Berryville Town Council

MEETING AGENDA

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

May 12, 2026

7:00 PM

Item		Page
1.	**Call to Order**	
2.	**Pledge of Allegiance**	
3.	**Approval of Agenda**	
4.	**Presentations/Awards and Recognitions**	
5.	**Public Hearings**	
	Proposed Fiscal Year 2026-2027 Budget	3
	Proposed renewal of lease with New Cingular Wireless PCS, LLC for improvements on and around the elevated water tower at 201 Tom Whitacre Circle	19
	Proposed text amendments to Zoning Ordinance Section 509 TA26-02	25
6.	**Discussion of Public Hearing Items**	
7.	**Citizens' Forum**	
8.	**Consent Agenda**	
	Budget and Finance Committee Minutes April 10, 2026 Draft	28
	Town Council Meeting Minutes April 14, 2026 Draft	30
	Town Council Special Meeting Minutes April 29, 2026 Draft	76
9.	**Unfinished Business**	
	West Fairfax Improvement TAP Project	111
10.	**New Business**	

11. Council Member Reports

Mayor

Vice Mayor

Ward 1

Ward 2

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12. Staff Reports

Public Works 160

Public Utilities 161

Police Department 162

Community Development 168

Set Public Hearing: Beach Carpenter Properties LLC, Jon K. Erickson, agent, is requesting a Special Use Permit in order to allow vehicle sales (Section 609.3(k) of the Town of Berryville Zoning Ordinance) on the property located at 29 Cattleman's Lane, identified as Tax Map Parcel number 14A3-((A))-17A, zoned L-1 Industrial. SUP 02-26 170

Set Public Hearing: Belfort Furniture, Inc., is requesting a Special Use Permit in order to allow a retail sales (Section 609.3(h) of the Town of Berryville Zoning Ordinance) on the property located at 351 Station Road, identified as Tax Map Parcel number 14A5-((7))-1, 14A5-((7))-2, and 14A5-((A))-56 zoned L-1 Industrial. SUP 01-26 182

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Discussion: Investment of Town Reserves 214

Deputy Town Manager

Town Manager

Pedestrian Bridge in Rose Hill Park 225

13. Committee Updates

Budget and Finance

Community Development

Personnel, Appointments, and Policy

Public Safety

Streets and Utilities

14. Other

15. Closed Session

16. Adjourn

BERRYVILLE TOWN COUNCIL
PUBLIC HEARING NOTICE

The Berryville Town Council will hold the following public hearings at 7:00 p.m., or as soon after as these matters 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	**$ 15,803,597.00**	**$ 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**

2) **Proposed renewal of lease with New Cingular Wireless PCS, LLC for improvements on and around the elevated water tower at 201 Tom Whitacre Circle.**

3) **Proposed text amendments to Zoning Ordinance Section 509, Amendments with Proffered Conditions, to conform the Zoning Ordinance to provisions of the Code of Virginia. ZTA 01-26.**

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 matters 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	$ 00.00	$ 11,500.00
100-3110301-0000	CURRENT PERS PROP TAXES	$ 00.00	$ 660,000.00
100-3110302-0000	DEL PERS PROP TAXES	$	$ -
100-3110303-0000	REFUSE COLLECTION(EXTRA TOTERS)	$ 14,00	$ 15,000.00
100-3110401-0000	MACHINERY & TOOLS	$ 240,000.0	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 TA	$ 225,000.00	$ 250,000.00
100-3120801-0000	CIGARETTE TAX (	$ 14,000.00	$ 10,000.00
100-3121001-0000	LODGING TAX	$ 12,000.00	$ 13,000.00
100-3121101-0000	MEALS TA	$ 440,000.00	$ 475,000.00
	TOTAL OTHER LO ES	$ 1,619,000.00	$ 1,656,000.00
	PERMITS, FEES & LICENSES		
100-3130304-0000	LAND USE AP TION FE	$ 1,000.00	$ 1,000.00
100-3130307-000	ZONING & SUBD ON FEES	$ 12,000.00	$ 12,000.00
	TAL PERMITS, & LICENSES	$ 13,000.00	$ 13,000.00
	FINES & FORFEITURES		
100-3140101-0000	COUR	$ 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

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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 TA	$ 62,000.00	$ 62,000.00
	TOTAL NON-C GORICAL AI	$ 273,917.00	$ 277,017.00
	CATEGORICAL AID		
100-3220108-0000	599 LAW ENFOR GRANT	$ 98,000.00	$ 100,000.00
100-3240103-0000	LE GRANT	$ 1,000.00	$ 1,000.00
100-3240201-0000	FUN GRAM	$ 15,250.00	$ 15,000.00
100-3240300-0000	VDOT LANE M LLOWA	$ 725,000.00	$ 750,000.00
100-3240301-000	VDOT PRIM RD S W REMOVAL REIMB	$ 60,000.00	$ 60,000.00
100-3240302-0000	LITTER CONTROL NT	$ 4,500.00	$ 4,100.00
100-3240312-0000	A COMMISSION THE ARTS	$ 4,500.00	$ 4,500.00
100-3240710-0000	ANIMAL FR DLY PLATES	$ -	$ -
	TOTA ORICAL 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	TRANSMITTAL FEES	$ 1,635,000.00	$ 1,790,000.00
501-3160111-0000	DELINQUENT/COLLECT 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		

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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	$ [illegible]000.00	$ 55,000.00
100-4011200-2100	MATCHING FICA EXPENSE (7.65 %)	$ [illegible]50.00	$ 4,200.00
100-4011200-5510	MILEAGE	$ [illegible]00	$ 250.00
100-4011200-5540	EDUCATION/TRAINING	$ 1,000	$ 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 M[illegible]AGER	$ 274,200.00	$ 292,700.00
	PROFESSIONAL SERVICES		
100-4012210-3150	LEGAL SERVICE[illegible]	$ 65,000.00	$ 70,000.00
100-4012600-3140	ENGINEERING SER[illegible]	$ 5,000.00	$ 5,000.00
100-4081100-3190	[illegible]AL SERVI[illegible]	$ 8,000.00	$ 5,000.00
	TOTAL PROF[illegible]ONAL SE[illegible]CES	$ 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	$ 2,000.00	$ 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 CONTRA	$ 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	ADVERTISIN	$ 9,000.00	$ 9,000.00
100-4012530-5210	POSTAGE	$ 17,000.00	$ 17,000.00
100-4012530-5230	TELECOMMUNICA	$ 7,000.00	$ 7,000.00
100-4012530-5250	A ARCHI	$ 3,300.00	$ 3,300.00
100-4012530-5540	RAINING	$ 1,500.00	$ 1,500.00
100-4012530-5810	DUES	$ 500.00	$ 500.00
100-4012530-600	OFFICE SUPPLIES	$ 17,000.00	$ 17,000.00
	TAL CENTRAL M/PURCHASING	$ 137,300.00	$ 142,300.00
	RISK MANAGEMENT		
100-4012550-5304	BLANKE CESS 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	$ 18,000.00	$ 18,000.00
100-4031100-3320	MAINTENANCE CONTRACTS	$ 50,000.00	$ 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	CONSTRUCTION/CC CELL ALRM	$ 5,000.00	$ 5,000.00
	TOTAL EMERGENCY SERVICES	$ 5,000.00	$ 5,000.00
	VOLUNTEER FIRE DEPARTMENT		
100-4032200-5699	CONTRIBUTION/UNFD	$ 30,000.00	$ 30,000.00
100-4032200-5707	FIREFIGHTING PROGRAM	$ 23,000.00	$ 20,000.00
100-4032200-8411	ENDOWMENT 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	$ 8,000.00	$ 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	$ 4,7[illegible]00	$ 5,500.00
100-4064200-5130	WATER/SEWER	$ 1,[illegible].00	$ 900.00
100-4064200-5230	TELECOMMUNICATIONS	$ [illegible],100.00	$ 1,200.00
100-4064200-5304	LIABILITY INSURANCE	$ [illegible].00	$ 1,500.00
100-4064200-7113	IN KIND COSTS	$ 7,[illegible].00	$ 7,000.00
100-4064200-7115	SHARED MAINTENANCE	$ 25,000.[illegible]	$ 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 [illegible]ENSE (7.6[illegible])	$ 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 PLAN[illegible]G	**$ 102,350.00**	**$ 107,350.00**
	BOARD OF ZONING APPEALS		
100-4081400-1110	EXPENSE COMPEN[illegible]TION	$ 500.00	$ 500.00
100-4081400-5540	[illegible]AINING	$ 750.00	$ 750.00
	TOT[illegible] 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 REPLACEME[illegible]/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 PROP[illegible]Y IMPROVEM[illegible]TS	$ 675,000.00	$ 730,000.00
100-4094200-8362	SERVICE WE[illegible]NS	$ 10,000.00	$ -
100-4094200-8411	CAPITAL RESER[illegible]	$ 143.25	$ 564.25
100-4094200-8702	WAYFINDING SIGN[illegible]ERVE	$ 50,000.00	$ -
100-4094200-8916	[illegible]BACK SIG[illegible]CROSSWALK SIGNALS	$ -	$ 48,000.00
100-4094200-9005	[illegible]APP RESER[illegible]	$ 50,000.00	$ 50,000.00
100-4094200-9009	TOWN STREET [illegible]AIRS	$ 40,000.00	$ -
100-4094200-901[illegible]	BCCGC IMPROVE[illegible]NTS	$ 60,000.00	$ 45,000.00
	TOTAL CAPITAL O[illegible]AY	$ 967,143.25	$ 952,564.25
	CONTINGENCY		
100-4094300-5800	CON[illegible]EN[illegible](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	$ [illegible].00	$ 48,000.00
501-4012220-2100	MATCHING FICA EXPENSE (7.65 %)	$ 4,[illegible].00	$ 4,000.00
501-4012220-2210	VRS	$ 52,000.[illegible]	$ 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	[illegible] 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	ELECTRIC	$ 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	$ [illegible]00	$ 750.00
501-4012224-6030	NEW SERVICE SUPPLIES	$ [illegible]00.00	$ 1,000.00
501-4012224-9008	STORAGE TANK MAINT CONTRACT	$ [illegible]00.00	$ 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],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 OUT[illegible]	$ 5,719,284.70	$ 8,325,500.32
	CONTINGENCY		
501-4094300-5800	CONTINGE[illegible](3.00%)	$ 37,455.30	$ 36,460.68
	TOTAL CONTINGE[illegible]	$ 37,455.30	$ 36,460.68
	TOTAL WATER [illegible]D OPER[illegible]NAL	$ 1,248,510.00	$ 1,215,356.00
	TOTAL WATER FU[illegible] CONTINGENCY	$ 37,455.30	$ 36,460.68
	TOTAL WATER FU[illegible] 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 S[illegible]LIES	$ 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	[illegible]RMENT	$ 1,000.00	$ 1,000.00
502-4012222-6025	CHEMICALS	$ 190,000.00	$ 175,000.00
	TOTAL TREATME[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	$ 000.00	$ -
502-4094200-8134	SEWER COLLECTION SYSTEM IMPROVEMENTS	$ -	$ 130,000.00
502-4094200-8225	COMPUTER REPLACEMENT/UPGRADE	$ 10,0 .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)	$ 45,455.40	$ 46,966.23
	TOTAL CON GENCY	$ 45,455.40	$ 46,966.23
	DEBT SERVICE		
502-4095000-9118	VRA PRINCIPAL	$ 470,000.00	$ 470,000.00
	TOTAL DEBT ICE	$ 470,000.00	$ 470,000.00
	TO SEWER ND OPERATIONAL	$ 1,615,180.00	$ 1,565,541.00
	TOTA FUND CONTINGENCY	$ 45,455.40	$ 46,966.23
	TOTAL SE ER 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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May 12, 2026
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

May 12, 2026 Report

Update

The public hearing notice for this matter was published in the *Winchester Star*.

The Town Office received no comments regarding this item.

Attachments

- Proposed Fourth Amendment to the Water Tank Lease Agreement

Recommendation

Review the proposed fourth amendment to the water tank site lease and determine whether adopting the proposed agreement is in the best interest of the Town.

Sample motion

I move that the Council of the Town of Berryville agree to extend the water tank site lease agreement between the Town of Berryville and New Cingular Wireless PCS, LLC – Northwest Elevated Tower and authorize the town manager to execute the agreement on behalf of the Town.

April 14, 2026 Report

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 towner 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

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]

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: _____

Town Council Agenda Item Report Summary

May 12, 2026

Item Title
Zoning Text Amendment Section 509 Amendments with Proffered Conditions

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 Section 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.

Planning Commission Recommendation

At its public hearing on April 28, 2026, the Planning Commission recommended that the Town Council amend the Zoning Ordinance as recommended by Town staff.

Recommendation

It is recommended that the Town Council amend the Zoning Ordinance as presented by Town staff.

Sample Motion

I move that the Town Council of Berryville, VA approve Zoning Text Amendments to Section 509, Amendments with Proffered Conditions, of the Berryville Zoning Ordinance.

Attachments:

SECTION 509 - AMENDMENTS WITH PROFFERED CONDITIONS

(1/90)

509.1 VOLUNTARY PROFFERED CONDITIONS

Pursuant to Section ~~15.1-491.2:1~~ 15.1-2298 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.

