WRITING TO WATER TANK OWNER AND MASER CONSULTING P.A. THAT THEY HAVE OBTAINED, UNDERSTAND, AND WILL FOLLOW WATER TANK OWNER STANDARDS OF PRACTICE, CONSTRUCTION GUIDELINES, ALL SITE AND TOWER SAFETY PROCEDURES, ALL PRODUCT LIMITATIONS AND INSTALLATION PROCEDURES USED ON SITE, AND PROPOSED MODIFICATIONS DESCRIBED. RECEIPT OF ACKNOWLEDGMENT MUST OCCUR PRIOR TO BEGINNING CONSTRUCTION OR CLIMBING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE THIS DOCUMENTATION FOR WATER TANK OWNER AND MASER CONSULTING P.A. ON COMPANY LETTERHEAD AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THIS DOCUMENTATION FROM LOWER TIER SUBCONTRACTORS (ON SUBCONTRACTOR LETTERHEAD) AND DELIVER IT TO WATER TANK OWNER AND MASER CONSULTING P.A.
2. IF THE CONTRACTOR DISCOVERS ANY EXISTING CONDITIONS THAT ARE NOT REPRESENTED ON THESE DRAWINGS, OR ANY CONDITIONS THAT WOULD INTERFERE WITH THE INSTALLATION OF THE MODIFICATIONS, MASER CONSULTING P.A. SHALL BE CONTACTED IMMEDIATELY TO EVALUATE THE SIGNIFICANCE OF THE DEVIATION.
3. IT IS ASSUMED THAT ANY STRUCTURAL MODIFICATION WORK SPECIFIED ON THESE PLANS WILL BE ACCOMPLISHED BY KNOWLEDGEABLE WORKMEN WITH TELECOMMUNICATION CONSTRUCTION EXPERIENCE. THIS INCLUDES PROVIDING THE NECESSARY CERTIFICATIONS TO THE WATER TANK OWNER AND ENGINEER.
4. THESE DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THIS WORK.
6. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING; ANY PROBLEMS WITH ACCESS, INTERFERENCE, ETC. SHALL BE RESOLVED PRIOR TO MOBILIZATION. THE CONTRACTOR MUST VISIT THE SITE PRIOR TO ORDERING ANY MATERIAL AND MUST RESOLVE ALL ISSUES WITH THE OWNER PREVENTING A CONTINUOUS INSTALLATION. CONTRACTOR SHALL NOTE ALL ANTENNAS, MOUNTS, COAX, LIGHTING AND ANY OTHER WATER TANK APPURTENANCES IN THE REGION OF THE MODIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY REMOVING ALL COAX, T-BRACKETS, ANTENNA MOUNTS, AND ANY OTHER WATER TANK APPURTENANCE THAT MAY INTERFERE WITH THE SECTOR FRAME MODIFICATIONS. ALL WATER TANK APPURTENANCES MUST BE REPLACED AND/OR RESTORED TO ITS ORIGINAL LOCATION. ANY CARRIER DOWNTIME MUST BE COORDINATED WITH THE WATER TANK OWNER IN WRITING.
8. SOME ATTACHMENTS MAY REQUIRE CUSTOM MODIFICATIONS TO PROPERLY FIT THE MODIFIED REGION OF THE STRUCTURE. THESE CUSTOMIZATIONS ARE DESIGNED BY OTHERS AND MUST BE APPROVED BY THE ENGINEER PRIOR TO REMOVING SUCH ATTACHMENTS. ANY CARRIER DOWNTIME MUST BE COORDINATED WITH THE TOWER OWNER IN WRITING.
9. CONTRACTOR SHALL ONLY WORK WITHIN THE LIMITS OF THE WATER TANK OWNER'S PROPERTY OR LEASE AREA AND APPROVED EASEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WORK IS WITHIN THESE BOUNDARIES. CONTRACTOR SHALL EMPLOY A SURVEYOR AS REQUIRED. ANY WORK OUTSIDE THESE BOUNDARIES SHALL BE APPROVED IN WRITING BY THE LAND OWNER PRIOR TO MOBILIZATION. CONSTRUCTION STAKING AND BOUNDARY MARKING IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. WORK SHALL ONLY BE PERFORMED DURING CALM DRY DAYS (WINDS LESS THAN 10-MPH) CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY LOCAL SECTOR FRAME SHORING, TEMPORARY GLOBAL SECTOR FRAME SHORING, AND ALL SHORING OF SURROUNDING BUILDINGS, PADS, AND OTHER OUTDOOR SITE OBSTRUCTIONS. ALL SHORING, TEMPORARY BRACING, AND TEMPORARY SUPPORTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. MODIFICATIONS SHOWN SHALL BE INSTALLED ON ALL SECTOR FRAME.

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A	12/31/15	ISSUED FOR REVIEW	SCG	MT

NICHOLAS SEBASTIAN DEBYTE
Number 042370
NICHOLAS S. DEBYTE
PROFESSIONAL ENGINEER
ENGINEER - COMMONWEALTH OF VIRGINIA, 042370

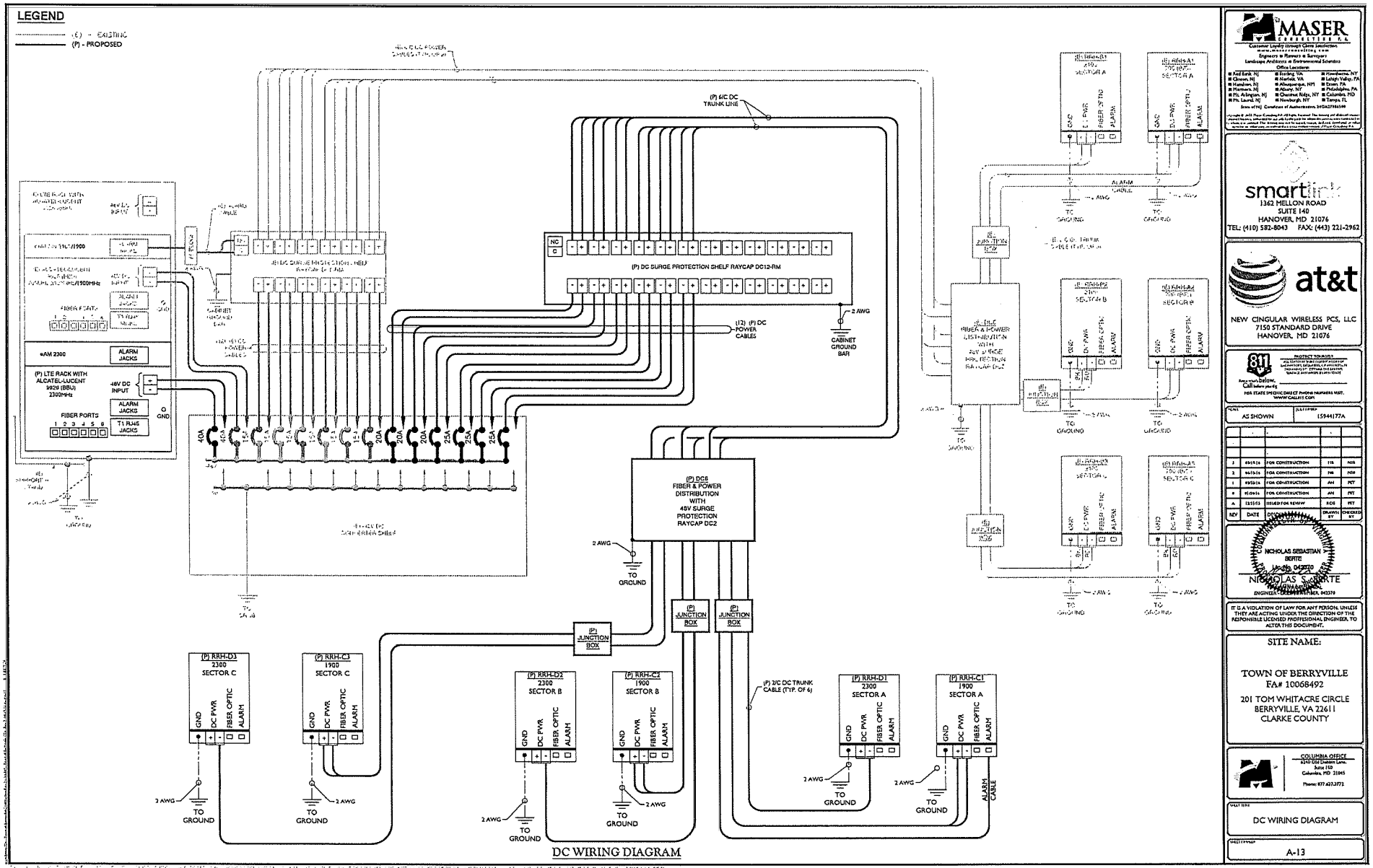
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SHEET TITLE: STRUCTURAL DETAILS NOTES

SHEET NO.: A-12



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A	12/21/15	ISSUED FOR REVIEW	RDG	PMT

NICHOLAS SEBASTIAN BERTE
VA 040370
NICHOLAS S. BERTE
ENGINEER - COMMONWEALTH OF VIRGINIA, 040370

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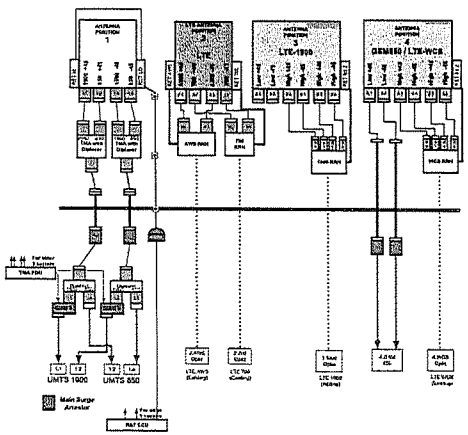
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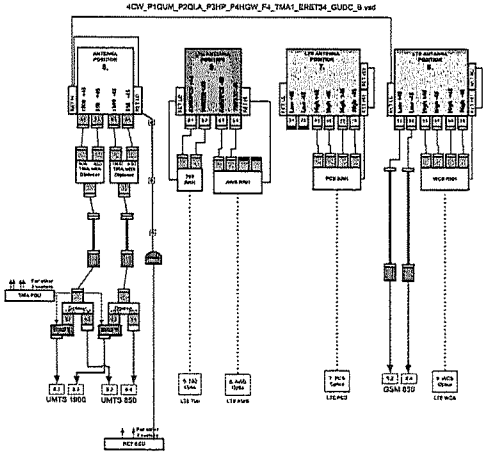
SHEET TITLE
DC WIRING DIAGRAM

SHEET NUMBER
A-13

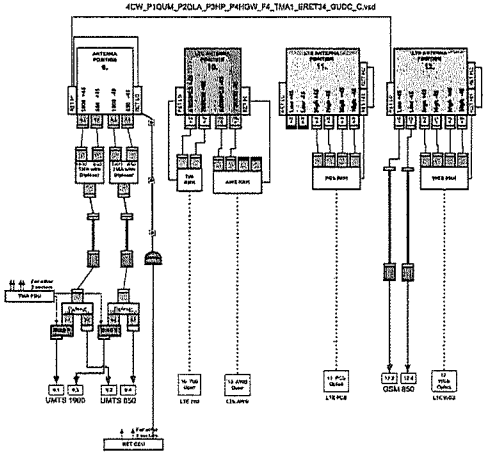
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ALPHA SECTOR

BETA SECTOR

GAMMA SECTOR

BASED ON RF ENGINEERING DESIGN ENTITLED "WASHINGTON-D,C,-MARYLAND_WASHINGTON-DC-BALTIMORE_TOWN-OF-BERRYVILLE-WC027_2016-LTE-Next-Carrier_LTE-4C_nc1126_2251A03CL7_10068492_50187_09-01-2015_Preliminary-Approved_v1.00"

RF PLUMBING DIAGRAM

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A	12/21/15	ISSUED FOR REVIEW	RCB	MET

NICHOLAS SEBASTIAN BERTE
No. 043270
NICHOLAS S. BERTE
ENGINEER
STATE OF MARYLAND

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SHEET TITLE
RF PLUMBING DIAGRAM

SHEET NUMBER
A-14

Scope of Work:

Civil Scoping:

1. Install rack mounted DC12 in existing shelter
2. Relocate existing FAA beacons to existing antenna corral.

Alpha Sector:

1. Install proposed DC6 to existing handrail
2. Install DC trunk from existing shelter to proposed DC6
3. Install fiber jumper from existing DC6 to proposed DC6
4. Remove existing GSM/UMTS antenna in position 4
5. Install LTE hexport antenna in position 3
6. Install LTE hexport antenna in position 4
7. Install WCS RRH on existing unistrut
8. Install B25 1900 RRH on existing unistrut
9. Install (2) 1" flex conduits from proposed DC6 to proposed junction box for DC power and fiber
10. Install (2) 1" flex conduits from proposed junction box to proposed WCS RRH
11. Run (1) fiber pair from proposed DC6 through proposed junction box to proposed WCS RRH
12. Run DC cable (#8 shielded) from proposed DC6 through proposed junction box to proposed WCS RRH
13. Install (2) coax jumpers from proposed WCS RRH to proposed antenna in position 4
14. Install (2) coax jumpers from proposed B25 1900 RRH to proposed antenna in position 3
15. Reconfigure new and existing cable connections to existing cabinets
16. Existing coral mount face to be modified

Beta Sector:

1. Remove existing GSM/UMTS antenna in position 4
2. Install LTE hexport antenna in position 3
3. Install LTE hexport antenna in position 4
4. Install WCS RRH on existing unistrut
5. Install B25 1900 RRH on existing unistrut
6. Install (2) 1" flex conduits from proposed DC6 to proposed junction box for DC power and fiber
7. Install (2) 1" flex conduits from proposed junction box to proposed WCS RRH
8. Run (1) fiber pair from proposed DC6 through proposed junction box to proposed WCS RRH
9. Run DC cable (#8 shielded) from proposed DC6 through proposed junction box to proposed WCS RRH
10. Install (2) coax jumpers from proposed WCS RRH to proposed antenna in position 4
11. Install (2) coax jumpers from proposed B25 1900 RRH to proposed antenna in position 3
12. Reconfigure new and existing cable connections to existing cabinets
13. Existing coral mount face to be modified

Gamma Sector:

1. Remove existing GSM/UMTS antenna in position 4
2. Install LTE hexport antenna in position 3
3. Install LTE hexport antenna in position 4
4. Install WCS RRH on existing unistrut
5. Install B25 1900 RRH on existing unistrut
6. Install (2) 1" flex conduits from proposed DC6 to proposed junction box for DC power and fiber
7. Install (2) 1" flex conduits from proposed junction box to proposed WCS RRH
8. Run (1) fiber pair from proposed DC6 through proposed junction box to proposed WCS RRH
9. Run DC cable (#8 shielded) from proposed DC6 through proposed junction box to proposed WCS RRH
10. Install (2) coax jumpers from proposed WCS RRH to proposed antenna in position 4
11. Install (2) coax jumpers from proposed B25 1900 RRH to proposed antenna in position 3
12. Reconfigure new and existing cable connections to existing cabinets
13. Existing coral mount face to be modified

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A	12/30/15	ISSUED FOR REVIEW	SCG	PET

NICHOLAS SEBASTIAN DORTE
No. 042370
NICHOLAS S. DORTE
ENGINEER'S SIGNATURE & SEAL

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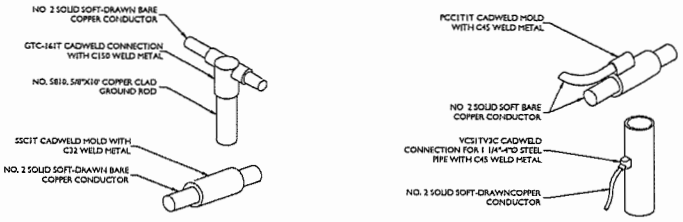
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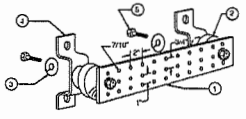
SHEET TITLE
SCOPE OF WORK

SHEET NUMBER
A-15



CADWELD DETAILS

NOT TO SCALE



LEGEND

1- TINNED COPPER GROUND BAR, 1/4"x4"x20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.

2- INSULATORS, NEWTON INSTRUMENT CAT NO. 3061-4

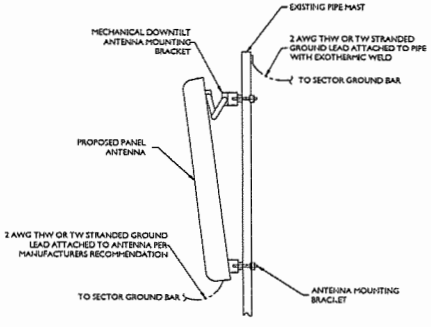
3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3815-8

4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-5056

5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1

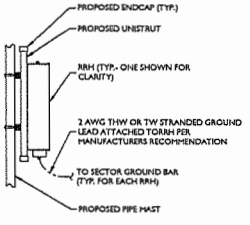
MASTER GROUND BAR

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ANTENNA GROUNDING

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RRH GROUNDING

NOT TO SCALE

GROUNDING NOTES

1. THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTNING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (GES) (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE CONTRACTOR SHALL PERFORM ISEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT PROCEDURES FOR TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS, 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222.
14. GROUND BARS SHALL BE TINNED COPPER AND SHALL BE ENGRAVED OR IMPRESSED "STOLEN-DO NOT RECYCLE" AND/OR "PROPERTY OF AT&T", ETCHED OR STAMPED WITH SITE FA LOCATION AND SECURED WITH ANTI-THEFT HARDWARE.

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1	03/26/24	FOR CONSTRUCTION	AM	PET
0	01/30/24	FOR CONSTRUCTION	AM	PET
A	12/01/23	ISSUED FOR REVIEW	RCG	PET

NICHOLAS SEBASTIAN BERTE
Lic. No. 042370
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
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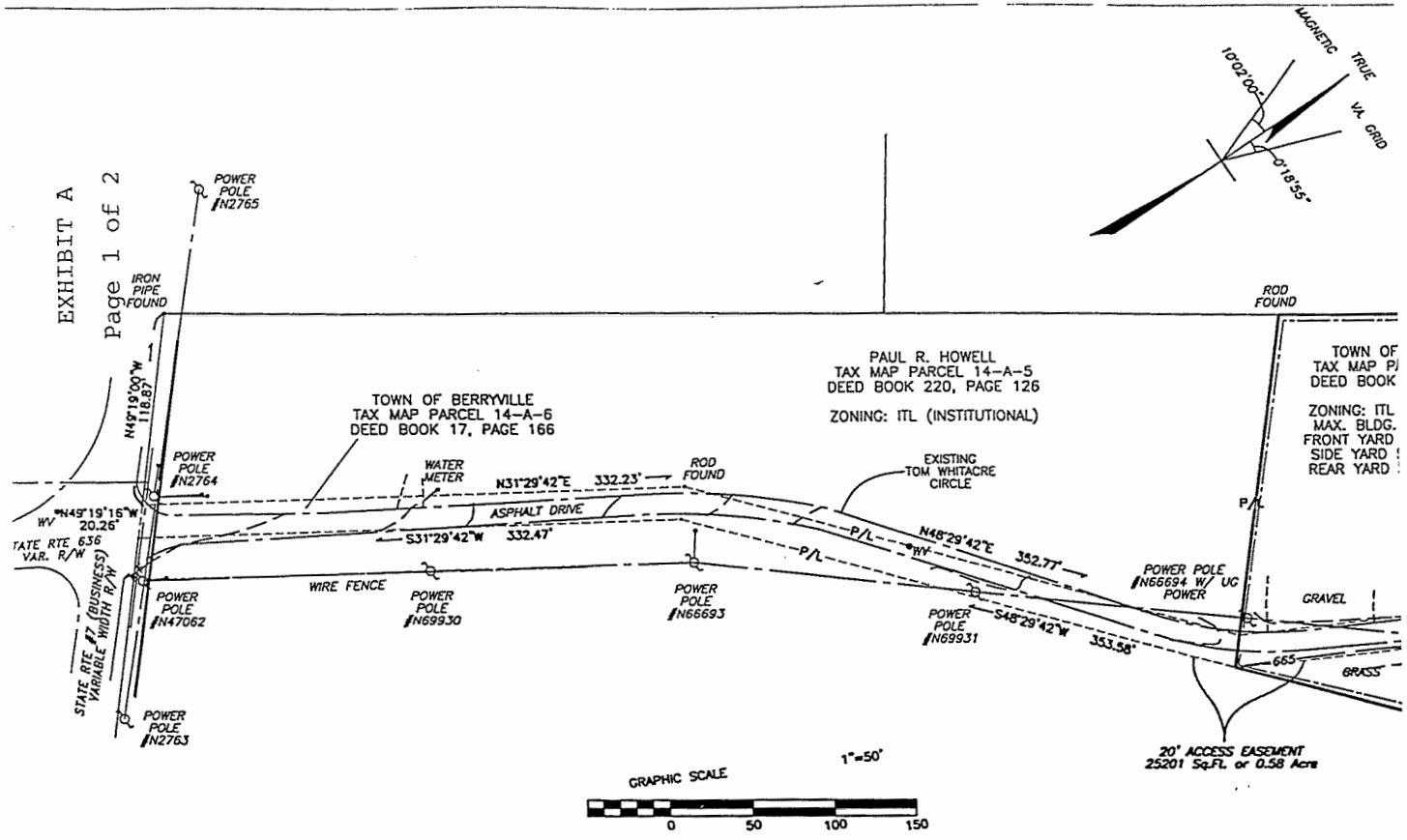
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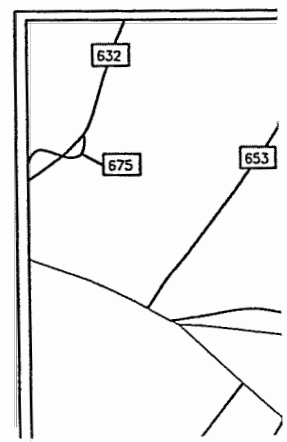
GROUNDING DETAILS

G-1

EXHIBIT A
Page 1 of 2



NOTES:
1. TAX MAP PARCEL # 14-A-6
2. OWNER: TOWN OF BERRYVILLE, DEED BOOK 17, PAGE 166
3. TOPOGRAPHIC AND LEASE LIMIT SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY DATED 02/27/01. THE BOUNDARIES AND AREAS SHOWN OUTSIDE THE LEASE LIMITS WERE COMPILED FROM RECORD DOCUMENTS AND DO NOT REFLECT A SURVEY OF THE PREMISES. DIMENSIONS TO UNSURVEYED PROPERTY LINES ARE APPROXIMATE.
4. BEARINGS REFERENCED TO NAD 1983, VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. HORIZONTAL DATUM IS NAD 1983 (2C ACCURACY); VERTICAL DATUM IS NAVD 1988 (2C ACCURACY). MAGNETIC DECLINATION IS COMPUTED, NOT OBSERVED.
5. THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FIRM COMMUNITY PANEL # 510036 01-13 DATED 9/24/94.
6. THE LOCATION OF THE PRESENCE OF WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY. THE LOCATION OF UNDERGROUND TANKS OR UTILITIES WAS NOT A PART OF THIS SURVEY.
7. AUSTIN BROCKENBROUGH AND ASSOCIATES, ITS PARTNERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
8. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT REFLECT ALL ENCUMBRANCES UPON THE PROPERTY.
9. THE TERM "CERTIFY" IS DEFINED AS AN EXPRESSION OF PROFESSIONAL OPINION AND, AS SUCH, NEITHER CONSTITUTES A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.



Market: Baltimore/Washington
Cell Site Number: 3405
Cell Site Name: Town of Berryville
Fixed Asset Number: 10068492

FIRST AMENDMENT TO WATER TANK SITE LEASE AGREEMENT

THIS FIRST AMENDMENT TO WATER TANK SITE LEASE AGREEMENT ("First **Amendment**"), dated as of the latter of the signature dates below, is by and between **Town of Berryville, VA, a Virginia municipal corporation** having a mailing address of 101 Chalmers Court, Berryville, Virginia, 22611 ("**LESSOR**") and **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, successor in interest to Triton PCS Property Company, LLC, having a mailing address of 12555 Cingular Way, Suite 1300, Alpharetta, GA 30004 ("**LESSEE**").

WHEREAS, Lessor and Lessee entered into a Water Tank Site Lease Agreement dated June 29, 2001, whereby Lessor leased to Lessee certain Premises, therein described, for the location of up to three (3) antennae on the Lessor's water tank, being a portion of the Property situated off Tom Whitacre Circle adjacent to the Town of Berryville, in Clarke County, Virginia ("**Agreement**"); and

WHEREAS, in 2006 Lessor and Lessee agreed to an unwritten amendment of the Agreement to permit an additional three (3) antennae and for a Two Hundred Dollar ($200.00) per month increase in the rent, subject to the annual adjustment provided for in the Agreement; and

WHEREAS, the Lessee currently has located six (6) antennae on the water tank, and currently pays a monthly rent of $2,379.67; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to allow for the installation of additional antennas, associated cables and other communications instruments; and

WHEREAS, Lessor and Lessee desire to adjust the rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to permit Lessee to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Additional Antennas.** Lessor consents to the installation and operation of three (3) additional antennas, associated cables and equipment as more completely described on attached Exhibit B-1. Lessor's execution of this Amendment will signify Lessors's approval of Exhibit B-1. Exhibit B-1 hereby replaces Exhibit B to the Agreement.

Lessor agrees to the following as a final configuration:

(9) Panel antennas
(6) TMA
(6) Diplexers
(12) 1-5/8" coax
(6) RRH
(1) DC6
(3) Junction boxes
(1) Fiber cable
(2) DC Power cables

2. **Rent.** Commencing on the first day of the month following the date that Lessee commences construction (the "Rent Commencement Date"), Rent shall be increased by Two Hundred Dollars ($200.00) per month to the amount of $2,579.67 per month, subject to adjustments as provided in the Agreement. Upon Lessee's removal of all antennae added pursuant to this First Amendment and thirty (30) days prior written notice to Lessor, the rent shall reduce by Two Hundred Dollars ($200.00) per month.

3. **Notices.** Section 13 of the Agreement is hereby deleted in its entirety and replaced with the following:

NOTICES. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Tenant: New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #: 3405; Cell Site Name: Town of Berryville (VA)
FA No: 10068492
12555 Cingular Way, Suite 1300
Alpharetta, GA 30004

With a copy to: New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site #: 3405; Cell Site Name: Town of Berryville (VA)
FA No: 10068492
15 East Midland Ave.

Paramus, NJ 07652

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord: Town Manager
Town of Berryville
101 Chalmers Court
Berryville, VA 22611

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

4. Emergency 911 Service. In the future, without the payment of additional rent and at a location mutually acceptable to Lessor and Lessee, Lessor agrees that Lessee may add, modify, and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

5. Memorandum of Lease. Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge, and deliver to the other a recordable Memorandum of Lease substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

6. Other Terms and Conditions Remain In the event of any inconsistencies between the Agreement and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this First Amendment.

7. Capitalized Terms. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[signatures on following page]

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this First Amendment on the dates set forth below.

"LESSOR"

Town of Berryville

By: _____
Name: Keith Dalton
Title: Town Manager
Date: 5/20/13

"LESSEE"

New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

By: _____
Name: Carolyn Mitchell
Title: Area Manager Real Estate and Construction
Date: AT&T Mobility 3/19/13

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

LESSEE ACKNOWLEDGEMENT

STATE OF Maryland.

COUNTY OF Charles.

The foregoing instrument was acknowledged before me this 19th Mar 13 (date) by Carolyn Mitchell (name and title of officer or agent) of Area Mgt. REIC a Delaware. (state or place of incorporation) limited liability company, on behalf of the limited liability company.

Notary Public

Printed Name:

BARBARA FRANCIS
Notary Public-Maryland
Charles County
My Commission Expires
September 27, 2013

My Commission Expires:

LESSOR ACKNOWLEDGEMENT

Corporation:

STATE OF Virginia

COUNTY OF Clarke

The foregoing instrument was acknowledged before me this 20th of March 2013 (date) by Keith Dalton (name and title of officer or agent) of Town of Berryville Virginia (state or place of incorporation) corporation, on behalf of the corporation.

Notary Public

Printed Name: Laura L Patten

My Commission Expires: March 31, 2014

LAURA L. PATTEN
NOTARY PUBLIC
REG # 116576
COMMISSION EXPIRES 3/31/14
COMMONWEALTH OF VIRGINIA

EXHIBIT B-1

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

PROJECT DESCRIPTION

THIS PROPOSAL IS FOR AN UNMANNED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF (3) NEW LTE ANTENNAS ON AN EXISTING 107' TALL WATER TANK AND INSTALLATION OF (1) NEW EQUIPMENT CABINET AND DECOMMISSIONING OF (1) GSM CABINET WITHIN AN EXISTING 15'-0" X 10'-6" AT&T EQUIPMENT SHELTER AND ASSOCIATED APPURTENANCES WITHIN AN EXISTING 80'-0" X 70'-0" FENCED COMPOUND. THE 2C LTE OVERLAY SCOPE CONSISTS OF INSTALLING (3) 2100 TWIN RRHs AND (1) 2100 BBU IN THE LTE FRAME.

PROJECT INFORMATION

APPLICANT:

AT&T MOBILITY CORPORATION
7150 STANDARD DRIVE
HANOVER, MD 21076

APPLICANT REPRESENTATIVE:

BECHTEL COMMUNICATIONS
9200 BERGER ROAD
COLUMBIA, MD 21046

CONSULTANT:

DEWBERRY ENGINEERS INC.
133 GAITHER DRIVE
SUITE F
MT. LAUREL, NJ 08054
CONTACT: NICK S BERTE, PE
TELEPHONE: (585) 503-3470
FAX: (856) 802-0846

PROPERTY OWNER:

TOWN OF BERRYVILLE
DAVE TYRRELL (540) 955-1759

JURISDICTION:

CLARKE COUNTY, VA

PROPERTY INFORMATION:

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

LATITUDE: 39.1648°
LONGITUDE: -77.9948°

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED

ALL EXCAVATORS MUST CONTACT VA UTILITY LOCATORS (811 OR 1-800-552-7001) AT LEAST 3 BUSINESS DAYS PRIOR TO EXCAVATION, AS REQUIRED BY LAW

RF DATA SHEET

DATE ISSUED: VERSION:

DRAWING INDEX

		REV
L4-VA-3405-T1	TITLE SHEET	3
L4-VA-3405-C1	GENERAL AND PROJECT NOTES	0
L4-VA-3405-C2	SITE PLAN	2
L4-VA-3405-C3	SCOPE OF WORK AND EQUIPMENT LAYOUT	3
L4-VA-3405-C4	ANTENNA DETAILS AND ELEVATION VIEW	2
L4-VA-3405-C5	GPS ANTENNA DETAILS	0
L4-VA-3405-C6	RRH AND DISTRIBUTION BOX DETAILS	1
L4-VA-3405-C7	EQUIPMENT CABINET DETAILS	0
L4-VA-3405-C8	RAYCAP DC6, CONDUIT AND HATCH PLATE DETAILS	1
L4-VA-3405-C9	LTE/UMTS/GSM DUAL BAND DUAL POLARIZATION ANTENNA (TYP.)	0
L4-VA-3405-C10	ANTENNA MOUNTING DETAILS	1
L4-VA-3405-E1	ELECTRICAL GENERAL NOTES	0
L4-VA-3405-E2	SYSTEM DIAGRAM	1
L4-VA-3405-E3	LTE CONNECTION CODE AND AC SINGLE-LINE DIAGRAM	2
L4-VA-3405-E4	DC6 CONNECTION DIAGRAMS	1
L4-VA-3405-E5	WIRING DIAGRAM	1
L4-VA-3405-E6	LTE CONDUCTOR SIZES, CABLE REPLACEMENT AND SMOKE & HYDROGEN DETECTOR WIRING DIAGRAM	1
L4-VA-3405-E7	RET CONTROL DIAGRAM	1
L4-VA-3405-E8	LTE CROSS SECTOR REDUNDANCY FEATURE	1
L4-VA-3405-E9	CSRF JUMPER COAX COLOR CODE, AC PANEL SCHEDULE AND DC CALCULATION	0
L4-VA-3405-E10	GE INFINITY-M - CONNECTION DIAGRAM AND DC PANEL SCHEDULE	1
L4-VA-3405-E11	LTE ALARM BLOCK ASSIGNMENTS - ALU	0
L4-VA-3405-E12	GROUNDING DETAILS - 1	1
L4-VA-3405-E13	GROUNDING DETAILS - 2	0
L4-VA-3405-E14	GROUNDING DETAILS - 3	0

NOTE: SEE COMPANION PACKAGE FOR GENERIC DETAILS DOCUMENT # 25736-000-A38-0000-00001 (LATEST REVISION)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

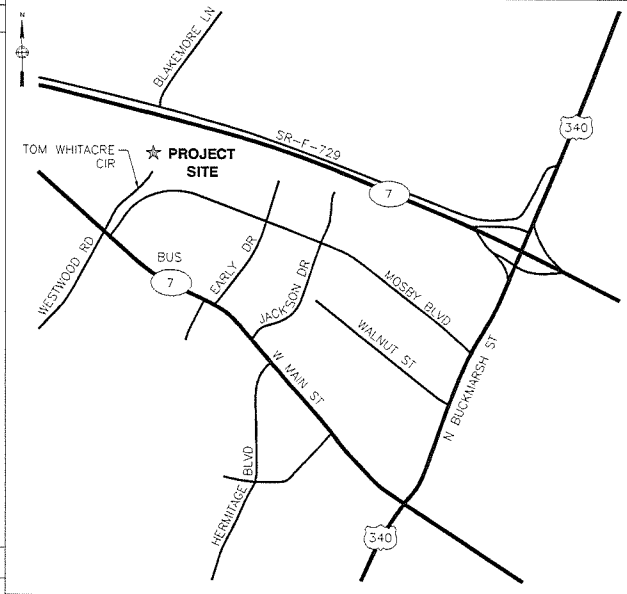
THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

at&t MOBILITY

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

VICINITY MAP

DIRECTION (FROM AT&T HANOVER OFFICE): HEAD SOUTHWEST ON STANDARD DRIVE TOWARD PARKWAY DRIVE. TURN LEFT ONTO PARKWAY DRIVE TURN RIGHT ONTO PARK CIRCLE DRIVE. TURN LEFT ONTO COCA COLA DRIVE. MERGE ONTO MD-100 WEST VIA THE RAMP TO ELLICOTT CITY. TAKE THE EXIT ONTO US-29 NORTH TOWARD I-70. TAKE EXIT 25B TO MERGE ONTO I-70 WEST TOWARD FREDERICK. TAKE EXIT 52 TO MERGE ONTO US-15 SOUTH/US-340 WEST. CONTINUE TO FOLLOW US-340 WEST. PASSING THROUGH VIRGINIA - ENTERING WEST VIRGINIA. MERGE ONTO US-340 SOUTH/WEST VIRGINIA 9 EAST VIA THE RAMP TO BERRYVILLE/LEESBURG. CONTINUE TO FOLLOW US-340 SOUTH. ENTERING VIRGINIA. TURN RIGHT ONTO WEST MAIN STREET/STATE ROUTE 7 BUS. TURN RIGHT ONTO TOM WHITACRE CIRCLE.



NOT TO SCALE

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
[INTERNATIONAL BUILDING CODE (IBC), 2009 AS ADOPTED BY THE STATE OF VIRGINIA]

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2011, NATIONAL ELECTRICAL CODE, AS ADOPTED BY THE STATE OF MARYLAND]
LIGHTNING PROTECTION CODE:
[NFPA 780 - 2003, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
ANSI/TIA 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST VERSION

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

DETAIL 1001

rghingad@bechtel.com
Digitally signed by rghingad@bechtel.com
DN: cn=rghingad@bechtel.com
Date: 2013.04.29 16:00:33 -04'00'

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION: _____

DIRECTOR, DEPARTMENT OF BUILDING DEVELOPMENT

BECHTEL COMMUNICATIONS
9200 BERGER ROAD
COLUMBIA, MD 21046

Dewberry®
Dewberry Engineers Inc.
EAST GATE BUSINESS CENTER
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NEW JERSEY 08054
PHONE: 856.802.0443
FAX: 856.802.3949

JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	04/23/13	IFC - PER TOWN COMMENTS	LMR	NSB	NSB
2	04/11/13	IFC - LTE AND 2C LTE OVERLAY	LMR	NSB	NSB
1	03/01/13	PLAN CHECK	LMR	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN DESIGNED BY: MN DRAWN BY: MN

SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTE — PROFESSIONAL ENGINEER — VA LIC. NO. 042370

AT&T LTE PROJECT

at&t Mobility

TITLE SHEET

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- T1	3

GENERAL NOTES:

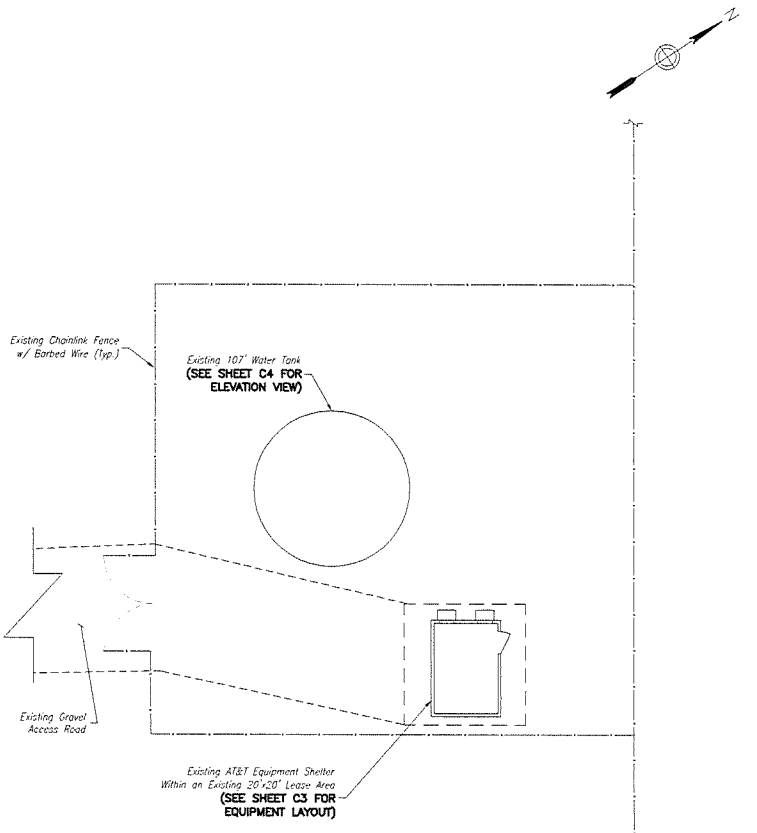
1. THE SUBCONTRACTOR SHALL GIVE ALL NOTICES AND REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE SUBCONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID SUBCONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE SUBCONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE AT&T REPRESENTATIVE (BECHTEL) OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF SUBCONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE SUBCONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE SUBCONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE SUBCONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDORS SPECIFICATIONS UNLESS OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE SUBCONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE SUBCONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE SUBCONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE SUBCONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE SUBCONTRACTOR SHALL NOTIFY THE AT&T REPRESENTATIVE (BECHTEL) WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE SUBCONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE AT&T REPRESENTATIVE (BECHTEL).
15. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

PROJECT COMPLIANCE NOTES:

1. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
2. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS PROPOSAL.
4. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
5. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AT&T SYSTEM GROUNDING STANDARDS. "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES", "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING CONSTRUCTION OPERATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
8. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
9. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE APPLICANT REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
10. NO ADDITIONAL PARKING IS PROPOSED. EXISTING ACCESS AND PARKING WILL BE USED.
11. NO ADDITIONAL LANDSCAPING IS PROPOSED AT THIS SITE.
12.

TYPICAL MINIMUM BEND RADII		
COAX DIAMETER	ANDREW	COMMSCOPE
1/2" SUPERFLEX	1.25"	-
1/2"	5"	2"
7/8"	10"	5"
1 1/4"	15"	8"
1 5/8"	20"	15"

13. ALL COAXIAL CABLE INSTALLATION TO FOLLOW MANUFACTURER'S INSTRUCTIONS.
14. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL JURISDICTIONS COVERING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
    1. TIA/EIA-222-G
    2. FIRE/LIFE SAFETY NFP 2006.
    3. LOCAL BUILDING CODE.
    4. CITY/COUNTY ORDINANCES.