BERRYVILLE TOWN COUNCIL BUDGET AND FINANCE COMMITTEE
MINUTES

Berryville-Clarke County Government Center
101 Chalmers Court, Berryville, VA 22611
Friday
April 10, 2026
10:00 am

Members of the committee present: Vice Mayor Erecka Gibson, Chair; Grant Mazzarino

Staff present: Cindy Poulin, Director of Finance

1. Call to Order
Vice Mayor Erecka Gibson called the meeting to order at 10:17 a.m.

2. Approval of Agenda
The agenda was approved by consensus on a motion by Grant Mazzarino.

4. New Business
None.

5. Closed Session
The Budget and Finance Committee of the Council of the Town of Berryville will enter closed session in accordance with §2.2-3711-A-29 of the Code of Virginia, to discuss the responses to a request for proposals for audit services.

Vice Mayor Gibson moved that the Budget and Finance Committee of the Council of the Town of Berryville enter closed session in accordance with §2.2-3711-A-29 of the Code of Virginia to discuss responses to the RFP for Audit Services. Motion passed by voice vote.

Entered closed session at 10:18 a.m.

Returned from closed session at 11:10 a.m.

Mr. Mazzarino moved that the Committee of 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, 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:

AYE:	**2**
NAY:	**0**
ABSENT:	**0**
ABSTAIN:	**0**

Motion passed by voice vote.

6. Discussion

7. Adjournment
The meeting adjourned by consensus at 11:10 a.m. on a motion by Mr. Mazzarino.

MINUTES

BERRYVILLE TOWN COUNCIL

Regular Meeting
April 14, 2026
5:00 p.m.

A meeting of the Berryville Town Council was held on Tuesday, April 14, 2026, at 5:00 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; Paul Perez; Grant Mazzarino; Ryan Tibbens.

Absent:

Staff

Present: Keith Dalton, Town Manager; Jean Petti, Deputy Town Manager; Brandel Kelsey, Town Clerk; Terry Russell, Community Development Director; Cindy Poulin, Director of Finance; 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 5:00 p.m.

2. Closed Session
Discussion with legal counsel and Town staff concerning a conditional rezoning application and related requirements of the Virginia Code, the Berryville Area Plan, and the Town's Zoning and Subdivision Ordinances.

William Steinmetz moved that the Council of the Town of Berryville enter closed session in accordance with Code of Virginia §2.2-3711.8, to consult with legal counsel and Town staff concerning a conditional rezoning application and related requirements of the Virginia Code, the Berryville Area Plan, and the Town's Zoning and Subdivision Ordinances. Motion passed by voice vote.

Vice Mayor Erecka Gibson 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:

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, 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	**Aye**
Mr. Mazzarino	**Aye**
Mr. Tibbens	**Aye**
Ms. Gibson	**Aye**
Mr. Arnold	**Aye**

3. Recess

Vice Mayor Gibson moved that the Council of the Town of Berryville stand in recess until 7:00 p.m.

4. Reconvene at 7:00 p.m. for Regular Meeting

Mayor Arnold ended the recess and called the meeting to order at 7:00 p.m.

5. Pledge of Allegiance

Mayor Arnold invited all those assembled to stand for the Pledge of Allegiance.

Vice Mayor Gibson moved to certify the closed session right after the pledge and then the roll call occurred.

6. Approval of Agenda

Ryan Tibbens moved to approve the agenda as presented. The motion passed by voice vote.

7. Presentations, Awards, and Recognitions

Recognition of Margaret Barthel's 100th Birthday.

Town Clerk Brandel Kelsey read the attached resolution for Ms. Barthel.

Ms. Barthel thanked everyone for coming and spoke kindly about all the people from the Town that have impacted her life. She also thanked the Council and staff for gathering to honor her.

Town Manager Keith Dalton recognized the Council and staff, the Bank of Clarke and the Presbyterian Church for putting this together to honor Ms. Barthel.

Vice Mayor Gibson moved that the Council of the Town of Berryville adopt the attached resolution honoring Margaret Barthel on the occasion of her 100th Birthday. Motion passed by voice vote.

8. Public Hearings

Proposed tax rates for Tax Year 2026

Director of Finance Cindy Poulin went over the attached tax rates for the Council. No public comment was made.

Proposed amendments to the Town's Schedule of Water and Sewer Fees and Charges

Mr. Dalton explained the attached schedule of Water and Sewer Fees and Charges.

Mrs. Mary Ivie from 12 Dorsey St addressed the Council, explaining that she is retired and can not afford a rate increase because she, like other retirees in Berryville, lives on a fixed income.

Proposed repeal and re-adoption of Appendix C of the Berryville Code- Erosion and Sediment Control

Deputy Town Manager Jean Petti discussed the changes to Appendix C of the Berryville Code, Erosion and Sediment Control. No members of the public spoke.

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

Mrs. Petti explained the changes the staff would like to make to the Regulations for Special Events and Demonstrations. Increasing 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 receive the benefit.

Mr. Brent Whittlesey from 675 Lime Marl Ln, Chair of the Clarke County Democratic Committee (CCDC), recommended rejecting the changes. His committee has had several demonstrations, called No Kings and not had any issues. They cannot pay fees if there are over 2,000 people that attend. He stated other cites do not charge fees. He will have the event on the streets if the fees for Rose Hill Park are raised.

Mr. Tony Reynolds from 403 Walnut St is also on the CCDC. He wanted to thank Mickey Powell from the Winchester Star for his article, but wished to correct some discrepancies in it. The participants in one of the last rallies were mostly from out of town and the person with heat exhaustion was located in under 3 minutes. He stated the fees for the events were expensive but achievable. He thinks the Cruise-In and The Big Flea have more people and are more dangerous than the rallies. He summed up by saying, "If the system isn't broke do not fix it."

Mrs. Sara Brennan, Clarke County resident, shared her opinion that there are no problems and the town should not try to fix problems that are not there. She was a volunteer at both events last year and she saw the police standing around, sitting on the roof of their cars while she surveyed the crowd. She said that charging the committee more fees will take away the rights of citizens. She requested the data that supports the documented pressure on police and emergency services.

Mrs. Joan Serrano from 521 Blossom Dr is also with the CCDC and shared that she has attended events all over including DC and Leesburg, there have been no issues at any No Kings rally. She opined that the Town should work it out of the Town's budget to pay for this.

Mr. Kurt Vannostrand from 218 Academy St wanted to know if these fees were being charged to the Cruise-In and The Big Flea or just to the CCDC.

Proposed amendment of the Town's Construction Standards and Specifications Manual
Mrs. Petti explained the changes to the Town's Construction Standards and Specifications Manual. The changes are as follows:

1. A change to the hydrant marker standard from fiberglass to steel to reduce the potential of fiberglass splinters.
2. Require that all water meters be in exterior locations for ease of access and to reduce risk of property damage.

No comment was received on this item.

9. Discussion of Public Hearing Items
Proposed tax rates for Tax Year 2026
Vice Mayor Gibson moved that the Council of the Town of Berryville adopt the attached ordinance setting the tax levies for the Tax Year 2026 in accordance with Berryville Code Chapter 16- Taxation, Article I- In General, Section 16-1 Annual Tax Assessments; valuation of property. Motion passed by voice vote.

Vice Mayor Gibson moved 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 Tax Year 2026. Motion passed by voice vote.

Proposed amendments to the Town's Schedule of Water and Sewer Fees and Charges
Mr. Tibbens wanted to note that the minimum usage charge for water went up but the sewer went down.

Vice Mayor Gibson moved that the Council of the Town of Berryville adopt the attached ordinance amending the Schedule of Water and Sewer Fees and Charges and that the new schedule become effective June 18, 2026. Motion passed by voice vote.

Proposed repeal and re-adoption of Appendix C of the Berryville Code- Erosion and Sediment Control
Mr. Steinmetz moved that Council of the Town of Berryville adopt the attached ordinance repealing and readopting Appendix C of the Berryville Code- Erosion and Sediment Control. Motion passed by voice vote.

Proposed revisions to the Town's Regulations for Special Events and Demonstrations
Mr. Tibbens stated he is not a part of any political party. He said the park is a part of the Town for everyone to enjoy. He knows that just because nothing has happened yet doesn't mean nothing will happen in the future,

but he doesn't think raising the fees will help with safety. He also thinks the change to adding an extra officer for traffic is not necessary.

The Council made the decision for this item to go back to committee so the charges can be reevaluated.

Proposed amendment of the Town's Construction Standards and Specifications Manual
Grant Mazzarino moved that the Council of the Town of Berryville adopt the attached amendments to the Construction Standards and Specifications Manual. Motion passed by voice vote.

10. Citizens' Forum
Mrs. Mary Ivie from 12 Dorsey St wanted to thank Mrs. Petti for her help with the tractor trailers going down the back streets. She said the Dorsey St construction has been great. The company is very good at letting the residents know what will be happening and when.

Mr. Tony Reynolds at 403 Walnut Ct wanted to thank the staff for the additional hydrants in his neighborhood. Also, that the contractors have gone above and beyond and the Public Works guys are doing a remarkable job.

Mr. Kurt Vannostrand from 218 Academy St asked how long will it be before paving will begin. Mr. Dalton responded FUOG Interbuild should have work done by the end of April, then the paving will start. It should start with Academy St in mid-May, then to Smith, Dorsey and First Streets.

11. Consent Agenda
Mr. Tibbens moved to approve the consent agenda as presented. The motion passed by voice vote.

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.
Mrs. Petti invited the Council to comment on the changes to the Code. It was decided to take this back to committee and no public hearing was set.

Set Public Hearing: Proposed Fiscal Year 2026-2027 Budget
Vice Mayor Gibson moved 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 adoption of the proposed Fiscal Year 2026-2027 Budget. Motion passed by voice vote.

10. 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.
Mr. Dalton explained the changes to the proposed renewal of the lease on the water tower. This will be the fourth amendment to the lease and there is a five-year term.

Paul Perez moved 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. Motion passed by voice vote.

11. Council Member Reports
Mayor Arnold said Vice Mayor Gibson, Mrs. Petti, and Mr. Dalton attended a ground breaking ceremony at Jack Enders Blvd for Phase II of LGV Group. Berryville Main Street put on The Big Flea and it was very successful.

Mr. Tibbens wanted to thank Public Works for the brush pick up and all that they do.

12. Staff Reports
Community Development
Director of Community Development Terry Russell spoke about Arbor Day Proclamation and that this is a requirement for designation as a Tree City. A member of the Tree Board, Mrs. Ariel Firebaugh was present. There is one vacancy on the Tree Board.

Mr. Steinmetz moved that the Council of the Town of Berryville adopt the attached Arbor Day Resolution. Motion passed by voice vote.

Adoption and set public hearing: Proposed adoption of a resolution to initiate zoning text amendments to Zoning Ordinance Section 509, Amendments with Proffered Conditions and set public hearing on the matter. ZTA 01-26
Mr. Russell explained the change to the zoning ordinance.

Mr. Mazzarino moved that the Council of the Town of Berryville adopt the attached resolution initiating text amendments to Zoning Ordinance Section 509 and set a public hearing on the text amendments on May 12, 2026 at 7:00 p.m. or as soon thereafter as the matter may be heard. Motion passed by voice vote.

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 meeting scheduled April 28th can be canceled due to a conflict with the meeting rooms.

Personnel, Appointments, and Policy
Mayor Arnold said there is a potential person they are speaking with to fill the vacancy on the Tree Board and the Planning Commission still has one open space.

Public Safety

14. Closed Session

Discussion with the town manager regarding the performance of specific employees.

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 §2.2-3711.1, for the town manager to consult with the Council regarding the performance of specific employees. Motion passed by voice vote.

The Council returned to open session at 9:28 p.m.

Certification Motion and Resolution

Mr. Tibbens 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	**Aye**
Mr. Mazzarino	**Aye**
Mr. Tibbens	**Aye**
Ms. Gibson	**Aye**
Mr. Arnold	**Aye**

15. Adjourn

The Council adjourned at 9:30 p.m. on a motion by Mr. Mazzarino.

_____ _____

Erecka L. Gibson, Vice Mayor Brandel Kelsey, Town Clerk

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**

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

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~~

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

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

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

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

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.

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

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 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. 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.

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

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**

MINUTES

BERRYVILLE TOWN COUNCIL

Special Meeting
April 29, 2026
4:00 p.m.

A meeting of the Berryville Town Council was held on Tuesday, April 29, 2026, at 4:00 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; Paul Perez; Grant Mazzarino; Ryan Tibbens.

Absent:

Staff

Present: Keith Dalton, Town Manager; Jean Petti, Deputy Town Manager; Brandel Kelsey, Town Clerk; Cindy Poulin, Director of Finance; Chief Jason Winner, Berryville Police Department

Press None

Others Thomas Stanton, President, Water Membranes Systems, LLC
David Frank, PLA, Office Director, Pennoni
Martin Crim, Attorney, Sands Anderson PC (by phone)

1. Call to Order
Mayor Harry Lee Arnold, Jr. called the meeting to order at 4:05 p.m.

2. Approval of Agenda
Vice Mayor Erecka Gibson moved to approve the agenda as presented. The motion passed by voice vote.

3. Unfinished Business
None.

4. New Business
Presentation/Discussion: Acquisition of a water treatment membrane system

Town Manager Keith Dalton introduced an opportunity for the Town of Berryville to acquire a used water treatment membrane system from Giles County and then have it refurbished by Water Membrane Systems, LLC. He introduced Thomas Stanton, David Frank, and Martin Crim, who attended telephonically.

Mr. Stanton presented an overview of membrane water treatment generally, and the opportunity to purchase a used membrane system for refurbishment particularly (slides attached). Following this presentation, he welcomed questions from staff and Town Council.

Mr. Dalton asked Mr. Stanton and Mr. Frank to attest that the refurbished system would satisfy the demand and water quality design parameters of the planned water plant expansion. They both responded affirmatively, and Mr. Frank added that it would be an upgrade from the current treatment system. Mr. Dalton then requested confirmation that the refurbished membranes were consistent with the design approved by Virginia Department of Health (approved PER). Mr. Stanton confirmed this, as did Mr. Frank, who added that that the membrane system could meet demand of one million gallons per day, which exceeds both current demand and anticipated demand based on Town growth predictions. Mr. Dalton noted that the expanded plant floor plan also left room for treatment units to be added, if necessary, in the future, and asked Mr. Stanton to address Build America Buy America (BABA) compliance. Mr. Stanton responded by confirming that the refurbished unit would be compliant and that the records of parts used during the refurbishment would be provided to the Town as documentation of said compliance.

Mr. Dalton next asked Mr. Stanton to outline the process of acquiring and refurbishment. Mr. Stanton described the transport of the units, refurbishment process, and protections for the Town against loss or the finished units' failure to perform as expected.

Ryan Tibbens asked Mr. Stanton to compare the warranty terms, and Mr. Stanton noted that the warranty provided by his company met or exceeded typical manufacturer's warranties. Mr. Stanton noted that his team would be onsite for equipment start-up and testing and would provide training support to Town employees. Mr. Tibbens asked for clarification on who would be responsible for inspecting/confirming that the units met performance standards and Mr. Dalton replied that it would be engineers from Pennoni, on behalf of the Town, and representatives from Virginia Department of Health.

Grant Mazzarino enquired if Mr. Stanton's company was the only one available to fulfill the warranty and provide service/parts for the equipment. Mr. Stanton responded that parts and service are available from larger companies as well. Any warranty provided by his company would be a legal obligation and would be fulfilled by the purchaser of his company if he decided to retire.

5. Closed Session

The Council of the Town of Berryville will conduct a closed session in accordance with §2.2-3711.A.29 of the Code of Virginia to discuss the award of a public contract involving the expenditure of public funds, where discussion in open session would adversely affect the bargaining position or negotiating strategy of the Town. Specifically, the Council will discuss its approach to the acquisition of a water treatment membrane system.

Motion to enter Closed Session at 5:28 p.m.

William Steinmetz moved that the Council of the Town of Berryville enter closed session in accordance with Code of Virginia §2.2-3711.A.29 of the Code of Virginia to discuss the award of a public contract involving

the expenditure of public funds, where discussion in open session would adversely affect the bargaining position or negotiating strategy of the Town. Specifically, the Council will discuss its approach to the acquisition of a water treatment membrane system. Motion passed by voice vote.

The Council returned to open session at 6:10 p.m.

Certification Motion
Vice Mayor Gibson 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:

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, 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	**Aye**
Mr. Mazzarino	**Aye**
Mr. Tibbens	**Aye**
Ms. Gibson	**Aye**
Mr. Arnold	**Aye**

6. New Business
Discussion: Acquisition of a water treatment membrane system

Mr. Tibbens moved that the Council of the Town of Berryville authorize the town manager to negotiate the terms of the purchase of two rehabilitated water treatment membrane units on a sole source basis and execute required documents to finalize such a purchase; provided that the terms of purchase from Giles County Virginia and/or Water Membrane System LLC; including price, conform to the limitations outlined by the Council during its closed session on this matter. Motion passed by voice vote.

7. Adjourn

The Council adjourned at 6:13 p.m. on a motion by Mr. Mazzarino.

_____ _____

Erecka L. Gibson, Vice Mayor Brandel Kelsey, Town Clerk

PALL Water Processing

MEMBRANE FILTRATION

Refurbished AP-4 System Presentation

For the Town of Berryville, Virginia

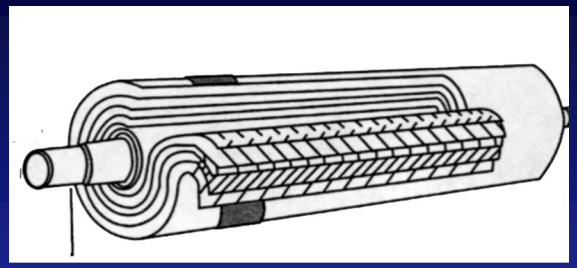
Thomas Stanton

Water Membranes Systems, LLC

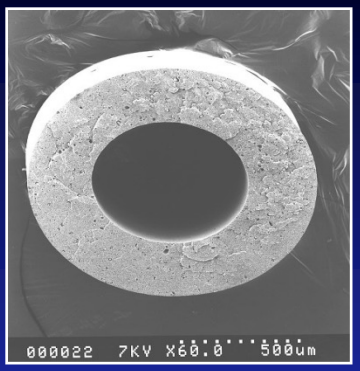
804-833-6870

Filtration. Separation. Solution.SM

What is a Membrane Filter?



Membrane Filter



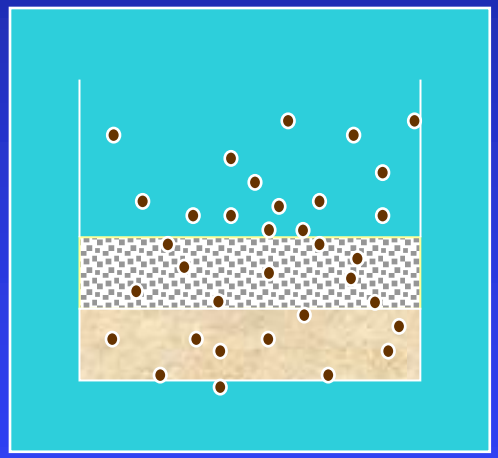
A filter which removes solids entirely at its surface, rather than trapping them within the depth of the medium.

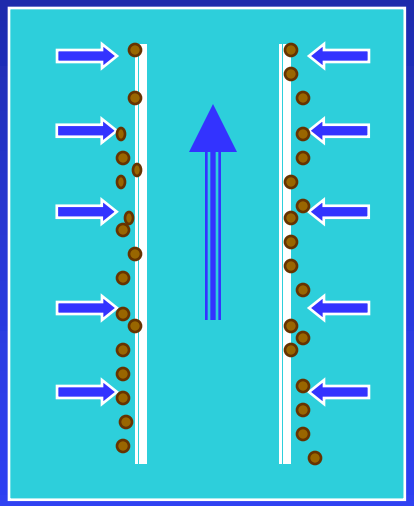
Opposite is a depth filter, e.g. conventional filter.

Depth vs. Membrane Filters

- ***Granular / Mixed Media***
  - **Irregular Pore Size Distribution** (50 -70 micron between grains)
  - **Probable Filtration**

- ***Membrane Media***
  - **Controlled Pore Size Distribution** (1 micron or smaller)
  - **Absolute Filtration**



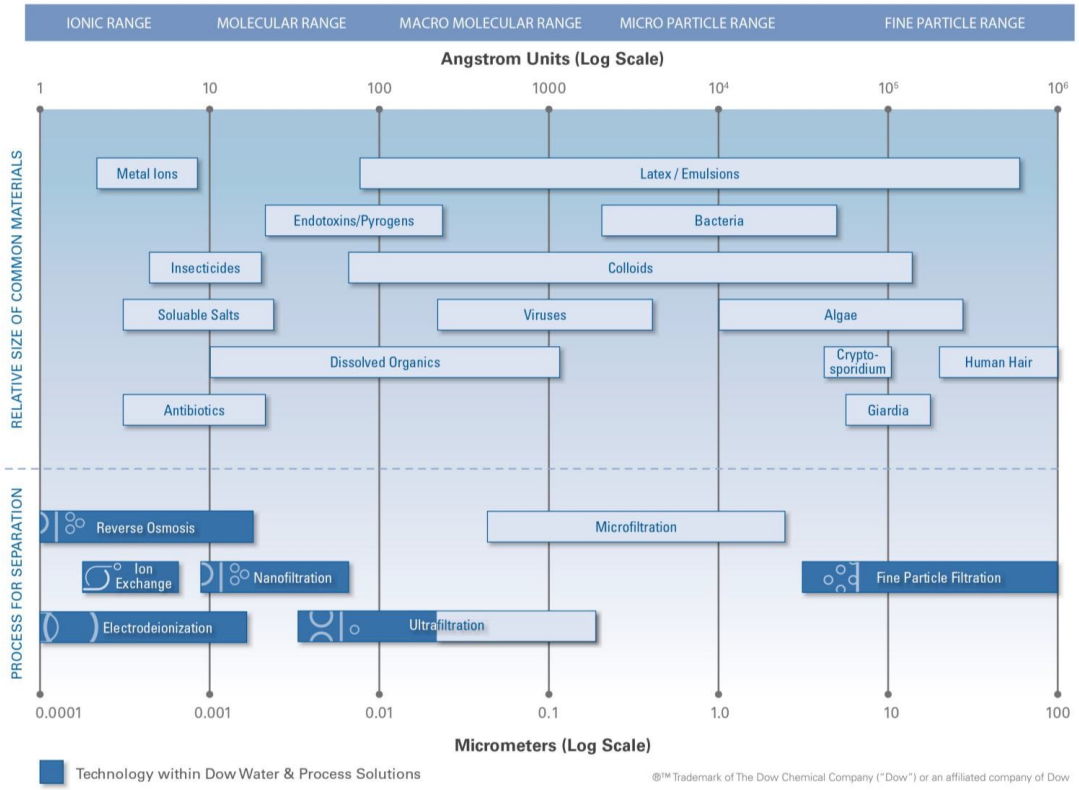


The Benefit of Membrane Filtration vs. Conventional

- **Lower footprint and weight.**
- **Less sensitive to feed water quality upsets.**
- **Higher and more consistent filtrate quality** (e.g. turbidity, SDI, LRV).
- **Lower chemical use** (polymer, coagulant, pH adjustment,…) and associated costs for disposal.
- Possibility to do on-line **Membrane Integrity Check** (plus membranes can be individually isolated)
- **Integrated UF+RO System** (single source of responsibility).

35

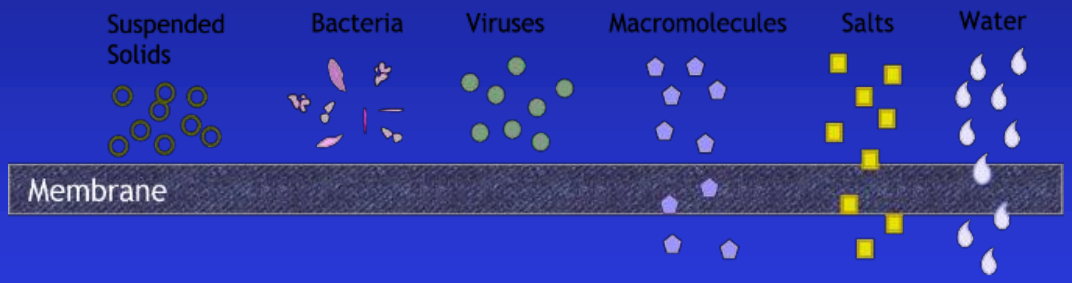
Filtration Spectrum



WATER & PROCESS SOLUTIONS

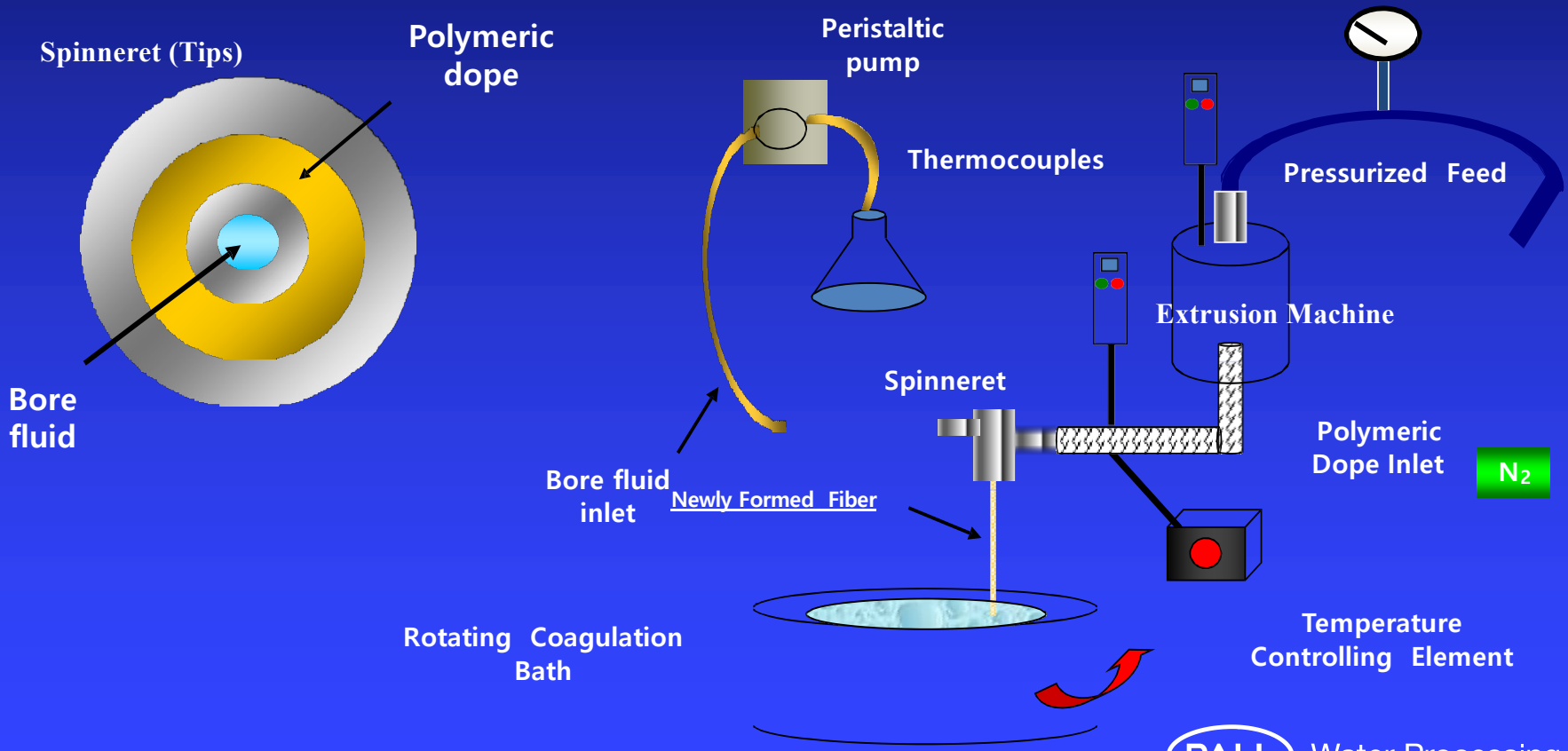
UF fundamentals

- Ultrafiltration is size exclusion membrane processes that rejects particles, pathogens, high molecular weight species, and ultimately lower turbidity



- However, UF do not reject any dissolved salts, dissolved organics, or other species like true color, taste & odor, etc.