COMPOUND LAYOUT

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)

SCALE: 1" = 10' FOR 24"X36" DRAWINGS
DO NOT SCALE 11"X17" DRAWINGS

BECHTEL COMMUNICATIONS
9200 BERGER ROAD
COLUMBIA, MD 21046

Dewberry®
Dewberry Engineers Inc.
EAST GATE BUSINESS CENTER
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NEW JERSEY 08054
PHONE: 856.802.8400
FAX: 856.802.8440
JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

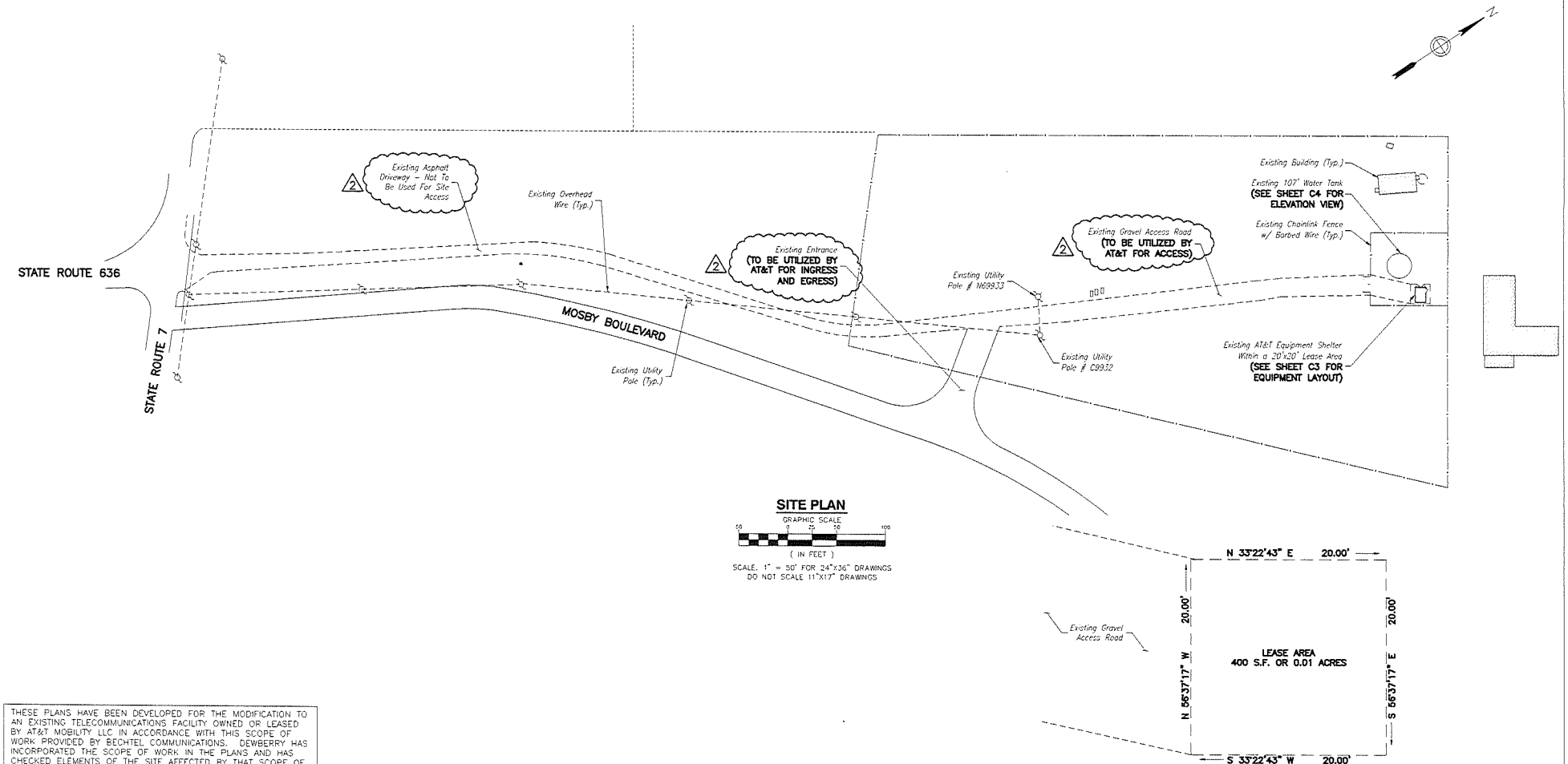
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA LICENSE NO. 042370

AT&T LTE PROJECT

at&t Mobility

GENERAL AND PROJECT NOTES

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C1	0



SITE PLAN

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

SCALE: 1" = 50' FOR 24"X36" DRAWINGS
DO NOT SCALE 11"X17" DRAWINGS

LEASE AREA PLAN

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

SCALE: 1" = 50' FOR 24"X36" DRAWINGS
DO NOT SCALE 11"X17" DRAWINGS

THESE PLANS HAVE BEEN DEVELOPED FOR THE MODIFICATION TO AN EXISTING TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY AT&T MOBILITY LLC IN ACCORDANCE WITH THIS SCOPE OF WORK PROVIDED BY BECHTEL COMMUNICATIONS. DEWBERRY HAS INCORPORATED THE SCOPE OF WORK IN THE PLANS AND HAS CHECKED ELEMENTS OF THE SITE AFFECTED BY THAT SCOPE OF WORK. DEWBERRY ASSUMES NO RESPONSIBILITY FOR ANY ELEMENTS OF THE SITE NOT AFFECTED BY THE SCOPE OF WORK.

LEGEND

LIGHT LINEWEIGHT INDICATES EXISTING FACILITIES

HEAVY LINEWEIGHT INDICATES PROPOSED FACILITIES

SITE PLAN INFORMATION OBTAINED FROM EXISTING AS-BUILT PLANS ENTITLED "TOWN OF BERRYVILLE-WC927" PREPARED BY BECHTEL COMMUNICATIONS OF FREDERICK, MD, DATED 01/19/09.

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Dewberry Engineers Inc.
EAST GATE BUSINESS CENTER
120 GAITHER DRIVE, SUITE F
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PHONE: 856.830.0443
FAX: 856.802.3646
JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	04/23/13	IFC – PER TOWN COMMENTS	LMR	NSB	NSB
1	03/01/13	PLAN CHECK	LMR	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

SEAL: COMMONWEALTH OF VIRGINIA
NICK S. BERTOLA
PROFESSIONAL ENGINEER
VA. DRIVERS LICENSE 42370

AT&T LTE PROJECT

at&t Mobility

SITE PLAN

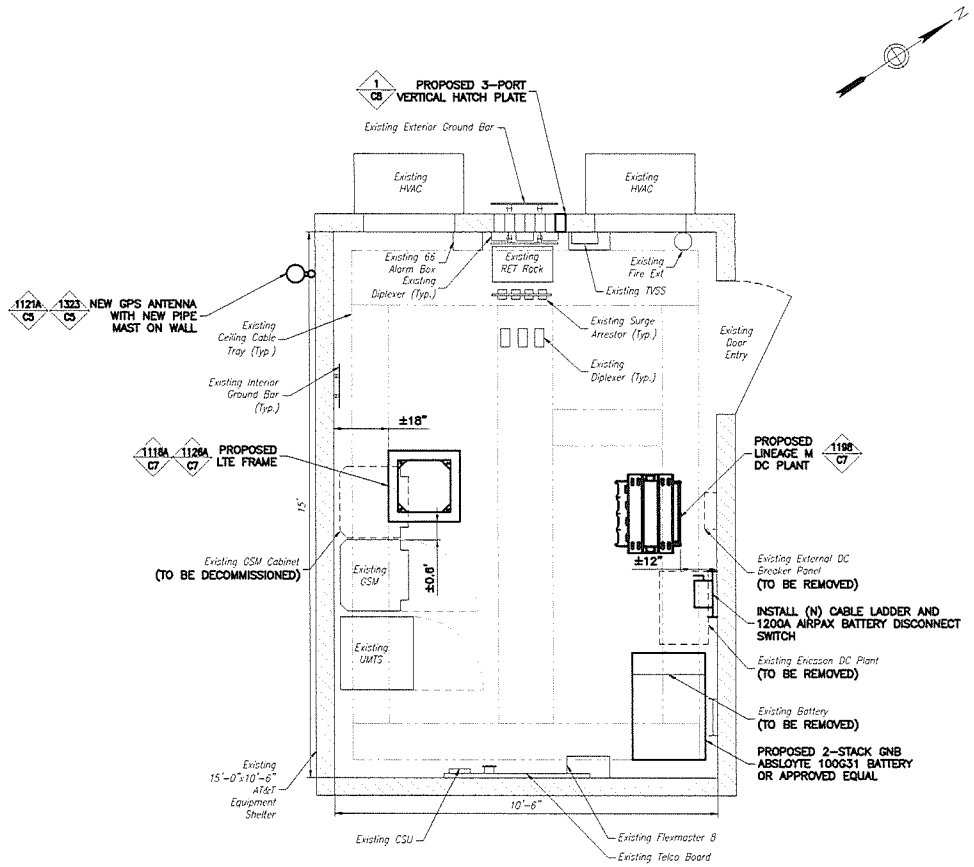
JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C2	2

LTE SCOPE OF WORK (PROVIDED BY BECHTEL) - "L4-VA0269-TOWN OF BERRYVILLE WC927-FEED-TELECORE" DATED 08/31/2012:

1. INSTALL CROSS SECTOR REDUNDANCY FEATURE. COORDINATE INSTALLATION WITH 2C LTE OVERLAY SCOPE PRIOR TO INSTALLATION.
2. INSTALL NEW A-4', B-8', G-8' COMMSCOPE LTE ANTENNAS ON NEW MAST (3 TOTAL)
3. INSTALL (2) 25 FT JUMPERS FROM LTE ANTENNA TO RRH (6 TOTAL)
4. INSTALL (2) MALE DC STOPS ON LTE ANTENNA (6 TOTAL)
5. INSTALL RET CABLING (1 M - QTY 3, 5M - QTY 6)
6. INSTALL UNISTRUT FRAME MOUNT FOR RRH
7. PREP FOR (2) RRH'S PER SECTOR (6 TOTAL)
8. INSTALL NEW RRH PER SECTOR (3 TOTAL)
9. INSTALL (1) GROUND BAR AT SECTOR MOUNT (3 TOTAL)
10. INSTALL NEW JUNCTION BOX PER SECTOR (3 TOTAL)
11. INSTALL (3) FIBER JUMPERS FROM DOME TO RRH (10M EACH)
12. INSTALL (3) DC CIRCUIT FROM DOME TO RRH (45 LF)
13. INSTALL (1) NEW RAYCAP DOME SURGE PROTECTION
14. INSTALL 12 PAIR FIBER TRUNK (75M)
15. INSTALL (2) DC BUNDLES (230FT X2 = 460')
16. INSTALL (2) NEW GROUND BARS ON LTE FRAME
17. INSTALL (1) NEW FIBER TRAY IN NEW CCI RACK
18. INSTALL (1) NEW RAYCAP DC-6 SURGE IN NEW CCI RACK
19. INSTALL (2) BBU IN NEW CCI RACK
20. REMOVE THE OLD BATTERIES & DISCONNECT
21. REMOVE THE POWER PLANT AND BREAKER PANEL
22. REMOVE EXTERNAL DC BREAKER PANEL
23. INSTALL (2) STRINGS OF ABSOLYTE 100G31 BATTERIES OR EQUIVALENT (STACKED)
24. INSTALL (1) 1200A BATTERY DISCONNECT
25. INSTALL (1) LINEAGE-M DC PLANT WITH (7) RECTIFIERS & (4) -48VDC CONVERTERS
26. REUSE (6) EXISTING 20A AC BREAKERS AND WIRING FOR NEW LINEAGE DC PLANT
27. INSTALL (1) NEW 20A AC BREAKER WITH 2 #10 AWG FOR RECTIFIER #7
28. INSTALL (1) 1 1/2" NON METALLIC CONDUIT FOR AC POWER FROM NEW POWER PLANT TO EXISTING WIRE THROUGH. (5 FT)
29. INSTALL (1) CIRCUIT, #8 AWG AC CONDUCTORS FROM PP TO AC PANEL FOR NEW (1) RECTIFIERS, 20'X2= 40 LF
30. INSTALL (6) NEW 15A BREAKERS FOR SECTORS / RRHs
31. INSTALL (2) NEW 20A BREAKERS FOR THE BBUs VERSION S.
32. INSTALL (6) NEW #12 AWG FROM PP TO LTE DC-6- 6X30'=180'
33. INSTALL (2) NEW #12 AWG FROM PP TO LTE BBU- 2X30'=60'
34. INSTALL (1) GPS ANTENNA MOUNT WITH MAST PIPE AND SURGE ARRESTOR
35. INSTALL 1/2" COAX FOR NEW GPS (30)
36. INSTALL GPS ALARM CABLE, 25'
37. INSTALL CAT 5 4-PAIR ALARM, TOP (15'), DC-6 (25') FOR TOTAL OF 40'
38. INSTALL 1" FLEX NON METALLIC DC-2 TO RRH (30 FT TOTAL)
39. INSTALL HYDROGEN ALARM
40. INSTALL (1) 250A DC BREAKER FOR EXISTING GSM
41. INSTALL (3) 150A DC BREAKER FOR EXISTING UMTS
42. INSTALL (2) 4/0 DC CABLE FROM LINEAGE POWER PLANT TO GSM, 4X20'=80'
43. INSTALL (6) 1/0 DC CABLE FROM LINEAGE POWER PLANT TO UMTS, 6X25'=150'
44. INSTALL (1) 10A DC BREAKER FOR RETS
45. INSTALL (2) 50A DC BREAKER FOR TELCO
46. REQUIRE MPE STUDY
47. INSTALL 3 PORT HATCH PLATE
48. CRANE REQUIRED
49. (3) ALL EQUIPMENT VISIBLE FROM THE GROUND WILL BE PAINTED TO MATCH THE TANK COLOR.
50. INSTALL STEALTH COVER FOR RRH'S, IF REQUIRED
51. REMOVE (3) RUNS OF EXISTING BUTTERFLY CLAMPS AND REPLACE WITH STACKABLE SNAP-IN
52. INSTALL ALARM CABLE-25 PAIR FROM BBU TO 66 BLOCK-40'
53. CONSOLIDATE EXISTING GSM CABINETS INTO (1) CABINET.
54. DECOMMISSION (1) EXISTING GSM CABINET.
55. REMOVE EXISTING (1) 250A-3P AND DC CABLING FROM GSM CABINET TO (E) POWER PLANT.

2C LTE OVERLAY SCOPE OF WORK (PROVIDED BY BECHTEL):

1. INSTALL (3 TOTAL) 2100 TWIN RRHs ON (3) EXISTING H-FRAMES.
2. INSTALL 1" LIQUIDTIGHT NON-METALLIC CONDUIT FROM DOME TO JUNCTION BOX FOR DC POWER AND FIBER RUNS (1 PER SECTOR) (3x10'=30' TOTAL)
3. INSTALL 1" LIQUIDTIGHT NON-METALLIC CONDUIT FROM JUNCTION BOX TO RRH (2 PER SECTOR), ONE FOR FIBER AND ONE FOR DC CABLE (2x3x5'=30' TOTAL)
4. INSTALL NEW (3 TOTAL) PAIR FIBER CABLES FROM DOME THROUGH JUNCTION BOX TO 2100 TWIN RRH (1 PAIR PER SECTOR) (A - 3M, B - 3M, G - 3M)
5. INSTALL (3 SETS) DC CABLE (#8 SHIELDED) FROM DOME THROUGH JUNCTION BOX TO 2100 TWIN RRH (1 SET PER SECTOR) (3x5'=15' TOTAL)
6. INSTALL (6 TOTAL) JUMPERS TOPSIDE FROM 2100 TWIN RRH TO LTE ANTENNA (2 PER SECTOR - 25' EACH)
7. INSTALL (6) NEW 10M RET CABLES FROM LTE ANTENNAS TO UMTS/GSM ANTENNAS.
8. REMOVE GROUND SIDE RAYCAP SURGE PROTECTION (DC6). MOVE THE INTERNAL LOOP - BACK PLUG TO ACCOMMODATE THE 2100 TWIN RRH, AND RE-INSTALL.
9. INSTALL NEW (1) #6 AWG GROUND CONDUCTOR FOR 2100 TWIN RRHs TO EXISTING SECTOR GROUND BAR ON TOWER.
10. PAINT JUMPERS TO MATCH EXISTING - MAY BE REQUIRED
11. BBY DLIVERY, ALU INSTALL
12. ALARMING AS REQUIRED
13. PRE/POST FIBER TESTING
14. PIM TESTING (4 WATT GEAR)
15. SWEEP TESTING



EQUIPMENT LAYOUT

GRAPHIC SCALE
(IN FEET)

SCALE: 1" = 2' FOR 24"X36" DRAWINGS
DO NOT SCALE 11"X17" DRAWINGS

ETC TRIGGERS:

1. DRILLING INTO THE FLOOR FOR NEW LTE RACK
2. NEW HATCH PLATE IN SHELTER WALL
3. TRENCHING FOR 4" PVC CONDUITS

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JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
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HANOVER, MD 21076

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0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

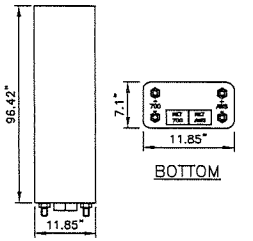
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTE — PROFESSIONAL ENGINEER — VA LICENSE NO. 032370

AT&T LTE PROJECT

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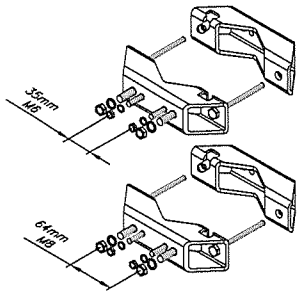
SCOPE OF WORK AND EQUIPMENT LAYOUT

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C3	3



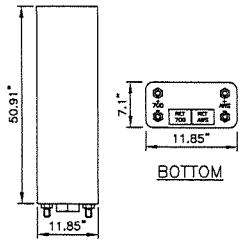
MODEL: SBNH-1D6565C

SECTOR – 1
ANTENNA DETAIL 01
NTS



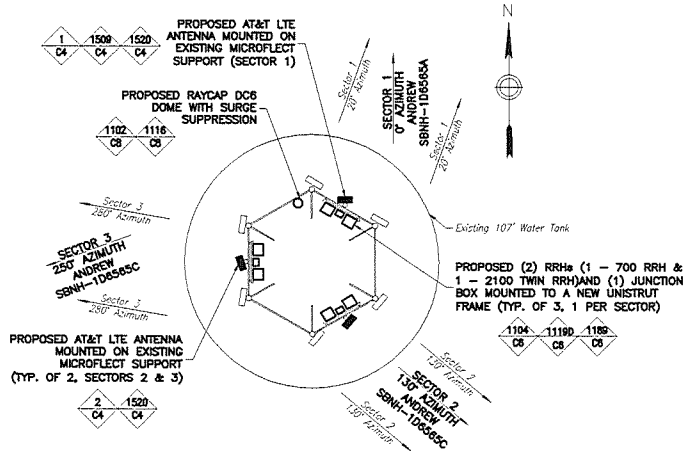
2x738 546
KATHREIN MOUNTING KIT

DETAIL 1509
NTS

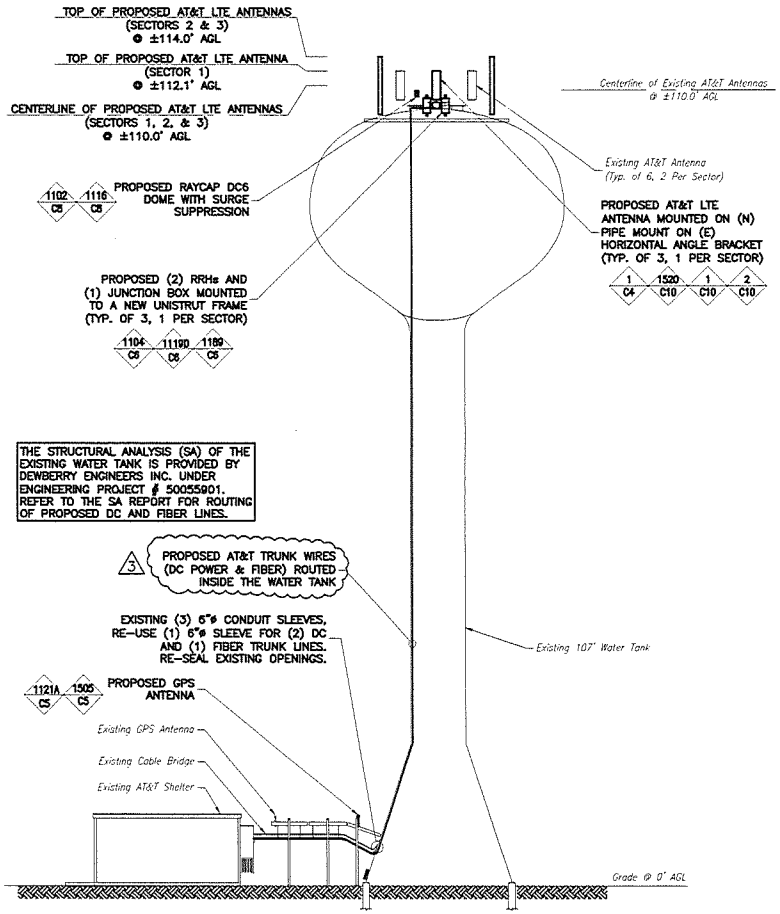


MODEL: SBNH-1D6565A

SECTOR – 2
ANTENNA DETAIL 02
NTS



PROPOSED ANTENNA MOUNTING
AND ORIENTATION DETAIL 03
NOT TO SCALE



ELEVATION VIEW

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)

SCALE: 1" = 10' FOR 24"X36" DRAWINGS
DO NOT SCALE 11"X17" DRAWINGS

NOTE:

1. THE STRUCTURAL ANALYSIS (SA) OF THE EXISTING WATER TANK IS PROVIDED BY DEWBERRY ENGINEERS, INC. PROJECT NO. 50055901. PROPOSED POWER AND FIBER LINES SHALL BE ROUTED IN ACCORDANCE WITH SA REPORT.

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SITE NAME: TOWN OF BERRYVILLE - WC927
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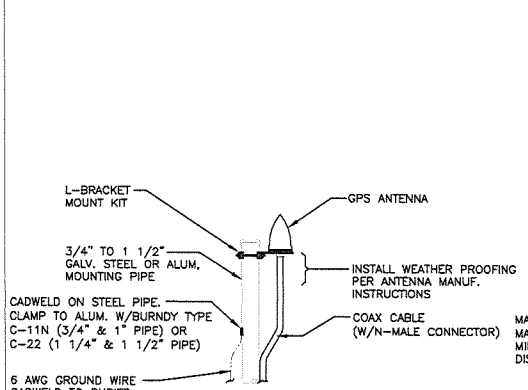
SEAL: COMMONWEALTH OF VIRGINIA
NICK S. BERTE
PROFESSIONAL ENGINEER
VA DEPARTMENT OF [illegible] 42370

AT&T LTE PROJECT

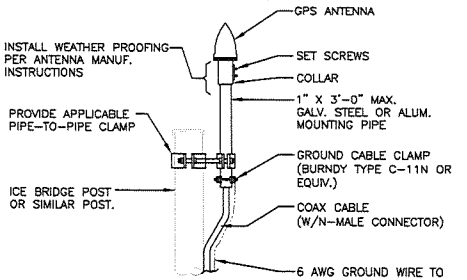
at&t Mobility

ANTENNA DETAILS AND ELEVATION VIEW

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C4	2



ELEVATION
(L-BRACKET MOUNT)



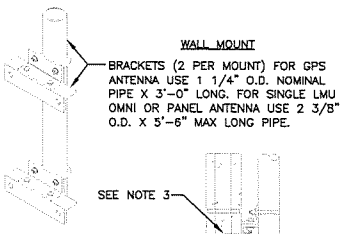
ELEVATION
(COLLAR MOUNT)

NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

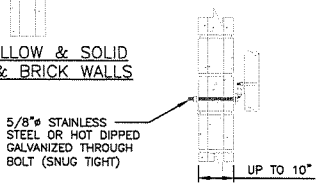
LTE-GPS ANTENNA
PIPE & L-BRACKET MOUNT

DETAIL 1121A
NTS



FOR HOLLOW & SOLID
BLOCK & BRICK WALLS

FOR SOLID
CONCRETE WALLS



FOR HOLLOW BLOCK
WALLS UP TO 10" THICK

NOTES:

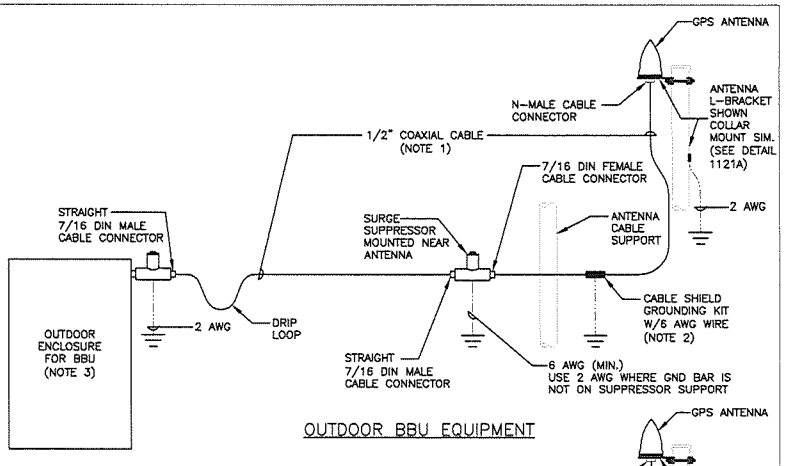
1. THIS DETAIL CAN ALSO BE USED TO MOUNT THE GPS OR LMU ANTENNAS INDIVIDUALLY TO A WALL.
2. THE WEIGHT OF THE ANTENNA MOUNT IS 70 LBS (INCLUDES 5'-6" LENGTH OF PIPE).
3. (4) 1/2"ø HILTI HIT HY 70 HAS 316 STAINLESS STEEL OR EQUIV. STAINLESS STEEL W/3 3/8" MIN EMBEDMENT. INSTALL (1 ANCHOR PER BRICK/BLOCK. MINIMUM EDGE DISTANCE OF 2 BRICK/BLOCK OR 16" (WHICHEVER IS LESS) FROM EDGE OF STRUCTURE.

ANCHOR TABLE

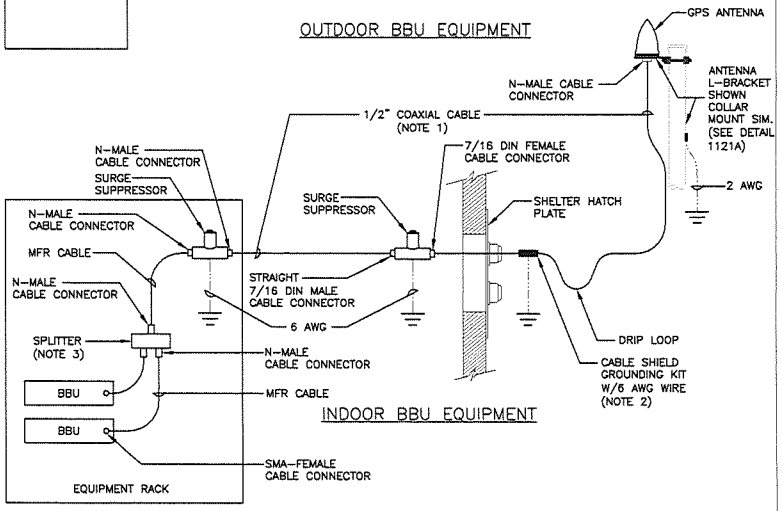
SOLID CONCRETE WALLS (UNCRACKED)	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW CONCRETE BLOCK	HILTI HY 70 (INJECTION W/SCREEN TUBE)
SOLID BLOCK	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW AND SOLID BLOCK	HILTI HY 70 (INJECTION W/SCREEN TUBE)

GPS OR LMU ANTENNA WALL MOUNT

DETAIL 1323 ⚠
NTS



OUTDOOR BBU EQUIPMENT



INDOOR BBU EQUIPMENT

NOTES:

1. MAXIMUM COMBINED LENGTH OF LDF4 COAXIAL CABLE IS 320 FEET WHEN USING A 26dB GAIN GPS ANTENNA. USE A 40dB GAIN ANTENNA FOR CABLE LENGTH GREATER THAN 320 FEET TO A MAXIMUM OF 450 FEET.
2. INSTALL CABLE SHIELD GROUNDING KIT APPROXIMATELY 3 FEET FROM THE SURGE SUPPRESSOR. WHEN THE CABLE EXCEEDS 60 FEET, INSTALL A GROUNDING KIT AT BOTH THE SURGE SUPPRESSOR AND THE GPS ANTENNA AND AT APPROXIMATELY 100 FOOT INTERVALS.
3. PROVIDE SIGNAL SPLITTER WHEN TWO BBUs ARE USED.

LTE GPS ANTENNA CONNECTION
FOR ALCATEL-LUCENT

DETAIL 1505
NTS

BECHTEL COMMUNICATIONS
9200 BERGER ROAD
COLUMBIA, MD 21046

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SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

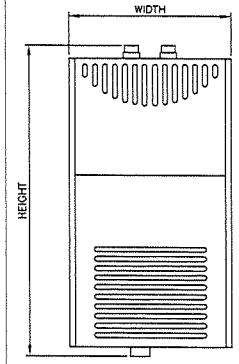
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA LICENSE NO. 42370

AT&T LTE PROJECT

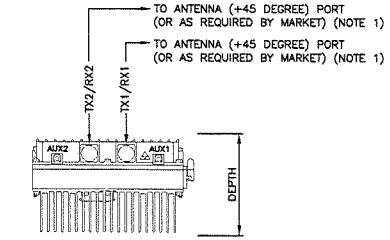
at&t Mobility

GPS ANTENNA DETAILS

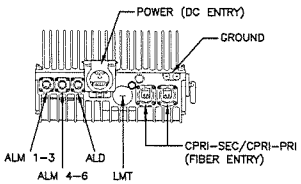
JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C5	0



RRH FRONT VIEW



RRH TOP VIEW



RRH BOTTOM VIEW

SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT	WEIGHT W/O BRACKET
RRH 1900 MHz 2X60W (WITH SOLAR SHIELD)	11.22"	7.09"	20.08"	43 LBS.
RRH 1900 MHz 2X60W (WITHOUT SOLAR SHIELD)	10.55"	7.61"	19.68"	42 LBS.

NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET AND CONNECTORS.

MINIMUM CLEARANCE TABLE

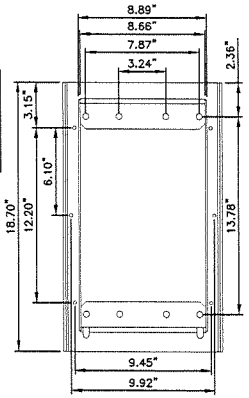
RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2.76"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	20"	CONDUIT ROUTING

NOTE:

1. USE 1/2" COAXIAL CABLE W/7/16 DIN MALE CONNECTORS ON BOTH ENDS.

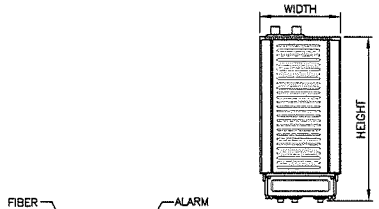
ALCATEL-LUCENT 2x60W 1900MHz
REMOTE RADIO HEAD (RRH)

DETAIL 1701 NTS

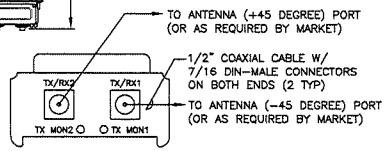


DRILL PATTERN FOR
WALL MOUNT BRACKET

BRACKET WEIGHT = 9 LBS.



RRH BOTTOM VIEW



RRH TOP VIEW

SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	12.2"	10.8"	21"	51 LBS.
RRH AWS 2X40 (80W)	12"	9"	25"	43 LBS. (W/O SOLAR SHIELD)

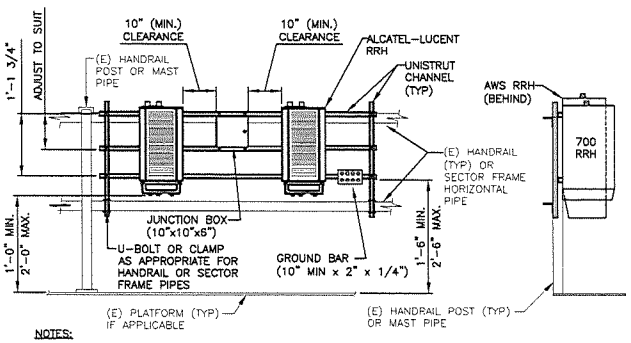
NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH)

DETAIL 1104 NTS

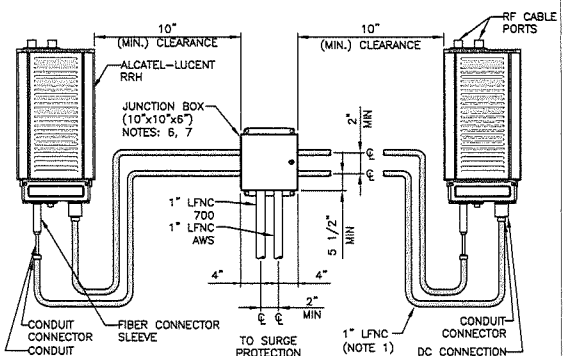


NOTES:

1. ALCATEL-LUCENT (ALU) VIA AT&T SUPPLIES THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALU INSTALLS RRH AND MAKES CABLE TERMINATIONS.
2. CHANNEL AND MOUNTING HARDWARE SHALL HAVE HOT-DIPPED GALVANIZED FINISH.
3. MOUNT RRH TO UNISTRUT WITH 3/8"ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS. TYPICAL FOUR PER BRACKET. SUBCONTRACTOR SHALL SUPPLY.
4. MOUNT JUNCTION BOX WITH FOUR (4) 1/4"ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS.
5. NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.

HANDRAIL/SECTOR FRAME MOUNTING FOR LTE
REMOTE RADIO HEADS (RRH) AND
JUNCTION BOX

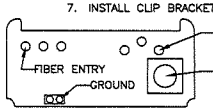
DETAIL 1119D NTS



ELEVATION

NOTES:

1. ALCATEL-LUCENT (ALU) VIA AT&T SUPPLIES AND INSTALLS THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALU MAKES ALL CABLE TERMINATION TO RRH's.
2. FOR SPECIFIC MOUNTING INSTRUCTION, SEE MOUNTING DETAIL.
3. ENSURE MINIMUM 10" CLEARANCE ON EITHER SIDE OF JUNCTION BOX FOR ROUTING OF CONDUITS.
4. RRH AND JUNCTION BOX LAYOUT MAY VARY ON A SITE-BY-SITE BASIS.
5. NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.
6. JUNCTION BOX SIZED FOR MINIMUM BEND RADIUS OF CABLES.
7. INSTALL CLIP BRACKETS IN JUNCTION BOX TO COIL EXCESS CABLE.



BOTTOM VIEW

ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH) AND
JUNCTION BOX

DETAIL 1189 NTS

BECHTEL COMMUNICATIONS
9200 BERGER ROAD
COLUMBIA, MD 21046

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Dewberry Engineers Inc.
CAST DATE BUSINESS CENTER
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NEW JERSEY 08054
PHONE: 856.802.0043
FAX: 856.802.0648

JOB # 50055901

SITE NAME: TOWN OF
BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	04/11/13	IFC - LTE AND 2C LTE OVERLAY	LMP	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

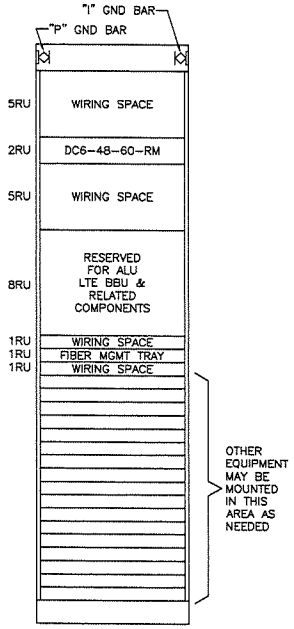
SEAL: COMMONWEALTH OF VIRGINIA
NICK S. BERTOS
PROFESSIONAL ENGINEER
VA LICENSE NO. 042370

AT&T
LTE PROJECT

at&t

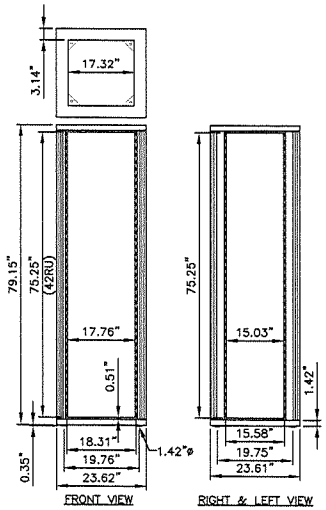
RRH AND DISTRIBUTION BOX DETAILS

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C6	1



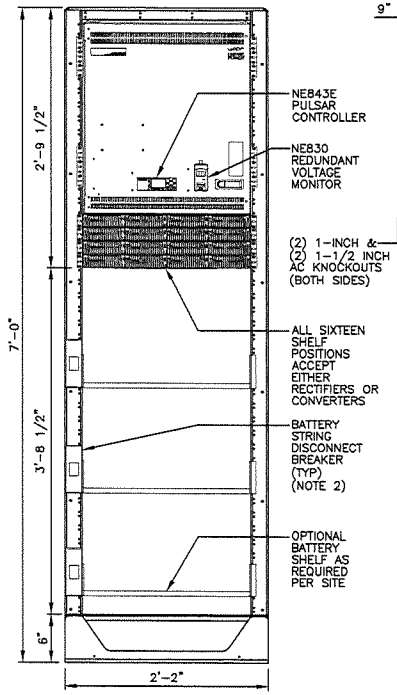
RACK LAYOUT FOR LTE EQUIPMENT WITH SURGE SUPPRESSORS AND WITHOUT CONVERTER

DETAIL 1118A NTS

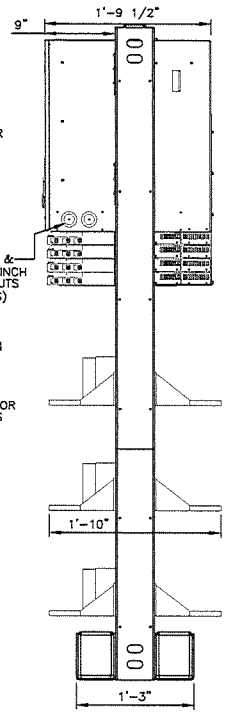


INDOOR FOUR-POST 19" RACK

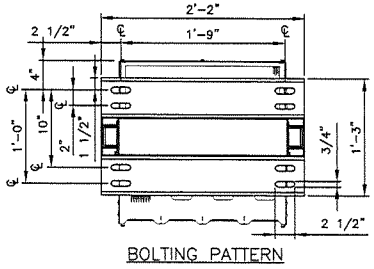
DETAIL 1126A NTS



FRONT VIEW



SIDE VIEW



BOLTING PATTERN

GE/INFINITY-M DC POWER SYSTEM IN FULL HEIGHT RACK

DETAIL 1198 NTS 1

WEIGHT:
FRAME W/DC POWER SYSTEM AND W/O BATTERIES = 435lbs

BATTERY SHELF (W/(4) 155AH BATTERIES = APPROXIMATELY 500lbs PER SHELF

CLEARANCE:
FRONT = 36"
REAR = 6"
SIDES = 2"

NOTES:

1. GE/LINEAGE FLOOR ANCHOR KIT (847135688) MAY BE USED UNLESS LOCAL REQUIREMENTS GOVERN.
2. DISCONNECT MAY BE MOUNTED TO EITHER SIDE OF TRAY OR DIRECTLY TO FRAMEWORK
3. PER MANUFACTURER, FRAME IS SEISMIC COMPLIANT UP TO 3 BATTERY SHELVES.

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PHONE: 856.802.0043
FAX: 856.802.3649

JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

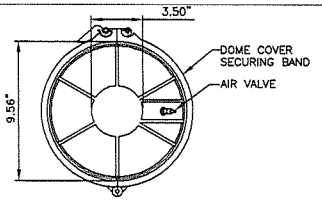
SEAL: COMMONWEALTH OF VIRGINIA
NICK S. BERTE
PROFESSIONAL ENGINEER
VA DIGITAL SIGNATURE 22370

AT&T LTE PROJECT

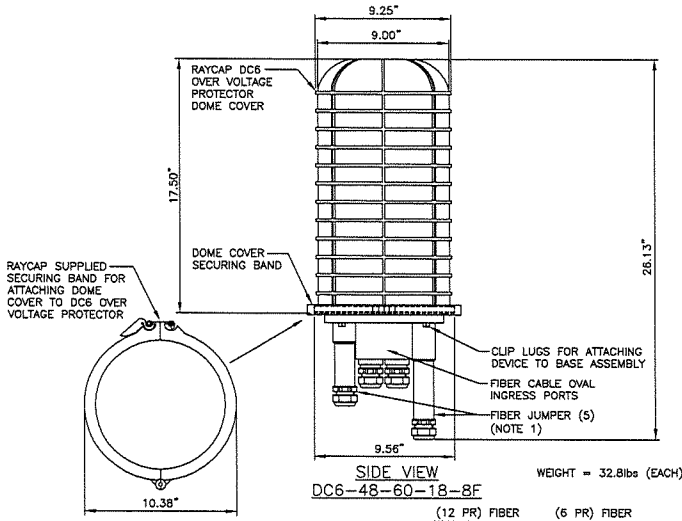
at&t Mobility

EQUIPMENT CABINET DETAILS

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-C7	0

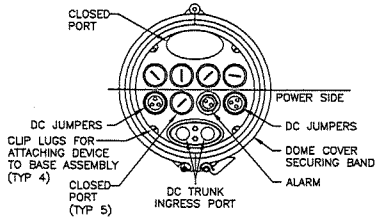


TOP VIEW

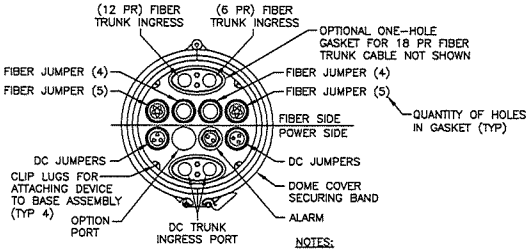


SIDE VIEW
DC6-48-60-18-8F

WEIGHT = 32.8lbs (EACH)



BOTTOM VIEW
DC6-48-60-0-8F



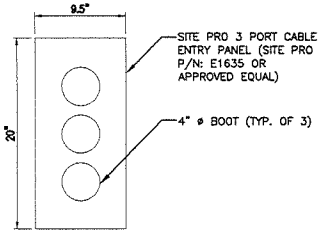
BOTTOM VIEW
DC6-48-60-18-8F

NOTES:

1. REMOVE CABLE SEALING GLAND AND INSTALL M32x1.5 METRIC-TO-1" NPT ADAPTER (COOPER CROUSE-HINES P/N CAP 740 994 OR EQUIVALENT MFR) WHEN CONNECTING CONDUIT TO OVP.

RAYCAP DC6-48-60-18-8F AND
RAYCAP DC6-48-60-0-8F
DC POWER OVER VOLTAGE PROTECTOR (OVP)

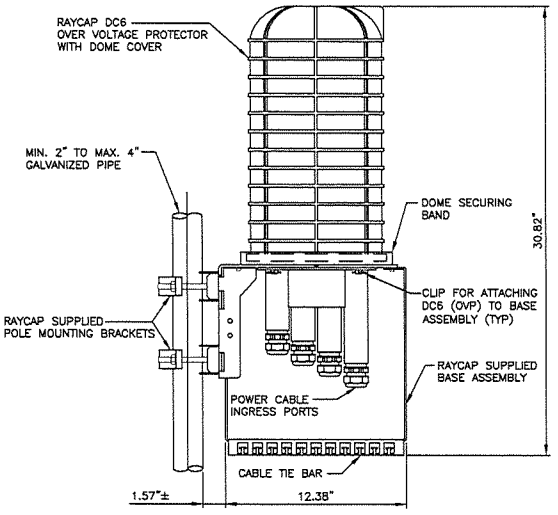
DETAIL 1102 NTS ⚠2



NOTES:

1. UTILIZE DUCT SEAL FOR SEALING ENTRY PORT PANEL (SITE PRO P/N: EPD1 OR APPROVED EQUAL)

ENTRY PORT PANEL DETAIL 1 —
NOT TO SCALE



NOTES:

1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

RAYCAP DC6-48-60-18-8F
DC POWER OVER VOLTAGE PROTECTOR (OVP)
POLE MOUNT BASE ASSEMBLY

DETAIL 1116 NTS ⚠1

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JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility

7150 STANDARD DRIVE
HANOVER, MD 21076

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0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

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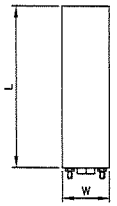
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTE — PROFESSIONAL ENGINEER — VA LICENSE NO. 042370

AT&T LTE PROJECT

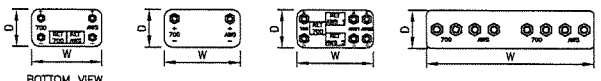
at&t Mobility

RAYCAP DC6, CONDUIT AND HATCH PLATE DETAILS

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- C8	1



FRONT



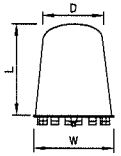
BOTTOM VIEW ITEMS 1 THROUGH 10 & 12 THROUGH 30

BOTTOM VIEW ITEM 36

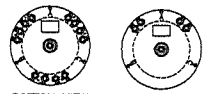
BOTTOM VIEW ITEM 37

BOTTOM VIEW ITEM 11

BOTTOM



FRONT



BOTTOM VIEW ITEMS 32 & 33

BOTTOM VIEW ITEMS 34 & 35

BOTTOM

SECTORS 2 & 3

ITEM#	MANUFACTURER	MODEL	BAND	FREQUENCIES, MHZ	POLARIZATION	RET	L, IN	W, IN	D, IN	WEIGHT, LB
1	ANDREW	DBXNH-6565A-R2M	DUAL	698-896 1710-2180	DUAL	INSTALLED	50.8	11.9	7.1	34.2
2	ANDREW	DBXNH-6565B-R2M	DUAL	698-896 1710-2180	DUAL	INSTALLED	72.7	11.9	7.1	46.3
3	ANDREW	DBXNH-8585A-R2M	DUAL	698-896 1710-2180	DUAL	INSTALLED	51.1	11.9	7.1	32.0
4	ANDREW	DBXNH-8585B-R2M	DUAL	698-896 1710-2180	DUAL	INSTALLED	72.8	11.9	7.1	46.2
5	ANDREW	SBNH-1D8585C	DUAL	698-896 1710-2180	DUAL	INSTALLED	96.4	11.9	7.1	57.3
6	ANDREW	SBNH-1D6565C	DUAL	698-896 1710-2180	DUAL	INSTALLED	96.4	11.9	7.1	60.8
7	ANDREW	SBNH-1D6565B	DUAL	698-896 1710-2180	DUAL	INSTALLED	72.7	11.9	7.1	47.4
8	ANDREW	SBNH-1D8585B	DUAL	698-896 1710-2180	DUAL	INSTALLED	72.8	11.9	7.1	45.0
9	ANDREW	SBNH-1D4545A	DUAL	698-896 1710-2180	DUAL	INSTALLED	56.7	16.2	7.1	39.7
10	ANDREW	SBNH-1D6565A	DUAL	698-896 1710-2180	DUAL	INSTALLED	50.9	11.9	7.1	38.4
11	ARGUS	2UNPX203.6R2	DUAL	698-894 1710-2170	DUAL	INSTALLED	68.7	22.2	5.0	66.1
12	KATHREIN	800-10765 K	DUAL	698-894 1710-2170	DUAL	INSTALLED	75.5	11.8	6.0	51.8
13	KATHREIN	800-10721 K	DUAL	698-894 1710-2170	DUAL	INSTALLED	54.9	11.8	6.0	45.2
14	KATHREIN	800-10764 K	DUAL	698-894 1710-2170	DUAL	INSTALLED	55.2	11.8	6.0	40.8
15	KATHREIN	800-10722 K	DUAL	698-894 1710-2170	DUAL	INSTALLED	72.0	11.8	6.0	57.2
16	KATHREIN	800-10766 K	DUAL	698-894 1710-2170	DUAL	INSTALLED	96.0	11.8	6.0	58.4
17	KATHREIN	800-10723 K	DUAL	698-894 1710-2170	DUAL	INSTALLED	93.2	11.8	6.0	68.3
18	KATHREIN	840-10525	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	22.8	10.3	5.5	15.9
19	KMW	AM-X-CD-14-65-00T-RET	DUAL	698-894 1710-2170	DUAL	INSTALLED	48.0	11.8	5.9	36.4

SECTOR 1

ITEM#	MANUFACTURER	MODEL	BAND	FREQUENCIES, MHZ	POLARIZATION	RET	L, IN	W, IN	D, IN	WEIGHT, LB
20	KMW	AM-X-CD-16-65-00T-RET	DUAL	698-894 1710-2170	DUAL	INSTALLED	72.0	11.8	5.9	48.5
21	KMW	AM-X-CD-17-65-00T-RET	DUAL	698-894 1710-2170	DUAL	INSTALLED	96.0	11.8	6.0	59.5
22	KMW	AM-X-CD-15-85-00T-RET	DUAL	698-894 1710-2170	DUAL	INSTALLED	72.0	11.8	6.0	48.5
23	KMW	ET-X-CH-45-16-45-18-iR-AT	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	68.0	15.7	7.1	46.3
24	POWERWAVE	P65-15-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	51.0	12.0	6.0	30.0
25	POWERWAVE	P65-16-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	72.0	12.0	6.0	53.0
26	POWERWAVE	P65-17-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	96.0	12.0	6.0	59.0
27	POWERWAVE	P90-14-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	48.0	12.0	7.3	30.0
28	POWERWAVE	P90-15-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	72.0	12.0	7.3	24.0
29	POWERWAVE	P90-16-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	96.0	12.0	6.0	27.0
30	POWERWAVE	P45-16-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	54.0	17.4	6.5	45.0
31	POWERWAVE	P65E-17-XLH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	96.0	12.0	6.0	59.0
32	KATHREIN	840-10515	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	24.0	16.0	13.9	50.0
33	KATHREIN	840-10516	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	24.0	16.0	13.9	50.0
34	KATHREIN	840-10510	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	24.0	16.0	13.9	45.0
35	KATHREIN	840-10511	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	24.0	16.0	13.9	45.0
36	KMW	FX-X-CD-65-12-65-14-00T-ST	DUAL	698-894 1710-2170	DUAL	COMPATIBLE	24.0	11.8	6.0	15.4
37	POWERWAVE	P65-16-XLHH-RR	DUAL	698-894 1710-2170	DUAL	INSTALLED	72.0	12.0	5.0	57.0

NOTE: ANDREW IS A BRAND OF COMMSCOPE.

LTE/UMTS/GSM DUAL BAND
DUAL POLARIZATION ANTENNA (TYP)

DETAIL NTS 1500 — 2

BECHTEL COMMUNICATIONS
9200 BERGER ROAD
COLUMBIA, MD 21046

Dewberry®
Dewberry Engineers Inc.
JOB # 50055901

SITE NAME: TOWN OF BERRYVILLE - WC927
SITE ID NUMBER: 3405

201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

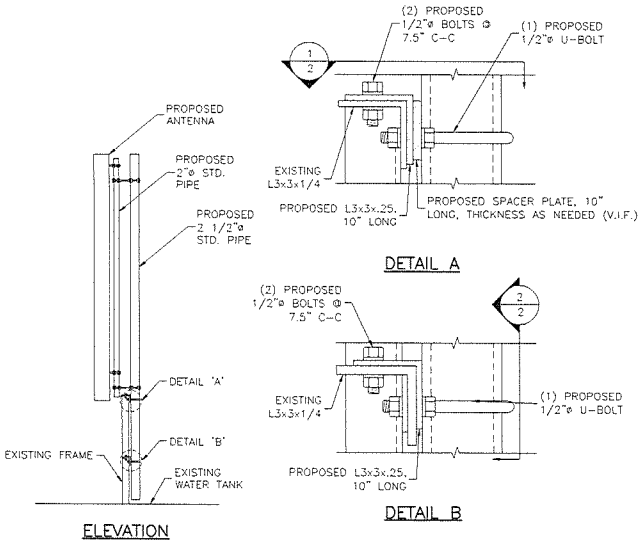
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA DIRECTORY NO. 042370

AT&T LTE PROJECT

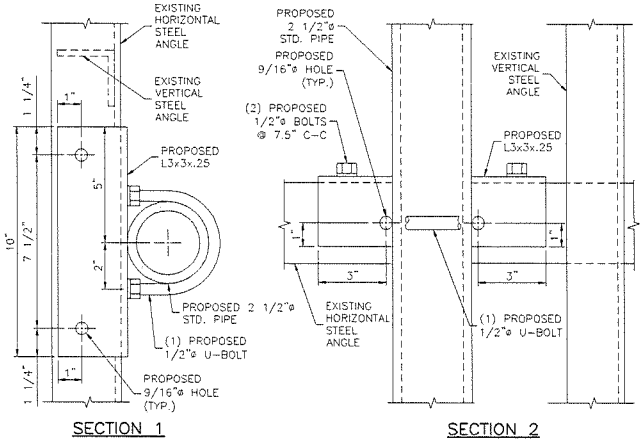
at&t Mobility

LTE/UMTS/GSM DUAL BAND DUAL POLARIZATION ANTENNA (TYP.)

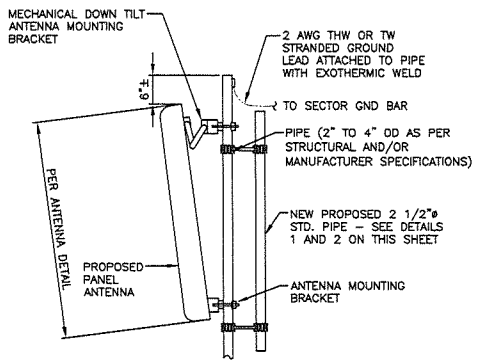
JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-C9	0



ID#3405 MOUNT DETAILS — 1
NOT TO SCALE



ID#3405 MOUNT DETAILS — 2
NOT TO SCALE



ANTENNA MOUNTING DETAIL

DETAIL — 1520-BAWA — ⚠1
NTS

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9200 BERGER ROAD
COLUMBIA, MD 21046

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7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	03/01/13	PLAN CHECK	LMR	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTE — PROFESSIONAL ENGINEER — VA LICENSE NO. 042370

AT&T LTE PROJECT

at&t Mobility

ANTENNA MOUNTING DETAILS

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-C10	1

ELECTRICAL GENERAL NOTES

A. GENERAL

1. EXAMINE THE SITE CONDITIONS VERY CAREFULLY AND THE SCOPE OF PROPOSED WORK TOGETHER WITH THE WORK OF ALL OTHER TRADES AND INCLUDE IN THE BID ALL COSTS FOR WORK SUCH AS EQUIPMENT AND WIRING MADE NECESSARY TO ACCOMMODATE THE ELECTRICAL SYSTEMS SHOWN AND SYSTEMS OF OTHER TRADES.
2. SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PREPARED UNDER THIS CONTRACT.
3. PERFORM DETAILED VERIFICATION OF WORK PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND COMMENCING CONSTRUCTION. ISSUE A WRITTEN NOTICE TO THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS TO SCHEDULE ALL INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS TO PERFORM THE WORK.
5. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, INSURANCE AND SERVICES TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PRESENT IT AS FULLY OPERATIONAL TO THE SATISFACTION OF THE OWNER.
6. CARRY OUT ALL WORK IN ACCORDANCE WITH ALL GOVERNING LOCAL, COUNTY, STATE, AND NATIONAL CODES AND O.S.H.A.
7. THE CONSTRUCTION MANAGER WILL COORDINATE POWER AND TELCO WORK WITH THE LOCAL UTILITY COMPANY AS IT MAY APPLY TO THIS SITE. ALL WORK IS TO COMPLY WITH THE RULES AND REGULATIONS OF THE UTILITIES INVOLVED.
8. FABRICATION AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM SHALL BE DONE WITH FIRST CLASS WORKMANSHIP PER NECA STANDARD 1-2000 BY QUALIFIED PERSONNEL, LICENSED AND EXPERIENCED IN SUCH WORK AND SHALL SCHEDULE THE WORK IN AN ORDERLY MANNER SO AS TO NOT IMPEDE THE PROGRESS OF THE PROJECT.
9. DURING PROGRESS OF THE WORK, MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF THE ELECTRIC SYSTEMS, LOCATING EACH CIRCUIT PRECISELY AND DIMENSIONING EQUIPMENT, CONDUIT AND CABLE LOCATIONS. UPON COMPLETION OF THE INSTALLATION, TRANSFER ALL RECORD DATA TO RED LINE PRINTS OF THE ORIGINAL DRAWINGS AND SUBMIT THESE DRAWINGS AS RECORD DRAWINGS TO THE CONSTRUCTION MANAGER.
10. THE COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR REQUESTING CONNECTION OF COMMERCIAL POWER FROM THE POWER COMPANY.
12. THE CONTRACTOR SHALL NOTIFY MISS UTILITY A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.

B. BASIC MATERIALS AND METHODS

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE EDITION OF THE NEC ACCEPTED BY THE LOCAL JURISDICTION AND TO THE APPLICABLE LOCAL CODES AND REGULATIONS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. MATERIALS AND EQUIPMENT SHALL BE THE STANDARD PRODUCTS OF MANUFACTURER'S CURRENT DESIGN. ANY FIRST-CLASS PRODUCT MADE BY A REPUTABLE MANUFACTURER MAY BE USED PROVIDING IT CONFORMS TO THE CONTRACT REQUIREMENTS AND MEET THE APPROVAL OF THE CONSULTANT AND OWNER.
3. ARRANGE CONDUIT, WIRING, EQUIPMENT, AND OTHER WORK GENERALLY AS SHOWN, PROVIDING ALL APPROPRIATE CLEARANCE AND ACCESS. CAREFULLY EXAMINE ALL CONTRACT DRAWINGS AND FIT THE WORK IN EACH LOCATION WITHOUT SUBSTANTIAL ALTERATION. WHERE DEPARTURES ARE PROPOSED BECAUSE OF FIELD CONDITIONS OR OTHER CAUSES PREPARE AND SUBMIT DETAILED DRAWINGS FOR ACCEPTANCE.
4. THE CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ALL OFFSETS, BENDS, FITTINGS, AND ACCESSORIES ARE NOT SHOWN. PROVIDE ALL SUCH ITEMS AS MAY BE REQUIRED TO FIT THE WORK TO THE CONDITIONS.
5. MAINTAIN ALL CLEARANCES AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC).

C. CONDUCTORS AND CONNECTORS

1. UNLESS NOTED OTHERWISE, ALL CONDUCTORS SHALL BE COPPER, MINIMUM SIZE #12 AWG WITH THERMOPLASTIC INSULATION CONFORMING TO NEMA WC5 OR CROSS-LINKED POLYETHYLENE INSULATION CONFORMING TO NEMA WC7 (TYPES THHN OR THWN). INSULATION SHALL BE RATED FOR 90°C. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH THE NEC.
2. ALL CONDUCTORS USED FOR CIRCUIT GROUNDING SHALL BE COPPER AND SHALL HAVE GREEN INSULATION.
3. FOR COPPER CONDUCTORS #6 AWG AND SMALLER, USE 3M SCOTCH LOK OR T&B STA-KON COMPRESSION TYPE CONNECTORS WITH INTEGRAL OR SEPARATE INSULATION CAPS. FOR COPPER CONDUCTORS LARGER THAN #6 AWG, USE SOLDERLESS IDENT HEX SCREW OR BOLT TYPE PRESSURE CONNECTORS OR DOUBLE COMPRESSION C-CLAMP CONNECTORS, UNLESS NOTED OTHERWISE ON DRAWINGS.
4. UNLESS NOTED OTHERWISE ALL LUGS SHALL BE TIN PLATED COPPER, TWO-HOLE LONG BARREL COMPRESSION TYPE.
5. CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES. SPLICES ARE NOT ACCEPTABLE. IF SPLICES ARE UNAVOIDABLE, PRIOR APPROVAL FROM AT&T'S REPRESENTATIVE MUST BE OBTAINED.

D. RACEWAYS AND BOXES

1. ALL CONDUIT SHALL BE UL LABELED.
2. ALL EMPTY CONDUITS INSTALLED FOR FUTURE USE SHALL HAVE A PULL CORD.
3. SHEET METAL BOXES SHALL BE NEMA 3R AND CONFORM TO NEMA OS1. CAST-METAL BOXES SHALL BE NEMA 3R AND CONFORM TO NEMA 81 AND SHALL BE SIZED IN ACCORDANCE WITH NEC UNLESS OTHERWISE NOTED.

E. GROUNDING

1. ALL SAFETY GROUNDING OF THE ELECTRICAL EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEC.
2. ALL CELLULAR SITE GROUNDING SHALL BE CARRIED OUT IN ACCORDANCE WITH AT&T WIRELESS GROUNDING STANDARD DATED OCTOBER 2001.
3. GROUND LUGS ARE SPECIFIED UNDER SECTION "C. CONDUCTORS AND CONNECTORS"
4. ALL GROUND LUG AND COMPRESSION CONNECTIONS SHALL BE COATED WITH AN ANTI-OXIDENT AGENT SUCH AS NO-OX, NOALOZ, PENETROZ, OR KOPRSHIELD.
5. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
6. DO NOT INSTALL GROUND RING (IF REQUIRED) OUTSIDE OF PROPERTY LINE.
7. REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS. REPAINT TO MATCH AFTER CONNECTIONS ARE MADE TO MAINTAIN CORROSION RESISTANCE.
8. ALL EXTERIOR GROUNDING CONDUCTORS INCLUDING EXTERIOR GROUND RING (IF REQUIRED) SHALL BE #2 AWG SOLID BARE TINNED COPPER. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID ANY SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL BE EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
9. ALL GROUND CONNECTIONS SHALL BE APPROVED FOR THE METALS BEING CONNECTED.
10. ALL EXTERNAL GROUND CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO THE EXTERIOR GROUND RING SHALL BE TEE TYPE LOCATED ON TOP OF GROUND RODS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING USING SPRAY CONTAINING 95% ZINC (Z.R.C. "GALVANITE OR EQUIVALENT).
11. IF A NEW GROUND RING IS REQUIRED, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE BURIED RING IS INSTALLED SO THE MANAGER CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED WITH SOIL.
12. FOR METAL FENCE POST GROUNDING, USE AN EXOTHERMIC WELD CONNECTION TO POST.
13. WHERE MECHANICAL CONNECTORS (TWO-HOLE OR CLAMP) ARE USED, APPLY A LIBERAL PROTECTIVE COATING OF AN ANTI-OXIDANT COMPOUND SUCH AS "NO OXIDE A" BY DEARBORN CHEMICAL COMPANY ON ALL CONNECTORS.
14. BOND ALL EXTERIOR CONDUITS, PIPES AND CYLINDRICAL METALLIC OBJECTS WITH A PENN-UNION GT SERIES CLAMP, BLACKBURN GUV SERIES CLAMP OR A BURNDY GAR 3900BU SERIES CLAMP ONLY, NO SUBSTITUTES ACCEPTED.
15. PERFORM A GROUND RESISTANCE MEASUREMENT OF THE GROUNDING SYSTEM USING THE "FALL OF POTENTIAL METHOD." THE RESISTANCE BETWEEN ANY POINT ON THE GROUND SYSTEM AND THE REFERENCE GROUND SHALL BE 5 OHMS OR LESS. ENSURE THAT THE ELECTRIC UTILITY AND TELCO GROUNDS ARE REMOVED FROM THE CELLULAR SYSTEM GROUNDING.
17. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY REPRESENTATIVE AT THE SITE TO DISCONNECT THE UTILITY NEUTRAL FROM GROUNDING SYSTEM DURING FINAL INSPECTION SO THE REQUIRED TESTING ON THE GROUND SYSTEM CAN BE PERFORMED. IF THE CONTRACTOR FAILS TO HAVE THE UTILITY REPRESENTATIVE PRESENT DURING FINAL RESISTANCE TESTING, THE CONTRACTOR SHALL PAY THE COST FOR AN INDEPENDENT GROUNDING CONSULTANT TO PERFORM THE GROUND RESISTANCE TEST. GROUNDING CONSULTANT TO BE SELECTED BY THE CONSTRUCTION MANAGER. IF THE UTILITY REPRESENTATIVE FAILS TO APPEAR AT NO FAULT OF THE CONTRACTOR, NO PENALTY SHALL APPLY.
18. A THIRD PARTY SHOULD BE HIRED TO OBTAIN MEGGER AND SWEEP TEST RESULTS INCLUSIVE OF WHAT RESULTS THE CONTRACTOR SUBMITS TO INSURE PROPER QUALITY CONTROL ON ALL SITES. SCHEDULE FINAL MEGGER TEST SUCH THAT THE CONSTRUCTION MANAGER CAN BE PRESENT FOR FIELD VERIFICATION. REFER TO THE AT&T MASTER SPECIFICATION FOR MEGGER TESTING PROCEDURES.
19. ALL METAL WORK WITHIN 10 FEET OF GROUND RING SHALL BE BONDED DIRECTLY TO THE GROUND SYSTEM, WITHOUT USING SERIES OR DAISY CHAIN CONNECTION ARRANGEMENTS.
20. PAINT, ENAMEL, LACQUER AND OTHER ELECTRICALLY NON-CONDUCTIVE COATINGS SHALL BE REMOVED FROM THREADS AND SURFACE AREAS WHERE CONNECTIONS ARE MADE TO ENSURE GOOD ELECTRICAL CONTINUITY.
21. CONNECTIONS BETWEEN DISSIMILAR METALS SHALL NOT BE MADE UNLESS THE CONDUCTORS ARE SEPARATED BY A SUITABLE MATERIAL THAT IS PART OF THE ATTACHMENT DEVICE. ONLY ATTACHMENT DEVICES LISTED AND APPROVED FOR DISSIMILAR METALS MAY BE USED.

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NO.	DATE	REVISIONS	BY	CHK	APP'D
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

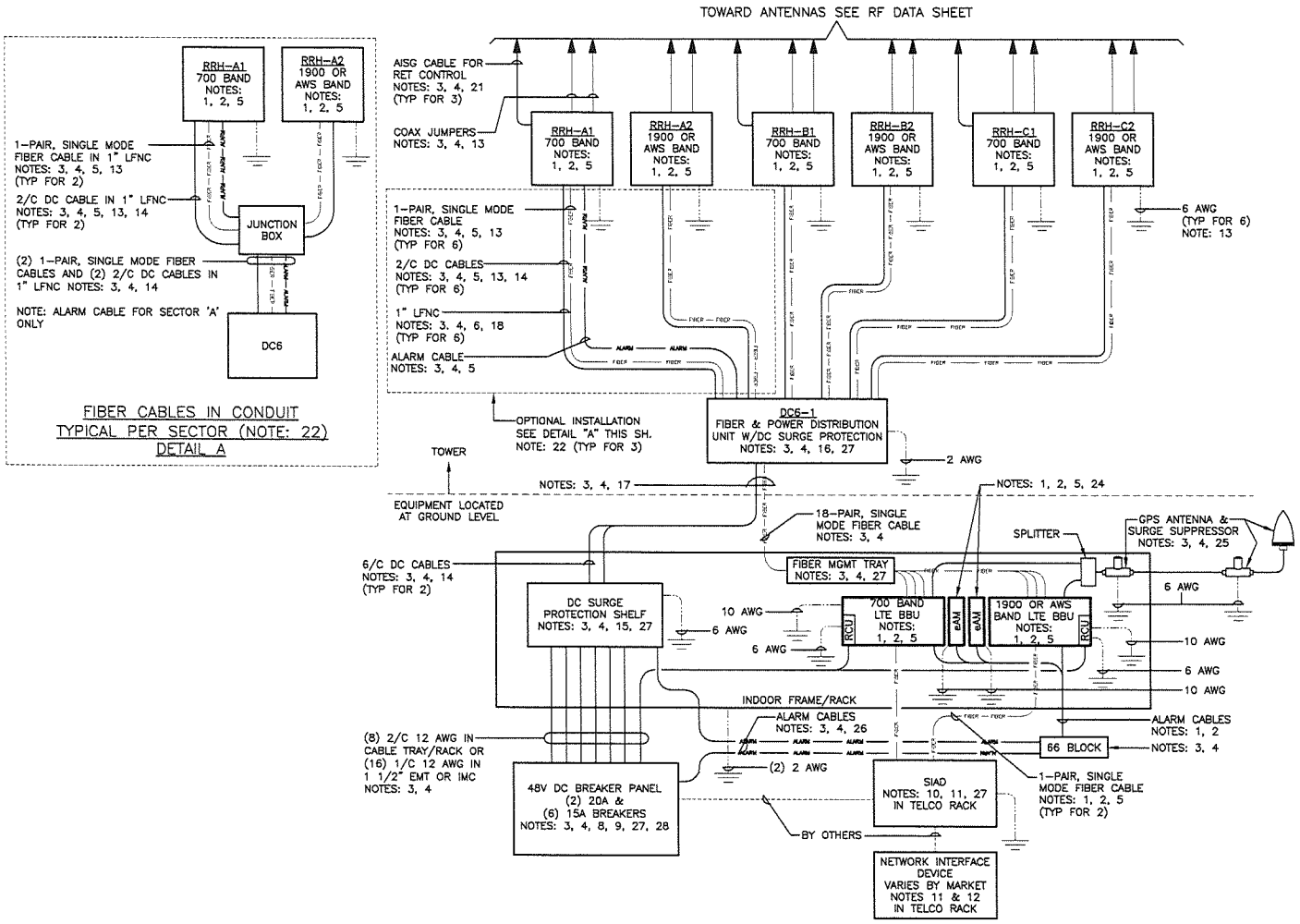
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA LICENSE NO. 042370

AT&T LTE PROJECT

at&t Mobility

ELECTRICAL GENERAL NOTES

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-E1	0



LTE SYSTEM DIAGRAM, TOWER SITE WITH INDOOR ALU BASEBAND AND RRHs ON TOWER

DETAIL NTS 1400B 2

NOTES:

1. FURNISHED BY OEM/AT&T.
2. INSTALLED BY OEM OR AS SCOPED BY MARKET.
3. FURNISHED BY BECHTEL.
4. INSTALLED BY BECHTEL.
5. FINAL CONNECTION BY OEM OR AS SCOPED BY MARKET.
6. OPEN END OF LFMC TO BE LEFT WEATHERPROOFED UNTIL TERMINATED.
7. DELETED
8. PART OF DC POWER PLANT. BREAKERS SPECIFIED SEPARATELY.
9. BREAKERS TO BE TAGGED AND LOCKED OUT.
10. SIAD IS FURNISHED AND INSTALLED BY OTHERS AND INCLUDES POWER CONNECTIONS AND FIBER TO THE UNIT OR AS SCOPED BY MARKET. WHEN IN BECHTEL SCOPE, INSTALL 10 AWG CHASSIS GROUND, PROVIDE (2) 10A BREAKERS FROM A 24V DC POWER SOURCE OR (2) 5A BREAKERS FROM A 48V DC POWER SOURCE AND CONNECT USING MFR POWER CABLE WITH SPECIAL CONNECTOR.
11. EQUIPMENT LOCATED ON EXISTING TELCO RACK.
12. LEC TO FURNISH AND INSTALL NETWORK INTERFACE DEVICE.
13. LEAVE COILED AND PROTECTED UNTIL TERMINATED.
14. SEE DETAIL 1408 FOR DC POWER CABLE SIZES.
15. DC SURGE PROTECTION SHELF SHALL BE RAYCAP DCx48-60-RM. SEE DETAIL 1409 FOR INTERNAL WIRING DIAGRAM.
16. FIBER & DC DISTRIBUTION BOX W/DC SURGE PROTECTION SHALL BE RAY CAP DC6-48-60-18-8F. SEE DETAIL 1410 FOR INTERNAL WIRING DIAGRAM.
17. SUPPORT FIBER & DC POWER CABLES WITH SNAP-IN HANGERS SPACED NO GREATER THAN 3 FEET APART ON TOWER. SUPPORT FIBER AND DC POWER CABLES INSIDE MONOPOLE WITH CABLE HOISTING GRIPS AT 250 FT MAXIMUM INTERVALS. DRESS CABLES TO PREVENT CONTACT WITH ENTRANCE AND EXIT OPENINGS.
18. CONDUIT TO BE USED ON A TOWER IF THE RRH IS MORE THAN 10' FROM THE DISTRIBUTION UNITS. MAX CABLE LENGTH IS 16 FEET.
19. SINGLE-CONDUCTOR DC POWER CABLES SHALL BE TELCOFLEX® OR KS24194™, COPPER, UL LISTED RHH NON-HALOGEN, LOW SMOKE WITH BRAIDED COVER, TYPE TC (1/0 AND LARGER). UNLESS OTHERWISE NOTED, STRANDING SHALL BE CLASS B (TYPE III) FOR CABLES SIZES 14, 12 & 10 AWG AND CLASS I (TYPE IV) FOR SIZES 8 AWG AND LARGER. CABLES SHALL BE COLOR CODED RED FOR +24V, BLUE FOR -48V AND GRAY FOR 24V AND 48V RETURN CONDUCTORS. MULTI-CONDUCTOR DC POWER CABLES SHALL BE COPPER, CLASS B STRANDING WITH FLAME RETARDANT PVC JACKET, TYPE TC, UL LISTED FOR 90°C DRY/ 75°C WET INSTALLATION.
20. GROUNDING WIRES SHALL BE COPPER, GREEN THHN/THWN UL LISTED FOR 90°C DRY/75°C WET INSTALLATION. MINIMUM SIZE IS 6 AWG UNLESS NOTED OTHERWISE.
21. RET CONTROL FROM THE RRH IS AN OPTIONAL METHOD OF CONNECTION. REFER TO RF DATA SHEET FOR APPLICABILITY.
22. FIBER OPTIC CABLES SHALL BE INSTALLED IN FLEXIBLE CONDUIT AS SCOPED BY MARKET.
23. DELETED
24. PROVIDE GROUND WIRES FOR ENHANCED ALARM MODULE (eAM) WHEN EMPLOYED BY MARKET.
25. SEE DETAIL 1505 FOR GPS ANTENNA AND SURGE SUPPRESSOR COAXIAL CABLE CONNECTION.
26. SEE DETAIL 1150C FOR ALARM CABLE REQUIREMENTS.
27. NOTED EQUIPMENT MAY BE COMMON TO LTE AND UMTS SYSTEMS. REFER TO UMTS SYSTEM DIAGRAM IF APPLICABLE.
28. EXISTING 700MHz BAND BBU IF MODEL 9926 (d2UvJ) MAY BE POWERED FROM A 10A BREAKER.

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NO.	DATE	REVISIONS	BY	CHK	APP'D
1	04/11/13	IFC - LTE AND 2C LTE OVERLAY	LMP	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

COMMONWEALTH OF VIRGINIA
NICK S. BERTI
PROFESSIONAL ENGINEER
VA LICENSE NO. 022370

AT&T LTE PROJECT

at&t Mobility
SYSTEM DIAGRAM

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E2	1

(NOTE 2)

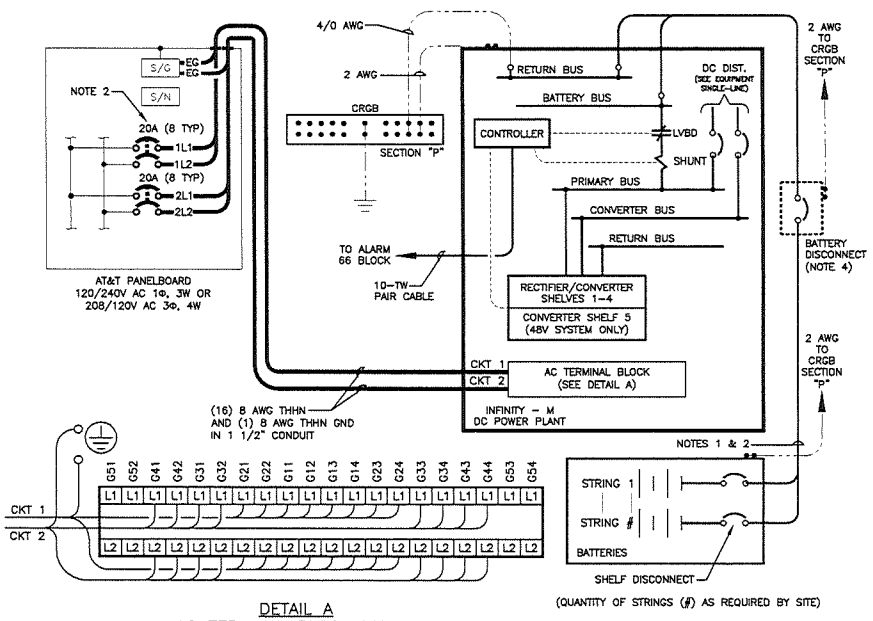
FIBER TRUNK CHANNEL	TECHNOLOGY	FREQUENCY BAND	SECTOR	RRH NUMBER	RADIO NAME	RRH FIBER TAG	DC TRUNK #1	DC TRUNK #2	DC TRUNK #3	DC TRUNK #4	DC SURGE #1 SUPPRESSION POSITION	DC SURGE #2 SUPPRESSION POSITION
1	LTE	700	A	RRH-A1	LTE-700-A-RRH-A1	A1-700	RD/BLUE BK/BLUE				A-1	
2	LTE	XXXX	A	RRH-A2	LTE-XXXX-A-RRH-A2	A2-XXXX		RD/BLUE BK/BLUE			B-1 (NOTE 1)	
3	LTE OR UMTS	XXXX	A	RRH-A3	LTE OR UMTS-XXXX-A-RRH-A3	A3-XXXX			RD/BLUE BK/BLUE			A-1
4	SPARE	N/A	A	N/A	SECTOR A SPARE	(NOTE 1)						
5	LTE	700	B	RRH-B1	LTE-700-B-RRH-B1	B1-700	RD/OR BK/OR				A-2	
6	LTE	XXXX	B	RRH-B2	LTE-XXXX-B-RRH-B2	B2-XXXX		RD/OR BK/OR			B-2 (NOTE 1)	
7	LTE OR UMTS	XXXX	B	RRH-B3	LTE OR UMTS-XXXX-A-RRH-B3	B3-XXXX			RD/OR BK/OR			A-2
8	SPARE	N/A	B	N/A	SECTOR B SPARE	(NOTE 1)						
9	LTE	700	C	RRH-C1	LTE-700-C-RRH-C1	C1-700	RD/GRN BK/GRN				A-3	
10	LTE	XXXX	C	RRH-C2	LTE-XXXX-C-RRH-C2	C2-XXXX		RD/GRN BK/GRN			B-3 (NOTE 1)	
11	LTE OR UMTS	XXXX	C	RRH-C3	LTE OR UMTS-XXXX-A-RRH-C3	C3-XXXX			RD/GRN BK/GRN			A-3
12	SPARE	N/A	C	N/A	SECTOR C SPARE	(NOTE 1)						
13	LTE OR UMTS	XXXX	A	RRH-A4	LTE OR UMTS-XXXX-A-RRH-A4	A4-XXXX				RD/BLUE BK/BLUE		B-1
14	LTE OR UMTS	XXXX	B	RRH-B4	LTE OR UMTS-XXXX-A-RRH-B4	B4-XXXX				RD/OR BK/OR		B-2
15	LTE OR UMTS	XXXX	C	RRH-C4	LTE OR UMTS-XXXX-A-RRH-C4	C4-XXXX				RD/GRN BK/GRN		B-3
16	LTE OR UMTS	XXXX	A	RRH-A5	LTE OR UMTS-XXXX-A-RRH-A5	A5-XXXX					FUTURE	
17	LTE OR UMTS	XXXX	B	RRH-B5	LTE OR UMTS-XXXX-A-RRH-B5	B5-XXXX					FUTURE	
18	LTE OR UMTS	XXXX	C	RRH-C5	LTE OR UMTS-XXXX-A-RRH-C5	C5-XXXX					FUTURE	

NOTES:

1. SUPPRESSORS B1, B2 & B3 OF THE FIRST UNIT SHALL BE USED FOR SECOND TECHNOLOGY INSTALLED.
2. INSTALLATION OF A SECOND SURGE SUPPRESSION UNIT (RAYCAP MODEL DC6-48060-0-8F) WILL BE REQUIRED TO SUPPORT THIRD AND FORTH CARRIER REMOTE RADIO HEADS.