HOLLOW FIBER PRODUCTION



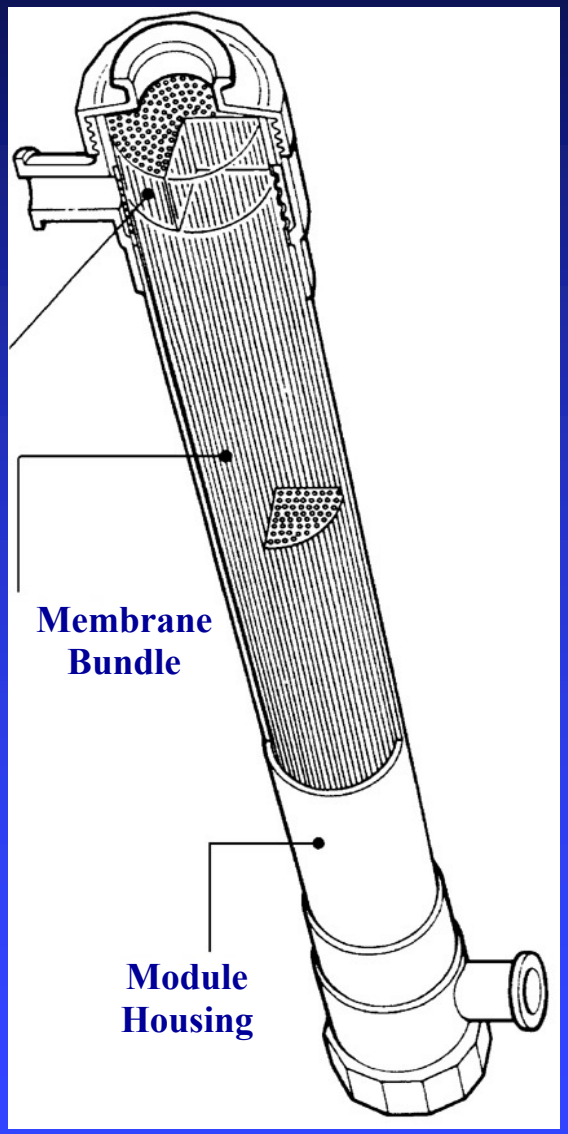
HOLLOW FIBER PRODUCTION

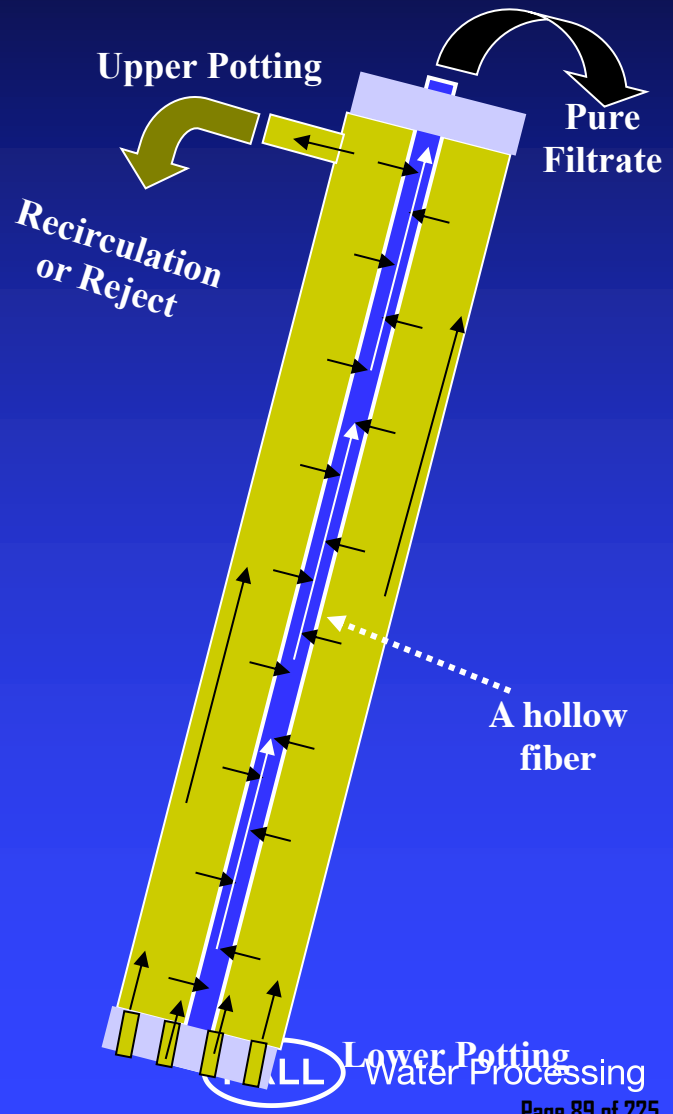
Fibers Collected on a Chill Roll (L) and a Quench Bath ®

Hollow Fiber Membrane Module Assembly

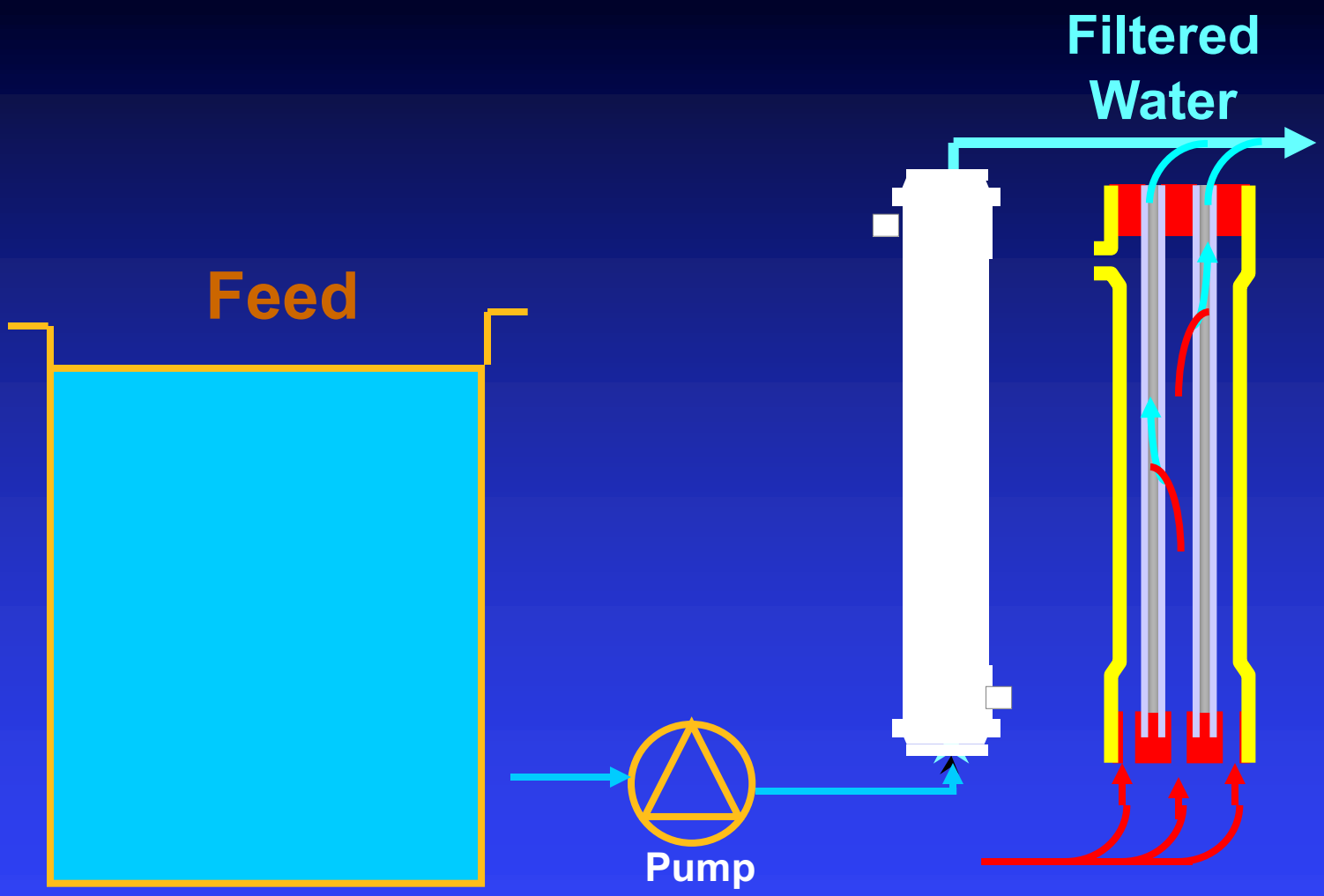
Bundled Fibers Assembled into a Membrane Module