LTE FIBER TRUNK CONNECTION CODE

DETAIL 1405 NTS



DETAIL A
AC TERMINAL BLOCK WIRING

NOTES:

1. EACH POWER MODULE (SHELF) HAS (4) POSITIONS FOR RECTIFIERS. INSTALL CONDUIT AND CONNECT WIRING TO ALL FOUR RECTIFIER POSITIONS. THE QUANTITY OF ACTIVE RECTIFIERS SHALL BE DETERMINED BY OTHERS.
2. INSTALL ONE 20A CIRCUIT BREAKER FOR EACH RECTIFIER TO BE INSTALLED. EXISTING 25A OR 30A BREAKERS MAY BE USED FOR RETROFIT APPLICATIONS. REFER TO PANEL SCHEDULE. UNTERMINATED WIRES IN THE PANELBOARD SHALL BE CAPPED AND COILED. BREAKER INTERRUPTING RATING SHALL MATCH PANELBOARD.
3. SIZE 2/0 AWG BATTERY CABLES ARE FACTORY INSTALLED AND TERMINATED TO DISTRIBUTION PANEL WHEN TRAY-MOUNTED SHELVES ARE ORDERED.
4. PROVIDE (1) 1200A BATTERY DISCONNECT UNLESS EXISTING AND (8) 4/0 AWG RHH TELCOFLEX® IV CABLES (4 CABLES PER POLARITY) WHEN FLOOR MOUNTED BATTERY IS DEPLOYED.
5. ALL DC AND GROUND CABLE TERMINALS SHALL BE TINNED, 2-HOLE COMPRESSION TYPE. DC PP HARDWARE IS PROVIDED BY MANUFACTURER.
6. PROVIDE REFERENCE GROUND (C.O. GROUND) CABLE TERMINAL FOR 3/8" HOLES ON 1" CENTERS. TORQUE TO 240 IN-LB.
7. PROVIDE FRAME GROUND CABLE TERMINAL FOR 1/4" HOLES ON 5/8" CENTERS. CONNECTION MAY BE MADE TO EITHER TOP LEFT OR TOP RIGHT SIDE OF FRAME. CLEAN FRAME AND APPLY THIN COAT OF CONDUCTIVE ANTI-CORROSION COMPOUND. TORQUE TO 65 IN-LB.
8. STUDS FOR BATTERY BUS CABLE TERMINALS ARE 3/8" ON 1" CENTERS SPACED 1-1/4" APART. TORQUE TO 240 IN-LB.
9. AC TERMINAL BLOCKS FOR SHELF 5 SLOTS G51, G52, G53 & G54 ARE PROVIDED FOR 48V SYSTEMS ONLY. BY INSTALLING ONLY CONVERTERS IN SHELF 5, CONNECTION OF AC POWER CABLES TO THESE TERMINAL POINTS IS UNNECESSARY.
10. GROUND WIRES SHALL BE STRANDED COPPER, THHN GREEN INSULATED.

AC SINGLE-LINE DIAGRAM FOR
GE INFINITY-M DC POWER PLANT
INDIVIDUAL FEED

DETAIL 1474 NTS

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NO.	DATE	REVISIONS	BY	CHK	APP'D
2	04/11/13	IFC - LTE AND 2C LTE OVERLAY	LMR	NSB	NSB
1	03/01/13	PLAN CHECK	LMR	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

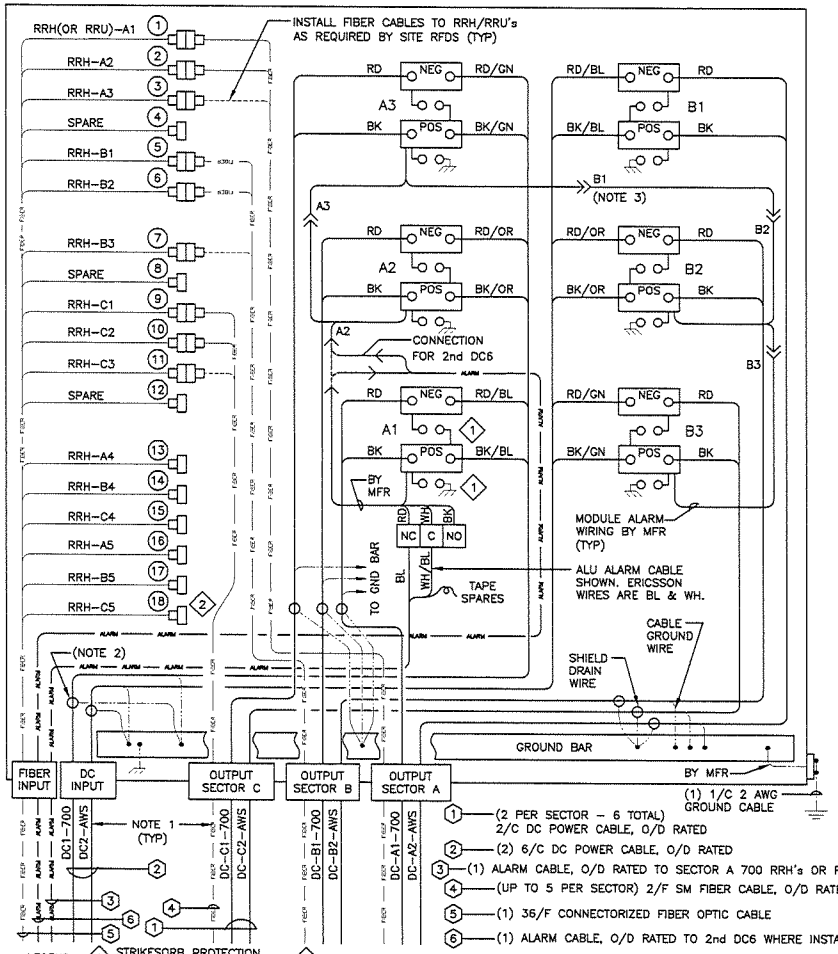
SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA LIC. NO. 042370

AT&T LTE PROJECT

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LTE CONNECTION CODE AND AC SINGLE-LINE DIAGRAM

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-E3	2

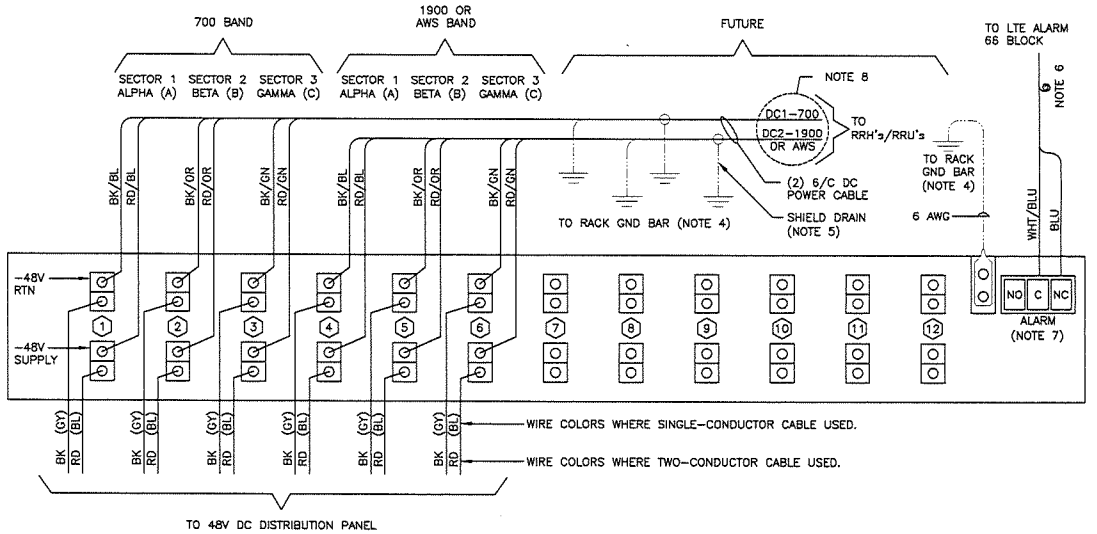


CONNECTION DIAGRAM DC SURGE SUPPRESSION SYSTEM DC6-48-60-18-8F

DETAIL 1410 NTS 3

NOTES:

1. CABLE LABELS SHALL REFLECT CORRECT RRH/RRU NUMBER AND FREQUENCY BAND. LABELS SHOWN ARE REPRESENTATIVE.
2. WHEN SHIELDED CABLE IS USED CONNECT CABLE SHIELD DRAIN WIRE AND GROUND WIRE TO GROUND BAR.
3. INSTALL RAYCAP PROVIDED LOOP-BACK CONNECTOR ON THE LAST ACTIVE (POWERED) MODULE, FOR 1 OR 2-SECTOR SITES, MAINTAIN THE DC CABLE CONNECTION SEQUENCE AS SHOWN AND PROVIDE AND INSTALL A BYPASS CONNECTOR AROUND INACTIVE MODULES.



NOTES:

1. SEE SYSTEM DIAGRAM FOR DC POWER CABLE CONDUCTOR SIZES.
2. CABLE TERMINALS FOR POWER CONNECTION SHALL BE COMPRESSION TYPE, 1-HOLE FOR 1/4"-20 STUDS.
3. CABLE TERMINAL FOR GROUND CONNECTION SHALL BE COMPRESSION TYPE, 2-HOLE 1"-CENTERS FOR 1/4"-20 STUDS.
4. CONNECTIONS TO RACK GROUND BAR SHALL BE MADE WITH 2-HOLE COMPRESSION TERMINALS.
5. WHEN SHIELDED CABLE IS USED, CONNECT CABLE SHIELD DRAIN WIRE TO RACK GROUND BAR. THIS CONNECTION SHALL BE INDEPENDENT OF THE CABLE GROUND WIRE CONNECTION.
6. TURN BACK AND STORE UNUSED CONDUCTORS.
7. INSTALL RAYCAP PROVIDED LOOP-BACK CONNECTOR ON THE LAST ACTIVE (POWERED) MODULE, FOR 1 OR 2-SECTOR SITES, MAINTAIN THE DC CABLE CONNECTION SEQUENCE AS SHOWN AND PROVIDE AND INSTALL A BYPASS CONNECTOR AROUND INACTIVE MODULES.
8. CABLE LABELS SHALL REFLECT CORRECT FREQUENCY BAND. LABELS SHOWN ARE REPRESENTATIVE.

CONNECTION DIAGRAM RACK-MOUNTED SURGE SUPPRESSION SYSTEM-ALTERNATE DC6-48-60-RM (BY RAYCAP)

DETAIL 1409 NTS 2

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SITE ID NUMBER: 3405
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BERRYVILLE, VA 22611

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	03/01/13	PLAN CHECK	LMR	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

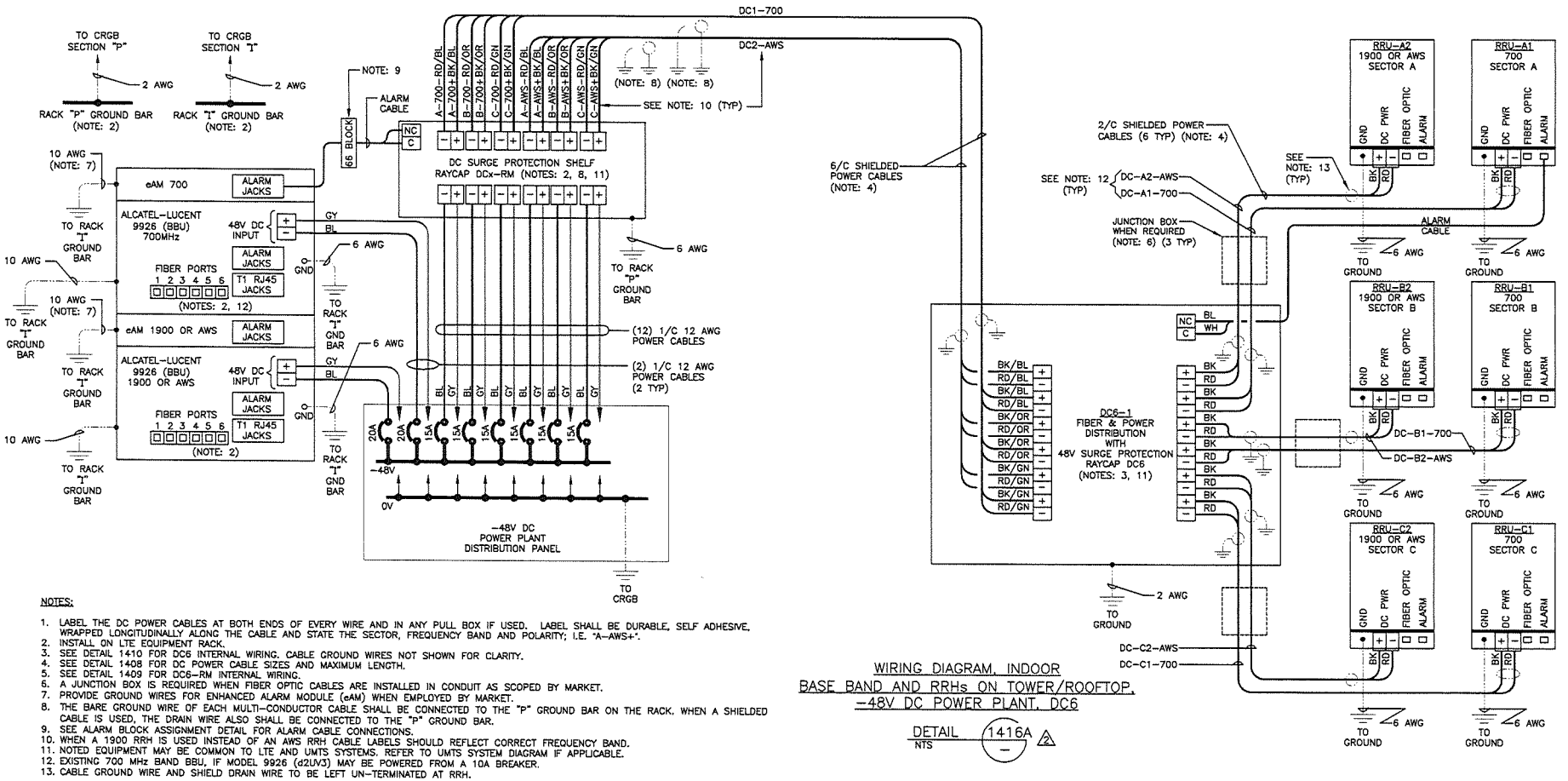
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTSOS — PROFESSIONAL ENGINEER — VA DIRECTORY NO. 0402012370

AT&T LTE PROJECT

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DC6 CONNECTION DIAGRAMS

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E4	1



NOTES:

1. LABEL THE DC POWER CABLES AT BOTH ENDS OF EVERY WIRE AND IN ANY PULL BOX IF USED. LABEL SHALL BE DURABLE, SELF ADHESIVE, WRAPPED LONGITUDINALLY ALONG THE CABLE AND STATE THE SECTOR, FREQUENCY BAND AND POLARITY; I.E. "A-AWS+".
2. INSTALL ON LTE EQUIPMENT RACK.
3. SEE DETAIL 1410 FOR DC6 INTERNAL WIRING. CABLE GROUND WIRES NOT SHOWN FOR CLARITY.
4. SEE DETAIL 1408 FOR DC POWER CABLE SIZES AND MAXIMUM LENGTH.
5. SEE DETAIL 1409 FOR DC6-RM INTERNAL WIRING.
6. A JUNCTION BOX IS REQUIRED WHEN FIBER OPTIC CABLES ARE INSTALLED IN CONDUIT AS SCOPED BY MARKET.
7. PROVIDE GROUND WIRES FOR ENHANCED ALARM MODULE (eAM) WHEN EMPLOYED BY MARKET.
8. THE BARE GROUND WIRE OF EACH MULTI-CONDUCTOR CABLE SHALL BE CONNECTED TO THE "P" GROUND BAR ON THE RACK. WHEN A SHIELDED CABLE IS USED, THE DRAIN WIRE ALSO SHALL BE CONNECTED TO THE "P" GROUND BAR.
9. SEE ALARM BLOCK ASSIGNMENT DETAIL FOR ALARM CABLE CONNECTIONS.
10. WHEN A 1900 RRH IS USED INSTEAD OF AN AWS RRH CABLE LABELS SHOULD REFLECT CORRECT FREQUENCY BAND.
11. NOTED EQUIPMENT MAY BE COMMON TO LTE AND UMTS SYSTEMS. REFER TO UMTS SYSTEM DIAGRAM IF APPLICABLE.
12. EXISTING 700 MHz BAND BBU, IF MODEL 9926 (d2UV3) MAY BE POWERED FROM A 10A BREAKER.
13. CABLE GROUND WIRE AND SHIELD DRAIN WIRE TO BE LEFT UN-TERMINATED AT RRH.

WIRING DIAGRAM, INDOOR
BASE BAND AND RRHs ON TOWER/ROOFTOP,
-48V DC POWER PLANT, DC6

DETAIL NTS 1416A

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SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

COMMONWEALTH OF VIRGINIA
NICK S. BERTE
PROFESSIONAL ENGINEER
VA DRAWING NO. 022370

AT&T LTE PROJECT

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WIRING DIAGRAM

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E5	1

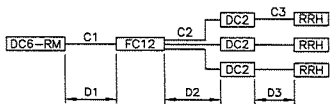


FIGURE 1 – TRUNK CABLE TO JUNCTION BOX

MAXIMUM CABLE LENGTHS FOR FIGURE 1

C1 SIZE	C2 SIZE		ALCATEL–LUCENT (ALU) LENGTH D1 (FT) 75	100	125	150	175	200	250
8AWG	8AWG	LENGTH D2 (FT)	213	188	163	138	113	88	38
	10AWG		135	119	103	87	71	56	24
	12AWG		85	75	65	55	45	35	15

C1 SIZE	C2 SIZE		ERICSSON LENGTH D1 (FT) 75	100	125	150	175	200	250	300
8AWG	8AWG	LENGTH D2 (FT)	307	282	257	232	207	182	132	82
	10AWG		194	178	162	147	131	115	83	52
	12AWG		122	112	102	92	83	73	53	33

CABLE C3 MAY BE EITHER 10AWG OR 12AWG. LENGTH D3 IS 16 FEET (MAX.) ALL CASES

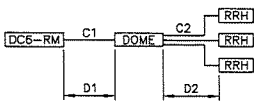


FIGURE 2 – TRUNK CABLE TO DC6 (DOME)

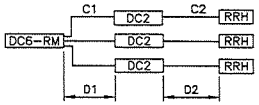


FIGURE 3 – DIRECT CABLE TO DC2

MAXIMUM CABLE LENGTHS FOR FIGURES 2 AND 3

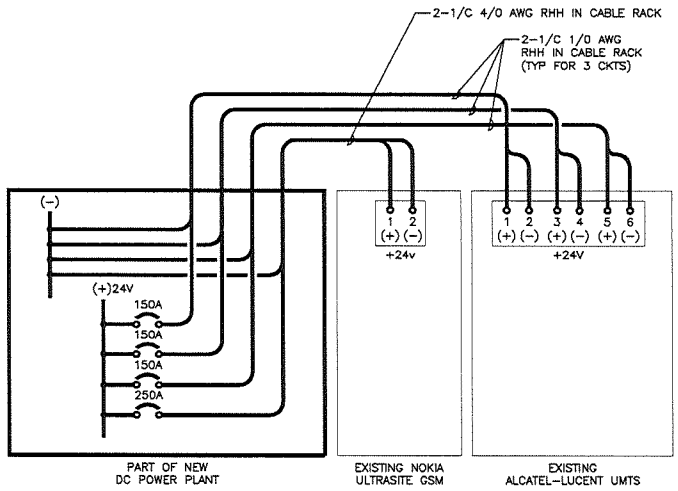
CABLE	ALU LENGTH D1/D2 (FT) 8 AWG	10 AWG	12 AWG	ERICSSON LENGTH D1/D2 (FT) 8 AWG	10 AWG	12 AWG
C1	288	186	137	382	365	156
C2	16	16	16	16	16	16

NOTES:

1. CABLES LENGTHS ARE APPLICABLE FOR 700MHz, 1900MHz & AWS FREQUENCIES 2x40W AND 2x60W ALU RRH MODELS AND ERICSSON MODEL RRUS–11.
2. NOMINAL SYSTEM VOLTAGE IS –48V DC, SUPPLIED FROM A 48V BATTERY. NORMAL OPERATING VOLTAGE IS –52V.
3. CABLE LENGTHS BASED ON ROSENBERGER AND COMMSCOPE CABLES.

LTE CONDUCTOR SIZES

DETAIL 1408 NTS

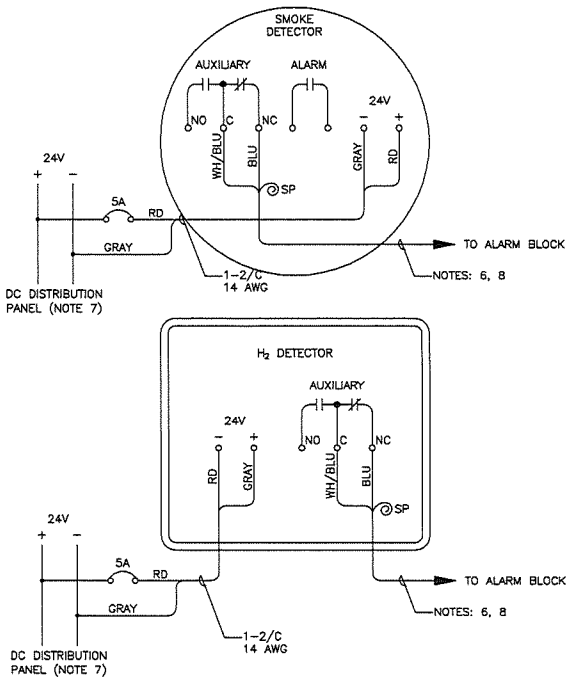


NOTES:

1. CABLING SHOWN IS TYPICAL FOR EACH CABINET EXISTING AT THE SITE.
2. PROVIDE (1) 250A BREAKER FOR EACH GSM CABINET AND (3) 150A BREAKERS FOR EACH UMTS CABINET.
3. CABLE TO BTS SHALL BE TELCOFLEX® OR KS24194™ COPPER UL LISTED RRH FIRE RESISTANT NON–HALOGEN, LOW–SMOKE, FLEXIBLE CLASS B (TYPE III) STRANDED.
4. DC POWER CABLES SHALL BE COLOR CODED AS FOLLOWS: +24V SYS: POS = RED, RETURN (NEG) = GRAY
5. MAXIMUM TOTAL FEEDER LENGTH OF UP TO 33 FEET FOR GSM & 35 FEET FOR UMTS, (CABLE LENGTHS ARE BASED ON 1.0 VOLT DROP MAXIMUM BETWEEN DC POWER PLANT AND BTS CABINET). FOR DISTANCES BETWEEN DC POWER PLANT & BTS EQUIPMENT EXCEEDING THESE LENGTHS, CONTACT ENGINEERING FOR RESOLUTION.

DC CABLE REPLACEMENT TO EXISTING INDOOR GSM & UMTS CABINETS

DETAIL 1427 NTS



NOTES:

1. PROVIDE SMOKE DETECTOR AND/OR HYDROGEN DETECTOR AS REQUIRED BY SCOPE DOCUMENT.
2. THIS DETAIL IS NOT SPECIFIC TO ANY ONE MANUFACTURER OR MODEL DETECTOR. REFER TO MANUFACTURER'S INSTRUCTION MANUAL FOR PROPER INSTALLATION.
3. LOCATE SMOKE DETECTOR IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
4. LOCATE HYDROGEN DETECTOR ON WALL OVER CENTER OF BATTERY(IES). PROVIDE 4" x 4" ELECTRICAL BOX IF DETECTOR IS FABRICATED FOR SUCH MOUNTING.
5. DC POWER CABLE SHALL BE MULTI–CONDUCTOR COPPER CLASS B STRANDING WITH FLAME RETARDANT PVC JACKET, UL LISTED TYPE CT OR SINGLE–CONDUCTOR TELCO FLEX® TYPE III. SINGLE CONDUCTOR CABLE MUST BE ROUTED IN EMT OR CONDUIT.
6. ALARM CABLE SHALL BE TWISTED–PAIR 24 AWG SOLID COPPER, UNSHIELDED UL TYPE CMR/CMG WITH PVC JACKET.
7. ROUTE DC POWER CABLE TO A 24V DC DISTRIBUTION PANEL, PROVIDE A BREAKER OR FUSE AS APPROPRIATE.
8. CONNECT ALARM CABLE TO PROVIDE CONTINUITY WHEN CONDITION IS NORMAL.

WIRING DIAGRAM SMOKE DETECTOR & HYDROGEN DETECTOR

DETAIL 1478 NTS

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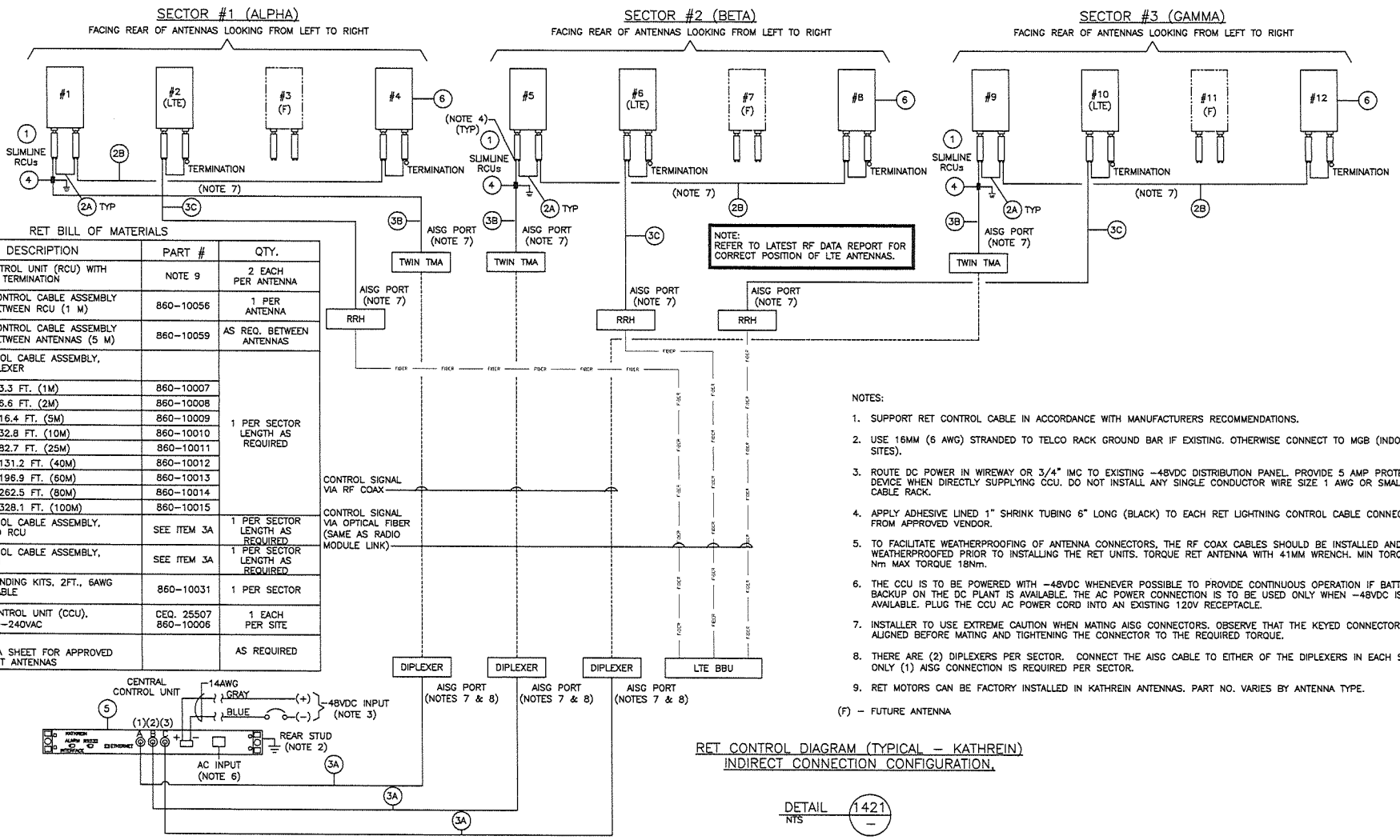
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTER — PROFESSIONAL ENGINEER — VA LICENSE NO. 022370

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LTE CONDUCTOR SIZES, CABLE REPLACEMENT AND SMOKE & HYDROGEN DETECTOR WIRING DIAGRAM

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E6	1



RET BILL OF MATERIALS

ITEM	DESCRIPTION	PART #	QTY.
1	REMOTE CONTROL UNIT (RCU) WITH DAISY CHAIN TERMINATION	NOTE 9	2 EACH PER ANTENNA
2A	RCUC-1G CONTROL CABLE ASSEMBLY BETWEEN RCU (1 M)	860-10056	1 PER ANTENNA
2B	RCUC-5G CONTROL CABLE ASSEMBLY BETWEEN ANTENNAS (5 M)	860-10059	AS REQ. BETWEEN ANTENNAS
3A	RCUC CONTROL CABLE ASSEMBLY, CCU TO DIPLEXER		1 PER SECTOR LENGTH AS REQUIRED
	RCU CABLE 3.3 FT. (1M)	860-10007	
	RCU CABLE 6.6 FT. (2M)	860-10008	
	RCU CABLE 16.4 FT. (5M)	860-10009	
	RCU CABLE 32.8 FT. (10M)	860-10010	
	RCU CABLE 82.7 FT. (25M)	860-10011	
	RCU CABLE 131.2 FT. (40M)	860-10012	
	RCU CABLE 196.9 FT. (60M)	860-10013	
	RCU CABLE 262.5 FT. (80M)	860-10014	
	RCU CABLE 328.1 FT. (100M)	860-10015	
3B	RCUC CONTROL CABLE ASSEMBLY, TWIN TMA TO RCU	SEE ITEM 3A	1 PER SECTOR LENGTH AS REQUIRED
3C	RCUC CONTROL CABLE ASSEMBLY, RHH TO RCU	SEE ITEM 3A	1 PER SECTOR LENGTH AS REQUIRED
4	CABLE GROUNDING KITS, 2FT., 6AWG FOR AISG CABLE	860-10031	1 PER SECTOR
5	CENTRAL CONTROL UNIT (CCU), −48VDC/100−240VAC	CEQ. 25507 860-10006	1 EACH PER SITE
6	ANTENNAS: SEE RF DATA SHEET FOR APPROVED KATHREIN ADT ANTENNAS		AS REQUIRED

NOTES:

1. SUPPORT RET CONTROL CABLE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
2. USE 16MM (6 AWG) STRANDED TO TELCO RACK GROUND BAR IF EXISTING. OTHERWISE CONNECT TO MGB (INDOOR SITES).
3. ROUTE DC POWER IN WIREWAY OR 3/4" IMC TO EXISTING −48VDC DISTRIBUTION PANEL. PROVIDE 5 AMP PROTECTIVE DEVICE WHEN DIRECTLY SUPPLYING CCU. DO NOT INSTALL ANY SINGLE CONDUCTOR WIRE SIZE 1 AWG OR SMALLER IN CABLE RACK.
4. APPLY ADHESIVE LINED 1" SHRINK TUBING 6" LONG (BLACK) TO EACH RET LIGHTNING CONTROL CABLE CONNECTION FROM APPROVED VENDOR.
5. TO FACILITATE WEATHERPROOFING OF ANTENNA CONNECTORS, THE RF COAX CABLES SHOULD BE INSTALLED AND WEATHERPROOFED PRIOR TO INSTALLING THE RET UNITS. TORQUE RET ANTENNA WITH 41MM WRENCH. MIN TORQUE 16 Nm MAX TORQUE 18Nm.
6. THE CCU IS TO BE POWERED WITH −48VDC WHENEVER POSSIBLE TO PROVIDE CONTINUOUS OPERATION IF BATTERY BACKUP ON THE DC PLANT IS AVAILABLE. THE AC POWER CONNECTION IS TO BE USED ONLY WHEN −48VDC IS NOT AVAILABLE. PLUG THE CCU AC POWER CORD INTO AN EXISTING 120V RECEPTACLE.
7. INSTALLER TO USE EXTREME CAUTION WHEN MATING AISG CONNECTORS. OBSERVE THAT THE KEYED CONNECTORS ARE ALIGNED BEFORE MATING AND TIGHTENING THE CONNECTOR TO THE REQUIRED TORQUE.
8. THERE ARE (2) DIPLEXERS PER SECTOR. CONNECT THE AISG CABLE TO EITHER OF THE DIPLEXERS IN EACH SECTOR. ONLY (1) AISG CONNECTION IS REQUIRED PER SECTOR.
9. RET MOTORS CAN BE FACTORY INSTALLED IN KATHREIN ANTENNAS. PART NO. VARIES BY ANTENNA TYPE.

(F) – FUTURE ANTENNA

RET CONTROL DIAGRAM (TYPICAL – KATHREIN)
INDIRECT CONNECTION CONFIGURATION.

DETAIL 1421 — NTS

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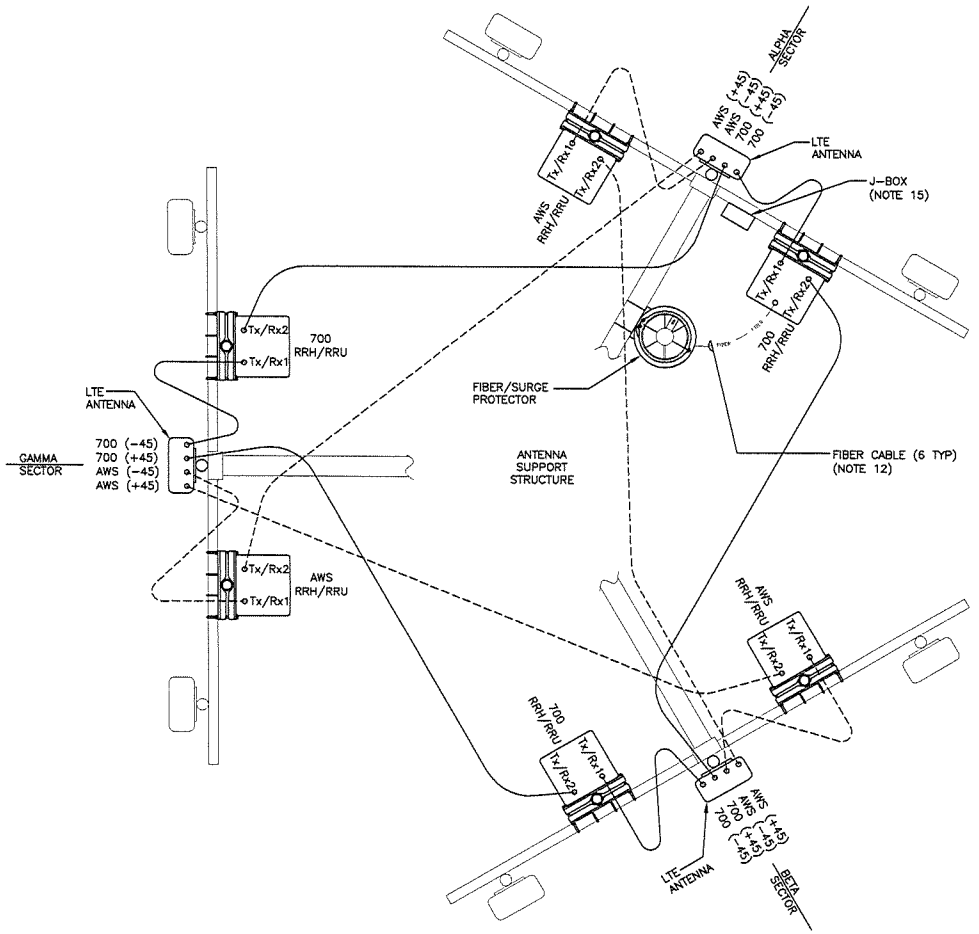
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA LIC. NO. 042370

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RET CONTROL DIAGRAM

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E7	1



PLAN VIEW

NOTES:

1. THE CROSS SECTOR REDUNDANCY FEATURE (CSRF) SHALL BE IMPLEMENTED ONLY ON TOWER SITES. WHERE THE REMOTE RADIOS (RRH/RRU) ARE MOUNTED ON THE TOP OF THE TOWER. CSRF SHALL NOT BE DEPLOYED ON ROOFTOP SITES, DAS SYSTEMS, OR WHERE THE RRH/RRU IS MOUNTED ON THE GROUND.
2. CSRF SHALL NOT BE DEPLOYED ON TOWER TOP SITES, WHICH HAVE TWO DIFFERENT RADIATION CENTER LINES ACROSS ANY TWO OR MORE SECTORS.
3. CONSULT WITH AT&T MARKET PERSONNEL TO DETERMINE UPON WHICH LTE WAVE, THE CSRF WILL BE DEPLOYED.
4. THE MAXIMUM JUMPER LENGTH SHOULD NOT EXCEED 35 FEET FOR 700 MHZ AND AWS FREQUENCIES. (CONSULT WITH LOCAL MARKET RF FOR ADDITIONAL GUIDANCE.)
5. IN THE EVENT TOWER TOP SITES CANNOT MEET THESE IMPLEMENTATION RESTRICTIONS, THE RRHs/RRUs SHALL BE CONNECTED TO THE ANTENNA IN THE TRADITIONAL CONFIGURATION. (E.G. LOW RF HEIGHT ON A SELF SUPPORT TOWER, WHERE THE DISTANCE BETWEEN SECTORS WOULD REQUIRE EXCESSIVELY LONG JUMPERS BETWEEN ADJACENT SECTORS.)
6. ALL RF CABLE (JUMPER) LENGTHS SHALL BE WITHIN 9 FEET OF EACH OTHER ACROSS ALL SECTORS. FOR EXAMPLE, ALPHA SECTOR'S SHORTEST JUMPER IS 6 FEET IN LENGTH. THEREFORE, GAMMA SECTOR'S LONGEST JUMPER CAN BE NO MORE THAN 15 FEET LONG (6' + 9' = 15').
7. FOR SITES WHERE CSRF WILL BE IMPLEMENTED WITH EXISTING LTE EQUIPMENT, EXISTING RF JUMPER MAY BE REUSED. INSTALLER SHALL MEASURE JUMPERS AND ENSURE LENGTHS COMPLY WITH NOTE 6.
8. ALL RF CABLES JUMPERS SHALL USE PRE-MADE JUMPERS WITH PRE-INSTALLED CONNECTORS ON BOTH ENDS.
9. ALL RF JUMPERS SHALL BE LDF OR LCF12 JUMPERS FROM APPROVED RF JUMPER CABLE MANUFACTURERS (ANDREW AND RFS). DO NOT USE SUPERFLEX.
10. RF JUMPER CONNECTORS SHALL BE INSTALLED WITH PROPER TORQUE AND WEATHERPROOFING.
11. JUMPERS SHALL HAVE RF SWEEP PERFORMED.
12. ALL FIBER CABLES SHALL BE OF THE SAME LENGTH FROM THE FIBER/DC SURGE PROTECTION BOX TO THE RRH/RRU. ANY EXCESS FIBER SHOULD BE SPOOLED IN THE FIBER MANAGEMENT BOX.
13. JUMPERS SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 3 FEET.
14. THIS DETAIL SHOWS LTE RF JUMPER CONNECTION. ROUTING IS DIAGRAMMATIC. SEE ANTENNA PLAN IN THIS SET OF DRAWINGS FOR ACTUAL LOCATION OF ANTENNAS AND REMOTE RADIOS.
15. WHEN CONDUIT AND JUNCTION BOXES (1 PER SECTOR) ARE SCOPED BY MARKET, COIL EXCESS FIBER CABLE IN JUNCTION BOX.
16. DO NOT DEPLOY CSRF ON THE SECOND CARRIER LTE.

LEGEND:

AWS RRH/RRU COAX CABLE JUMPER ----------

700 MHZ RRH/RRU COAX CABLE JUMPER ——————

LTE CROSS SECTOR REDUNDANCY FEATURE
(CSRF) JUMPER CONFIGURATION

DETAIL 1506 (2)
NTS

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LTE CROSS SECTOR REDUNDANCY FEATURE

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-E8	1

SECTOR A

RRH/RRU PORT	TAPE BAND COLOR: RED & WHITE
700MHz TX1/RX1	(1) RED
700MHz TX2/RX2	(2) RED
2100 MHz TX1/RX1	(3) RED
2100 MHz TX2/RX2	(4) RED
850 MHz TX1/RX1	(1) RED, (1) WHITE
850 MHz TX2/RX2	(2) RED, (2) WHITE
1900 MHz TX1/RX1	(1) RED, (1) WHITE, (1) RED
1900 MHz TX2/RX2	(1) RED, (1) WHITE, (1) RED, (1) WHITE

SECTOR B

RRH/RRU PORT	TAPE BAND COLOR: BLUE & YELLOW
700MHz TX1/RX1	(1) BLUE
700MHz TX2/RX2	(2) BLUE
2100 MHz TX1/RX1	(3) BLUE
2100 MHz TX2/RX2	(4) BLUE
850 MHz TX1/RX1	(1) BLUE, (1) YELLOW
850 MHz TX2/RX2	(2) BLUE, (2) YELLOW
1900 MHz TX1/RX1	(1) BLUE, (1) YELLOW, (1) BLUE
1900 MHz TX2/RX2	(1) BLUE, (1) YELLOW, (1) BLUE, (1) YELLOW

SECTOR C

RRH/RRU PORT	TAPE BAND COLOR: GREEN & BROWN
700MHz TX1/RX1	(1) GREEN
700MHz TX2/RX2	(2) GREEN
2100 MHz TX1/RX1	(3) GREEN
2100 MHz TX2/RX2	(4) GREEN
850 MHz TX1/RX1	(1) GREEN, (1) BROWN
850 MHz TX2/RX2	(2) GREEN, (2) BROWN
1900 MHz TX1/RX1	(1) GREEN, (1) BROWN, (1) GREEN
1900 MHz TX2/RX2	(1) GREEN, (1) BROWN, (1) GREEN, (1) BROWN

SECTOR D

RRH/RRU PORT	TAPE BAND COLOR: YELLOW & WHITE
700MHz TX1/RX1	(1) YELLOW
700MHz TX2/RX2	(2) YELLOW
2100 MHz TX1/RX1	(3) YELLOW
2100 MHz TX2/RX2	(4) YELLOW
850 MHz TX1/RX1	(1) YELLOW, (1) WHITE
850 MHz TX2/RX2	(2) YELLOW, (2) WHITE
1900 MHz TX1/RX1	(1) YELLOW, (1) WHITE, (1) YELLOW
1900 MHz TX2/RX2	(1) YELLOW, (1) WHITE, (1) YELLOW, (1) WHITE

SECTOR E

RRH/RRU PORT	TAPE BAND COLOR: WHITE & BROWN
700MHz TX1/RX1	(1) WHITE
700MHz TX2/RX2	(2) WHITE
2100 MHz TX1/RX1	(3) WHITE
2100 MHz TX2/RX2	(4) WHITE
850 MHz TX1/RX1	(1) WHITE, (1) BROWN
850 MHz TX2/RX2	(2) WHITE, (2) BROWN
1900 MHz TX1/RX1	(1) WHITE, (1) BROWN, (1) WHITE
1900 MHz TX2/RX2	(1) WHITE, (1) BROWN, (1) WHITE, (1) BROWN

SECTOR F

RRH/RRU PORT	TAPE BAND COLOR: ORANGE & BLUE
700MHz TX1/RX1	(1) ORANGE
700MHz TX2/RX2	(2) ORANGE
2100 MHz TX1/RX1	(3) ORANGE
2100 MHz TX2/RX2	(4) ORANGE
850 MHz TX1/RX1	(1) ORANGE, (1) BLUE
850 MHz TX2/RX2	(2) ORANGE, (2) BLUE
1900 MHz TX1/RX1	(1) ORANGE, (1) BLUE, (1) ORANGE
1900 MHz TX2/RX2	(1) ORANGE, (1) BLUE, (1) ORANGE, (1) BLUE

CSRF JUMPER COAX COLOR CODE

DETAIL 1506A
NTS

AC POWER PANEL No. 1
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A
MAIN BREAKER RATING (A): 200 — SYSTEM VOLTAGE (V): 240

DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
BLANK				1	0		2				BLANK
SURGE ARRESTOR	0	nc	60	3		2496	4	30	nc	2496	HVAC 2
	0	nc		5	2496		6		nc	2496	
HVAC 1	2496	nc	30	7		2676	8	20	nc	180	RECEPTACLE (EXT)
	2496	nc		9	2676		10	20	nc	180	RECEPTACLE (INT)
LIGHTS (INT & EXT)	1080	nc	20	11		2630	12	20	nc	1550	RECTIFIER 4*
RECTIFIER 1*	1550	nc	20	13	3100		14		nc	1550	
	1550	nc		15		3100	16	20	nc	1550	RECTIFIER 5*
RECTIFIER 2*	1550	nc	20	17	3100		18		nc	1550	
	1550	nc		19		3100	20	20	nc	1550	RECTIFIER 6*
RECTIFIER 3*	1550	nc	20	21	3100		22		nc	1550	
	1550	nc		23		3730	24	30	nc	2180	MESA CABINET VERIZON
SMOKE DETECTOR	9	nc	15	25	1559		26	20	nc	1550	RECTIFIER 7*
POWER FAIL RELAY	1	nc	20	27		1561	28		nc	1550	
	1	nc		29	1		30				BLANK
EXHAUST FAN	360	nc	20	31		360	32				BLANK
PDU	1800	nc	15	33	1800		34				BLANK
BLANK				35		0	36				BLANK
BLANK				37	0		38				BLANK
BLANK				39		0	40				BLANK
PHASE TOTALS (VA):					17832	19643					
CURRENT PER PHASE (A):					149	164	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					37475		Legend: c = continuous, nc = non-continuous				

PANEL CAPACITY (kVA): 48.0
PANEL LOADING (100% non-cont. load) (kVA): 37.5
PANEL LOADING (125% continuous load) (kVA): 0.0
PANEL LOADING (TOTAL) (kVA): 37.5
SPARE CAPACITY (kVA): 10.5
CONNECTED LOAD (kVA): 37.5

NOTES:
1. INSTALL NEW LINEAGE INFINITY M DC POWER PLANT WITH (7) NE100AC24TEZ RECTIFIERS.
2. USE EXISTING 20A, DUAL POLE BREAKER IN POSITIONS 13/15, 17/19, 21/23, 12/14, 16/18 20/22 AND INSTALL (1) NEW 20A, DUAL POLE BREAKER IN POSITION 26/28 FOR NEW RECTIFIER CIRCUITS.
3. NEW BREAKERS TO MATCH EXISTING BREAKERS SHORT CIRCUIT RATING.
4. NEW CIRCUITS ARE SHOWN IN BOLD WITH ASTERISK(*).
5. THIS PANELBOARD IS EXISTING, UPDATE PANEL SCHEDULE WITH NEW CIRCUITS.

DC CALCULATION AT 24V (RECTIFIER COUNTS)

TOTAL DC LOAD (A)	FACTORED DC LOAD TO ALLOW MIN 15% GROWTH (A)*	RECTIFIERS CALCULATED	TOTAL RECTIFIERS REQUIRED (N+1)
473	556	6	7

(* 85% OF RECTIFIER OUTPUT = TOTAL DC LOAD)

NOTES:
1. INSTALL NEW LINEAGE INFINITY M DC POWER PLANT WITH (7) NE100AC24TEZ RECTIFIERS FOR A TOTAL DC OUTPUT OF 700A.
2. DC CALCULATION BASED ON EXISTING (1) GSM, (1) UMTS, TELCO LOADS AND NEW LTE LOADS.

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at&t Mobility
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HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
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SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

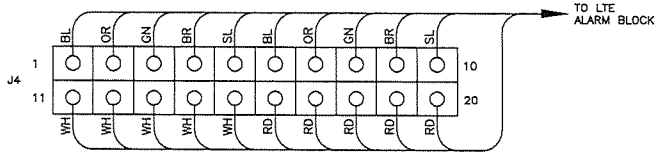
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTOS — PROFESSIONAL ENGINEER — VA LICENSE NO. 042370

AT&T LTE PROJECT

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CSRF JUMPER COAX COLOR CODE, AC PANEL SCHEDULE AND DC CALCULATION

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-E9	0



PIN NOS.	SIGNAL NAME	DESCRIPTION
1, 11	PCR	POWER CRITICAL
2, 12	PMJ	POWER MAJOR
3, 13	PMN	POWER MINOR
4, 14	BD	BATTERY ON DISCHARGE
5, 15	VLV	VERY LOW VOLTAGE
6, 16	FAJ	EXTERNAL FUSE ALARM
7, 17	ACF	AC FAILURE
8, 18	RFA	RECTIFIER FAILURE
9, 19	MRFA	MULTI RECTIFIER FAILURE
10, 20	HV	HIGH VOLTAGE

NOTES:

1. ALARM OUTPUT CABLE IS 24 AWG SOLID Cu TWISTED PAIR AND IS AVAILABLE FROM GE/LINEAGE IN 50 FT LENGTH (CC848817635) AND 150 FT LENGTH (CC848817643).
2. INSTALLER TO PLACE ALARM RELAY JUMPERS IN "OPEN ON ALARM" POSITION.

CONNECTION DIAGRAM GE INFINITY–M
DC POWER PLANT ALARM

DETAIL NTS — 1474A

PANEL C 24V, 600A

POSN	BRKR (A)	DESCRIPTION
1	150 *	UMTS CABINET 1 CIRCUIT 1
2		
3	–	LEAVE UNUSED
4	150 *	UMTS CABINET 1 CIRCUIT 2
5		
6	–	LEAVE UNUSED
7	150 *	UMTS CABINET 1 CIRCUIT 3
8		
9	–	LEAVE UNUSED
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

PANEL A SELECTED VOLTAGE: 24V, 600A

POSN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
BRKR (A)															
DESCRIPTION															

1

PANEL B SELECTED VOLTAGE: 48V, 600A

POSN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
BRKR (A)	15	15	15	15	15	15	20	20					1	100*	
DESCRIPTION	LTE 700 RRH/RRU SECTOR A	LTE 700 RRH/RRU SECTOR B	LTE 700 RRH/RRU SECTOR C	LTE AWS RRH/RRU SECTOR A	LTE AWS RRH/RRU SECTOR B	LTE AWS RRH/RRU SECTOR C	LTE INDOOR 700 BASEBAND	LTE INDOOR 2100 BASEBAND					LEAVE UNUSED	LTE OUTDOOR BASEBAND CABINET	

PANEL D 24V, 600A

POSN	BRKR (A)	DESCRIPTION
1	250 *	GSM CABINET 1
2		
3		
4	–	LEAVE UNUSED
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

NOTES:

1. ALL BREAKERS 70A AND GREATER REQUIRE ONE (1) UNUSED POSITION ON EACH SIDE.
2. PANELS A & B ARE SELECTABLE FOR 24V OR 48V DISTRIBUTION. INSTALLER TO SETUP VOLTAGE SECTION AS SHOWN.
3. 2–POSITION AND 3–POSITION BREAKERS REQUIRE AN ADAPTER PLATE ON LOAD TERMINALS AND RETURN BUS.

DC PANEL SCHEDULE
GE INFINITY–M
+24V PRIMARY, –48V SECONDARY

DETAIL NTS — 1474B

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NO.	DATE	REVISIONS	BY	CHK	APP'D
1	04/11/13	IFC – LTE AND 2C LTE OVERLAY	LMP	NSB	NSB
0	11/26/12	ISSUED FOR CONSTRUCTION	MN	NSB	NSB

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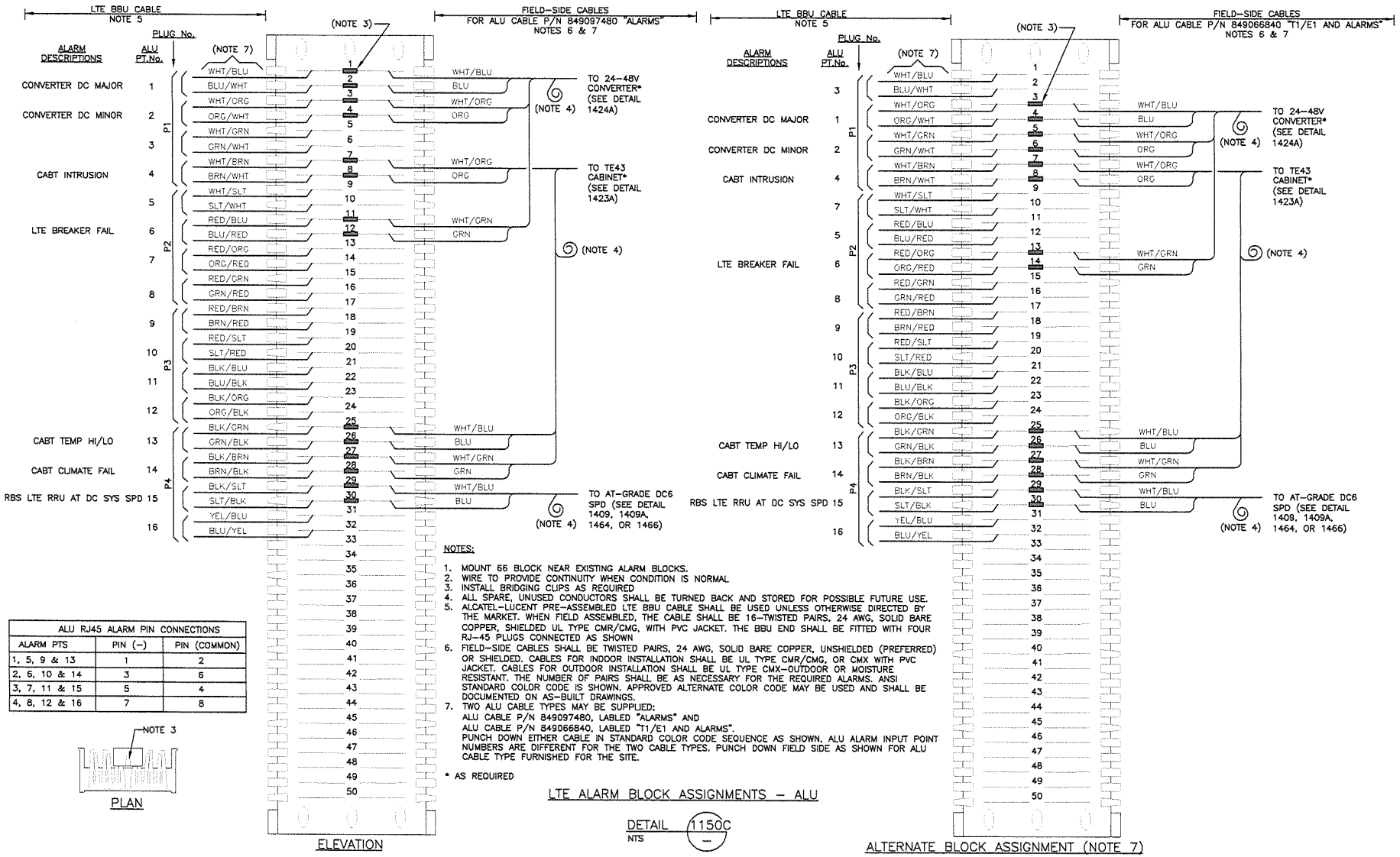
SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTER — PROFESSIONAL ENGINEER — VA LICENSE NO. 42370

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GE INFINITY–M – CONNECTION DIAGRAM AND DC PANEL SCHEDULE

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E10	1



ALU RJ45 ALARM PIN CONNECTIONS		
ALARM PTS	PIN (-)	PIN (COMMON)
1, 5, 9 & 13	1	2
2, 6, 10 & 14	3	6
3, 7, 11 & 15	5	4
4, 8, 12 & 16	7	8

PLAN

NOTES:

1. MOUNT 66 BLOCK NEAR EXISTING ALARM BLOCKS.
2. WIRE TO PROVIDE CONTINUITY WHEN CONDITION IS NORMAL
3. INSTALL BRIDGING CLIPS AS REQUIRED
4. ALL SPARE, UNUSED CONDUCTORS SHALL BE TURNED BACK AND STORED FOR POSSIBLE FUTURE USE.
5. ALCATEL-LUCENT PRE-ASSEMBLED LTE BBU CABLE SHALL BE USED UNLESS OTHERWISE DIRECTED BY THE MARKET. WHEN FIELD ASSEMBLED, THE CABLE SHALL BE 16-TWISTED PAIRS, 24 AWG, SOLID BARE COPPER, SHIELDED UL TYPE CMR/CMG, WITH PVC JACKET. THE BBU END SHALL BE FITTED WITH FOUR RJ-45 PLUGS CONNECTED AS SHOWN
6. FIELD-SIDE CABLES SHALL BE TWISTED PAIRS, 24 AWG, SOLID BARE COPPER, UNSHIELDED (PREFERRED) OR SHIELDED. CABLES FOR INDOOR INSTALLATION SHALL BE UL TYPE CMR/CMG, OR CMX WITH PVC JACKET. CABLES FOR OUTDOOR INSTALLATION SHALL BE UL TYPE CMX-OUTDOOR OR MOISTURE RESISTANT. THE NUMBER OF PAIRS SHALL BE AS NECESSARY FOR THE REQUIRED ALARMS. ANSI STANDARD COLOR CODE IS SHOWN. APPROVED ALTERNATE COLOR CODE MAY BE USED AND SHALL BE DOCUMENTED ON AS-BUILT DRAWINGS.
7. TWO ALU CABLE TYPES MAY BE SUPPLIED:
   ALU CABLE P/N 849097480, LABLED "ALARMS" AND
   ALU CABLE P/N 849066840, LABLED "T1/E1 AND ALARMS".
   PUNCH DOWN EITHER CABLE IN STANDARD COLOR CODE SEQUENCE AS SHOWN. ALU ALARM INPUT POINT NUMBERS ARE DIFFERENT FOR THE TWO CABLE TYPES. PUNCH DOWN FIELD SIDE AS SHOWN FOR ALU CABLE TYPE FURNISHED FOR THE SITE.

* AS REQUIRED

LTE ALARM BLOCK ASSIGNMENTS - ALU

DETAIL 1150C
NTS

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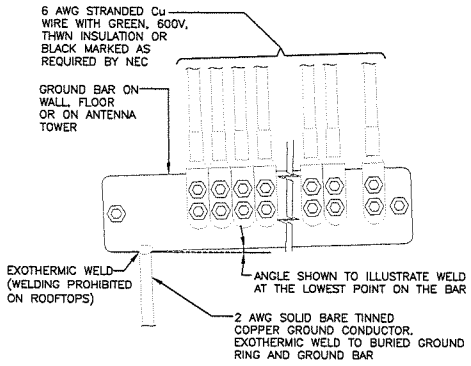
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VA LICENSE NO. 042370

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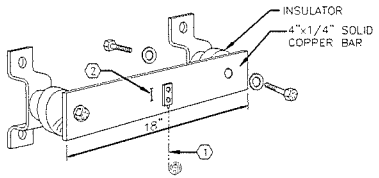
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LTE ALARM BLOCK ASSIGNMENTS - ALU

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405- E11	0



INSTALLATION OF GROUND WIRE TO COAX CABLE GROUND BAR

DETAIL 1429 — NTS



EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

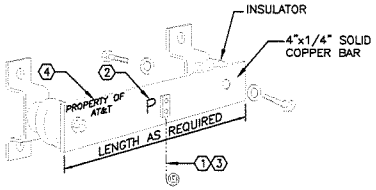
CONNECTION FOR:
ALL COMMUNICATIONS EQUIPMENT FRAMES.
MASTER GROUND BAR (2 AWG)

DETAIL NOTES:

1. TWO-HOLE, LONG BARREL COMPRESSION LUG WITH 2 AWG STRANDED COPPER CONDUCTOR AND GREEN THW INSULATION TO GROUND BAR. ROUTE CONDUCTOR TO MASTER GROUND BAR AND CONNECT WITH TWO-HOLE LUG TO "I" SECTION.
2. USE PERMANENT MARKER TO LABEL THE WHOLE BAR AS "I" WITH 1" HIGH LETTERS.

(IGB) ISOLATED GROUND BAR

DETAIL 1120 — NTS



EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

CONNECTION FOR:

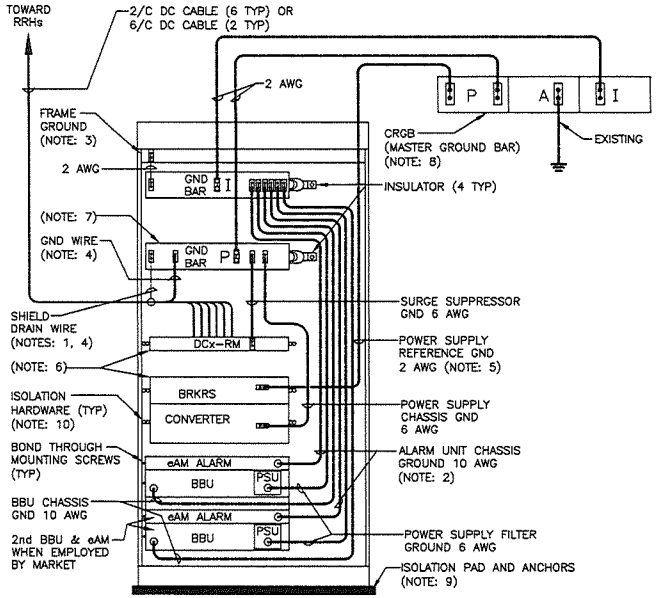
COAXIAL CABLE SHIELD	COAXIAL CABLE SURGE SUPPRESSORS
CABLE ENTRY PORTS (HATCH PLATES)	RECTIFIER FRAMES
24V & 48V DC POWER RETURN BAR	GENERATOR FRAME WORK
TELCO GROUND BAR	MASTER GROUND BAR

DETAIL NOTES:

1. TWO-HOLE, LONG BARREL COMPRESSION LUG WITH 2 AWG STRANDED COPPER CONDUCTOR AND GREEN THW INSULATION TO GROUND BAR. ROUTE CONDUCTOR AS APPLICABLE TO BURIED GROUND CONDUCTOR OR MASTER GROUND BAR AND CONNECT WITH TWO-HOLE LUG TO "P" SECTION.
2. USE PERMANENT MARKER TO LABEL THE WHOLE BAR AS "P" WITH 1" HIGH LETTERS.
3. FOR GROUND BAR LOCATED OUTDOORS, ON-GRADE ONLY, EXOTHERMICALLY WELD A 2 AWG BARE TINNED COPPER CONDUCTOR TO GROUND BAR AND EXOTHERMICALLY WELD TO BURIED GROUND CONDUCTOR.
4. GROUND BARS SHALL BE TINNED COPPER AND SHALL BE ENGRAVED OR IMPRESSED "STOLEN-DO NOT RECYCLE" AND/OR "PROPERTY OF AT&T", ETCHED OR STAMPED WITH SITE FA LOCATION AND SECURED WITH ANTI-THEFT HARDWARE.

SUPPLEMENTAL/SECTOR GROUND BAR

DETAIL 1124 — NTS △1



NOTES:

1. WHEN SHIELDED DC POWER CABLES ARE USED CONNECT EACH SHIELD DRAIN WIRE TO THE RACK GROUND BAR INDEPENDENTLY. THE SIZE OF THE DRAIN WIRE IS 12, 14 OR 16 AWG RESPECTIVELY FOR CABLE CONDUCTOR SIZE OF 8, 10 OR 12 AWG. CABLE TERMINALS SHALL BE SIZED ACCORDINGLY.
2. PROVIDE GROUND WIRE WHEN ENHANCED ALARM MODULE (EAM) IS EMPLOYED BY MARKET.
3. REMOVE PAINT TO BARE METAL OR BRUSH CLEAN THE CONTACT SURFACE OF ALUMINUM FRAMES AND APPLY NO-OX COMPOUND TO MAKE THE FRAME GROUND CONNECTION. STAINLESS STEEL BOLTS AND NUTS SHALL BE USED. SELF-TAPPING SCREWS ARE NOT PERMITTED.
4. THE GROUND WIRE AND IF PRESENT, THE SHIELD DRAIN WIRE SHALL BE ENCASED WITH CLEAR HEAT SHRINK AT THE POINT WHERE THE BARE WIRE(S) EXIT THE CABLE JACKET TO THE TERMINATION LUG.
5. PROVIDE "DO NOT REMOVE" TAGS AT BOTH TERMINATIONS OF POWER SUPPLY REFERENCE GROUND.
6. INSTALL DC6-RM AND CONVERTER/BREAKER UNIT WHEN APPLICABLE. SEE SYSTEM DIAGRAM.
7. GROUND BAR "P" IS NOT REQUIRED WHERE BOTH DCx-RM AND CONVERTER/BREAKER UNIT ARE NOT INSTALLED.
8. RE-ARRANGEMENT OF GROUND WIRES ONTO THE CRBG SECTIONS "P", "A", "I" IS NOT REQUIRED WHERE THE SECTION DIVISIONS ARE NOT PRE-EXISTING.
9. ISOLATE FRAME FROM FLOOR WITH POLYESTER FIBERGLASS PAD & NYLON SLEEVE WASHERS. COOPER B-LINE OR SIMILAR.
10. ISOLATE DCx-RM AND CONVERTER/BREAKER UNIT FROM FRAME WITH 1" STAND-OFF ISOLATOR. B-LINE P/N SB1154 OR SIMILAR.

LTE FRAME GROUNDING-ALU

DETAIL 1452 — NTS △4

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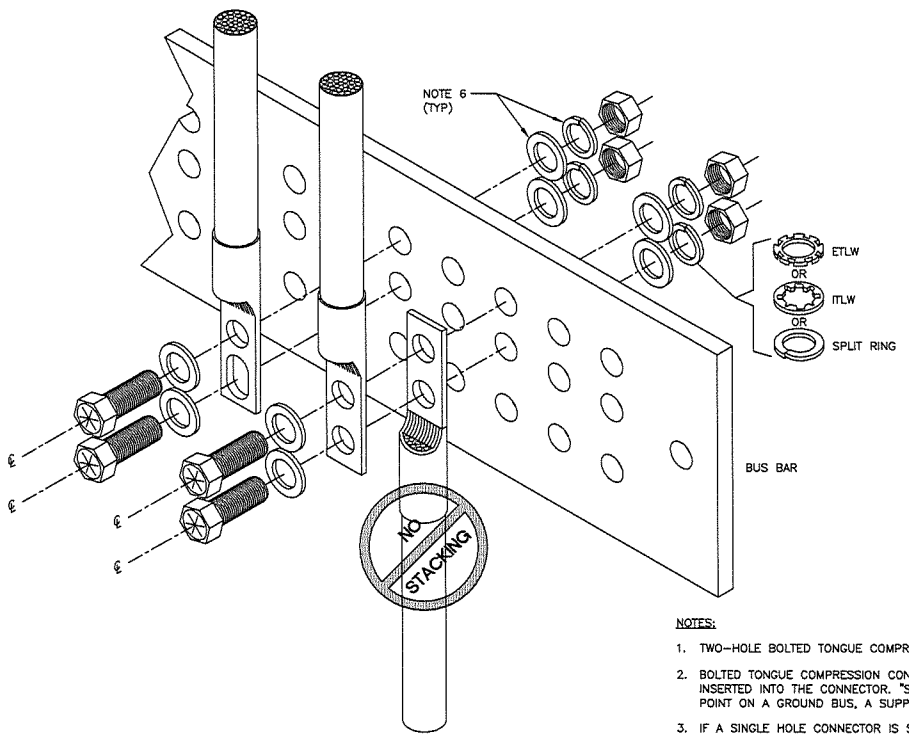
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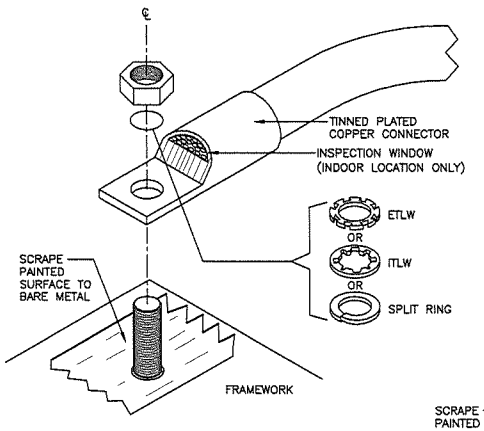
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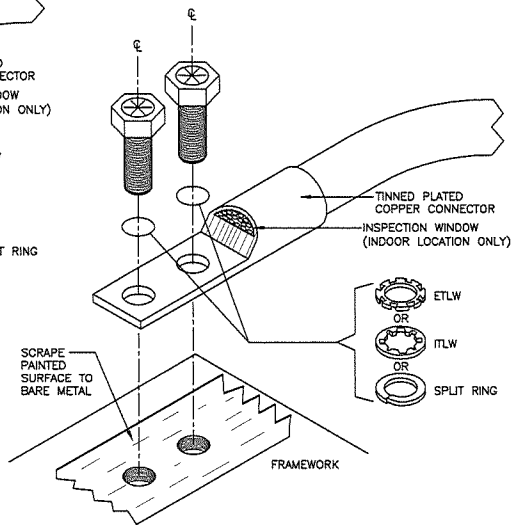
at&t Mobility

GROUNDING DETAILS - 1

JOB NUMBER	DRAWING NUMBER	REV
25736-435	L4-VA-3405-E12	1







NOTES:

1. TWO-HOLE BOLTED TONGUE COMPRESSION CONNECTORS SHALL BE USED EXCEPT WHERE EQUIPMENT MANUFACTURER HAS PROVIDED FOR A SINGLE-BOLT CONNECTION.
2. BOLTED TONGUE COMPRESSION CONNECTORS SHALL HAVE AN "INSPECTION WIDOW" BETWEEN THE TANG AND THE BARREL TO ALLOW VERIFICATION THAT THE WIRE IS FULLY INSERTED INTO THE CONNECTOR. "STACKING" CABLE CONNECTIONS ARE NOT PERMITTED ON GROUND BUS BARS. ANY TIME AN INSTALLER USES THE LAST CONNECTION POINT ON A GROUND BUS, A SUPPLEMENTAL BUS BONDED TO THE ORIGINAL BUS WITH A 2/0 AWG CONDUCTOR SHALL BE PROVIDED.
3. IF A SINGLE HOLE CONNECTOR IS SPECIFIED, AND THE SURFACE IS NOT PREPARED BY CLEANING AND THE APPLICATION OF AND ANTI-OXIDENT COMPOUND, THE SECURING HARDWARE SHALL INCLUDE AN EXTERNAL TOOTH TYPE LOCK WASHER (STAR WASHER) PLACED BETWEEN THE CONNECTOR AND THE SURFACE TO WHICH THE CONNECTOR IS SECURED. THE CONNECTION SHALL ALSO HAVE A SPLIT RING OR EXTERNAL TOOTH LOCK WASHER INSTALLED BETWEEN THE LUG AND THE BOLT HEAD SECURING IT.
4. A THIN LAYER OF CONDUCTIVE ANTI-OXIDANT COMPOUND SHALL BE APPLIED TO MATING SURFACES AND USE STAINLESS STEEL BOLTS, NUTS AND WASHERS FOR ALL CONNECTIONS OF DISSIMILAR METALS.
5. PAINT REMOVED FROM OUTDOOR SURFACES SHALL BE TOUCHED-UP AFTER GROUNDING CONNECTION IS MADE.
6. CORRECTLY SIZED WASHERS SHOULD BE USED WITH A NUT AND BOLT. THE WASHER SHOULD CARRY THE SAME SIZE DESIGNATION AS THE BOLT, SUCH AS 1/4 INCH. USING A WASHER THAT IS TOO LARGE MAY CAUSE THE BOLT OR NUT TO PULL THROUGH THE WASHER OR TO MAKE FULL CONTACT WITH IT'S INTENDED SURFACE.
7. UN-TINNED COPPER BUS BAR SHALL BE BURNISHED TO A BRIGHT FINISH BEFORE ANTI-OXIDANT IS APPLIED AND TERMINATIONS COMPLETED.

GROUNDING DETAILS AND NOTES

DETAIL 1197
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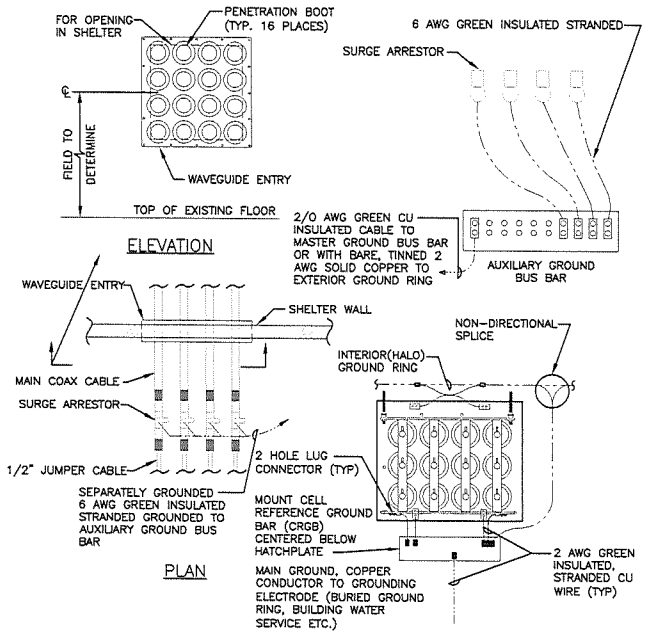
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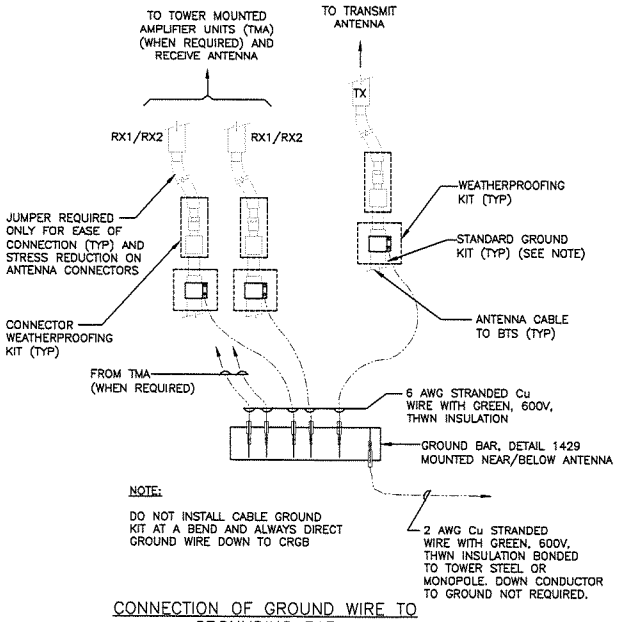
GROUNDING DETAILS - 2

JOB NUMBER	DRAWING NUMBER	REV
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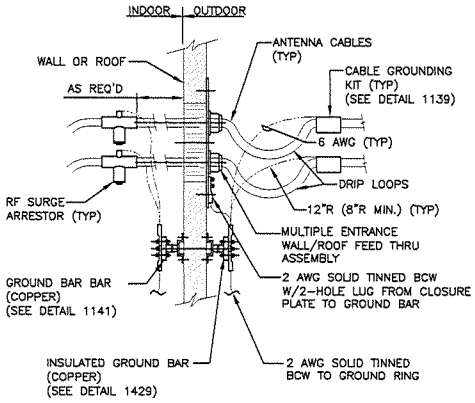
SURGE ARRESTOR GROUNDING INSIDE SHELTER

DETAIL 1141 NTS



CONNECTION OF GROUND WIRE TO GROUNDING BAR TOWER/MONOPOLE/ROOFTOP

DETAIL 1140 NTS



EXTERIOR ANTENNA CABLE GROUNDING AT SHELTER COAX ENTRY PORT

DETAIL 1143 NTS

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SCALE: AS SHOWN | DESIGNED BY: MN | DRAWN BY: MN

SEAL: COMMONWEALTH OF VIRGINIA — NICK S. BERTE — PROFESSIONAL ENGINEER — 042170

AT&T LTE PROJECT

at&t Mobility

GROUNDING DETAILS - 3

JOB NUMBER	DRAWING NUMBER	REV.
25736-435	L4-VA-3405- E14	0

WC-R-927B

WATER TANK SITE LEASE AGREEMENT

6/26/01 VER.

SITE: Town of Berryville/North West Elevated Tank

THIS LEASE is made between Town of Berryville, Virginia, a Virginia municipal corporation with an address of 23 East Main Street, Berryville, Virginia, 22611, hereinafter called Lessor, and Triton PCS Property Company, L. L. C., a Delaware Limited Liability Company, hereinafter called Lessee.

WHEREAS, Lessor is the fee simple owner of the real property and elevated water tank located on said property situated off of Tom Whitacre Circle adjacent to the Town of Berryville, in Clarke County, Virginia and more particularly described in that deed recorded among the Land Records of Clarke County, Virginia in Deed Book 17, at Page 166 ("Property"); and,

WHEREAS, Lessee is in need of space on a portion of such water tank for a mounting structure to support Lessee's three (3) antennas and ground space measuring no more than 400 square feet in the fenced area around the water tank on the Property (as shown on Exhibit A), for an accessory equipment building for its communications needs ("Site") in the Town of Berryville; and,

WHEREAS, Lessor has determined that renting such space to a user which will not interfere with the needs of Lessor's Department of Public Works, Department of Public Utilities or the town's operations on the Property, will benefit the public and Lessor by minimizing the number of towers which are erected in the Town of Berryville, and Lessor is willing to permit Lessee to lease and use the Premises for the purposes and in accord with the terms and conditions set forth in this lease.

NOW, THEREFORE, WITNESSETH, that for and in consideration of the mutual covenants and provisions herein contained, Lessor leases to Lessee and Lessee rents from Lessor, ground space on the Property for Lessee's equipment building and landscaping, and only as much space on the Water Tank as necessary to mount and install three (3) antennas of Lessor's choice, a building not to exceed one hundred ninety-two (192) square feet in size and not more than ten (10) feet in height and appurtenant transmission lines, together with non-exclusive easements

for ingress and egress and for cables and utilities, and other rights, all of which are more particularly described in this Lease and Exhibit A and/or B attached hereto and incorporated herein (the "Leased Premises").

NOW, THEREFORE, the parties agree as follows:

1. **USE OF LEASED PREMISES:**

Lessor leases to Lessee and Lessee leases from Lessor the Lease Premises, together with the right to use adjoining and adjacent portions of the Property as may be designated in writing by Lessor during the construction and installation of this Site upon the Leased Premises. Lessee shall be permitted to use the right of way reasonably agreed upon by Lessor and Lessee described on Exhibit A and B hereof for ingress and egress to and from the Site for the use and benefit of the Leased Premises, or such other right of way of similar dimensions as Lessor may designate during the term of this Lease. Lessee shall have the further right, at no cost or expense to Lessor, to construct, erect, install, operate and maintain underground communication cables from the Leased Premises, across and through that portion of the Property reasonably agreed upon by Lessor and Lessee described on Exhibit A and B to nearest available utility source. The foregoing shall be accomplished without interfering with the use or development of the Property by Lessor, and promptly upon completion of such construction, erection or installation Lessee shall at its own cost and expense, repair any damage to the property resulting from such construction, erection, or installation. Lessor specifically reserves the right to develop the property, including leasing space on the water tank and/or the property to others for any lawful purpose in any manner that does not cause interference to Lessee's use of the leased premises. Lessee agrees that Lessor may lease space on the corral constructed by Lessee, provided that such location is approved in writing by Lessee. The Lessee will only review the request to co-locate so as to confirm that any new communications equipment will not interfere with Lessee's operation. Such approval shall not be unreasonably withheld or delayed.