Asahi Microza™ Hollow Fiber Module Feed End

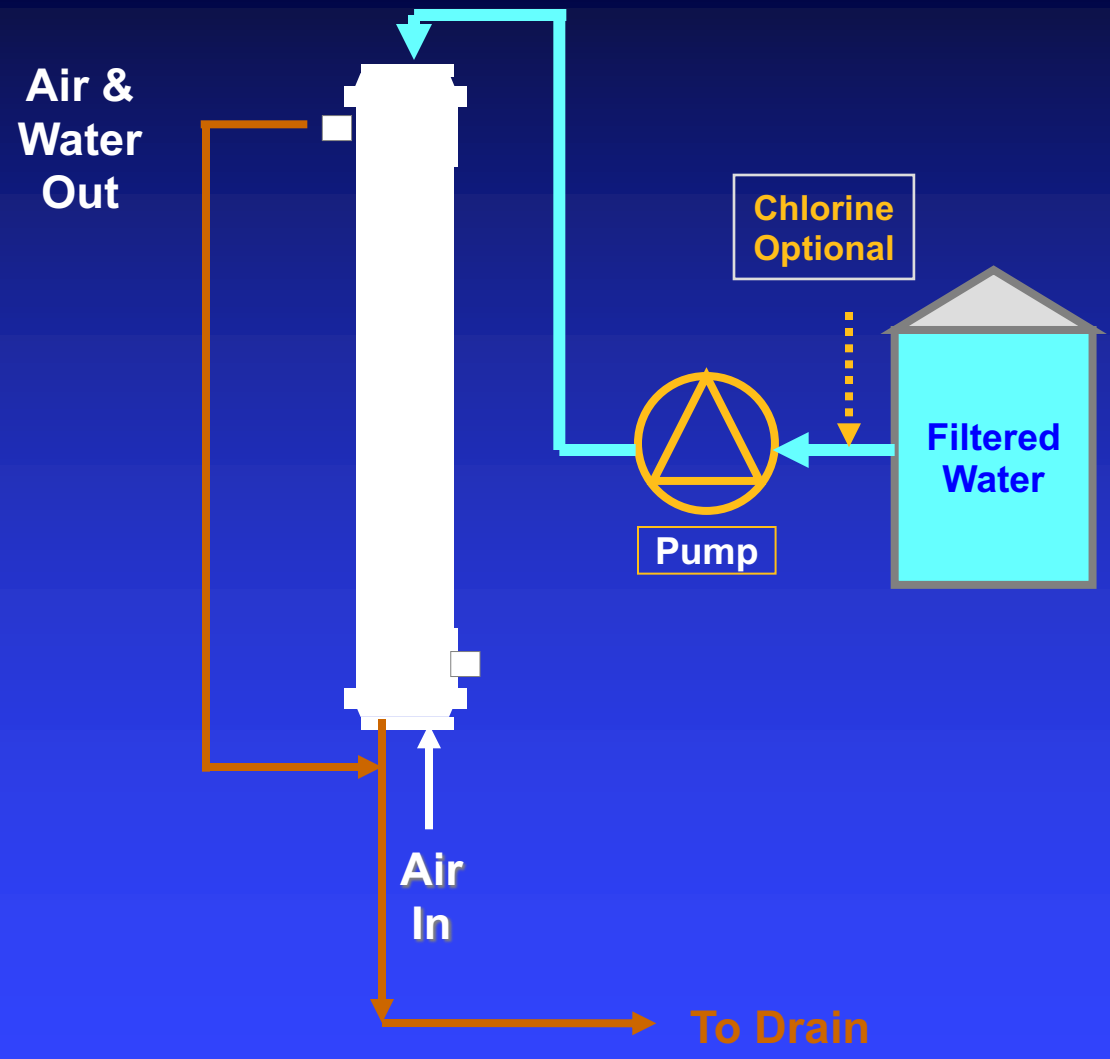




Water Production Filtration



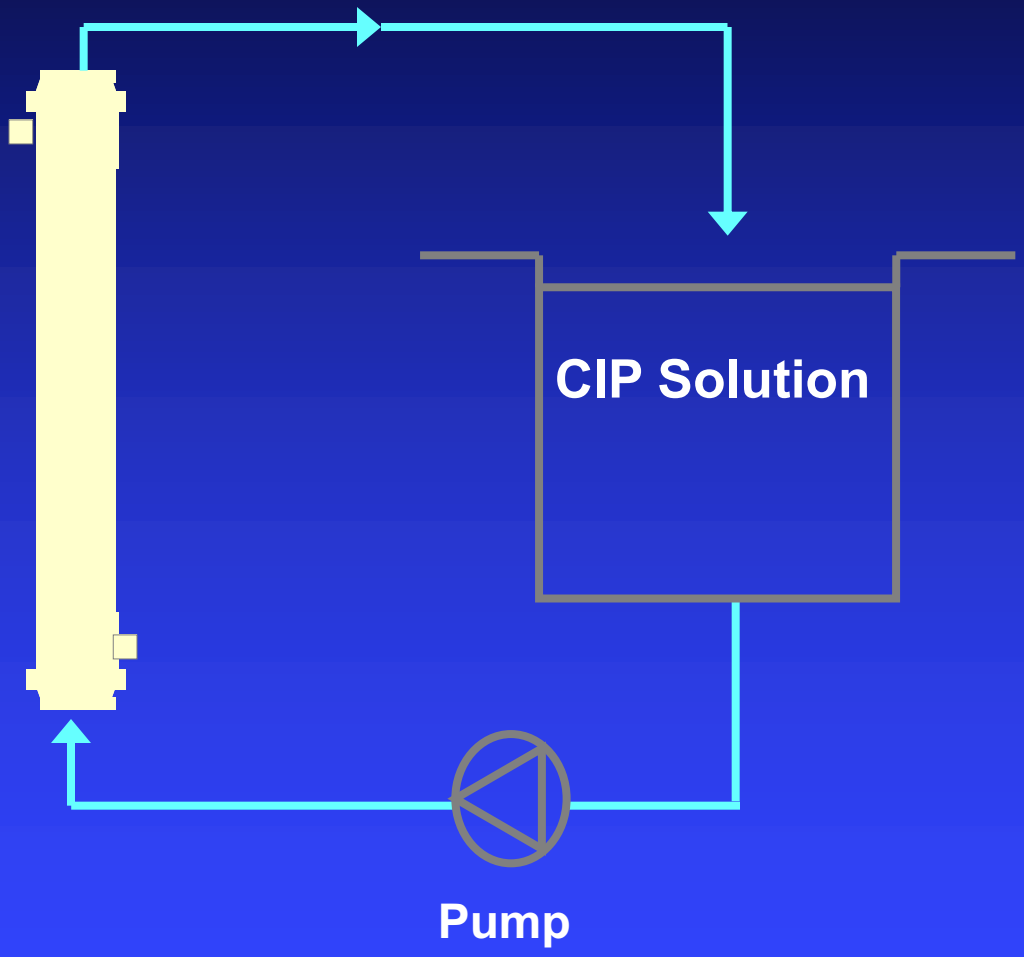
Hydraulic Cleaning



Air and Filtered Water Flush

(30-90 Seconds)

Chemical Cleaning-- CIP



Cleaning Steps

1. Caustic/Chlorine
2. Citric

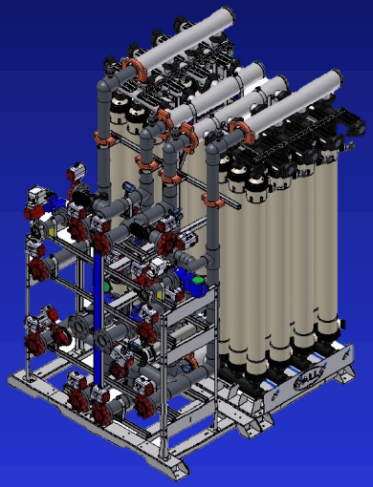
Steps may be reversed

No proprietary chemicals!!

Cleans one rack at a time while the other racks remain in operation producing water

Pall ARIA™ Product Line

ARIA AP & ARIA FIT (Packaged Plants)



Aria FLEX (ARIA Custom - Transverse)

Aria Flex (ARIA Custom - Quad)

Pall ARIA FAST- Mobile/Container PAM T / PAM C

ARIA AP SERIES

Pre-engineered Small Water Microfiltration Systems

ARIA AP SERIES

Model Number	Maximum Number of Modules	Filtered Water Capacity GPM (m^3/hr)	Dimensions Shipped Ft (m)	Dimensions Installed* Ft (m)
AP-1	2	3-25 (1-7)		6 x 2.8 x 9.7 (1.85 x 0.86 x 3)
AP-2	8	10-50 (2.3-12)	8 x 2.8 x 6.5 (2.4 x 0.9 x 2.0)	8 x 4.1 x 9.9 (2.5 x 1.25 x 3)
AP-3	10	25-175 (6-40)	10x 4.5 x 7.5 (3 x 1.4 x 2.3)	10 x 6.9 x 10.3 (3.1 x 2.1 x 3.2)
AP-3x	20	25-175 (6-40)	10 x 4.5 x 7.5 (3 x 1.4 x 2.3)	22.9 x 5.7 x 10.8 (7 x 1.75 x 3.3)
AP-4	36	65-350 (15-80)	10 x 5.5 x 7.5 (3 x 1.7 x 2.3)	24 x 6.8 x 10.8 (7.4 x 2.1 x 3.3)
AP-6	60	200-700 (45-150)	10 x 6 x 7.5 (3 x 2 x 2.3)	27 x 17 x 10.8 (8.31 x 5.2 x 3.3)

AP-4 System – Rye Valley Utilities, Cherry Grove Virginia

AP Control Skid

AP-4 Control Skid

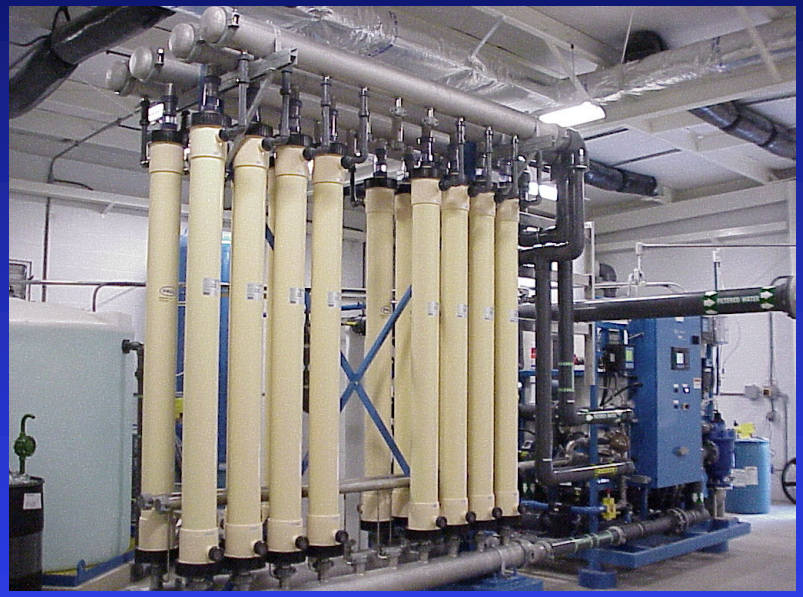
New Control Skid Assembly

The Control Skid will have new Sensors and Monitors

AP-4 Control Skid

Control Skid will be Refurbished as needed

Membrane Rack Assembly



New Membrane Rack Assembly

AP-4 Membrane Rack Assembly

Membrane Rack And Membranes

Membrane Rack Piping Replaced
With HDPE Piping

All Membranes Will be New
Asahi UF UNA-620ADA

CIP Skid and Tank

CIP Skid will be Refurbished as needed

Compressors and Receiver Tank

Compressors

Receiver Tank

Atlas Copco will not warrant the used compressors.
WMS will supply new Compressors. The Receiver Tank will be Used.

Loading the AP-4 Units

Under Tank Support will be Replaced

Frame Aging Comparison

AP-4 Supplied in 2014

AP-3 Supplied in 2003

3-AP Units The Outer 2 are the AP-4's (2014)
The Middle Unit is An AP-3 (2003)

Fabrications Facility Systems Build

Fabrications Facility - Refurbishment

Questions?

May 12, 2026
Discussion / Approval

West Fairfax Street Sidewalk Improvement Project

VDOT UPC# 121170 / Project EN 22-168-014
Commitment to fund

Transportation Alternatives Program (TAP)
The Virginia Department of Transportation (VDOT) Transportation Alternatives Program is a federal reimbursement program that assists local public agencies with community-based projects that expand non-motorized travel choices and enhance the transportation experience by improving the safety, cultural, historical, and environmental aspects of the transportation infrastructure. This program provides support for on-and off-road pedestrian and bicycle facilities, infrastructure projects that improve non-driver access to public transportation, and other projects intended to enhance mobility, safety, improve communities, and mitigate environmental impacts. It does not fund traditional roadway projects or maintenance. The **T**ransportation **A**lternatives **P**rogram's goal is to expand travel choices, strengthen the local economy, improve quality of life, and protect the environment.

History of project
The West Fairfax Street improvement project began in October 2022. Plan design began in the summer of 2025. TAP projects are scheduled to begin construction within four years which would have required commencement of construction by October 2026. In January the Town requested an extension of the timeline from VDOT which was granted. Under the new timeline plan approval and right-of-way acquisition is scheduled for the summer of 2026. The construction bid and contract award process would take place in early 2027. Construction is projected to begin by July 2027 with project completion by July 2028.

The project will construct sidewalk and curb and gutter on the northside of West Fairfax Street from North Church Street to North Buckmarsh Street. Curb and gutter will be constructed on the southside of West Fairfax Street in the same area. A stormwater management system will be constructed under the roadway with inlets located at the curbs. The project will require acquisition of additional right-of-way from properties located along the north side of West Fairfax Street.

The Town staff and the project engineer from Penoni held a public information sessions with property owners on July 23, 2025 and March 26, 2026.

Current proposal - Commitment to fund
Before VDOT may permit the right of way phase of the project to commence, they require that the applicant (Town) provide a commitment to fund its share of the project. A

draft commitment letter to VDOT is attached to this packet. The action sought is authorization for the town manager to sign and send the letter to VDOT.

This discussion is particularly important because the cost of the project has risen sharply since it was originally scoped. The amount of TAP funds committed to the project were calculated from the original project cost estimate.

Original Project Cost Estimate

Total project cost	$1,301,875
TAP funds	$1,041,500
Town's 20% funding requirement	**$ 260,375**

Current Project Cost Estimate

Total project cost	$1,781,398
TAP funds	$1,041,500
Town's funding requirement	**$ 739,898 ***

* The Town may apply for additional funds to pay for some of this overage. A letter has been written requesting such funding, but VDOT will make no determination on the request until the bids for the project have been received. The best-case scenario in this instance would be that VDOT would agree to fund 80% of the overage. The worst-case scenario in this instance would be that VDOT provided no additional funding for the project.

Additional Town expenses – Construction of a right turn lane on West Fairfax Street at its intersection with North Buckmarsh Street will be included in the bid as an additional item to bid. The Town Council will have the option to accept the bid for the additional work when it awards a contract for the larger project. At present, the cost estimate for the turn lane is $60,000.

The Council established and continues to fund a TAP Matching reserve to pay for the Town's share of such projects. The Council anticipated that the cost of the project in question might rise and therefore has been aggressive in funding this reserve. The reserve is sufficient to cover Town costs related to the West Fairfax project as currently constituted (including a turn lane).

Jeff Lineberry from VDOT will attend the Council meeting via Teams. A representative from Pennoni will also be present at the meeting. Mr. Lineberry will be able to address questions related to VDOT's role in the project. The representative from Pennoni will be able to address questions about project scope and estimated cost.

Attachments

- Draft letter dated May 13, 2026 to Jeffery Lineberry from Keith Dalton addressing the Town's commitment to funding its share of the West Fairfax Street Sidewalk Improvements Project.
- Letter dated January 28, 2026 to Jeffery Lineberry from Keith Dalton requesting an extension for the West Fairfax Street Sidewalk Improvements Project.
- Updated West Fairfax Street Sidewalk Improvements Project cost estimates.
- Draft construction plans and traffic control plan.

Recommended action

Review project cost estimates and determine whether to commit approximately $740,000 in Town funds to the project.

Sample motion

- I move that the Council of the Town of Berryville authorize the town manger to sign and send the attached letter evidencing the Town's commitment to fund its portion of the West Fairfax Street Sidewalk Improvements Project.

May 13, 2026

Mr. Jeffery A. Lineberry, P.E.
Transportation Land Use Director
Virginia Department of Transportation – Staunton District
811 Commerce Road
Staunton, VA 24401

Re: West Fairfax Street Sidewalk Improvements Project
VDOT UPC# 121170
Project EN22-168-014

Dear Mr. Lineberry:

Pursuant to the guidelines of VDOT's Locally Administered Projects Manual, the Town of Berryville is required to submit a cost estimate and verification of funding as a part of its PS&E submittal package for the above-referenced project. An undated cost estimate was provided to you on April 30, 2026. This letter is sent to address the required verification of funding.