Lessor hereby grants Lessee a non-exclusive easement and right of way to construct, maintain, operate and repair underground communication and electric power lines and systems along, and/or under that portion of the Property designated on Exhibits A and B hereof and the right of way of Lessee designated on Exhibits A and B hereof during the term of this Lease for purposes of installation

and provision of telephone and electric service to the Site. Lessee agrees that no such utility or line shall be installed closer than 5 feet ~~to~~ within the existing chain link fence. Lessee further agrees to repair the surface of the ground disturbed by construction and to re-establish vegetative cover over the disturbed area.



Lessor hereby grants Lessee, its employees, contractors, agents and invitees a non-exclusive easement and right of way for ingress and egress by vehicular traffic over that portion of the Property designated on Exhibit A and B hereof or such other right of way of similar dimensions to the Leased Premises and the Site, as may be designated in writing, for the purpose of constructing, installing, maintaining, operating and repairing the Site. Should such right of way be taken or otherwise removed or made unusable, Lessor shall designate in writing another right of way and non-exclusive easement for Lessee's use at a location determined in Lessor's sole discretion.

2. TERM AND RENT:

This term of the lease shall be for 4 years 11 months at a monthly rental rate of One Thousand Six Hundred Sixty-six and 67/100 Dollars ($1,666.67) per month payable in on the first day of each month, in advance. Rent shall be payable monthly commencing on the date (the "Commencement Date") which is (a) the first day following Lessee's receipt of the last of the necessary local, state and federal approvals, licenses and permits so as to permit construction and/or installation of equipment on and use of the Premises for all of the purposes permitted by this Agreement (such approvals, licenses and permits hereinafter collectively called the Approvals), or (b) the first day following Lessee's commencement of construction pursuant to this Agreement, or (c) 120 days after execution of the lease agreement, whichever comes first. Rent shall be paid to Lessor at Lessor's address on Page 12 hereof or to such other person, firm or place as the Lessor may from time to time so designate in writing at least thirty (30) days in advance of a rental payment date.

On the anniversary of each commencement date the basic monthly rental as hereinabove defined, shall be adjusted by an annual three percent (3.00%) escalation or the CPI increase for the previous twelve (12) months, whichever is greater. Lessor shall provide Lessee with CPI increase at least 90 days in advance of the anniversary of the commencement date. If Lessor fails to provide the CPI increase in a timely fashion as required, the annual rent shall increase by three

percent (3.00%).

Lessee's Tax Identification Number 23-2974309.

The term of this Lease shall be automatically extended for three (3) additional periods of four (4) years11 months each; provided, however, that Lessee may terminate this Lease at any time after the expiration of the initial term by providing Lessor with written notice not less that ninety (90) days prior to the expiration of the then current term. All of the terms and conditions of the Lease shall apply to each of the renewal terms, except that the rent for each renewal term shall increase annually during each renewal term in accordance with provisions of this section and required equipment removal bond amount and required insurance amount may be increased to reflect inflation and market conditions.

3. **REAL ESTATE TAXES, UTILITIES, MAINTENANCE:**

Lessee shall be solely responsible for all costs and expenses relating to the connection, disconnection and consumption of any utilities in connection with Lessee's construction, installation, operation and maintenance of the Leased Premises including, without limitation, any consumption of electricity by its equipment and Lessee agrees to pay directly to the local utility company all costs for service and installation of an electric meter.

Lessor shall be responsible for the payment of any applicable taxes or assessments against the Property, exclusive of the Leased Premises. Lessee shall be responsible for the payment of any applicable taxes or assessments against the property owned by Lessor or allocable (on a pro rata basis) to the Leased Premises, including but not limited to any sales and property taxes. During the Lease Term, Lessee shall be responsible for the payment of all taxes levied upon the leasehold improvements (including Lessee's equipment building) on the Leased Premises. Lessee shall present certification of payment to Lessor within thirty (30) days after the due date thereof.

Lessee shall at all times during the term of this Lease, at its own expense maintain the Site/Leased Premises in proper operating condition and maintain same in satisfactory condition as to safety; and will repair any damage, unless damage thereto is caused by acts or omissions of Lessor in which case Lessor shall

reimburse Lessee for its costs and expenses incurred in effecting the repair. Lessee shall make alterations or modifications to the Leased Premises only with prior approval of Lessor. Upon termination of this Lease, Lessee agrees that its shall, within thirty (30) days and at its own expense, be responsible for the removal and dismantling of its antennas on Lessor's water tank, and any and all of Lessee's other equipment and improvements on the Property and Leased Premises, Lessee shall further be responsible for restoring as nearly as is reasonably possible the Leased Premises and any other portion of the Property which has been damaged, modified or altered by or on behalf of Lessee to their original condition at Lessee's sole cost and expense, reasonable wear and tear excepted. Lessee shall obtain and deliver to Lessor a Performance Bond in the amount of $7,000.00 which shall provide reimbursement and compensation to the Lessor in the event the Lessee shall fail to perform the aforesaid removal, dismantling and restoration.

Lessor acknowledges that Lessee's transmitter and Site will be used in rendering a public utility service subject to the jurisdiction of the FCC and that Lessee's public utility service, its equipment building, transmitter and antennae may not be disconnected, terminated or interrupted in any manner without the approval of the FCC prior to any disconnection, termination or interruption. Lessor will not do any act or omit to do any act in violation of the terms of this Lease which would cause, directly or indirectly, any such disconnection, termination or interruption or the disconnection or termination of electrical service to Lessee's equipment building or equipment. However, Lessor may lease the property and/or Water Tank not leased by Lessee to other users for lawful purposes.

4. **ACCESS:**

Lessee shall have free access to the Leased Premises for the purpose of constructing, installing, operating, repairing and maintaining the Site, and, during the continuation of this Lease and any renewals thereof, ingress and egress is hereby granted to Lessee 24 hours a day, 365 days per year by the right of way specified on Exhibits A and B or as otherwise agreed to by Lessor and Lessee for such purposes. It is agreed, however, that only authorized engineers, employees, contractors, subcontractors, agents of Lessee, agents of Lessor, FCC Inspectors, or persons under their direct supervision will be permitted to enter the Leased Premises.

5. CONSTRUCTION BY LESSEE:

After obtaining the necessary permits and approvals therefor, Lessee at its sole cost and expense, shall construct and install the following improvements upon the Leased Premises:

Construction of a 192 square foot prefabricated equipment building to house Lessee' s communications equipment. Said building may not exceed 10' in height. Construction of a four feet wide ten feet long sidewalk from the existing gate to the doorway of Lessee's equipment building, if needed.

Installation on Lessor's Water Tank of three (3) cellular antennas and transmission lines, which transmission lines shall be connected to the above referenced equipment building by means of a cable bridge. The exact mounting elevations on the water tank for Lessee s antennae shall be agreed upon by the parties in conjunction with their respective engineers as depicted on Exhibit B.

Construction of the Site shall be in accordance with the plans, drawings and specifications prepared and provided by Lessee attached hereto for Lessor's prior review and approval. Prior to Lessor's approval of plans, drawings and specifications, they shall be reviewed and approved by the Lessor's engineer. The cost of such review billed to Lessor shall reimbursed by Lessee within 45 days of ~~date~~ receipt of invoice from Lessor.

Lessors' engineer shall inspect the tank before, during, and at completion of construction of Lessee's improvements. The cost of such review billed to Lessor's shall be reimbursed by Lessee within 45 days of ~~date~~ receipt of invoice from Lessor.

Prior to commencement of any welding, Lessor shall verify to Lessee that the water level is at a minimum two (2) feet below any weld point. Any damage to the tank caused by the Lessee or its contractors shall be repaired as required by Lessor's engineer. Cost of such repair shall be the sole responsibility of Lessee. Should such damage occur in the interior of the tank, the Lessee shall also be responsible for disinfection of the tank in accordance with Virginia Department of Health regulations. The cost of such disinfection, including lost water, shall be the sole responsibility of the Lessee.

All construction, installation, use and operation of the Site by Lessee shall comply with all applicable rules and regulations of the FCC, FAA, and regulations of any government agency (town, county, state or federal) including, but not limited to the applicable requirement of the local planning and zoning and building and electrical codes of Clarke County and Berryville, Virginia. Lessee has the responsibility of carrying out the terms of its FCC license with respect to supporting structures, lighting requirements and notification to FAA. Lessee at its sole cost and expense, shall secure all necessary permits and approvals required to permit the construction and operation of the Site. Lessor agrees to cooperate with Lessee in any applications or submissions required to permit construction and operation of Lessee's site as described herein provided that Lessor shall be reimbursed for all expenses incurred in providing such cooperation.

Lessee agrees that FAA required lighting may not be relocated without Lessor's approval. Lessee agrees that no such relocation will be approved that will preclude Lessor's staff from performing routine maintenance such as changing light bulbs from the safety of the tank interior.

If, after the commencement of this Lease, Lessee is unable to occupy the Leased Premises due to the action of the FCC or by reason of any law, physical calamity, governmental prohibition or other reasons beyond Lessee's control so that Lessee in its sole discretion will be unable to carry out the purposes of its installation on the subject premises, this Lease may be canceled by Lessee upon thirty (30) days' written notice.

Lessee agrees that its equipment building, equipment, transmission lines and appurtenances thereto, and the construction, installation, maintenance, operation and removal thereof, shall not damage Lessor's property or interfere with the use of the Property by Lessor. Lessee shall indemnify and hold the Lessor harmless for any and all damage caused by Lessee or unreasonable radio interference caused by Lessee's operations. Lessee shall cause a Cathodic protection inspection to be performed after completion of the installation of Lessee's equipment and thereafter an inspection shall be performed only after any major modification of the Leased Premises by Lessee. Inspector shall be pre-approved by Lessor. The results of such inspection shall be provided in writing by Lessee to Lessor within ten (10) days of such inspection. In the event such inspection reveals a problem then the Lessee shall take all action necessary to correct the problem within thirty (30) days at Lessee's sole cost and expense.

The Lessor and Lessee agree that the Lessor may need to maintain the tank during the term of the lease including, but not limited to, painting. The Lessee further agrees to pay the additional cost to Lessor of painting and maintaining such water tank with the antenna and equipment of Lessee present on such tank. The Lessor shall provide the Lessee with ninety (90) days advanced, written notice of any such maintenance and its projected cost.

6. VARIANCE, PERMITS AND SITE SPECIFICATIONS:

Lessee's ability to use the Leased Premises is contingent upon its obtaining, after execution of this Lease, all of the certificates, permits and other approvals that may be required by Federal, State or Local authorities which will permit Lessee's use of the Leased Premises as set forth above. Lessee agrees to use commercially reasonable efforts to obtain all of the necessary certificates, permits and approvals which shall be obtained at Lessee's sole cost and expense. Lessor will cooperate with Lessee at Lessee's sole cost and expense, in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Leased Premises with respect to the proposed use thereof by Lessee. In the event any such applications should be finally rejected or any certificate, permit, license or approval issued to Lessee is canceled, expires or lapses, or is otherwise withdrawn or canceled, expires or lapses, or is otherwise withdrawn or terminated by governmental authority, due to no fault of, or negligent act or omission by the Lessee, so that Lessee will be unable to use the Leased Premises for the purposes set forth herein, Lessee shall have the right to terminate this Lease. Prior written notification to Lessor of Lessee's intent to exercise its right to terminate this Lease shall be by receipted delivery and shall be effective upon receipt of such notice by Lessor as evidenced by the return receipt. All rentals paid to said termination date shall be retained by Lessor. Upon such termination, this Lease shall be null and void and the Parties shall have no further obligations, including the payment of monies, to each other except as otherwise provided herein.

7. FEASIBILITY:

Prior to the Commencement Date of this Lease, Lessee shall have access to the Leased Premises, with Town of Berryville representatives, for the purposes of undertaking any necessary tests, studies, and inspections relating to Lessee's

proposed use of the Leased Premises and at such times as Lessor and Lessee mutually agree. In the event Lessee is unable to utilize the Leased Premises for the purpose stated herein, and terminates this Lease pursuant to Sections 6 and 7, Lessee agrees that it shall restore the Leased Premises and such other portions of the Property that have been damaged, modified or altered by or on behalf of Lessee to their original condition within thirty (30) days after Lessee's removal from the Property.

8. **INTERFERENCE:**

Lessee agrees to install equipment of a type and frequency which will not cause frequency interference with other forms of radio frequency communications existing on Lessor's Property as of the date of this Lease. In the event Lessee's equipment causes such interference, Lessee agrees it will take all steps necessary to correct and eliminate the interference consistent with appropriate government rules and regulations upon receipt of written notification of the interference. If the interference is not corrected within thirty (30) days of receipt of notification (or such time as may reasonably be required with exercise of due diligence provided such repairs are begun within said 30 days), Lessee agrees to cease the operation of the equipment causing such interference until the interference can be cured. In the event the interference cannot be cured, the equipment shall be removed by Lessee at Lessee's expense. It is further agreed that Lessor will not allow any party to install any communications equipment on Lessor's Property without the prior written consent of Lessee. Such approval shall not be unreasonably withheld or delayed. In the event any equipment installed on Lessor's Property after the date hereof by a Lessee shall interfere with Lessee's transmission or reception, Lessor shall cooperate with Lessee (at Lessee's expense) in Lessee's attempts to cause such interference to be eliminated (including, without limitation, Lessee's attempts to enjoin the interference). If such interference is not eliminated within a reasonable time period, Lessee shall have the right, in addition to any other remedies it may have at law or in equity, to terminate this Lease upon ninety (90) days prior written notice to Lessor, and any prepaid rentals shall be reimbursed, without interest, to Lessee.

During the term of this Lease, engineering, legal or other concerns may make it necessary for the relocation and/or reorientation of LESSEE 's antennas on the premises. Upon LESSEE s request, LESSOR will work with LESSEE or reasonably

accomplish such relocation and/or orientation. LESSEE shall reimburse LESSOR's reasonable expenses directly related to such relocation and/or reorientation. Should LESSOR (i) be unwilling or unable to allow or (ii) materially hamper such relocation and/or reorientation, LESSEE shall have the right to terminate this Lease upon thirty (30) days notice to LESSOR.

9. **DEFAULT:**

If the rent or any installment thereof shall remain unpaid more than ten (10) days after receipt by Lessee of notice that such money was not received when it was due, of if Lessee or its assigns shall fail or neglect to keep and perform each and every one of the terms of this Lease Agreement and such failure or neglect continues for more than thirty (30) days (or such longer period as may reasonably be required to correct he default with exercise of due diligence), after written notice from Lessor specifying the default, then at the option of Lessor, Lessee's right of possession shall thereupon end and Lessor may pursue any legal remedies available to Lessor. If Lessor files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition and Lessor prevails in such action, Lessee shall pay all of Lessor's attorney's fees for the services of Lessor's attorney in such collection and court costs, and any and all fees to be fixed by the court.

If Lessor shall fail or neglect to keep and perform each and every one of the covenants, conditions and agreements contained herein, and such failure or neglect is not remedied within thirty (30) days (or such period as may reasonably be required to correct the default with exercise of due diligence), after written notice from Lessee specifying the default, then Lessee may pursue any legal remedies available to Lessee. If Lessee files an action to enforce any agreement contained in this Lease, or for breach of any covenant or condition and Lessee prevails in such action, Lessor shall pay Lessee's reasonable attorney's fees for the services of Lessee's attorney in the action and court costs, all fees to be fixed by the court. No default as hereinabove provided shall be deemed complete unless at the time Lessor or Lessee fails to take any action based upon such alleged default, the same shall remain uncured. The fact that Lessee may cease using its communications equipment at the Leased Premises for a period of time shall not constitute a default of this Lease nor operate as an abandonment of the Leased Premises.

10. **INSURANCE:**

Lessee shall at all times during the term hereof and at Lessee's sole cost and Expense maintain in effect Workmen s Compensation Insurance and Personal Injury and Property Damage Liability Insurance, to protect against liability for injury or death of any person in connection with the use, operation and condition of the Leased Premises, in an amount not less than One Million Dollars ($1,000,000) of combined single limit Personal Injury and Property Damage coverage. Such policy shall cover the entire Leased Premises and name Lessor as an additional insured.

11. **ENVIRONMENTAL:**

Lessor is not aware and has no knowledge of any asbestos or other hazardous substance being on any part of the Water Tank or Property where it expects Lessee, its employees, agents or contractors will be while performing under this Lease.

Lessee agrees, prior to construction, to provide Lessor with information pertaining to any health hazards posed by the operation of Lessee's equipment. Lessor's staff and contractors shall be able to repair and perform maintenance on Water Tank and appurtenances in conditions meeting all workplace safety requirements promulgated by federal and state agencies.

12. **INDEMNIFICATION:**

Lessee shall indemnify and hold Lessor harmless against any claim of liability or loss from personal injury or property damage, which may arise out of Lessee s negligence or willful misconduct in connection with the Leased Premises, excepting, however, such claims or damages as may be attributable in whole or in part to the acts or omissions of the Lessor, or its agents, servants or contractors.

13. **NOTICES:**

All notices, payments, demands and requests hereunder shall be in writing and shall be deemed to have been properly given when mailed by United States First Class, Registered or Certified Mail, postage prepaid (or another delivery method providing verification of delivery) and addressed to the intended party as follows:

Lessor: Town Manager
Town of Berryville
23 E. Main Street
Berryville, Virginia 22611

Lessee: Triton PCS Property Company, L.L.C.
4880 Sadler Avenue, Suite 300
Glen Allen, Virginia 23060

or such other addresses as either or the parties may designate from time to time by giving written notice as herein required.

14. ASSIGNMENTS OR SUBLETING:

This lease may not be sublet, sold, assigned, or transferred at any time without the prior written approval of Lessor, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Lessee may assign or sublet this Lease without the approval of Lessor (i) to any affiliate of Lessee or (ii) in connection with the sale of all or substantially all of the assets or equity interests of Lessee. However, the Lessee shall remain primarily liable under the terms of this Lease.

15. INSPECTIONS:

Lessee shall allow Lessor or its agent, for the purpose of inspecting the Leased Premises, to enter the Leased Premises or any part thereof at any reasonable time and in a manner so as not to interfere with Lessee's use of the Site. Any such inspection shall only be made while Lessor or its agent is accompanied by representative of Lessee.

16. QUIET ENJOYMENT:

Lessee shall be entitled to use and occupy the Leased Premises during the term hereof for the purposes herein permitted and subject to the terms and conditions herein contained, without molestation or interference by Lessor, or any claiming thereunder.

17. **CONDEMNATION:**

If all or any part of the Leased Premises, or if all or any part of the Parcel or access right of way to the Leased Premises is taken by eminent domain or other action by jurisdictions having the legal right to take said land, and if said taking in the sole opinion of Lessee renders the Leased Premises unusable for its intended purposes hereunder the, at Lessee's option, this Lease may be declared null and void and of no further force and effect and there will be no further payment of rents except that which may have been due and payable at the time of said taking. In the event of a partial taking and Lessee, in its sole discretion, wishes to maintain its operation, Lessor shall reduce the rental on the Leased Premises by an amount proportionate to the part of the Leased Premises taken by eminent domain or other such legal action.

18. **SALE, MORTGAGE, OWNERSHIP OR PARCEL:**

Lessor covenants that Lessor is seized of good and sufficient title and interest to the property and has full authority to enter into and execute this Lease. If Lessor is not the owner of the real property forming part of the Leased Premises, Lessor shall supply Lessee the name of such owner and evidence of Lessor's authority from such owner to enter into this Lease.

At Lessor's option, this Lease shall be subordinate to any deed of trust by Lessor which from time to time may encumber all or part of the Leased Premises or right of way thereto; provided, however, every such deed of trust shall recognize the validity of this Lease in the event of a foreclosure of Lessor's interest and also Lessee's right to remain in occupancy of and have access to the Leased Premises as long as Lessee is not in default of this Lease. Lessee shall execute whatever instruments may reasonable be required to evidence this subordinate clause. In the event the Site is encumbered by a deed of trust, Lessor, immediately after this option is exercised, will obtain and furnish to Lessee, a non-disturbance instrument for each such deed of trust in recordable form.

Any sale or transfer (including assignment or transfer by law) by Lessor of all or part of the Leased Premises to a third party other than Lessee shall be under and subject to this Lease and Lessee's fights hereunder.

19. **GOVERNING LAW:**

This Lease and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Virginia.

20. **MISCELLANEOUS:**

This Lease Agreement, consisting of fourteen (14) pages, plus Exhibits A and B contains the entire agreement between the parties and may not be amended, altered or otherwise changed except by a subsequent writing signed by the parties to this Lease. The invalidation of any one of the terms or provisions of this Lease by judgement or court order shall in no way affect any of the other terms of this Lease which shall remain in full force and effect. Lessor and Lessee agree to execute any additional documents necessary to further implement the purpose and intent of this Lease.

IN WITNESS WHEREOF, the parties hereto have set their hand the _____ day of _____, 2001.

LESSOR:

TOWN OF BERRYVILLE

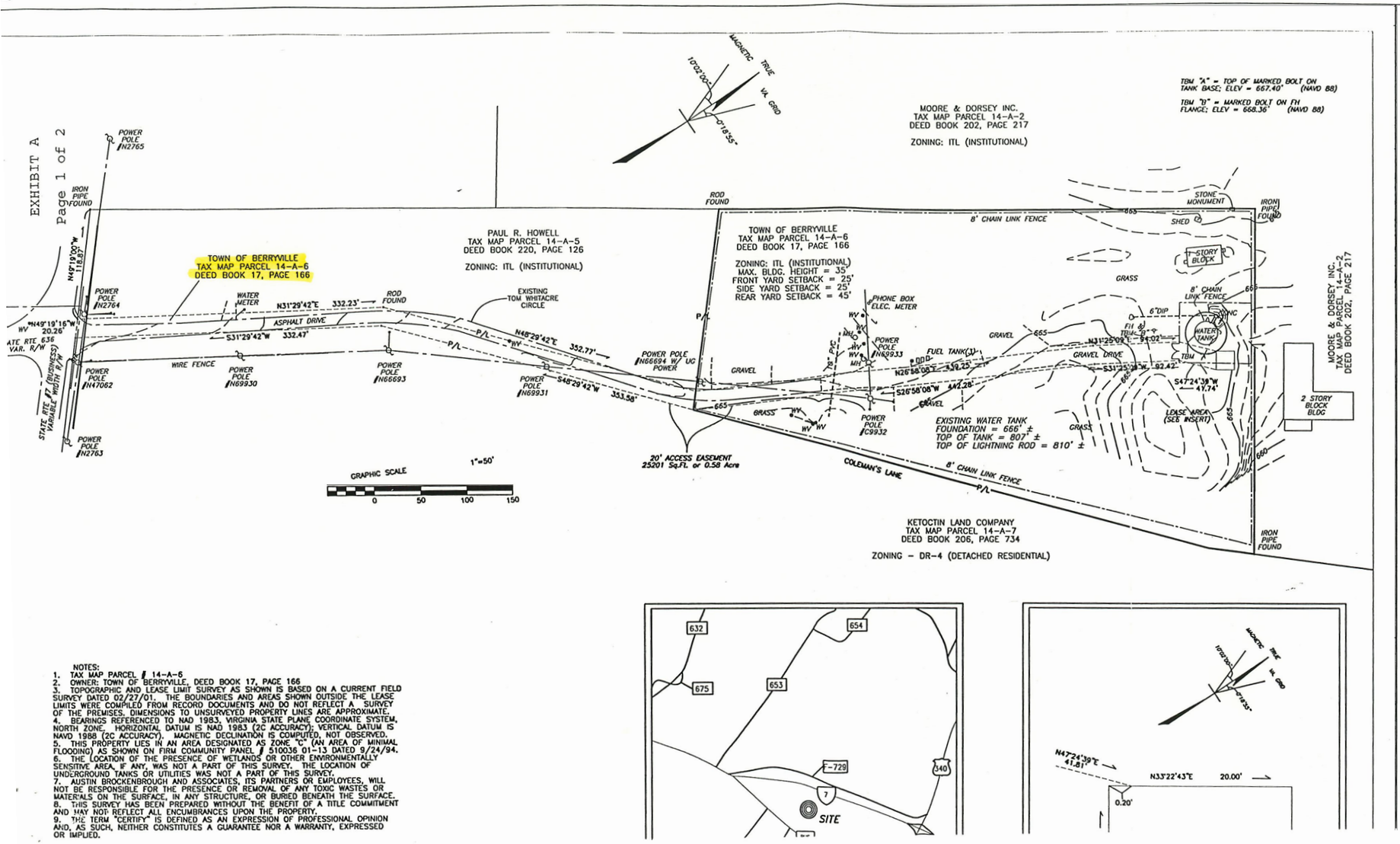
By: _____
Name: KEITH DALTON
Title: TOWN MANAGER

LESSEE:

TRITON PCS PROPERTY COMPANY L.L.C.
By: TRITON MANAGEMENT COMPANY, INC.
Its manager

By: _____
Name: _____
Title: _____

EXHIBIT A
Page 1 of 2



NOTES:
1. TAX MAP PARCEL # 14-A-6
2. OWNER: TOWN OF BERRYVILLE, DEED BOOK 17, PAGE 166
3. TOPOGRAPHIC AND LEASE LIMIT SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY DATED 02/27/01. THE BOUNDARIES AND AREAS SHOWN OUTSIDE THE LEASE LIMITS WERE COMPILED FROM RECORD DOCUMENTS AND DO NOT REFLECT A SURVEY OF THE PREMISES. DIMENSIONS TO UNSURVEYED PROPERTY LINES ARE APPROXIMATE.
4. BEARINGS REFERENCED TO NAD 1983, VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. HORIZONTAL DATUM IS NAD 1983 (2C ACCURACY); VERTICAL DATUM IS NAVD 1988 (2C ACCURACY). MAGNETIC DECLINATION IS COMPUTED, NOT OBSERVED.
5. THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FIRM COMMUNITY PANEL # 510036 01-13 DATED 9/24/94.
6. THE LOCATION OF THE PRESENCE OF WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY. THE LOCATION OF UNDERGROUND TANKS OR UTILITIES WAS NOT A PART OF THIS SURVEY.
7. AUSTIN BROCKENBROUGH AND ASSOCIATES, ITS PARTNERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
8. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT REFLECT ALL ENCUMBRANCES UPON THE PROPERTY.
9. THE TERM "CERTIFY" IS DEFINED AS AN EXPRESSION OF PROFESSIONAL OPINION AND, AS SUCH, NEITHER CONSTITUTES A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

TECT
804 Moorefi
Richmond, Va
(804)330-7
SEAL BLOCK
AUSTIN & ASSOC
Consulting
4800 WEST
CHESTER, VA
PHONE 80
APPROVALS
TRITON PCS
LANDLORD
LEASING
R.F.
ZONING
CONSTRUCTION
PROJECT NO.
2965.9278
NO. DATE
0 03-05-
1 03-06-
2 04-13-
3
4
5
6
7
8
9
GRAPHIC SCA
PROJECT

Access Easement
A non-exclusive access casement is granted to the Lessee to access the Lessors Property. Said easement is granted along Tom Whitacre Circle and from Tom Whitacre Circle across all-weather surface (stone or paved) to the gate on the south side of the 60'x80' fenced area, as represented on Page1 of Exhibit "A".

Utility Easement
A fifteen (15) foot wide non-exclusive utility easement is granted to the Lessee to construct, maintain, operate and repair underground communication and electrical power lines and systems along the southern, western, and northern property boundaries, as represented on Page 1 of Exhibit "A". Said easement width shall be measured from the property line. No such utility or line shall be installed closer than 5 feet to the existing chain link fence.

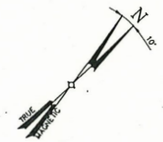
Exhibit B

TOWN OF BERRYVILLE REQUIREMENTS

1. TANK OWNER IS TOWN OF BERRYVILLE.
2. TOWN OF BERRYVILLE ENGINEER WILL INSPECT THE TANK PRIOR TO, DURING AND AT COMPLETION OF ALL CONSTRUCTION WORK.
3. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE TANK OWNER.
4. IF BRACKET INSTALLATION SHOWN IN 6/S-4 SCRATCHES THE TANK, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE PER TANK OWNER'S SATISFACTION.
5. COST OF TOWN OF BERRYVILLE ENGINEER'S SERVICES FOR PLAN REVIEW AND INSPECTION SHALL BE REIMBURSED BY TRITON PCS.
6. THE TANK OWNER MUST VERIFY THAT THE WATER LEVEL IN THE TANK IS MINIMUM 2' (TWO FEET) BELOW ANY POINT OF WELDING ON THE WATER TANK, PRIOR TO CONTRACTOR'S WELDING WORK.
7. PRIOR TO CONTRACTOR'S WELDING WORK, THE TANK OWNER WILL INSPECT THE INTERIOR OF THE TANK. UPON COMPLETION OF THE WELDING WORK BY THE CONTRACTOR, THE TANK OWNER WILL INSPECT THE INTERIOR OF THE TANK TO ENSURE NO DAMAGE WAS DONE TO THE INTERIOR COATING OF THE TANK.
8. IF DAMAGE TO THE INTERIOR COATING OCCURS, CONTRACTOR SHALL MAKE NECESSARY REPAIRS IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE OWNERS ENGINEER.
9. DISINFECTION OF THE TANK, IF NECESSARY, WILL BE REQUIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF HEALTH REGULATION 12VAC-5-590-1080.
10. TOUCH-UP PAINTING SHALL BE DONE PER OWNERS SPECS. AND REQUIREMENTS.
11. CONTRACTOR TO COORDINATE WITH TOWN OF BERRYVILLE, TRITON, AND THE TOWN'S SPECIFIED ENGINEERING FIRM ON SITE PRIOR TO ANY CONSTRUCTION ON THE TANK.
12. TOWN OF BERRYVILLE TO VERIFY THAT WATER LEVELS ARE AT LEAST 2' BELOW ANY POINT OF WELDING ATTACHMENT PRIOR TO WELDING.
13. TRITON PCS TO COORDINATE WITH TOWN OF BERRYVILLE'S ENGINEERING FIRM FOR PRE-CONSTRUCTION, APPROPRIATE TIMES DURING CONSTRUCTION, AND POST CONSTRUCTION SIGN-OFF AND ACCEPTANCE, AT TRITON'S COST.
14. TOWN OF BERRYVILLE WILL PROVIDE PAINT AND COLOR SPECIFICATIONS OF THE LAST REPAINTING. CONTRACTOR SHALL BE RESPONSIBLE TO MATCH THE EXISTING PAINT COLOR. CONTRACTOR SHALL PAINT ALL ANTENNAS, MOUNTS, COAX CABLES AND OTHER APPURTENANCES.

NORTH ORIENTATION:

1. CONTRACTOR SHALL VERIFY IN THE FIELD TRUE NORTH BY MEANS OF SOLAR OBSERVATION PRIOR TO FABRICATION/INSTALLATION OF ANTENNA MOUNTS.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO START OF CONSTRUCTION.



LEGEND

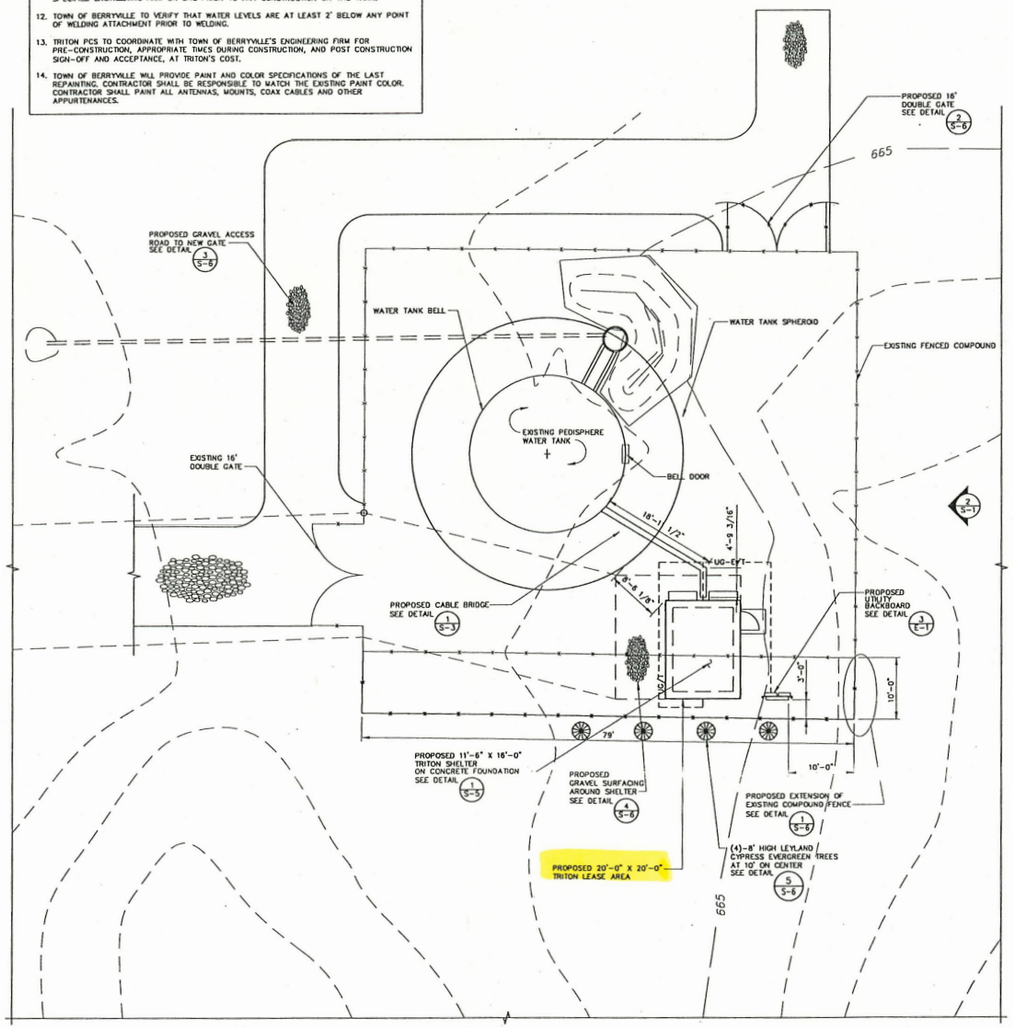
- PROPERTY LINE
- LEASE LINE
- 122 EXISTING CONTOURS
- 120 EXISTING INDEX CONTOURS
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM SEWER
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD WIRES
- EXIST CHAINLINK FENCE
- CHAINLINK FENCE
- SILT FENCE
- UNDERGROUND UTILITIES
- EXISTING TREE LINE

GENERAL NOTES

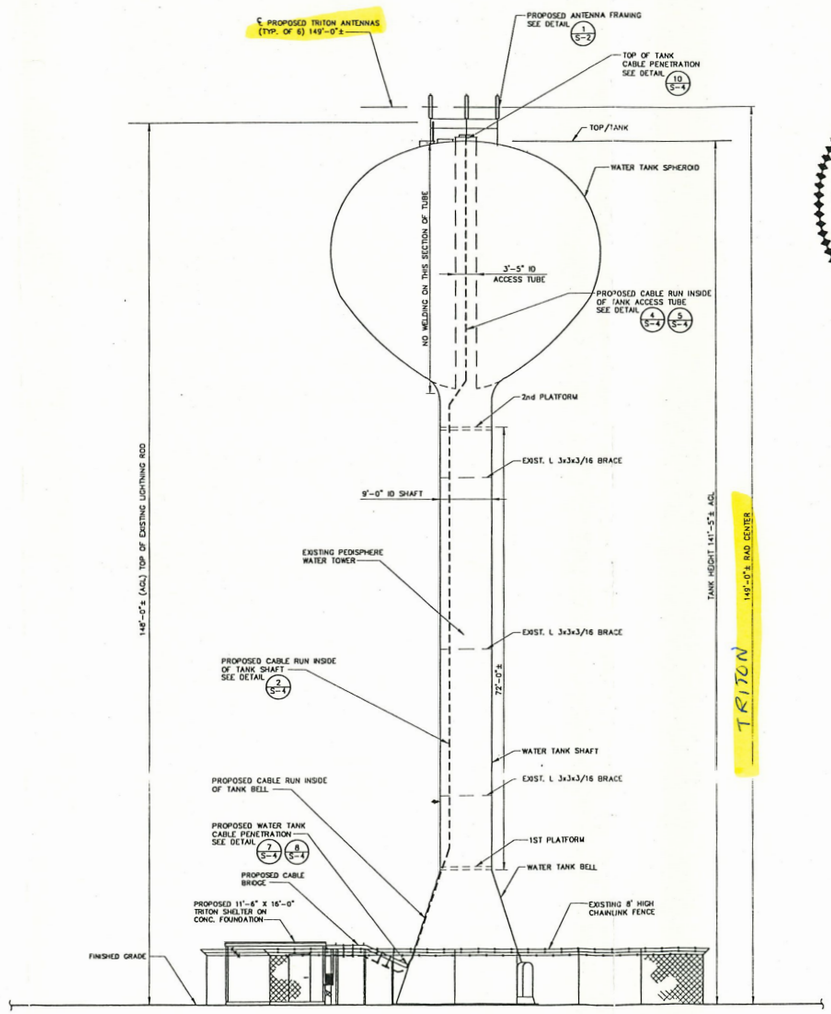
1. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON DETERMINED FROM SURFACE EVIDENCE. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL MISS UTILITY 1-800-552-7001 A MINIMUM OF 72 HRS PRIOR TO PLANNED ACTIVITIES.
2. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR WORK PROCEEDING IN A SAFE AND ORDERLY MANNER IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. ALL CONTRACTORS AND/OR THEIR EMPLOYEES MUST IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY UNSAFE CONDITIONS DURING THE COURSE OF WORK.

DESIGN DATA

1. LIVE LOADS
   - WIND LOADS: PER TIA/EIA 222-F BASIC WIND SPEED 70 MPH
   - ICE LOADS: 1/2" RADIAL ON ALL COMPONENTS & CABLE
   - SEISMIC LOADS: PER ASCE 7-95 MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
2. DEAD LOADS
   - ANTENNAS: 100 POUNDS
   - ANTENNA MOUNTING FRAME: 1800 POUNDS
3. TRITON MOUNT MUST HOLD A MAXIMUM OF 6 ANTENNAS AND A MAXIMUM OF 12 COAX CABLES Ø 1 5/8" SIZE.



1/S-1 SITE DETAIL PLAN
SCALE: 1" = 10'



2/S-1 ELEVATION
SCALE: NTS

TECTONIC ENGINEERING CONSULTANTS P.C.
804 Moorefield Park Drive, Suite 100
Richmond, VA 23236
(804)330-7203 FAX (804)330-7213

TRITON PCS, Inc

SunCom Member of the AT&T Wireless Network

AMERICAN TOWER CORPORATION

9211 ARBORETUM PKWY
SUITE 200
RICHMOND, VA 23236
OFFICE: (804) 323-9500
FAX: (804) 323-9550

SEAL BLOCK

COMMONWEALTH OF VIRGINIA
6-27-01
SISIR K. MUKHERJI
No. 023096
PROFESSIONAL ENGINEER

APPROVALS

RF. ENGINEER	
PROJECT MANAGER	
LEASING	
R.F.	
ZONING	
CONSTRUCTION	

PROJECT NO.	DRAWN BY	CHECK BY
2965.927B	JBT	PSW

SUBMITTALS

NO.	DATE	ISSUE
0	02-08-01	TTV SITE WALK
1	03-01-01	ISSUED FOR REVIEW (CONST)
2	03-20-01	ISSUED FOR FINAL (CONST)
3	04-19-01	ISSUED FOR FINAL (CONST) (REVISED DESIGN)
4	04-27-01	ISSUED FOR FINAL (CONST) (REVISED DESIGN)
5	06-27-01	ISSUED FOR FINAL (CONST) (REVISED DESIGN)
6		
7		
8		
9		

GRAPHIC SCALE

0 1 2
ORIGINAL SIZE IN INCHES

PROJECT

TOWN OF BERRYVILLE
WC-R-927B
201 TOM WHITACRE CIRCLE
BERRYVILLE, VA 22611
CLARKE COUNTY

SHEET TITLE

SITE DETAIL PLAN & ELEVATION

SHEET NUMBER

S-1

TOWN OF BERRYVILLE WC-R-927B

TOWN OF BERRYVILLE WC-R-927B
TOWN OF BERRYVILLE WC-R-927B
TOWN OF BERRYVILLE WC-R-927B

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID PA STRUC-1 | DATE (MM/DD/YYYY) 09/05/07

PRODUCER

Chas. Lunsford Sons & Assoc.
P.O. Box 1005
Blacksburg VA 24060
Phone: 540-552-0268 Fax: 540-552-3948

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Structures & Utilities Co Inc
P. O. Box 2218
Christiansburg VA 24068-0000

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	Selective Way Insurance Co	26301
INSURER B:	American Interstate Ins. Co.	
INSURER C:		
INSURER D:		
INSURER E:		

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC	S1627535	09/01/07	09/01/08	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
A		AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	S1627535	09/01/07	09/01/08	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
		GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	$ $ $
A		EXCESS/UMBRELLA LIABILITY X OCCUR CLAIMS MADE DEDUCTIBLE X RETENTION $NIL	S1627535	09/01/07	09/01/08	EACH OCCURRENCE AGGREGATE	$ 7,000,000 $ 7,000,000 $ $ $
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	AVWCVA1528562007	09/01/07	09/01/08	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate holder is named as additional insured as their interests may appear.