The Berryville Town Council recognizes that the West Fairfax Street Improvements Project may require additional funding above the amount requested in our TAP funding application.

This letter serves as evidence of the Town of Berryville's commitment, based on the updated cost, to fund any deficit between the approved TAP allocation amount and the final cost of the project in question.

If you have any questions about this matter, then please do not hesitate to contact me.

Sincerely,

Keith R. Dalton
Town Manager

Berryville – Clarke County
Government Center
101 Chalmers Court, Suite A
Berryville, VA 22611

[T] 540/955-1099
[F] 540/955-4524
[E] info@berryvilleva.gov
www.berryvilleva.gov

TOWN OF
BERRYVILLE
VIRGINIA

January 28, 2026

Jeffery A. Lineberry, P.E., via email
Transportation Land Use Director/Staunton PIM
Virginia Department of Transportation
811 Commerce Road
Staunton, Virginia 24401-9029

Dear Jeff:

This letter is in reference to the Transportation Alternatives Program grant (Project # UPC121170) for a sidewalk on West Fairfax Street.

The Town is requesting an extension to complete the project as the four-year deadline is arriving for expenditure of funds. The amount of right-of-way to acquire is extensive and we suspect that the acquisition process will take longer than usual. Stantec, the contractor doing the easement acquisition should be working diligently over the next few months but that we cannot be sure how long this process will take. We anticipate being able to advertise the project for bids by no later than July 1, 2027 with an anticipated bid and construction time period from July 1, 2027 until July 1, 2028.

We appreciate your ongoing assistance with this project. Please let us know if you need any additional information.

Sincerely,

[redacted]
Keith R. Dalton
Town Manager

Cc: Terry Russell, Community Development Director

Harry Lee Arnold, Jr.
Mayor

Ereka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Paul Perez
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

Cost Estimate - Application Template

West Fairfax Street

ITEM DESCRIPTION	QUANTITY		UNIT	UNIT PRICE	EXTENSION
PE Phase					
Design / Engineering	1		L.S.	100,000.00	$100,000.00
Environmental	1		L.S.	10,000.00	$10,000.00
Survey	1		L.S.	10,000.00	$10,000.00
Advanced Right of Way (Appraisals, Plats, etc.)	1		L.S.	15,000.00	$15,000.00
Sub-Total:					$135,000.00
Administration w/ contingency					$20,000.00
VDOT PE Oversight					$4,500.00
PE Phase Total Cost:					$159,500.00
RW Phase					
Land Acquisition - incl survey plat and deed & corner	14		EA	11,120.00	$206,903.00
Legal Fees (Attorney, Recording, etc.)	14		EA	1,000.00	$14,000.00
Stantec fees			L.S.	167,530.00	$167,530.00
Sub-Total:					$388,433.00
Utility Coordination	1		L.S.	6,500.00	$6,500.00
Utility Relocation	1		L.S.		$0.00
Sub-Total:					$6,500.00
Administration w/ contingency					$31,035.00
VDOT RW Oversight					$4,000.00
Sub-Total:					$35,035.00
RW Phase Total Cost:					$429,968.00
CN Phase					
Demolition					
Mill and Remove Existing Roadbed	1900		SY	65.00	$123,500.00
Adjust existing Water meters	11		EA	2,100.00	$23,100.00
Relocate fire hydrant	1		EA	8,000.00	$8,000.00
Remove concrete driveway/sidewalk	120		SY	20.00	$2,400.00
Construction					
Mobilization	1		LS	14,000.00	$14,000.00
Survey construction stakeout	1		EA	12,500.00	$12,500.00
Aggregate	3516		SY	23.00	$80,868.00
Sidewalk	292		SY	85.00	$24,820.00
Curb and Gutter	1312		LF	53.00	$69,536.00
Drop Inlet DI-3B	6		EA	7,000.00	$42,000.00
Drop Inlet DI-3C	2		EA	7,500.00	$15,000.00
Drop Inlet DI-7	2		EA	7,500.00	$15,000.00
Nutrient Credit Purchase for SWM water Quality	2		EA	30,000.00	$45,000.00
Asphalt 1.5" Surface Coat SM 12.5A	3516	1.5	SY	5.75	$38,606.00
Asphalt 3" Base Coat BM-25	1330	3	SY	7.80	$21,905.00
Manhole - 48" base	1		EA	2,000.00	$2,000.00
Manhole - 72" base	4		EA	2,000.00	$8,000.00
ES-1 30"X19"	1		EA	1,000.00	$1,000.00
15" HDPE	234		LF	26.00	$6,084.00
18" HDPE	28		LF	30.00	$840.00
24" HDPE	23		LF	40.00	$920.00

19"X30" ELLIPTICAL RCP	79		LF	200.00	$15,800.00
Driveway Restoration	17		EA	1,000.00	$17,000.00
HC Ramps	6		EA	550.00	$3,300.00
Stop Signs	4		EA	375.00	$1,500.00
Street Name Signs	3		EA	375.00	$1,125.00
Contech storm system	1		EA	186,400.00	$186,400.00
MOT and Traffic control	1		EA	60,000.00	$60,000.00
Pavement markings (Painted)	123		LF	2.50	$307.50
Pavement markings (Thermo)	298		LF	7.00	$2,086.00
Sub-Total:					$842,597.50
Contingencies					$84,259.75
Construction Management					$60,000.00
Inspection					$30,000.00
Materials Testing					$20,000.00
Sub-Total:					$194,259.75
Administration					$0.00
VDOT CN Oversight					$35,000.00
Sub-Total:					$35,000.00
CN Phase Total Cost:					$1,071,857.25
PROJECT TOTAL COST					$1,661,325.25

PROJECT ESTIMATE SUMMARY (PES)

UPC: 121170

WEST FAIRFAX ST. PEDESTRIAN IMPROVEMENTS ENHANCEMENT

PRELIMINARY ENGINEERING PHASE

Category	Comments	Defined Cost	Allowance	Contingency		Total
Overall PE Phase		$159,588		$0	0%	$159,588
Roadway				$0	0%	$0
Structures & Bridge				$0	0%	$0
Right-of-Way and Utilities				$0	0%	$0
Survey and SUE				$0	0%	$0
Hydraulics (SWM, E&S, Nutrient Purchase)				$0	0%	$0
Traffic (MOT & permanent)				$0	0%	$0
Materials and Geotech				$0	0%	$0
Environmental (NEPA, permits, etc.)				$0	0%	$0
Project Management & VDOT/LAP Coordination				$0	0%	$0
Other				$0	0%	$0
PE PHASE SUBTOTAL:		$159,588	$0	$0	0%	$159,588

RIGHT OF WAY AND UTILITIES PHASE

Category	Comments	Defined Cost	Allowance	Contingency		Total
Overall RW Phase				$0	0%	$0
Right-of-Way Acquisition		$405,468		$0		$405,468
Utilities (relocations)		$6,500		$650	10%	$7,150
VDOT RW/UT Oversight & VDOT/LAP Coordination		$15,000		$0	0%	$15,000
RW PHASE SUBTOTAL:		$426,968	$0	$650	0%	$427,618

CONSTRUCTION PHASE - BID ITEMS

Category	Comments	Defined Cost	Allowance	Contingency		Total
Overall CN Bid Items		$879,204		$87,920	10%	$0
Roadway (road, earthwork)		$381,935		$0	0%	$381,935
Bridge (bridges, major retaining walls & culverts, etc.)		$0		$0	0%	$0
Utilities (in-plan utilities, including water & sewer)		$31,100		$0	0%	$31,100
Hydraulics (drainage, SWM, E&S, env, etc.)		$338,044		$0	0%	$338,044
Traffic (signals, signs, pavement markings, etc.)		$5,018		$0	0%	$5,018
MOT		$60,000		$0	0%	$60,000
Mobilization & CN Survey		$26,500		$0	0%	$26,500
Other				$0	0%	$0
BID ITEMS SUBTOTAL:		$842,597	$0	$0	0%	$842,597

Category	Comments	Defined Cost	Allowance	Contingency		Total
Non-Bid Items (State Police, State Forces, etc.)				$0	0%	$0
Railroad				$0	0%	$0
Project CEI User can modify % or $-value		$0		Default = 20%		$0
Project Management & VDOT/LAP Coordination		$15,000		$0	0%	$15,000
Management Reserve User can modify % or $-value		$63,195	7.5%	Complexity max=7.5%		$63,195
Contract Requirements (Incentives & Disincentives)		$0	0.0%	Not to exceed 5%		$0
NON-BID ITEMS SUBTOTAL:		$78,195	$0	$0	0%	$78,195
CN PHASE (Bid and Non-Bid) SUBTOTAL		$920,792	$0	$0	0%	$920,792
TOTAL PROJECT ESTIMATE WITHOUT INFLATION IN CURRENT DAY DOLLARS (PE, RW & CN):						$1,507,998

TOTAL PROJECT ESTIMATE SUMMARY

Project Phase	Comments	Phase Start Date	Total Estimate	Inflation		Total with inflation
Preliminary Engineering (PE)		2/2/2023	$159,588		Prep Date?	$159,588
Right of Way and Utilities (RW)		10/13/2025	$427,618		Prep Date?	$427,618
Construction (CN)		11/16/2026	$920,792		Prep Date?	$920,792
TOTAL ESTIMATE (PE, RW & CN) WITH INFLATION:				$0		$1,507,998

Field Key

- User-Entered Data (editable)
- Dropdown Choices (editable)
- Calculated Fields (protected)
- Imported from POOL (protected)

PROJECT INFORMATION

Date Prepared: Date required

Edit Project Information

Administered By: Locally

Lead Designer: In-House / Consultant ?

PWA Schedule Template Type: LAP Tier 1 PE, RW, CN (PH, On Call)

PCES Estimate Type (Milestone):

UPC and APP ID

- UPC: 121170
- APP:

Project Manager: Jeff.Lineberry

Project Description: WEST FAIRFAX ST. PEDESTRIAN IMPROVEMENTS ENHANCEMENT

District: Staunton

Jurisdiction (City/Town/County): Berryville

Project Complexity: Moderately complex

BETTERMENT BREAKOUT

PE		
RW		
CN Defined Cost		
CN Allowance		
Contingency	$0	0%
Subtotal	$0	
CEI	$0	0%
Management Reserve		
Contract Requirements		
Inflation (Same as CN)	$0	Prep Date?
BETTERMENT TOTAL	$0	

Comments:

Note: The Betterment Breakdown is for information purposes only. Betterment costs must be included in the respective phase costs.

PROJECT ESTIMATE SUMMARY V 3.0

Form revised 06/26/25
VBA code revised 6/26/25

Need support? Email PMO@VDOT.Virginia.gov

SYIP PROJECTS
DETAILED PROJECT COST ESTIMATE SUMMARY
(Version: May 2020)

Portal ID:		Project UPC:	
Prepared By:	Town of Berryville/consultant	Milestone	Creation/Pre Scope
Reviewed By:		Date:	3/30/2026
County/City/Town:		Tier Level	1

Preliminary Engineering Phase [5]

Project Estimate Component		Proposed Project Cost Estimate ($)		
Discipline	Source	Base ($)	Contingency (%)	Total
Roadway	Consultant	$ 100,000	7.00%	$107,000
Hydraulics	Consultant	$ 30,000	7.00%	$32,100
In-plan Utilities	Consultant	$ 10,000	7.00%	$10,700
Traffic				$0
Structures/Bridges				$0
Materials/Geotech				$0
Survey	Consultant	$ 10,000	7.00%	$10,700
Environmental	Consultant	$ 10,000	7.00%	$10,700
Right of Way	Consultant	$ 15,000	7.00%	$16,050
town administration/work orders	Consultant	$ 29,998	7.00%	$32,098
VDOT Oversight Costs		4150	7.00%	$4,441
TOTAL PE PHASE ESTIMATE		$ 209,148	7.00%	$223,788
PE Base Estimate Date (XX/XX/XXXX)		3/30/2026		
PE Phase Dates (XX/XX/XXXX)	Start Date		End Date	

Right-of-Way & Utilities Phase [6]

Discipline	Source	Base ($)	Contingency (%)	Total
R/W consultant	Consultant	167,530	7.00%	179257.1
Right-of-Way Acquisition	Pre-Scoping Plans	$155,680	7.00%	$166,578
Out-of-Plan Utilities (power, cable, gas, etc.)				$0
VDOT Oversight Costs		$6,000	7.00%	$6,420
TOTAL RW PHASE ESTIMATE		$161,680	117.87%	$352,255
RW Base Estimate Date (XX/XX/XXXX)		3/30/2026		
RW Phase Dates (XX/XX/XXXX)	Start Date		End Date	

Construction Phase [7]

Discipline	Source	Base ($)	Contingency (%)	Total
Mobilization/Constr. Survey	Consultant	$26,500	7.00%	$28,355
MOT	Consultant	$60,000	7.00%	$64,200
Roadway	Consultant	$381,935	7.00%	$408,670
Hydraulics	Consultant	$338,044	7.00%	$361,707
In-plan Utilities	Consultant	$37,600	7.00%	$40,232
Traffic	Consultant	$5,000	7.00%	$5,350
Structures/Bridges				$0
Earthwork/Geotech	Consultant	$45,000	7.00%	$48,150
Environmental/Soundwalls				$0
Other	Consultant	$45,000	7.00%	$48,150
Total Bid Items		$939,079	7.00%	$1,004,815
Incidental-Claims & Work Orders (5-10% of Total Bid Items)	-	$122,000	7.00%	$130,540
Railroad Flagging/Coordination				$0
State Forces				$0
State Police				$0
Contract Requirements (Incentive/Disincentive; 5% max)	-			$0
Total Bid and Non-Bid Items		$1,061,079	7.00%	$1,135,355
Construction Engineering (Inspection)	Environmental Inspection ($)			
	VDOT or Locality ($)			$35,000
	VDOT Oversight ($)			$35,000
	Total CEI			$70,000
TOTAL CN PHASE ESTIMATE				$1,205,355
CN Base Estimate Date (XX/XX/XXXX)		3/30/2026		
CN Phase Start Date (XX/XX/XXXX)				
CN Phase End Date (XX/XX/XXXX)				
TOTAL PROJECT COST ESTIMATE				$1,781,398