CERTIFICATE HOLDER

TOWNOB

Town of Berryville
23 East Main Street
Berryville VA 22611

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 030 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE Amelia Sue Brumagin

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Report of the Department of Public Works
April 2026

Training
We attended competent person/trench safety training given by VRSA.

Water
We have completed the Town's part of the water line improvements on Dorsey St. This project should be completed within the next two weeks.

Sewer
Nothing to report.

Public Utilities Department Report

14th of April 2026

Item Title: Department Update
Prepared By: Frank Kelsey

Water Treatment Plant Activity

All water quality results are available at https://vadwv.gecsws.com/

The Water Treatment Plant is running well and in accordance with state regulations. The Town is on schedule and in compliance with VDH consent order's Corrective Action Plan.

Town staff and Engineers are working to finalize the Water Treatment Plant upgrade design.

The Utilities Department has hired a new Treatment Plant Operator who has already shown they will be a positive addition to the already great team.

Wastewater Treatment Plant Activity

Inboden continues to operate the facility with care and consideration, completing monthly preventative maintenance on equipment to ensure pumps and motors are operating efficiently.

BERRYVILLE POLICE DEPARTMENT

101 Chalmers Ct., Suite A, Berryville VA 22611
(T) 540.955.3863 (F) 540.955.0207
policeadmin@berryvilleva.gov
Jason Winner – Chief of Police

MEMO

DATE: 4/3/2026

TO: Town Council

FROM: Jason Winner, Chief of Police

RE: Police Department Monthly Report – 3/31/2026

Activity Report
The activity report for the month of March 2026 is attached to this report.

Public Safety Committee
The Public Safety Committee did not meet this month.

Department Status Update
The department has two recruits attending the Law Enforcement Basic Academy in Middletown, and they are set to graduate in May. Those two recruits should finish 12 weeks of field training and be released on their own in early September. We have one officer leaving the department to join another police department for a larger annual salary. Also, one officer is off for the next several weeks due to a non-work-related injury.

We participated in Coloring with a Cop on March 23 at D. G. Cooley elementary school, where several officers and our detective spent time coloring with classes at several grade levels, interacting with the children and staff.

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Jason Winner- Chief of Police

Police and Security Report

Month/Year: March 2026	Year To Date 2026	March 2026	February 2026
Complaints Answered			
911 Hang Up:	5	1	1
Alarms:	13	5	5
Animal Complaint:	22	6	8
Assault:	5	2	2
Assist County:	12	9	2
Assist EMS and Fire:	39	16	9
Auto Larceny:	0	0	0
Burglary:	1	1	0
Civil Complaints:	16	8	6
Disturbance:	9	1	5
Domestic Disturbance:	7	3	1
Driving Under the Influence	3	2	1
Drunk In Public:	2	0	1
Fraud:	8	4	3
Larceny:	4	0	3
Harassment/Intimidation:	8	4	3
Homicide:	0	0	0
Identity Theft	0	0	0
Juvenile Related:	9	6	1
Mental Health Crisis:	7	1	3
Narcotics Related:	0	0	0
Noise	7	0	4
Public Service:	4	1	3
Sexual Assault:	1	1	0
Robbery:	0	0	0
Shoplifting:	0	0	0
Suspicious Activity:	29	9	6
Trespassing:	2	2	0
Vandalism:	5	3	1
Welfare Check:	24	6	9
Miscellaneous Complaints:	177	63	70
Total Complaints Answered:	419	154	147

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Jason Winner- Chief of Police

Police and Security Report (Continued)

	Year To Date 2026	March 2026	February 2026
Traffic			
Accidents Investigated:	7	4	2
Assist Motorist:	0	0	0
Child Safety Seat Install:	0	0	0
Funeral Escort:	10	5	0
Hit & Run:	4	1	2
Parking Tickets:	101	28	50
Traffic Warnings:	74	29	27
Traffic Summons Issued			
Defective Equipment:	0	0	0
Driving Suspended:	2	2	0
Expired Inspection:	3	2	1
Expired Registration:	7	3	1
Fail to Obey Highway Sign:	33	14	6
Fail to Obey Traffic Signals:	2	1	0
Fail to Stop/Lights & Siren:	0	0	0
Fail to Yield Right of Way:	5	0	0
Hit and Run:	0	0	0
No Liability Insurance:	2	2	0
No Operator's License:	6	1	2
No Seat Belt:	0	0	0
Reckless Driving:	3	1	1
Speeding:	41	6	17
Miscellaneous Summons:	13	3	4
Total Traffic Summons Issued:	117	35	32
Found Open at Businesses in Town			
Doors:	3	2	0
Windows:	0	0	0
Garage Doors:	0	0	0

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Police and Security Report (Continued)

	Year To Date 2026	March 2026	February 2026
Criminal Papers Served			
Abduction:	0	0	0
Arson:	0	0	0
Assault and Battery:	4	2	0
Assault and Battery on Police Officer:	0	0	0
Auto Larceny:	0	0	0
Breaking and Entering:	0	0	0
Capias:	1	0	1
Disorderly Conduct:	0	0	0
Driving Under the Influence:	3	1	1
Drunk In Public:	2	1	0
Fail to Obey Police Officer:	0	0	0
Fail to Pay Parking Ticket:	0	0	0
Forgery:	0	0	0
Fraud:	1	1	0
Homicide:	0	0	0
Illegal Drugs/Paraphernalia:	0	0	0
Larceny:	2	1	1
Possess Alcohol Underage:	0	0	0
Protective Order Violations:	2	0	0
Rape:	0	0	0
Resisting Arrest:	1	1	0
Robbery:	0	0	0
Shoplifting:	0	0	0
Trespassing:	1	0	1
Vandalism:	2	2	0
Weapons Violation:	1	1	0
Miscellaneous Criminal Arrests:	10	7	1
Juvenile Detention Order Totals:	3	1	0
Total Criminal Arrests:	33	18	5

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policeadmin@berryvilleva.gov
Jason Winner- Chief of Police

Police and Security Report (Continued)

	Year To Date 2026	March 2026	February 2026
Response to Resistance			
Total Community Interface	654	241	215
Total Enforcement Contacts	224	82	64
Physical Custody	16	5	4
Reported Force Involved	0	0	0
Administrative Review - Justified	0	0	0
Administrative Review - Not Justified	0	0	0
Complaint of Injury - Arrestee	0	0	0
Medical Treatment for Injury - Arrestee	0	0	0
Complaint of Injury - Officer	0	0	0
Medical Treatment for Injury - Officer	0	0	0
Type of Force Involved			
Compliance Hold / Open Hands	0	0	0
Takedown	0	0	0
Strikes (Hands / Knees)	0	0	0
Chemical Sprays (O.C.)	0	0	0
Impact Weapon (Baton)	0	0	0
Mechanical Non-Lethal	0	0	0
Firearm	0	0	0
Arrestee Demographics			
White Male	4	1	0
Black Male	3	2	0
Other Male	0	0	0
White Female	8	2	3
Black Female	1	0	1
Other Female	0	0	0

Town Council Agenda Item Report Summary
April 14, 2026

Item Title
Community Development Update

Prepared By
Terry Russell

Planning Commission
The Planning Commission met on March 24, 2026. The Commission held a public hearing for the Friant property rezoning request by The Christopher Cos, Inc. The rezoning request was deferred to the Planning Commission meeting to be held on May 26, 2026. The deferral will allow time for the Commission and the Town Council to consider an amendment to the Zoning Ordinance to bring Section 509, Amendments with Proffered Conditions, in line with the current Code of Virginia. It also set Special Use Permit public hearings for its April 28, 2026 meeting for a retail store at the Belfort Furniture warehouse at 351 Station Road and for vehicle sales at 29 Cattleman's Lane.

Berryville Area Development Authority
The BADA met on March 25, 2026. It continued discussion of the Potential Future Growth Areas identified in the 2015 Berryville Area Plan.

Architectural Review Board
The ARB met on April 1, 2026 and approved a Certificate of Appropriateness for a hanging sign for 11 South Church Street.

Tree Board
The Tree Board met on April 1, 2026. It discussed its booth at the opening day of the Farmer's Market and brainstormed ideas for other activities in the summer and fall. Its next meeting will be held on July 1, 2026.

Board of Zoning Appeals
The BZA has not met since the last Town Council meeting.

Wayfinding
On March 9, 2023 FASTSIGNS of Glen Allen, VA was awarded a contract for gateway signs and parking directional signs.

East Fairfax Street and Mosby Boulevard Sidewalks
Imperio Construction has told Town Staff that it intends to begin construction by the end of April depending on the availability of a crew that is finishing up another job.

West Fairfax Street Sidewalks

The design of the West Fairfax Street sidewalks, curb and gutter, and storm sewer project continues under review by the Virginia Department of Transportation (VDOT).

Town Council Agenda Item Report Summary

April 14, 2026

Item Title
Arbor Day Proclamation

Prepared By
Terry Russsell

Background/History/General Information

The Town of Berryville became a designated Tree City USA community by the Arbor Day Foundation in 2019 and was notified of its continued status for 2025. This year, the Town of Berryville Tree Board will celebrate Arbor Day at the opening of the Clarke County Farmers' Market on Saturday, May 2, 2026.

Findings/Current Activity

In order to retain the Tree City USA status, an application must be submitted annually. The application process includes an annual proclamation in which Council acknowledges Arbor Day and the benefits of trees in the community.

Financial Considerations

N/A

Schedule/Deadlines

The next annual application is due by December 31, 2026

Other Considerations

N/A

Recommendation

Adopt the proclamation as presented.

Sample Motion

I move that the Town Council of Berryville, VA adopt the attached proclamation for Arbor Day 2026.

Attachment:

- Official Proclamation

TREE CITY USA®
An Arbor Day Foundation Program

Official Proclamation

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

Whereas, Arbor Day is now observed throughout the nation and the world; and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

Whereas, trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community; and

Whereas trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, therefore be it resolved that the Council of the Town of Berryville does hereby proclaim May 2, 2026 as Arbor Day in the Town of Berryville.

Town Council urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands and urge all citizens to plant trees to promote the well-being of this and future generations.

By order of the Town Council this 14th day of April, 2026.

Harry Lee Arnold, Jr., Mayor

Erecka L. Gibson, Vice Mayor

Town Council Agenda Item Report Summary

April 14, 2026

Item Title

Resolution to Initiate Zoning Text Amendments to Section 509, Amendments with Proffered Conditions, and Set a Public Hearing

Prepared By

Terry Russell

Background/History/General Information

A review of Zoning Ordinance Section 509, Amendments with Proffered Conditions, revealed a technical error in a reference to the Code of Virginia that needs to be corrected. Section 509 refers to Code of Virginia Title 15.1 491.2:1. This section of the Code was deleted many years ago. The Town Zoning Ordinance needs to reference the current proper section of the Code. The proposed Zoning Text Amendment would correct that issue. It is important to correct this reference because the Town currently has a rezoning application that includes proffered conditions.

The proposed amended language is attached.

Recommendation

Adopt the attached resolution to initiate zoning ordinance text amendments and set a public hearing to be held on May 12, 2026.

Sample Motion

I move that the Town Council of Berryville, VA adopt a resolution to initiate Zoning Text Amendments to Section 509, Amendments with Proffered Conditions, of the Berryville Zoning Ordinance, and set a public hearing to be held on May 12, 2026.

Attachments:

Proposed Zoning Text Amendment
Resolution

SECTION 509 - AMENDMENTS WITH PROFFERED CONDITIONS

(1/90)

509.1 VOLUNTARY PROFFERED CONDITIONS

Pursuant to ~~Section 15.1-491.2:1~~ Title 15.2-2298 of the Code of Virginia, the Planning Commission and/or the Town Council may consider reasonable conditions to be applied to a rezoning amendment initiated pursuant to Section ~~507.4~~ 508.4 of this Ordinance provided:

(a) The conditions are voluntarily submitted by the applicant;

(b) Proposed proffered conditions are in writing and signed by all of the legal and equitable owners of the property which is the subject of the proposed amendment;

(c) The proposed conditions are in accordance with the Comprehensive Plan;

(d) The proposed conditions bear a reasonable relation to the rezoning;

(e) The proposed conditions are received by the Planning Commission and/or the Town Council prior to commencement of the public hearing of the Planning Commission and/or the Town Council at which the proposed rezoning amendment is to be considered; and

(f) The proposed conditions are in full accordance with ~~Section 15.1-491.2:l of~~ the Code of Virginia.

509.2 EFFECT OF CONDITIONS

Upon approval of any rezoning approved subject to proffered conditions, all conditions proffered by the applicant and accepted by the Town Council shall be deemed part of the zoning regulations affecting the district in which the parcel is classified. Such conditions shall remain in force until fully performed by the applicant or amended or released by the Town Council in accordance with ~~Section 15.1-491.6 of~~ the Code of Virginia.

509.3 PROFFERED CONDITION REGULATIONS

Following approval of any zoning approved subject to proffered conditions, no site plan,

subdivision plan, or development plan thereafter submitted for the development of the property in question shall be approved unless in substantial conformity with all proffered conditions, and no agent or official of the Town shall have the power to permit any development or construction upon the property not in substantial conformance with such proffered conditions.

509.4 PROFFERED AMENDMENTS

Proffered conditions may be amended or released by the Town Council upon application for zoning amendment submitted in accordance with Section ~~507~~ 508. Any such amendment shall be the subject of a public hearing in accordance with the provisions of Section ~~507.1~~ 508.7.

509.5 ZONING MAP NOTATION AND CONDITIONAL ZONING INDEX

Each rezoning shall be designated on the Zoning Map by an appropriate symbol designated by the Zoning Administrator. In addition, the Zoning Administrator shall keep and maintain the conditional zoning index, which shall be available for public inspection and which shall provide ready access to the ordinance creating such conditions.

RESOLUTION

INITIATION OF ZONING TEXT AMENDMENTS TO SECTION 509, AMENDMENTS WITH PROFFERED CONDITIONS, OF THE BERRYVILLE ZONING ORDINANCE

WHEREAS, Section 509 of the Berryville Zoning Ordinance incorrectly references Title 15.1 of the Code of Virginia, which is no longer in effect; and

WHEREAS, Section 509 provides that the Town Council may consider reasonable conditions to be applied to a rezoning amendment; and

WHEREAS, Section 509 provides for the acceptance of voluntary proffered conditions; and

WHEREAS, Code of Virginia, Title 15.2-2298, is the appropriate section to be referenced; and

WHEREAS, the Town Council finds that the public necessity, convenience, general welfare and good zoning practice require amending the Zoning Ordinance to properly reference the Code of Virginia; and

WHEREAS, by authority granted in Code of Virginia Title 15.2-2286(A)(7), the Town Council may amend, supplement, or change the zoning regulations; and

WHEREAS, pursuant to Code of Virginia Title 15.2-2286(A)(7)(i) and Berryville Zoning Ordinance Section 508.2, such amendments may be initiated by resolution of the Town Council; and

WHEREAS, pursuant to Code of Virginia Title 15.2-2285(B), no zoning ordinance shall be amended or reenacted unless the governing body has referred it to its planning commission for its recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Town Council does hereby initiate a zoning text amendment to correct references to the Code of Virginia; and

BE IT FURTHER RESOLVED that the Town Council does hereby direct staff to prepare a draft ordinance to that effect; and

BE IT FURTHER RESOLVED that the Town Council does hereby refer the proposed zoning text amendments to the Planning Commission for its recommendations; and

BE IT FINALLY RESOLVED that the Community Development Director is directed to advertise a public hearing of the Town Council on the proposed amendments in accordance with the requirements of Code of Virginia Title 15.2-2204, to be held on May 12, 2026.

By order of the Town Council this 14th day of April, 2026

_____ _____

Harry Lee Arnold, Jr., Mayor **Erecka L. Gibson, Vice-Mayor**

Administration and Finance Report

April 14, 2026

Item Title:

Report of the Administration and Finance Department

Prepared by:

Cynthia Poulin, Treasurer

Attachments:

1. ARPA Report
2. November Cash Balance

APRIL 14, 2026
Monthly Update

American Rescue Plan Act of 2021

Funds expended over the past month
The March 2026 expenditure report is attached.

Attachments
- March 2026 ARPA Expenditure Report
- ARPA Master List
- Project Status Reports

Mar-26

	BUDGETED	USED THIS MONTH	TOTAL USED	BALANCE	PERCENT USED	
Signage						
Estimated cost of these actions						
- Signage	$ 140,000.00	$ -	$ 43,700.00	$ 96,300.00	31%	$ 140,000.00
- Total			$ 43,700.00			$ 140,000.00
Fund balance from first payment						$ 30,715.34
Fund balance from second payment						$ 65,584.66
Complete necessary water and sewer infrastructure projects						
Capital Projects						
Estimated cost of these actions						
- Cost of the projects	$ 3,495,500.79	$ 19,852.25	$ 1,601,974.10	$ -	85.00%	$ 3,485,953.17
			$ 1,645,651.88	$ 247,874.81		$ 3,485,953.17
Total			$ 3,247,625.98			
Fund balance from first payment						$ -
Fund balance from second payment						$ 247,874.81
Pay for administrative costs						
Esimated cost of these actions						
- Administrative costs per FY (5.5)	$ 60,000.00	$ -	$ 44,407.40	$ 15,592.60	74%	$ 60,000.00
- Total			$ 44,407.40			$ 60,000.00
Fund balance from first payment						$ 15,592.60

NOTES:

INFRASTRUCTURE COSTS:		1st Tranche	$ 2,267,493.00
Frazier Assoc.(Wayfinding)	$ -	Used to date	$ 2,221,185.06
Core & Main	$ -	Balance	$ 46,307.94
VA RIGGERS	$ -		
Pete McLean	$ -	2nd Tranche	$ 2,267,493.00
Norfolk Southern	$ -	Used to date	$ 1,954,033.53
FUOG Interbuild	$ -	Balance	$ 313,459.47
Pennoni (Water Projects Bel Voi & Battletown)	$ 19,852.25		
Webster Nursery(Concrete walls)	$ -		
Total	$ 19,852.25		

ARPA MASTER LIST

3/31/2026

	PROJECT NAME	BUDGET	SPENT TO DATE	BALANCE	%COMPLETE	
1	Computers:Utility Clerk,PWs	$ 2,437.90	$ 2,437.90	$ -	100%	Admin
2	Police Radio Replacements	$ 75,000.00	$ 75,000.00	$ -	100%	
3	PW Compressor	$ 23,629.85	$ 23,629.85	$ -	100%	infra
4	Water Dist Sys Flushing Equip	$ 7,500.00	$ 9,844.38	$ -	100%	infra
5	Water Meter Reading Equip	$ 12,458.03	$ 12,458.03	$ -	100%	infrastr
6	Grants for Improper Con to Sewer Sys	$ 4,500.00	$ 4,500.00	$ -	100%	grant
7	W/s Admin Fees	$ 175,260.82	$ 175,260.82	$ -	100%	
8	Premiuim Pay for Employees	$ 172,000.00	$ 174,323.86	$ -	100%	premium pay
9	Grant John H Enders/Rescue Squad *	$ 80,000.00	$ 80,000.00	$ -	100%	grant
10	Grant to Barns of Rose Hill *	$ 40,000.00	$ 40,000.00	$ -	100%	grant
11	Grant for Façade Improvement	$ 196,185.08	$ 196,185.08	$ -	100%	grant
12	Website	$ 5,845.29	$ 5,845.29	$ -	100%	Admin
13	Leak Study	$ 8,662.50	$ 8,662.50	$ -	100%	infra
14	SSES Study	$ 117,868.73	$ 117,868.73	$ -	100%	infra
15	River Pumping Station Upgrade	$ 25,000.00	$ 28,538.55	$ -	100%	infra
16	Water Meter & Setter Replacements *	$ 350,000.00	$ 350,000.00	$ -	95%	infra
17	Hermitage Pump Station	$ 26,000.00	$ 26,000.00	$ -	100%	infra
18	Booster Building Upgrade	$ 20,000.00	$ 22,985.85	$ -	100%	infra
19	WWTP Headworks Lighting Upgrade	$ 4,764.00	$ 4,764.00	$ -	100%	infra
20	Ridge Road Water Main	$ 25,939.04	$ 25,939.04	$ -	100%	infra
21	Water, Sewer and Drainage Projects	$ 2,228,476.76	$ 2,228,476.76	$ -	100%	infra
22	Rockcroft Water Main Abandonment	$ 10,000.00	$ 10,550.96	$ -	100%	infra
23	Security Upgrades	$ 125,000.00	$ 100,995.91	$ -	100%	infra/admin70
24	Drainage Dorsey, Walnut, Treadwell	$ 1,500.00	$ 1,500.00	$ -	100%	infra
25	Bel Voi and Battletown Water Main Repl	$ -	$ 11,612.50	$ -	100%	infra
26	Wayfinding Signs	$ 140,000.00	$ 43,700.00	$ 96,300.00	40%	
27	Raw Water Intake Land-Easement Acquisition	$ 13,672.50	$ 13,672.50	$ -	100%	infra
28	Grant Housing (3 years)	$ 40,000.00	$ 40,000.00	$ -	100%	
29	Capital Projects	$ 543,285.50	$ 295,410.69	$ 247,874.81	0%	
	Administrative /Legal Fees	$ 60,000.00	$ 45,055.39	$ 15,592.60	75%	Admin
	Total Encumbered	$ 4,534,986.00	$ 4,175,218.59	$ 359,767.41		
	Total ARPA	$ 4,534,986.00				

* Project For (2) two years

Project Status Report 16

Date: 4/14/2026

Project Name:
Water Meter and Setter Replacements

Project Budget: $350,000.00
Expected Completion Date: June 2023

Executive Summary:
Upgrade ¼ of the Town's water Meters and setters.

Project Goals:
1. Improve capture of water use.
2. Improve back flow protection.
3. Reduce meter reading costs.

Project Status:

Status Item	Status	Summary
Budget $350,000.00	Completed	Total Spend: $350,000.00
Schedule/Timeline	On Track	% Complete: **95**

Project Milestones:

Description	% Complete	Status
1. Order meters, setters, valves, plus other supplies	100%	Completed
2. Install meters / setters	90%	On Track

Project Issues or Concerns:
1. Multiyear project

Project Status Report 26

Date: 4/14/2026

Project Name:
Wayfinding Signs

Project Budget: $190,000.00
From ARPA: $140,000.00
From Town: $50,000.00
Expected Completion Date: December 2023

Executive Summary:
Design, construct, and install entrance and wayfinding signs.

Project Goals:
1. To improve business environment in downtown business district.

Project Status:

Status Item	Status	Summary
Budget 190,000.00	On Track	Total Spend: $43,700.00
Schedule/Timeline	On Track	Complete: 40%

Project Milestones:

Description	% Complete	Status
1. Design	100%	On Track
2. Determine Sign locations	100%	On Track
3. Secure VDOT approvals	95%	On Track
4. Develop offering for design and construction/award/have signs fabricated	75%	On Track
5. Secure contractor to install signs	100%	Completed
6. Have signs installed	0%	On Track
RFP ISSUED ON 6/30/2022 & COUNCIL AUTHORIZED THE TOWN MANAGER TO AWARD BID. NEW IFB ISSUED 12/15/2025 FOR FABRICATION AND INSTALLATION.		

Project Issues or Concerns:

Project Status Report

29

Date: 4/14/2026

Project Name: Capital Projects

Project Budget: $543,285.50

Expected Completion Date:

Project List Under Consideration:
Bel Voi Water Main Replacement
Bar Screen at STP
North Crow Street Drainage
Rose Hill Park Bridge
Project Goals:

Project Status:

Status Item	Status	Summary
Budget $543,285.50	On Track	Total Spend: $295,410.69
Schedule/Timeline	On Track	% Complete: **50**

Project Milestones:

Description	% Complete	Status
1. Construction plans	100%	Completed
2. Develop IFB	100%	Completed
3. Secure Easements	0%	Not Started
4. Issue offering/ review offering	100%	Completed
5. Select Contractor	100%	Completed
6. Complete project	0%	Not Started

Project Issues or Concerns:

Cash Balance Report

Period Ending 3/31/2026

Town of Berryville

4/6/2026 9:03 AM

	Bank Information	Balance
1	Bank of Clarke Operating Acct#- 1138499	-$25,732.73
2	Bank of Clarke NOW Acct#- 1138502	$5,557,284.73
3	Bank of Clarke Payroll Acct#- 1138510	$40,282.11
4	Bank of Clarke CIP Acct#- 1138405	$21,317,983.00
5	Bank of Clarke SW Acct#- 1138413	$496,081.02
6	Bank of Clarke PDAF Acct#- 1138421	$25,552.41
7	Bank of Clarke DSR Acct#- 1138456	$113,370.62
9	Bank of Clarke RAU Acct#- 1138472	$953.51
10	Bank of Clarke VRA Reserve Acct#- 6041647	$470,000.00
11	Bank of Clarke Proffer Reserve Acct#- 1897098	$90,487.60
12	Bank of Clarke Performance Bonds Acct#- 1910841	$11,334.86
13	TRUIST Acct#- 5137523525	$568,691.87
14	Bank of Clarke PD Contributions Acct#- 5759859	$10,039.80

Total Cash Balance:	$28,676,328.80

Check Listing

Date From: 3/1/2026 Date To: 3/31/2026
Vendor Range: 1-800 FLOWERS - Zuleger, David E. & Joanne C.

Check Number	Bank	Vendor	Date	Amount
10518	1	A SIGN PLACE	03/04/2026	**$2,926.30**
10519	1	ALEXANDER TASHAYLA S 2494	03/04/2026	**$14.12**
10520	1	Allen, Dandridge B.	03/04/2026	**$40.00**
10521	1	Arnold, Jay	03/04/2026	**$40.00**
10522	1	BELL JR, MICHAEL EUGENE	03/04/2026	**$40.00**
10523	1	BLOSSMAN GAS INC	03/04/2026	**$1,273.70**
10524	1	CES WATER	03/04/2026	**$1,198.80**
10525	1	Commercial Press Inc	03/04/2026	**$196.13**
10526	1	CORE & MAIN LP	03/04/2026	**$5,839.85**
10527	1	Dalton, Keith	03/04/2026	**$75.00**
10528	1	Dodson, Gerald William	03/04/2026	**$40.00**
10529	1	FERGUSON ENTERPRISES	03/04/2026	**$228.05**
10530	1	HUDSON, JOHN E	03/04/2026	**$40.00**
10531	1	IRISH, PATRICK	03/04/2026	**$40.00**
10532	1	James River Equipment	03/04/2026	**$248.48**
10533	1	Joiner Micro Laboratories, Inc.	03/04/2026	**$224.00**
10534	1	Kitselman, H. Allen	03/04/2026	**$75.00**
10535	1	LIBBY, DANA	03/04/2026	**$40.00**
10536	1	Malone, Gwen	03/04/2026	**$80.00**
10537	1	MCWILLIAMS, ALLAN	03/04/2026	**$40.00**
10538	1	MIDWEST MOTOR SUPPLY CO	03/04/2026	**$157.82**
10539	1	NUCKOLS PROPERTY SOLUTION	03/04/2026	**$34,429.00**
10540	1	Petti, Jean	03/04/2026	**$75.00**
10541	1	Power Connection, Inc., The	03/04/2026	**$10,667.61**
10542	1	Sheehy Ford of Richmond, Inc.	03/04/2026	**$64,350.79**
10543	1	SINCLAIR, TIMOTHY	03/04/2026	**$40.00**
10544	1	Steinmetz, William	03/04/2026	**$75.00**
10545	1	TRUMP'S ELECTRICAL INC	03/04/2026	**$5,000.00**
10546	1	WILLIE JAY BRIGGS	03/04/2026	**$40.00**

Check Listing

Date From: 3/1/2026 Date To: 3/31/2026
Vendor Range: 1-800 FLOWERS - Zuleger, David E. & Joanne C.

Check Number	Bank	Vendor	Date	Amount
10547	1	BLOSSMAN GAS INC	03/11/2026	**$729.90**
10548	1	BOOR, RICHARD	03/11/2026	**$2,025.00**
10549	1	Capital Compressor	03/11/2026	**$377.00**
10550	1	COMBS WASTEWATER MANAGEMENT LLC	03/11/2026	**$75.00**
10551	1	CORE & MAIN LP	03/11/2026	**$2,522.71**
10552	1	Fuog/Interbuild, Inc.	03/11/2026	**$19,552.25**
10553	1	Hall Company, The	03/11/2026	**$2,693.38**
10554	1	Michelle M. Jones	03/11/2026	**$1,882.44**
10555	1	PENNONI ASSOCIATES INC	03/11/2026	**$7,420.00**
10556	1	Red Beard Diesel LLC	03/11/2026	**$1,338.56**
10557	1	Robinson Farmer Cox Associates PLLC	03/11/2026	**$18,250.00**
10558	1	Tyler Technologies	03/11/2026	**$299.22**
10559	1	Valley Automation	03/11/2026	**$12,389.61**
10560	1	VIRASEC IT Support Services, Inc.	03/11/2026	**$4,060.00**
10561	1	James River Equipment	03/18/2026	**$2,311.73**
10562	1	LANGUAGE LINE SERVICES INC	03/18/2026	**$19.44**
10563	1	MCCARTHY TIRE SERVICE CO, INC.	03/18/2026	**$2,763.90**
10564	1	NUCKOLS PROPERTY SOLUTION	03/18/2026	**$4,870.00**
10565	1	PIERCE NINA RENEE 2629	03/18/2026	**$332.02**
10566	1	Quadient Inc	03/18/2026	**$873.40**
10567	1	THOMSON REUTERS	03/18/2026	**$256.03**
10568	1	Treasurer of Frederick County	03/18/2026	**$4,883.20**
10569	1	VUPS	03/18/2026	**$202.80**
10570	1	Winchester Star, The	03/18/2026	**$241.80**
10571	1	BOOR, RICHARD	03/25/2026	**$2,025.00**
10572	1	ECONO SIGNS, LLC	03/25/2026	**$2,035.48**
10573	1	H20 Pipe Cleaning LLC	03/25/2026	**$5,850.00**
10574	1	HIGHWAY MOTORS INC	03/25/2026	**$49,119.00**
10575	1	INBODEN ENVIRONMENTAL SVCS	03/25/2026	**$24,876.58**

Check Listing

Date From: 3/1/2026 Date To: 3/31/2026
Vendor Range: 1-800 FLOWERS - Zuleger, David E. & Joanne C.

Check Number	Bank	Vendor	Date	Amount
10576	1	James River Equipment	03/25/2026	**$7,924.53**
10577	1	Jno. S. Solenberger & Co., Inc	03/25/2026	**$274.85**
10578	1	Minnesota Life Insurance Co.	03/25/2026	**$723.84**
10579	1	NATHAN FONNER	03/25/2026	**$99.25**
10580	1	PLAYGROUND GUARDIAN LLC	03/25/2026	**$675.00**
10581	1	U.S. BANK NATIONAL ASSOCIATION	03/25/2026	**$1,416.19**
10582	1	Valley Automation	03/25/2026	**$5,771.20**
10583	1	ZENON ENVIRONMENTAL CORPORATION	03/25/2026	**$1,523.22**
66		Checks Totaling -		**$320,218.18**

Totals By Fund

		Checks	Voids	Total
100		$220,571.56		$220,571.56
501		$24,877.64		$24,877.64
502		$74,768.98		$74,768.98
	Totals:	$320,218.18		$320,218.18

BERRYVILLE TOWN COUNCIL

MOTION TO SET PUBLIC HEARING FOR MAY 12, 2026 ON PROPOSED FY 2027 BUDGET

Date: April 14, 2026

Motion By:

Second By:

I move that the Council of the Town of Berryville set a public hearing for its May 12, 2026 meeting to hear public comment on the proposed FY 2027 budget.

VOTE:

Aye:

Nay:

Absent:

ATTEST:

_____

Erecka L. Gibson, Vice Mayor

BERRYVILLE TOWN COUNCIL
PUBLIC HEARING NOTICE

The Berryville Town Council will hold the following public hearing at 7:00 p.m., or as soon after as this matter may be heard, on **Tuesday, May 12, 2026**, in the Main Meeting Room, Second Floor, of the Berryville-Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following.

1) **Proposed Fiscal Year 2026-2027 Budget as follows:**

Resources and Revenues	APPROVED FY 25-26	REQUESTED FY 26-27
GENERAL FUND		
Fund Balance	$ 535,000.00	$ 546,750.00
Revenue from Local Sources	$ 4,250,000.00	$ 4,399,500.00
Revenue from State Sources	$ 1,182,167.00	$ 1,211,617.00
Revenue from Other Sources	$ 1,000.00	$ 1,000.00
Total	**$ 5,968,167.00**	**$ 6,158,867.00**
WATER FUND		
Fund Balance	$ 0.00	$ 341,942.00
Revenue from Local Sources	$ 6,833,250.00	$ 9,146,625.00
Availability Fees	$ 172,000.00	$ 88,750.00
Total	**$ 7,005,250.00**	**$ 9,577,317.00**
SEWER FUND		
Fund Balance	$ 390,000.00	$ 130,213.00
Revenue from Local Sources	$ 2,255,500.00	$ 2,375,500.00
Availability Fees	$ 184,680.00	$ 92,295.00
Total	**$ 2,830,180.00**	**$ 2,598,008.00**
TOTAL RESOURCES AND REVENUES	**$ 14,593,811.00**	**$ 18,334,192.00**

Expenses and Reserves		
GENERAL FUND		
Maintenance and Operational	$ 4,737,425.00	$ 4,936,725.00
Debt Service	$ 121,476.00	$ 121,476.00
Capital Reserves and Expenses	$ 967,143.25	$ 952,564.25
Contingency	$ 142,122.75	$ 148,101.75
Total	**$ 5,968,167.00**	**$ 6,158,867.00**
WATER FUND		
Maintenance and Operational	$ 1,248,510.00	$ 1,215,356.00
Debt Service	$0.00	$0.00
Capital Reserves and Expenses	$ 5,719,284.70	$ 8,325,500.32
Contingency	$ 37,455.30	$ 36,460.68

Total	**$**	**7,005,250.00**	**$**	**9,577,317.00**
SEWER FUND				
Maintenance and Operational	$	1,615,180.00	$	1,565,541.00
Debt Service	$	470,000.00	$	470,000.00
Capital Reserves and Expenses	$	699,544.60	$	515,500.77
Contingency	$	45,455.40	$	46,966.23
Total	**$**	**2,830,180.00**	**$**	**2,598,008.00**
TOTAL EXPENSES AND RESERVES	**$**	**15,803,597.00**	**$**	**18,334,192.00**

Copies of the materials may be examined at www.berryvilleva.gov and the Town Business Office, Berryville/Clarke County Government Center 101 Chalmers Court, First Floor, Berryville, Virginia during regular business hours. Additional information may be obtained by calling Director of Finance/Treasurer Cindy Poulin at (540) 955-1099.

Any person desiring to be heard regarding the above matter should appear at the appointed time and place. Written copies of statements at public hearings are requested, but not required.

The Town of Berryville does not discriminate against disabled people in admission or access to its programs and activities. Accommodations will be made for disabled people upon prior request.

By order of the Berryville Town Council
Keith R. Dalton, Town Manager

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Please publish in the Winchester Star Tuesday April 28, 2026 and Tuesday May 5, 2026
Please call Cindy with questions at 540-955-1099

FY 26-27 BUDGET REVENUES

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	GENERAL FUND		
	FUND BALANCE		
100-3000000-0000	FUND BALANCE FORWARD	$ 535,000.00	$ 546,750.00
	TOTAL FUND BALANCE	$ 535,000.00	$ 546,750.00
	REVENUE FROM LOCAL SOURCES		
100-3110101-0000	CURRENT REAL ESTATE TAXES	$ 1,365,000.00	$ 1,390,000.00
100-3110102-0000	DEL REAL ESTATE TAXES	$ -	$ -
100-3110201-0000	UTILITY REAL ESTATE TAXES	$ 11,500.00	$ 11,500.00
100-3110301-0000	CURRENT PERS PROP TAXES	$ 650,000.00	$ 660,000.00
100-3110302-0000	DEL PERS PROP TAXES	$ -	$ -
100-3110303-0000	REFUSE COLLECTION(EXTRA TOTERS)	$ 14,000.00	$ 15,000.00
100-3110401-0000	MACHINERY & TOOLS	$ 240,000.00	$ 325,000.00
100-3110601-0000	TAX PENALTIES	$ 8,000.00	$ 8,000.00
100-3110602-0000	TAX INTEREST	$ 4,000.00	$ 4,000.00
	TOTAL REV FROM LOCAL SOURCES	$ 2,292,500.00	$ 2,413,500.00
	OTHER LOCAL TAXES		
100-3120101-0000	LOCAL SALES TAX	375,000.00	$ 395,000.00
100-3120201-0000	CONSUMER UTILITY TAX	$ 110,000.00	$ 120,000.00
100-3120300-0000	BUSINESS LICENSE	$ 290,000.00	$ 240,000.00
100-3120402-0000	REC FRANCHISE FEES	43,000.00	$ 43,000.00
100-3120501-0000	AUTO LICENSE	$ 110,000.00	$ 110,000.00
100-3120601-0000	BANK FRANCHISE TAXES	$ 225,000.00	$ 250,000.00
100-3120801-0000	CIGARETTE TAX (10¢)	$ 14,000.00	$ 10,000.00
100-3121001-0000	LODGING TAX (2%)	$ 12,000.00	$ 13,000.00
100-3121101-0000	MEALS TAX (4%)	$ 440,000.00	$ 475,000.00
	TOTAL OTHER LOCAL TAXES	$ 1,619,000.00	$ 1,656,000.00
	PERMITS, FEES & LICENSES		
100-3130304-0000	LAND USE APPLICATION FEES	$ 1,000.00	$ 1,000.00
100-3130307-0000	ZONING & SUBDIVISION FEES	$ 12,000.00	$ 12,000.00
	TOTAL PERMITS, FEES & LICENSES	$ 13,000.00	$ 13,000.00
	FINES & FORFEITURES		
100-3140101-0000	COURT FINES	$ 14,000.00	$ 15,000.00
100-3140102-0000	PARKING METER FINES	$ 1,000.00	$ 2,000.00
100-3140103-000	ESUMMONS	$ 500.00	$ 500.00
	TOTAL FINES & FORFEITURES	$ 15,500.00	$ 17,500.00
	REVENUE FROM MONEY OR PROP		
100-3150101-0000	INTEREST ON DEPOSITS/INVESTMENTS	$ 160,000.00	$ 150,000.00

DRAFT

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-3150201-0000	RENTAL OF PROPERTY	$ 14,000.00	$ 14,500.00
100-3150205-0000	WATER TANK SITE LEASE	$ 100,000.00	$ 102,000.00
100-3150206-0000	CHARGE CARD REBATE	$ 20,000.00	$ 18,000.00
	TOTAL FROM MONEY OR PROP	$ 294,000.00	$ 284,500.00
	CHARGES FOR SERVICES		
100-3160703-0000	PARKING METERS	$ 11,000.00	$ 10,000.00
100-3161502-0000	SALE OF PUBLICATIONS	$ -	$ -
	TOTAL CHARGES FOR SERVICES	$ 11,000.00	$ 10,000.00
	MISCELLANEOUS REVENUES		
100-3189905-0000	SALE OF SURPLUS	$ 5,000.00	$ 5,000.00
	TOTAL MISC REVENUES	$ 5,000.00	$ 5,000.00
	TOTAL LOCAL REVENUES	$ 4,785,000.00	$ 4,946,250.00
	REVENUE FROM THE COMMONWEALTH		
	NON-CATEGORICAL AID		
100-3220107-0000	ROLLING STOCK TAX	$ 2,000.00	$ 2,100.00
100-3189999-0000	PPTRA	209,917.00	$ 209,917.00
100-3220110-0000	CAR RENTAL DISTRIBUTION	$ -	$ 3,000.00
100-3220201-0000	COMMUNICATION TAX	$ 62,000.00	$ 62,000.00
	TOTAL NON-CATEGORICAL AID	$ 273,917.00	$ 277,017.00
	CATEGORICAL AID		
100-3220108-0000	599 LAW ENFORCEMENT GRANT	$ 98,000.00	$ 100,000.00
100-3240103-0000	LE BLOCK GRANT	$ 1,000.00	$ 1,000.00
100-3240201-0000	FIRE FUND PROGRAM	$ 15,250.00	$ 15,000.00
100-3240300-0000	VDOT LANE MILE ALLOWANCE	$ 725,000.00	$ 750,000.00
100-3240301-0000	VDOT PRIM RD SNOW REMOVAL REIMB	$ 60,000.00	$ 60,000.00
100-3240302-0000	LITTER CONTROL GRANT	$ 4,500.00	$ 4,100.00
100-3240312-0000	VA COMMISSION FOR THE ARTS	$ 4,500.00	$ 4,500.00
100-3240710-0000	DMV ANIMAL FRIENDLY PLATES	$ -	$ -
	TOTAL CATEGORICAL AID	$ 908,250.00	$ 934,600.00
	TOTAL FROM THE COMMONWEALTH	$ 1,182,167.00	$ 1,211,617.00
	REVENUE FROM THE FEDERAL GOVERNMENT		
	CATEGORICAL AID		
100-3340102-0000	FEDERAL FIRE FUND PROGRAM	$ -	$ -
100-3340311-0000	FEDERAL EMERGENCY R&R	$ -	$ -

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL CATEGORICAL AID	$ -	$ -
	TOTAL FROM FEDERAL GOVERNMENT	$ -	$ -
	REVENUE FROM OTHER SOURCES		
	NON-REVENUE RECEIPTS		
100-3410201-0000	MISCELLANEOUS REVENUES	$ 1,000.00	$ 1,000.00
	TOTAL FROM OTHER SOURCES	$ 1,000.00	$ 1,000.00
	TOTAL FROM OTHER SOURCES	$ 1,000.00	$ 1,000.00
	TOTAL GENERAL FUND REVENUES	$ 5,968,167.00	$ 6,158,867.00
	WATER FUND		
	FUND BALANCE		
501-3000000-0000	FUND BALANCE	$ -	$ 341,942.00
	TOTAL FUND BALANCE	$ -	$ 341,942.00
	REVENUE FROM MONEY OR PROP		
501-3150102-0000	INTEREST ON DEPOSITS/INVESTMENTS	$ 150,000.00	$ 160,000.00
	TOTAL FROM USE OF MONEY OR PROP	$ 150,000.00	$ 160,000.00
	CHARGES FOR SERVICES		
501-3160110-0000	TREATMENT FEES	$ 1,635,000.00	$ 1,790,000.00
501-3160111-0000	DELINQUENT ACCT PENALTIES	$ 45,000.00	$ 45,000.00
501-3160113-0000	AVAILABILITY CHARGES	$ 172,000.00	$ 88,750.00
501-3160114-0000	CONNECTION CHARGE	$ -	$ -
501-3160115-0000	METER FEES	$ 3,250.00	$ 1,625.00
501-3160116-000	LOAN PROCEEDS	$ 5,000,000.00	$ 7,150,000.00
	TOTAL CHARGES FOR SERVICES	$ 6,855,250.00	$ 9,075,375.00
	TOTAL WATER FUND	$ 7,005,250.00	$ 9,577,317.00
	SEWER FUND		
	FUND BALANCE		
502-3000000-0000	FUND BALANCE	$ 390,000.00	$ 130,213.00
	TOTAL FUND BALANCE	$ 390,000.00	$ 130,213.00
	REVENUE FROM MONEY OR PROP		

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
502-3150101-0000	INTEREST ON DEPOSITS/INVESTMENTS	$ 110,000.00	$ 150,000.00
	TOTAL REVENUE FROM MONEY OR PROP	**$ 110,000.00**	**$ 150,000.00**
	CHARGES FOR SERVICES		
502-3160110-0000	TREATMENT FEES	$ 2,145,000.00	$ 2,225,000.00
502-3160112-0000	SECURITY DEPOSITS	$ -	$ -
502-3160113-0000	AVAILABILITY CHARGES	$ 184,680.00	$ 92,295.00
	TOTAL CHARGES FOR SERVICES	**$ 2,329,680.00**	**$ 2,317,295.00**
	REVENUE FROM OTHER SOURCES		
	NON-REVENUE RECEIPTS		
502-3410401-0000	VRA LOAN	$ -	$ -
502-3410402-0000	WQIF Grant	$ -	$ -
502-3410404-0000	NUTRIENT CREDIT REBATE	$ 500.00	$ 500.00
	TOTAL NON-REVENUE RECEIPTS	**$ 500.00**	**$ 500.00**
	TOTAL FROM OTHER SOURCES	**$ 500.00**	**$ 500.00**
	TOTAL SEWER FUND	**$ 2,830,180.00**	**$ 2,598,008.00**
	TOTAL REVENUES ALL FUNDS	**$ 15,803,597.00**	**$ 18,334,192.00**

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FY 26-27 BUDGET EXPENSES

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	GENERAL FUND		
	TOWN COUNCIL		
100-4011100-1111	EXPENSE COMPENSATION	$ 18,900.00	$ 18,900.00

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-4011100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 1,450.00	$ 1,450.00
100-4011100-5540	TRAINING	$ 1,000.00	$ 1,000.00
100-4011100-5699	LOCAL CONTRIBUTIONS	$ 2,500.00	$ 2,500.00
100-4011100-5800	MISCELLANEOUS	$ 2,500.00	$ 2,500.00
100-4011100-5810	DUES	$ 3,500.00	$ 4,300.00
100-4011100-6017	TOWN CODE SUPPLEMENTS	$ 2,000.00	$ 2,000.00
100-4011100-6018	STATE CODE SUPPLEMENTS	$ -	$ -
	TOTAL TOWN COUNCIL	$ 31,850.00	$ 32,650.00
	TOWN CLERK		
100-4011200-1114	SALARIES/WAGES/TNCLK	$ 50,000.00	$ 55,000.00
100-4011200-2100	MATCHING FICA EXPENSE (7.65 %)	$ 3,950.00	$ 4,200.00
100-4011200-5510	MILEAGE	$ 250.00	$ 250.00
100-4011200-5540	EDUCATION/TRAINING	$ 1,000.00	$ 1,000.00
100-4011200-5810	DUES	$ 100.00	$ 100.00
	TOTAL TOWN CLERK	$ 55,300.00	$ 60,550.00
	OFFICE OF TOWN MANAGER/DEP TM		
100-4012110-1112	COMPENSATION	$ 252,000.00	$ 269,000.00
100-4012110-2100	MATCHING FICA EXPENSE (7.65 %)	$ 19,500.00	$ 21,000.00
100-4012110-3399	BLIGHT ABATEMENT	-	$ -
100-4012110-5230	TELECOMMUNICATIONS	$ 1,800.00	$ 1,800.00
100-4012110-5510	MILEAGE	$ 150.00	$ 150.00
100-4012110-5540	TRAINING	-	$ -
100-4012110-5810	DUES	$ 750.00	$ 750.00
	TOTAL TOWN MANAG	$ 274,200.00	$ 292,700.00
	PROFESSIONAL SERVICES		
100-4012210-3150	LEGAL SERV	$ 65,000.00	$ 70,000.00
100-4012600-3140	ENGINEE G SERVICES	$ 5,000.00	$ 5,000.00
100-4081100-3190	PROFES NAL SERVICES	$ 8,000.00	$ 5,000.00
	TOTAL PRO SSIONAL SE ICES	$ 78,000.00	$ 80,000.00
	PERSONNEL		
100-4012220-2210	VRS	$ 190,000.00	$ 165,000.00
100-4012220-2220	VMLIP - STD	$ 725.00	$ 725.00
100-4012220-2230	VMLIP - LTD	$ 9,500.00	$ 10,500.00
100-4012220-2250	LINE OF DUTY ACT	$ 8,500.00	$ 8,500.00
100-4012220-2300	HEALTH INSURANCE	$ 315,000.00	$ 360,000.00
100-4012220-2400	LIFE INSURANCE	$ 22,400.00	$ 20,000.00
100-4012220-2600	UNEMPLOYMENT INSURANCE	$ 150.00	$ 200.00
100-4012220-2700	WORKER'S COMPENSATION	$ 30,000.00	$ 30,000.00
100-4012220-3110	RANDOM DRUG SCREENING	$ 750.00	$ 500.00
100-4012220-9001	EMPLOYEE RECOGNITION	$ 2,000.00	$ 2,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL PERSONNEL	$ 579,025.00	$ 597,425.00
	INDEPENDENT AUDITOR		
100-4012240-3120	CONTRACTUAL SERVICES	$ 21,250.00	$ 21,500.00
	TOTAL INDEPENDENT AUDITOR	$ 21,250.00	$ 21,500.00
	TOWN TREASURER		
100-4012410-1113	COMPENSATION	$ 94,500.00	$ 102,500.00
100-4012410-2100	MATCHING FICA EXPENSE (7.65 %)	$ 7,400.00	$ 7,900.00
100-4012410-3130	PROFESSIONAL SER/TAX CONV	$ 2,500.00	$ 2,500.00
100-4012410-3150	PROFESSIONAL SER/VEC	$ -	$ -
100-4012410-5306	SURETY BONDS	$ 500.00	$ 500.00
100-4012410-5540	TRAINING	$ 1,000.00	$ 500.00
100-4012410-5810	DUES	$ 1,100.00	$ 500.00
	TOTAL TOWN TREASURER	$ 107,000.00	$ 114,400.00
	FINANCE/ACCOUNTING		
100-4012430-1113	COMPENSATION	$ 13[illegible].00	$ 137,000.00
100-4012430-2100	MATCHING FICA EXPENSE (7.65 %)	$ 10,500.00	$ 10,500.00
100-4012430-5540	TRAINING	$ 2,500.00	$ 1,500.00
	TOTAL FINANCE/ACCOUNTING	$ 145,000.00	$ 149,000.00
	CENTRAL ADM/PURCHASING		
100-4012530-3320	MAINTENANCE CONTRACTS	$ 75,000.00	$ 80,000.00
100-4012530-3400	WEB SITE	$ 1,000.00	$ 1,000.00
100-4012530-3450	DIGITIZING	$ 5,000.00	$ 5,000.00
100-4012530-3501	NEWSLETTER	$ 1,000.00	$ 1,000.00
100-4012530-3600	ADVERTISING	$ 9,000.00	$ 9,000.00
100-4012530-5210	POSTAGE	$ 17,000.00	$ 17,000.00
100-4012530-5230	TELECOM[illegible]UNICATIONS	$ 7,000.00	$ 7,000.00
100-4012530-5250	SOCIAL [illegible]DIA ARCHIVING	$ 3,300.00	$ 3,300.00
100-4012530-5540	TRAINING	$ 1,500.00	$ 1,500.00
100-4012530-5810	DUES	$ 500.00	$ 500.00
100-4012530-6001	OFFICE SUPPLIES	$ 17,000.00	$ 17,000.00
	TOTAL CENTRAL ADM/PURCHASING	$ 137,300.00	$ 142,300.00
	RISK MANAGEMENT		
100-4012550-5304	BLANKET EXCESS LIABILITY	$ 16,000.00	$ 16,000.00
100-4012550-5305	AUTOMOBILE INSURANCE	$ 16,500.00	$ 18,000.00
100-4012550-5308	SEMI-MULTI PERIL INS	$ 47,000.00	$ 47,000.00
100-4012550-5800	INSURANCE DEDUCTABLES	$ -	$ -
	TOTAL RISK MANAGEMENT	$ 79,500.00	$ 81,000.00
	ELECTIONS		
100-4013100-1125	ELECTION OFFICIALS	$ 7,500.00	$ 7,500.00
100-4013100-6001	OFFICE SUPPLIES	$ -	$ -
	TOTAL ELECTIONS	$ 7,500.00	$ 7,500.00
	PUBLIC DEFENDER FEES		

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-4021500-3150	PUBLIC DEFENDER FEES	$ 2,000.00	$ 2,000.00
	TOTAL PUBLIC DEFENDER FEES	$ 2,000.00	$ 2,000.00
	POLICE DEPARTMENT		
100-4031100-1139	COMPENSATION	$ 924,100.00	$ 990,000.00
100-4031100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 74,000.00	$ 76,000.00
100-4031100-3110	MEDICAL EXAMINATIONS	$ 500.00	$ 500.00
100-4031100-3115	PRE EMPLOYMENT SCREENING	$ 2,000.00	$ 3,000.00
100-4031100-3190	INTERPRETER	$ 400.00	$ 400.00
100-4031100-3310	VEHICLE REPAIR & MAINTENANCE	$ 16,000.00	$ 18,000.00
100-4031100-3320	MAINTENANCE CONTRACTS	$ 43,000.00	$ 50,000.00
100-4031100-4081	RICH RAU SAFETY EQUIP & EDUCATION	$ 5,000.00	$ 5,000.00
100-4031100-4082	WILDLIFE MANAGEMENT	$ 250.00	$ 250.00
100-4031100-5210	POSTAGE	$ 500.00	$ 500.00
100-4031100-5230	TELECOMMUNICATIONS	$ 6,600.00	$ 12,600.00
100-4031100-5540	TRAINING	$ 18,000.00	$ 19,500.00
100-4031100-5545	OFFICE ACCREDIATION	$ 2,500.00	$ 500.00
100-4031100-5810	DUES	$ 850.00	$ 850.00
100-4031100-5815	COMMUNITY RELATIONS	$ [illegible]00.00	$ 2,000.00
100-4031100-6001	OFFICE SUPPLIES	$ 1,800.00	$ 1,800.00
100-4031100-6008	GASOLINE & OIL	$ 26,000.00	$ 26,000.00
100-4031100-6010	POLICE SUPPLIES	14,000.00	$ 19,000.00
100-4031100-6011	UNIFORMS	$ 6,500.00	$ 7,000.00
100-4031100-6012	RECRUITMENT/ADVERTISING	$ 2,000.00	$ 1,000.00
	TOTAL POLICE DEPARTMENT	$ 1,146,000.00	$ 1,233,900.00
	TRAFFIC CONTROL		
100-4031300-5699	COUNTY CONT/CROSS[illegible]G GD	$ 2,500.00	$ 2,500.00
	TOTAL TRAFFIC CONTROL	$ 2,500.00	$ 2,500.00
	EMERGENCY SERVICES		
100-4031400-5699	CONTRI[illegible]TION/CC CENT[illegible]RM	$ 5,000.00	$ 5,000.00
	TOTAL EMERG[illegible]CY SER[illegible]CES	$ 5,000.00	$ 5,000.00
	VOLUNTEER FIRE DEPARTMENT		
100-4032200-5699	CONTRIBUTION/JHEVFD	$ 30,000.00	$ 30,000.00
100-4032200-5707	FIRE FUND PROGRAM	$ 23,000.00	$ 20,000.00
100-4032200-8411	ENDERS CAPITAL PROJECT	$ 10,000.00	$ 10,000.00
	TOTAL VOLUNTEER FIRE DEPT	$ 63,000.00	$ 60,000.00
	PUBLIC WORKS ADMINISTRATION		
100-4041100-1140	COMPENSATION	$ 80,800.00	$ 33,000.00
100-4041100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 6,700.00	$ 2,500.00
100-4041100-3110	MEDICAL EXAMS	$ 1,000.00	$ 1,000.00
100-4041100-3310	VEHICLE REP & MAINTENANCE	$ 11,000.00	$ 15,000.00
100-4041100-5120	PROPANE	$ 3,000.00	$ 3,000.00
100-4041100-5230	TELECOMMUNICATIONS	$ 7,000.00	$ 8,000.00
100-4041100-5415	COPIER LEASE	$ -	$ -
100-4041100-5540	TRAINING	$ 2,000.00	$ 6,000.00
100-4041100-6001	OFFICE SUPPLIES	$ 1,000.00	$ 1,500.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL PUBLI WKS ADMINISTRATION	$ 112,500.00	$ 70,000.00
	HWYS, STS BRIDGES & SDWLKS		
100-4041200-1183	COMPENSATION	$ 225,000.00	$ 250,000.00
100-4041200-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,300.00	$ 19,000.00
100-4041200-3310	EQUIPMENT MAINTENANCE	$ 18,000.00	$ 18,000.00
100-4041200-3311	STREET TREES/SIDEWALKS	$ 2,000.00	$ 4,000.00
100-4041200-3315	SIDEWALKS	$ 16,000.00	$ 16,000.00
100-4041200-5425	NORFOLK/SOUTHERN R-O-W'S	$ 1,200.00	$ 1,200.00
100-4041200-6007	MATERIALS & SUPPLIES	$ 8,000.00	$ 10,000.00
100-4041200-6008	GASOLINE & OIL	$ 24,000.00	$ 26,000.00
100-4041200-6011	UNIFORMS	$ 6,000.00	$ 8,000.00
	TOTAL HWYS, STS BRIDGES & SWLKS	$ 317,500.00	$ 352,200.00
	VDOT REIMBURSEMENT		
100-4041250-3140	VDOT SECONDARY STREETS	$ 725,000.00	$ 750,000.00
	TOTAL VDOT REIMBURSEMENT	$ 725,000.00	$ 750,000.00
	STREET LIGHTS		
100-4041320-5110	ELECTRICITY	$ 90,000.00	$ 90,000.00
	TOTAL STREET LIGHTS	$ 90,000.00	$ 90,000.00
	SNOW REMOVAL - DOWNTOWN		
100-4041330-3220	CONTRACTUAL SERVICES	$ 20,000.00	$ 20,000.00
100-4041330-6007	MATERIALS & SUPPLIES	$ 2,000.00	$ 2,000.00
	TOTAL SNOW REMOVAL - DOWNTOWN	$ 22,000.00	$ 22,000.00
	PARKING METERS & LOTS		
100-4041340-6007	MATERIALS & SUPPLIES	$ 3,000.00	$ 3,000.00
	TOTAL PARKING METERS & LOTS	$ 3,000.00	$ 3,000.00
	REFUSE COLLECTION		
100-4042300-3220	CONTRACTUAL SERVICES	$ 265,000.00	$ 285,000.00
100-4042300-6225	RECYCLING SERVICES	$ 125,000.00	$ 125,000.00
	TOTAL REFUSE COLLECTION	$ 390,000.00	$ 410,000.00
	REFUSE DISPOSAL		
100-4042400-3800	FCO LANDFILL CHARGES	$ 45,000.00	$ 50,000.00
	TOTAL REFUSE DISPOSAL	$ 45,000.00	$ 50,000.00
	GENERAL PROPERTIES		
100-4043200-3310	IMPROVEMENT,REPAIR,MAINTENANCE	$ 50,000.00	$ 40,000.00
100-4043200-3325	HERMITAGE SWPOND MAINT	$ 4,500.00	$ 7,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
100-4043200-6007	MATERIALS & SUPPLIES	$ 500.00	$ 600.00
100-4043200-6017	CHRISTMAS WREATHS	$ 500.00	$ 500.00
	TOTAL GENERAL PROPERTIES	**$ 55,500.00**	**$ 48,100.00**
	BUILDING SERVICES		
100-4064200-3150	PROFESSIONAL SERVICES	$ 1,000.00	$ 1,000.00
100-4064200-3200	CONTRACTURAL SERVICES	$ 15,000.00	$ 16,000.00
100-4064200-5110	ELECTRICITY	$ 24,000.00	$ 28,000.00
100-4064200-5120	NATURAL GAS/HEAT	$ 4,700.00	$ 5,500.00
100-4064200-5130	WATER/SEWER	$ 1,100.00	$ 900.00
100-4064200-5230	TELECOMMUNICATIONS	$ 1,100.00	$ 1,200.00
100-4064200-5304	LIABILITY INSURANCE	$ 1,500.00	$ 1,500.00
100-4064200-7113	IN KIND COSTS	$ 7,000.00	$ 7,000.00
100-4064200-7115	SHARED MAINTENANCE	$ 25,000.00	$ 31,000.00
100-4064200-8411	CAPITAL ASSET RESERVES	$ 10,000.00	$ 10,000.00
	TOTAL BUILDING SERVICES	**$ 90,400.00**	**$ 102,100.00**
	PARKS & RECREATION		
100-4071310-3160	CONTRACTURAL SER/JN BLUE	$ 1,000.00	$ 800.00
100-4071310-6017	CHRISTMAS LIGHTS	$ 3,500.00	$ 3,500.00
100-4071310-6018	ROSE HILL PARK MAINTENANCE	5,000.00	$ 8,000.00
	TOTAL PARKS & RECREATION	**$ 9,500.00**	**$ 12,300.00**
	PLANNING		
100-4081100-1155	COMPENSATION	$ 92,000.00	$ 98,000.00
100-4081100-2100	MATCHING FICA EXPENSE (7.65 %)	$ 7,000.00	$ 7,500.00
100-4081100-3500	PRINTING	$ 250.00	$ 250.00
100-4081100-5510	MILEAGE	$ 100.00	$ 100.00
100-4081100-5540	TRAINING	$ 3,000.00	$ 1,500.00
100-4081100-5810	DUES	$ -	$ -
	TOTAL PLANNING	**$ 102,350.00**	**$ 107,350.00**
	BOARD OF ZONING APPEALS		
100-4081400-1110	EXPENSE COMPENSATION	$ 500.00	$ 500.00
100-4081400-5540	TRAINING	$ 750.00	$ 750.00
	TOTAL BOARD OF ZONING APPEALS	**$ 1,250.00**	**$ 1,250.00**
	ECONOMIC DEVELOPMENT		
100-4081500-5411	WAYFINDING SIGNS	$ -	$ -
100-4081500-5693	VA COMMISSION FOR ARTS FUNDING	$ 4,500.00	$ 4,500.00
100-4081500-5695	TOWN/COUNTY ECONOMIC DEV	$ 21,500.00	$ 21,500.00
100-4081500-5696	ECONOMIC DEVELOPMENT RESERVE	$ -	$ -
100-4081500-5699	DBI/ECO DEV PROF SERVICES	$ 2,000.00	$ 2,000.00
100-4081500-5700	ANNEXATION AREA PROF SERVICES	$ -	$ -
	TOTAL ECONOMIC DEVELOPMENT	**$ 28,000.00**	**$ 28,000.00**

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	PLANNING COMMISSION		
100-4081600-1111	EXPENSE COMPENSATION	$ 5,000.00	$ 3,000.00
100-4081600-5540	TRAINING	$ 2,000.00	$ 2,000.00
100-4081600-5810	DUES	$ -	$ -
	TOTAL PLANNING COMMISSION	$ 7,000.00	$ 5,000.00
	B'VILLE AREA DEV AUTHORITY		
100-4081700-1111	EXPENSE COMPENSATION	$ 2,500.00	$ 1,500.00
100-4081700-5540	TRAINING	$ 1,000.00	$ 1,000.00
100-4081700-5810	DUES	$ -	$ -
	TOTAL B'VILLE AREA DEV AUTHORITY	$ 3,500.00	$ 2,500.00
	ARCHITECTURAL REVIEW BOARD		
100-4081800-5540	TRAINING	$ 500.00	$ 500.00
	TOTAL ARCHITECTURAL REVIEW BD	$ 500.00	$ 500.00
	TREE BOARD		
100-4081900-5800	MISCELLANEOUS	$ -	$ -
	TOTAL TREE BOARD	$ -	$ -
	CAPITAL OUTLAY		
100-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 15,000.00	$ 9,000.00
100-4094200-8231	PATROL VEHICLE	$ 67,000.00	$ 70,000.00
100-4094200-8340	MOWER	$ -	$ -
100-4094200-8341	TOWN PROPERTY IMPROVEMENTS	$ 675,000.00	$ 730,000.00
100-4094200-8362	SERVICE WEAPONS	$ 10,000.00	$ -
100-4094200-8411	CAPITAL RESERVE	$ 143.25	$ 564.25
100-4094200-8702	WAYFINDING SIGNS RESERVE	$ 50,000.00	$ -
100-4094200-8916	RADAR FEEDBACK SIGNS, CROSSWALK SIGNALS	$ -	$ 48,000.00
100-4094200-9005	TAPP RESERVE	$ 50,000.00	$ 50,000.00
100-4094200-9009	TOWN STREET REPAIRS	$ 40,000.00	$ -
100-4094200-9010	BCCGC IMPROVEMENTS	$ 60,000.00	$ 45,000.00
	TOTAL CAPITAL OUTLAY	$ 967,143.25	$ 952,564.25
	CONTINGENCY		
100-4094300-5800	CONTINGENCY (3.00%)	$ 142,122.75	$ 148,101.75
	TOTAL CONTINGENCY	$ 142,122.75	$ 148,101.75
	DEBT SERVICE		
100-4095000-9110	RDA PRINCIPAL	$ 50,359.00	$ 52,476.21
100-4095000-9120	RDA INTEREST	$ 71,117.00	$ 68,999.79
100-4095000-9130	RDA DEBT SER RESERVE	$ -	$ -
	TOTAL DEBT SERVICE	$ 121,476.00	$ 121,476.00
	TOTAL GENERAL FUND OPERATIONAL	$ 4,737,425.00	$ 4,936,725.00
	TOTAL GENERAL FUND CONTINGENCY	$ 142,122.75	$ 148,101.75
	TOTAL GENERAL FUND CAP OUTLAY	$ 967,143.25	$ 952,564.25

DRAFT

Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL GENERAL FUND DEBT SERVICE	$ 121,476.00	$ 121,476.00
	TOTAL GENERAL FUND EXPENSES	$ 5,968,167.00	$ 6,158,867.00
	WATER FUND		
	PERSONNEL		
501-4012220-1140	COMPENSATION	$ 61,000.00	$ 48,000.00
501-4012220-2100	MATCHING FICA EXPENSE (7.65 %)	$ 4,700.00	$ 4,000.00
501-4012220-2210	VRS	$ 52,000.00	$ 40,000.00
501-4012220-2220	VMLIP - STD	$ 235.00	$ 225.00
501-4012220-2230	VMLIP - LTD	$ 2,225.00	$ 2,200.00
501-4012220-2300	HEALTH INSURANCE	$ 69,000.00	$ 76,000.00
501-4012220-2400	LIFE INSURANCE	$ 4,175.00	$ 4,600.00
501-4012220-2600	UNEMPLOYMENT INSURANCE	$ 50.00	$ 56.00
501-4012220-2700	WORKER'S COMPENSATION	$ 20,000.00	$ 20,000.00
501-4012220-3170	MISS UTILITY	$ 1,750.00	$ 2,000.00
501-4012220-3320	HANDHELD MAINT	$ 5,000.00	$ 5,000.00
501-4012220-3450	DIGITIZING	$ 4,000.00	$ 4,000.00
501-4012220-5210	POSTAGE	$ 6,000.00	$ 6,000.00
501-4012220-5540	TRAINING	$ 2,000.00	$ 2,000.00
501-4012220-6001	OFFICE SUPPLIES	$ 6,000.00	$ 5,000.00
	TOTAL PERSONNEL	$ 240,135.00	$ 219,081.00
	TREATMENT		
501-4012222-1147	COMPENSATION	$ 224,000.00	$ 195,000.00
501-4012222-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,200.00	$ 15,000.00
501-4012222-2830	CERTIFICATION FEES	$ 650.00	$ 650.00
501-4012222-2840	STATE CONSTRUCTION FEES	$ 9,025.00	$ 9,025.00
501-4012222-2850	LAB TESTING	$ 16,250.00	$ 16,250.00
501-4012222-3110	MEDICAL EXAMS	$ 200.00	$ 200.00
501-4012222-3145	PROFESSIONAL SERVICES	$ 17,500.00	$ 25,000.00
501-4012222-3210	SLUDGE REMOVAL	$ 26,000.00	$ 26,000.00
501-4012222-3220	CLEAN RIVER INTAKE	$ 4,000.00	$ 4,000.00
501-4012222-3310	REPAIR & MAINTENANCE	$ 125,000.00	$ 125,000.00
501-4012222-5110	ELECTRICITY	$ 70,000.00	$ 70,000.00
501-4012222-5120	PROPANE HEAT WTP	$ 4,000.00	$ 4,000.00
501-4012222-5230	TELECOMMUNICATIONS	$ 4,700.00	$ 5,000.00
501-4012222-5415	COPIER LEASE	$ 900.00	$ -
501-4012222-5540	TRAINING	$ 3,500.00	$ 2,000.00
501-4012222-5690	DISCHARGE PERMIT RENEWAL	$ -	$ -
501-4012222-5810	DUES	$ 450.00	$ 900.00
501-4012222-6001	OFFICE SUPPLIES	$ 500.00	$ 1,500.00
501-4012222-6004	LAB SUPPLIES	$ 60,000.00	$ 60,000.00
501-4012222-6005	JANITORIAL SUPPLIES	$ 1,000.00	$ 1,000.00
501-4012222-6008	GASOLINE & OIL	$ 6,200.00	$ 5,000.00
501-4012222-6011	UNIFORMS	$ 1,500.00	$ 1,500.00
501-4012222-6014	TOOLS	$ 500.00	$ 500.00
501-4012222-6019	SAFETY EQUIPMENT	$ 1,000.00	$ 1,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
501-4012222-6025	CHEMICALS	$ 65,000.00	$ 65,000.00
	TOTAL TREATMENT	$ 659,075.00	$ 633,525.00
	DISTRIBUTION & MAINTENANCE		
501-4012224-1183	COMPENSATION	$ 225,300.00	$ 250,000.00
501-4012224-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,300.00	$ 19,000.00
501-4012224-3330	LINE REPAIR & MAINTENANCE	$ 50,000.00	$ 50,000.00
501-4012224-6007	MATERIALS & SUPPLIES	$ 30,000.00	$ 30,000.00
501-4012224-6019	SAFETY EQUIPMENT	$ 700.00	$ 750.00
501-4012224-6030	NEW SERVICE SUPPLIES	$ 1,000.00	$ 1,000.00
501-4012224-9008	STORAGE TANK MAINT CONTRACT	$ 25,000.00	$ 12,000.00
	TOTAL DISTRIBUTION & MAINT	$ 349,300.00	$ 362,750.00
	CAPITAL OUTLAY		
501-4094200-8105	1/2 TON PICK UP TRUCK	$ -	$ 22,000.00
501-4094200-8144	WATER TREATMENT PLANT UPGRADES	$ [illegible]0,000.00	$ 7,150,000.00
501-4094200-8211	CAPITAL RESERVES	$ 5[illegible]84.70	$ 0.32
501-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 10,000.00	$ 3,500.00
501-4094200-8345	PW ONE TON DUMP TRUCK	$ -	$ -
501-4094200-8361	WATER DIST SYSTEM UPGRADES	125,000.00	$ 1,100,000.00
501-4094200-8602	3/4 TON TRUCK	$ 15,000.00	$ -
501-4094200-9007	WTP LAB EQUIPMENT	$ 50,000.00	$ -
501-4094200-9009	HYDRAULIC THUMB(PW)	4,000.00	$ -
501-4094200-9010	SCADA	$ -	$ 50,000.00
	TOTAL CAPITAL OUTLAY	$ 5,719,284.70	$ 8,325,500.32
	CONTINGENCY		
501-4094300-5800	CONTINGENCY (3.00%)	$ 37,455.30	$ 36,460.68
	TOTAL CONTINGENCY	$ 37,455.30	$ 36,460.68
	TOTAL WATER FUND OPERATIONAL	$ 1,248,510.00	$ 1,215,356.00
	TOTAL WATER FUND CONTINGENCY	$ 37,455.30	$ 36,460.68
	TOTAL WATER FUND CAP OUTLAY	$ 5,719,284.70	$ 8,325,500.32
	TOTAL WATER FUND EXPENSES	$ 7,005,250.00	$ 9,577,317.00
	SEWER FUND		
	PERSONNEL		
502-4012220-1114	COMPENSATION	$ 62,000.00	$ 49,000.00
502-4012220-2100	MATCHING FICA EXPENSE (7.65 %)	$ 4,700.00	$ 4,000.00
502-4012220-2210	VRS	$ 43,600.00	$ 39,000.00

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
502-4012220-2220	VMLIP - STD	$ 200.00	$ 215.00
502-4012220-2230	VMLIP - LTD	$ 1,975.00	$ 2,200.00
502-4012220-2300	HEALTH INSURANCE	$ 51,500.00	$ 78,500.00
502-4012220-2400	LIFE INSURANCE	$ 5,150.00	$ 4,000.00
502-4012220-2600	UNEMPLOYMENT INSURANCE	$ 40.00	$ 51.00
502-4012220-2700	WORKER'S COMPENSATION	$ 10,000.00	$ 11,000.00
502-4012220-3320	HANDHELD MAINT	$ 5,000.00	$ 5,000.00
502-4012220-3450	DIGITIZING	$ 4,000.00	$ 4,000.00
502-4012220-5210	POSTAGE	$ 4,000.00	$ 4,500.00
502-4012220-6001	OFFICE SUPPLIES	$ 5,500.00	$ 3,500.00
	TOTAL PERSONNEL	$ 197,665.00	$ 204,966.00
	TREATMENT		
502-4012222-1147	COMPENSATION	$ 224,000.00	$ 195,000.00
502-4012222-2100	MATCHING FICA EXPENSE (7.65 %)	$ 17,100.00	$ 15,000.00
502-4012222-2830	CERTIFICATION FEES	$ 640.00	$ 600.00
502-4012222-2850	LAB TESTING	$ 33,000.00	$ 33,000.00
502-4012222-3145	PROFESSIONAL SERVICES	$ [illegible],000.00	$ 240,000.00
502-4012222-3210	LANDFILL-SOLIDS DISPOSAL	$ 10[illegible].00	$ 110,000.00
502-4012222-3310	REPAIR & MAINTENANCE	$ 290,000.00	$ 250,000.00
502-4012222-5110	ELECTRICITY	$ 140,000.00	$ 140,000.00
502-4012222-5230	TELECOMMUNICATIONS	$ 5,000.00	$ 5,000.00
502-4012222-5415	COPIER LEASE	$ 2,000.00	$ -
502-4012222-5540	TRAINING	$ 500.00	$ 500.00
502-4012222-5690	DISCHARGE PERMIT RENEWAL	$ 3,500.00	$ 3,600.00
502-4012222-5810	DUES	$ 625.00	$ 625.00
502-4012222-6001	OFFICE SUPPLIES	$ 1,000.00	$ 2,000.00
502-4012222-6004	LAB SUPPLIES	$ 4,500.00	$ 14,500.00
502-4012222-6005	JANITORIAL SUPPLIES	$ 1,750.00	$ 1,500.00
502-4012222-6008	DIESEL FUEL	$ 7,500.00	$ 5,000.00
502-4012222-6011	UNIFORMS	$ -	$ -
502-4012222-6014	TOOLS	$ 250.00	$ 250.00
502-4012222-6019	SAFETY [illegible]UIPMENT	$ 1,000.00	$ 1,000.00
502-4012222-6025	CHEMICALS	$ 190,000.00	$ 175,000.00
	TOTAL TREATMEN[illegible]	$ 1,262,365.00	$ 1,192,575.00
	DISTRIBUTION & MAINTENANCE		
502-4012224-1183	COMPENSATION	$ 113,000.00	$ 125,000.00
502-4012224-1183	MATCHING FICA EXPENSE (7.65 %)	$ 8,650.00	$ 9,500.00
502-4012224-3310	EQUIPMENT MAINTENANCE	$ 5,000.00	$ 5,000.00
502-4012224-3330	REPAIR & MAINTENANCE	$ 25,000.00	$ 25,000.00
502-4012224-6007	MATERIALS & SUPPLIES	$ 3,000.00	$ 3,000.00
502-4012224-6019	SAFETY EQUIPMENT	$ 500.00	$ 500.00
502-4012224-6030	NEW SERVICE SUPPLIES	$ -	$ -

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Account Number	Account Description	FY25-26 APPROVED 2025-2026	FY26-27 DRAFT 2026-2027
	TOTAL DISTRIBUTION & MAINT	$ 155,150.00	$ 168,000.00
	CAPITAL OUTLAY		
502-4094200-8105	1/2 TON PICK UP TRUCK	$ -	$ 22,000.00
502-4094200-8109	SANITARY/STORM SEWER UPGRADE	$ 5,000.00	$ -
502-4094200-8134	SEWER COLLECTION SYSTEM IMPROVEMENTS	$ -	$ 130,000.00
502-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 10,000.00	$ 3,500.00
502-4094200-8345	PW ONE TON DUMP TRUCK	$ -	$ -
502-4094200-8411	CAPITAL RESERVES	$ 15,544.60	$ 0.77
502-4094200-8602	3/4 TON PICKUP (1/3 VDOT)	$ 15,000.00	$ -
502-4094200-9007	WWTP PERMEATE PUMPS R/R	$ 20,000.00	$ -
502-4094200-9009	WWTP BAR SCREEN	$ [illegible]000.00	$ -
502-4094200-9010	WWTP MEMBRANE GANTRY	$ 160,[illegible]00.00	$ -
502-4094200-9011	HYDRAULIC THUMB(PW)	$ 4,000.00	$ -
502-4094200-9012	WWTP SCREENING REHAB	$ 200,000.00	$ 250,000.00
502-4094200-9013	WWTP SLUICE GATE REP/MODIFY	$ 100,000.00	$ 60,000.00
502-4094200-9014	SCADA	$ -	$ 50,000.00
	TOTAL CAPITAL OUTLAY	$ 699,544.60	$ 515,500.77
	CONTINGENCY		
502-4094300-5800	CONTINGENCY (3.00%)	$ 45,455.40	$ 46,966.23
	TOTAL CONTINGENCY	$ 45,455.40	$ 46,966.23
	DEBT SERVICE		
502-4095000-9118	VRA PRINCIPAL	$ 470,000.00	$ 470,000.00
	TOTAL DEBT SERVICE	$ 470,000.00	$ 470,000.00
	TOTAL SEWER FUND OPERATIONAL	$ 1,615,180.00	$ 1,565,541.00
	TOTAL SEWER FUND CONTINGENCY	$ 45,455.40	$ 46,966.23
	TOTAL SEWER FUND CAP OUTLAY	$ 699,544.60	$ 515,500.77
	TOTAL SEWER FUND DEBT SERVICE	$ 470,000.00	$ 470,000.00
	TOTAL SEWER FUND EXPENSES	$ 2,830,180.00	$ 2,598,008.00
	TOTAL EXPENSES ALL FUNDS	**$ 15,803,597.00**	**$ 18,334,192.00**

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Town of Berryville

Town Council

MOTION TO ENTER CLOSED SESSION

Date: April 14, 2026

MOTION BY:

I move that the Council of the Town of Berryville enter closed session in accordance with Code of Virginia §2.2-3711.A.1. During such closed session, the town manager will consult with the Council regarding the performance of specific employees.

VOTE:

Aye:

Nay:

Absent:

Abstain:

ATTEST

_____

Erecka Gibson, Vice Mayor

Town Council

Motion

CLOSED SESSION RESOLUTION

DATE: April 14, 2026

MOTION BY:

I move that the Council of the Town of Berryville adopt the following resolution certifying it has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act:

Resolution

WHEREAS, Section 2.2-3712.D of the Code of Virginia requires a certification by this Council that such closed meeting was conducted in conformity with Virginia law,

NOW, THERFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Council.

VOTE:

AYE:

NAY:

ABSENT:

ABSTAIN:

ATTEST:

_____

Erecka Gibson, Vice Mayor