STATE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.
VA	#121170	EN22	#EN22-168-014 SEE TABULATIONS BELOW FOR SECTION NUMBERS	1

COMMONWEALTH of VIRGINIA

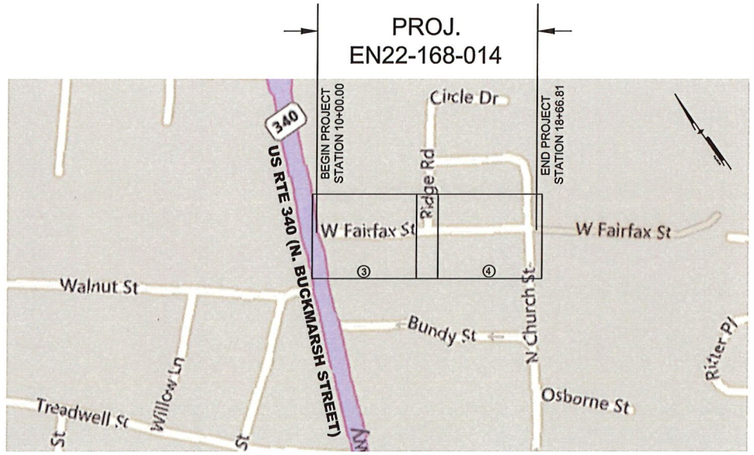
PLAN AND PROFILE OF PROPOSED
STATE HIGHWAY

FROM: INTERSECTION OF NORTH BUCKMARSH STREET & WEST FAIRFAX STREET
TO: INTERSECTION OF NORTH CHURCH STREET & WEST FAIRFAX STREET

FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA	
	FR: NORTH BUCKMARSH STREET (US RTE 340)
	TO: NORTH CHURCH STREET
ADT	340 (INTX. W. FAIRFAX ST. AND N. BUCKMARSH ST. TO RIDGE RD - APR 2009)
ADT	290 (INTX. W. FAIRFAX ST. AND RIDGE RD. TO ROCKCROFT DR. - MAY 2012)
DHV	37
D (%)	50%
T (%)	1%
V (MPH)	25mph

* SEE PLAN AND PROFILE SHEETS FOR HORIZONTAL AND VERTICAL CURVE DESIGN SPEED

SEE SHEET 1B (PG 3) FOR INDEX OF SHEETS
SEE SHEET 2 (PG 5) FOR LIST OF LOCAL UTILITIES AND GENERAL LEGEND



LOCATION
SCALE:1"=250'

PREPARED FOR:
OWNER/DEVELOPER
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A
BERRYVILLE, VIRGINIA 22611
(540) 955-1099

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN

SITE PLAN #___-___
VDOT UPC #121170
ENHANCEMENT PROJECT #EN22-168-014
TOWN OF BERRYVILLE, VIRGINIA
ORIG SUBMISSION DATE: AUGUST 19, 2025
REVISED SUBMISSION DATE: TBD

POPULATION 4,782 (2024 CENSUS)

STATE PROJECT NO.	SECTION	FEDERAL AID PROJECT NO.	TYPE CODE	UPC NO.	LENGTH INCLUDING BRIDGE(S) FEET	LENGTH INCLUDING BRIDGE(S) MILES	LENGTH EXCLUDING BRIDGE(S) FEET	LENGTH EXCLUDING BRIDGE(S) MILES	TYPE PROJECT	DESCRIPTION
EN22-168-014	P101	TAP-5168(106)	PENG	121170			866.81'	0.164 mi	PRELIM. ENG.	FR: RTE 340 N BUCKMARSH ST. TO: N. CHURCH ST.
EN22-168-014	R201	5168(112)	ROWA	121170			866.81'	0.164 mi	R/W	FR: RTE 340 N BUCKMARSH ST. TO: N. CHURCH ST.
EN22-168-014	M501	5168(113)	1000	121170			866.81'	0.164 mi	CONSTRUCTION	FR: RTE 340 N BUCKMARSH ST. TO: N. CHURCH ST.

NOTE: PROJECT LENGTH BASED ON CONSTRUCTION BASELINE

THE COMPLETE ELECTRONIC .TIF VERSION OF THE PLAN ASSEMBLY AS AWARDED, INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE GENERAL NOTES.

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S 2007 ROAD AND BRIDGE SPECIFICATIONS, 2008 ROAD AND BRIDGE STANDARDS, 2009 MUTCD, 2011 VIRGINIA SUPPLEMENT TO THE MUTCD, 2011 VIRGINIA WORK AREA PROTECTION MANUAL AND AS AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD TC-5.01U, EXCEPT WHERE OTHERWISE NOTED.

THE ORIGINAL APPROVED TITLE SHEET(S), INCLUDING ORIGINAL SIGNATURES, IS FILED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. ANY MISUSE OF ELECTRONIC FILES, INCLUDING SCANNED SIGNATURES, IS ILLEGAL AND ENFORCED TO THE FULL EXTEND OF THE LAW.

TIER 1 PROJECT

LOCALLY ADMINISTERED PROJECTS

TOWN OF BERRYVILLE, VIRGINIA	NAME OF LOCALITY
KEITH DALTON	RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION
DATE	TOWN MANAGER — TITLE OF POSITION
KEITH DALTON	RECOMMENDED FOR APPROVAL FOR CONSTRUCTION
DATE	TOWN MANAGER — TITLE OF POSITION

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION

DATE	DISTRICT PLANNING AND INVESTMENT MANAGER
DATE	DISTRICT PROJECT DEVELOPMENT ENGINEER

APPROVED FOR RIGHT OF WAY ACQUISITION

DATE	DISTRICT ADMINISTRATOR

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION

DATE	DISTRICT PLANNING AND INVESTMENT MANAGER
DATE	DISTRICT PROJECT DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION

DATE	DISTRICT ADMINISTRATOR

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
TITLE SHEET
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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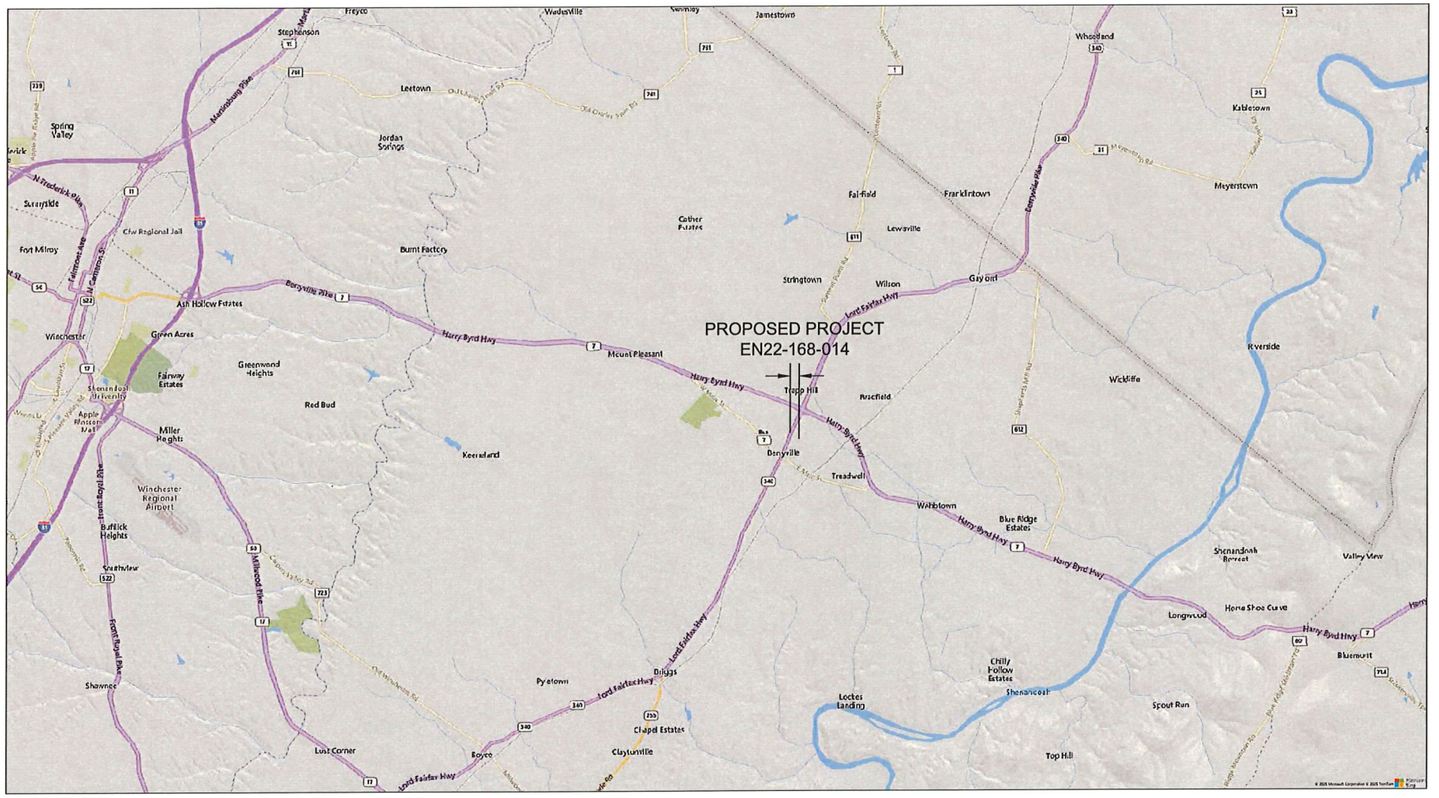
PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	BEF
APPROVED BY	MMA

1

PLOTTED: 7/22/2025 12:01 PM, BY: Britney Ford PLOTSTYLE: Pennoni HCD.ctb
U:\Accounts\PBVLL\TBVLL21004 - TO #02 - W Fairfax Street Sidewalk Enh\CIVIL\04_SHEETS\SP1.dwg

LOCATION MAP



GRAPHIC SCALE 1"=5000'

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

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08-035-221025

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET | | PROJECT ADDRESS 2

LOCATION MAP

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

1A

SHEET 2 OF 38

PLOTTED: 3/20/2026 12:31 PM, BY: Britney Fleet PLOTSTYLE: Pennoni ACC.ctb
I:\Documents\TBVLL\TBVLL21004 - TO 035 - W Fairfax Street Sidewalk Improvements\02-DESIGN_SHEETS\SP1A.dwg

Sheet List Table			
Page Number	Sheet Number	Sheet Title	Stations
1	1	TITLE SHEET	
2	1A	LOCATION MAP	
3	1B	INDEX OF SHEETS	
4	1C	RIGHT-OF-WAY PLAN	
5	2	GENERAL NOTES, LEGENDS & SITE DEVELOPMENT SUMMARY	
6	2A	TYPICAL ROAD AND PAVEMENT SECTIONS	
7	2F	PREDEVELOPMENT DRAINAGE MAP	
8	2G	POST DEVELOPMENT DRAINAGE MAP	
9	2K	EROSION AND SEDIMENT CONTROL NARRATIVE	
10	2L	STORMWATER MANAGEMENT COMPUTATIONS	
11	2P	EROSION AND SEDIMENT CONTROL DETAILS	
12	2Q	EROSION AND SEDIMENT CONTROL DETAILS	
13	2R	EROSION AND SEDIMENT CONTROL DETAILS	
14	2S	SITE DETAILS	
15	2T	WATER DETAILS	
16	2U	STORM DRAIN DETAILS	
17	2V	STORM DRAIN DETAILS	
18	2W	PIPE STORAGE #1 DETAILS	
19	2X	PIPE STORAGE #2 DETAILS	
20	2Y	PIPE STORAGE #3 DETAILS	
21	3	ROAD PLAN AND PROFILE (10+00-15+50)	10+00 - 15+50
22	3A	EXISTING CONDITIONS (STA 10+00 - 15+50)	10+00 - 15+50
23	3B	DEMOLITION PLAN (STA 10+00 - 15+50)	10+00 - 15+50
24	3C	EROSION AND SEDIMENT CONTROL PLAN (PHASE I STA 10+00-15+50)	10+00 - 15+50
25	3D	GEOMETRIC PLAN (STA 10+00 - 15+50)	10+00 - 15+50
26	3E	GRADING AND DRAINAGE PLAN (STA 10+00 - 15+50)	10+00 - 15+50
27	3F	EROSION AND SEDIMENT CONTROL PLAN (PHASE II STA 10+00 - 15+50)	10+00 - 15+50
28	4	ROAD PLAN AND PROFILE (15+50 - 19+00)	15+50 - 19+00
29	4A	EXISTING CONDITIONS (STA 15+50 - 19+00)	15+50 - 19+00
30	4B	DEMOLITION PLAN (STA 15+50 - 19+00)	15+50 - 19+00
31	4C	EROSION AND SEDIMENT CONTROL PLAN (PHASE I STA 15+50 - 19+00)	15+50 - 19+00
32	4D	GEOMETRIC PLAN (STA 15+50 - 19+00)	15+50 - 19+00
33	4E	GRADING AND DRAINAGE PLAN (STA 10+00 - 15+50)	15+50 - 19+00
34	4F	EROSION AND SEDIMENT CONTROL PLAN (PHASE II STA 15+50 - 19+00)	15+50 - 19+00
35	12(1)	STORM DRAIN PROFILES	
36	12(2)	STORM DRAIN COMPUTATIONS	
37	CS0002	DEQ PLAN SUBMISSION CHECKLIST	

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
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T 540.667.2139 F 540.665.0493

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COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
06-05-2025
LAND SURVEYOR B

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET | PROJECT ADDRESS 2

INDEX OF SHEETS

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

1B

SHEET 3 OF 38

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

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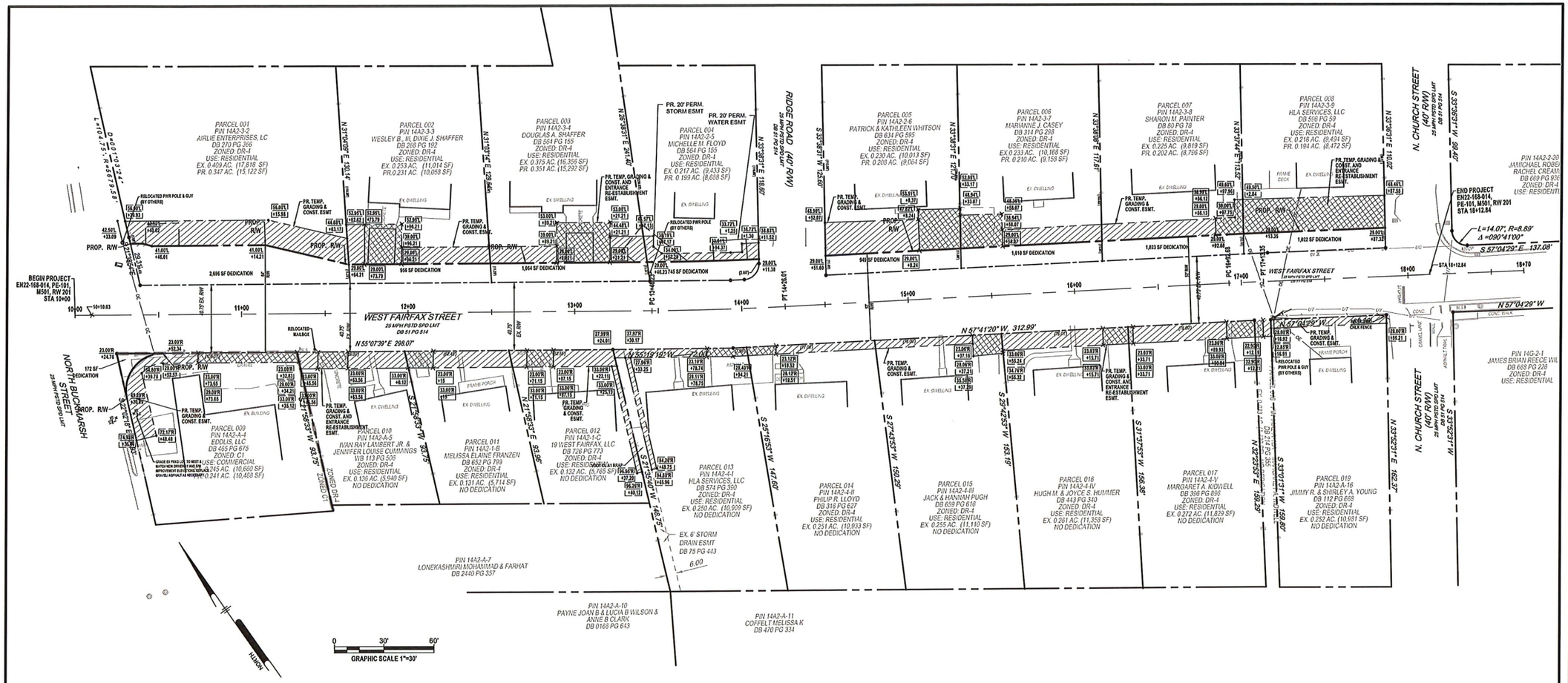

RIGHT OF WAY DATA SHEET

PARCEL #	TM#	LANDOWNER	SHEET NO.	AREA (ACRES OR SQUARE FEET)						
				TOTAL	FEE TAKING	FEE REMAINDER	EASEMENT			PROFFERS
							PERMANENT	TCE FOR GRADING & CONS.	TCE FOR GRADING/CONS./ ENTRANCES	
001	14A2-3-2	AIRLIE ENTERPRISES, L.C.	SHEET 3 & 3D	17,819 SF	2,696 SF	15,122 SF	NO	1,966 SF	NO	NO
002	14A2-3-3	WESLEY B. SHAFFER & DIXIE J. SHAFFER	SHEET 3 & 3D	11,014 SF	956 SF	10,058 SF	NO	775 SF	537 SF	NO
003	14A2-3-4	DOUGLAS A. SHAFFER & KIMBERLY D. SHAFFER	SHEET 3 & 3D	16,356 SF	1,064 SF	15,292 SF	177 SF	729 SF	768 SF	NO
004	14A2-2-5	MICHELLE M. FLOYD	SHEET 3 & 3D	9,432 SF	745 SF	8,688 SF	519 SF	446 SF	NO	NO
005	14A2-2-6	PATRICK WHITSON & KATHLEEN WHITSON	SHEET 3 & 3D	10,014 SF	949 SF	9,064 SF	NO	1087 SF	597 SF	NO
006	14A2-3-7	MARIANNE J. CASEY	SHEET 4 & 4D	10,168 SF	1,010 SF	9,158 SF	NO	594 SF	496 SF	NO
007	14A2-3-8	SHARON M. PAINTER	SHEET 4 & 4D	9,820 SF	1,023 SF	8,796 SF	NO	682 SF	219 SF	NO
008	14A2-3-9	HLA SERVICES, LLC	SHEET 4 & 4D	9,493 SF	1,022 SF	8,472 SF	NO	1,697 SF	1697 SF	NO
009	14A2-A-4	EDDLIS, LLC	SHEET 3 & 3D	10,659 SF	172 SF	10,488 SF	NO	383 SF	359 SF	NO
010	14A2-A-5	IVAN RAY LAMBERT, JR. & JENNIFER LOUISE CUMMINGS	SHEET 3 & 3D	5,940 SF	N/A	5,940 SF	NO	470 SF	160 SF	NO
011	14A2-1-B	MELISSA ELAINE FRANZEN	SHEET 3 & 3D	5,714 SF	N/A	5,714 SF	NO	464 SF	160 SF	NO
012	14A2-1-C	19 WEST FAIRFAX, LLC	SHEET 3 & 3D	5,765 SF	N/A	5,765 SF	NO	662 SF	160 SF	NO

RIGHT OF WAY DATA SHEET

PARCEL #	TM#	LANDOWNER	SHEET NO.	AREA (ACRES OR SQUARE FEET)						
				TOTAL	FEE TAKING	FEE REMAINDER	EASEMENT			PROFFERS
							PERMANENT	TCE FOR GRADING & CONS.	TCE FOR GRADING/CONS./ ENTRANCES	
013	14A2-4-I	HLA SERVICES, LLC	SHEET 3 & 3D	10,909 SF	N/A	10,909 SF	NO	484 SF	120 SF	NO
014	14A2-4-II	PHILIP R. LLOYD	SHEET 3 & 3D	10,933 SF	N/A	10,933 SF	NO	297 SF	87 SF	NO
015	14A2-4-III	JACK PUGH & HANNAH PUGH	SHEET 3 & 3D	11,110 SF	N/A	11,110 SF	NO	75 SF	216 SF	NO
016	14A2-4-IV	HUGH M. HUMMER & JOYCE S. HUMMER	SHEET 4 & 4D	11,358 SF	N/A	11,358 SF	NO	607 SF	151 SF	NO
017	14A2-4-V	MARGARET A. KIDWELL (FORMERLY DANNER)	SHEET 4 & 4D	11,829 SF	N/A	11,829 SF	NO	562 SF	197 SF	NO
018	14A2-A-16A	MARGARET A. KIDWELL (FORMERLY DANNER)	SHEET 4 & 4D	1,439 SF	N/A	1,439 SF	NO	47 SF	51 SF	NO
019	14A2-A-16	JIMMY R. YOUNG & SHIRLEY A. YOUNG	SHEET 4 & 4D	10,981 SF	N/A	10,981 SF	NO	347 SF	NO	NO

= PROP. ESMT. FOR GRADING & CONSTRUCTION

= PROP. ESMT. FOR GRADING & CONSTRUCTION AND ENTRANCE RE-ESTABLISHMENT

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
RIGHT-OF-WAY PLAN
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

1C

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GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT AND PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED FACILITY READY FOR USE. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE STANDARDS AND CONSTRUCTION SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF HEALTH, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY AND CLARKE COUNTY SANITATION AUTHORITY. THE CONTRACT DOCUMENTS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS DATED JANUARY 2002; VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS DATED FEBRUARY 1, 2001; AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION WORK AREA PROTECTION MANUAL DATED JANUARY 1, 1996.
2. THE ENGINEER HAS ATTEMPTED TO LOCATE EXISTING SUBSURFACE UTILITIES; HOWEVER, SUCH MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL EXERCISE CARE IN THIS WORK SO AS TO AVOID DAMAGE TO ANY UTILITIES. ANY DAMAGE SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL NOTIFY ALL COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. CALL "MISS UTILITY" 1-800-257-7001.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS SHALL BE VERIFIED IN THE FIELD BY EACH CONTRACTOR PRIOR TO BEGINNING THE WORK.
4. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. ALL GRADING FOR IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA. ANY WORK PERFORMED OFFSITE IS THE CONTRACTOR'S RESPONSIBILITY.
6. CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, PERMITS FROM CLARKE COUNTY FOR LAND DISTURBANCE AND VIRGINIA DEPARTMENT OF TRANSPORTATION FOR WORK WITHIN VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AND SHALL FAITHFULLY ADHERE TO THE PERMIT CONDITIONS IMPOSED.
7. TEMPORARY AND PERMANENT EROSION CONTROL STRUCTURES AND METHODS TO BE IN ACCORDANCE WITH THE VIRGINIA EROSION CONTROL GUIDELINES AND LOCAL ORDINANCES AND TO BE UTILIZED DURING THE CONSTRUCTION PERIOD.
8. ALL EROSION CONTROL STRUCTURES SHOWN OR AS REQUIRED DURING CONSTRUCTION SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE PERIOD IN WHICH AREAS ARE DENUDED. AREAS SHOWN TO BE SURFACED ARE TO HAVE STONE BASE INSTALLED AT THE EARLIEST POSSIBLE DATE AFTER ESTABLISHING GRADE. NO AREA IS TO REMAIN DENUDED FOR MORE THAN SEVEN CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS.
9. ALL UNPAVED AREAS OF THE SITE WHICH ARE DISTURBED BY THIS CONSTRUCTION SHALL BE PROVIDED WITH FOUR INCH TOPSOIL, FERTILIZED, SEEDED, COMPACTED AND MULCHED. SEED BED TO BE WATERED AND CARED FOR AS NECESSARY TO PROVIDE A GOOD LAWN QUALITY GRASS COVER. AREAS NOT GRADED SHALL BE DISCED, LEVELED AND SEEDED TO ACHIEVE LAWN CONDITIONS.
10. SANITARY GRAVITY SEWER, FORCE AND WATER MAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND SHALL ADDITIONALLY MEET ALL REQUIREMENTS OF CLARKE COUNTY SANITATION AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL COORDINATE WITH THIS AGENCY AND ARRANGE FOR INSPECTION BY THE AUTHORITY.
11. CONTRACTOR SHALL CLEAN UP AND RESTORE DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF PIPE-LAYING IN THE AFFECTED AREA.
12. THE CENTERLINE OF ALL NEW SANITARY GRAVITY SEWER, FORCE AND WATER SHALL BE MAINS STAKED BY CONTRACTOR AT ALL 100 FOOT STATIONS AND AT ALL BENDS. THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE ALIGNMENT HAS BEEN APPROVED BY THE OWNER.
13. DISINFECTION OF SANITARY GRAVITY SEWER AND FORCE MAIN ARE NOT REQUIRED.
14. ALL FIRE HYDRANTS SHALL CONFORM TO CLARKE COUNTY SANITATION AUTHORITY SPECIFICATIONS.
15. CONTRACTOR SHALL RESTORE ALL EXISTING RESIDENTIAL DRIVEWAYS AND BUSINESS ENTRANCES TO THEIR ORIGINAL STATE, IF DAMAGED DURING CONSTRUCTION.
16. ALL UTILITIES WILL BE LOCATED UNDERGROUND.

TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS TO ALL RESIDENCES AND BUSINESSES FOR THE DURATION OF THE CONTRACT.
2. TRAFFIC SHALL BE MAINTAINED IN TWO DIRECTIONS ON ALL PUBLIC AND PRIVATE STREETS FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL SIGNS, BARRIERS, FLAGMEN AND OTHER CONTROLS.
3. ALL TRAFFIC CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION WORK AREA PROTECTION MANUAL
4. THE CONTRACTOR SHALL CLOSE ALL OPEN TRENCHES IN PAVED AREAS AT THE END OF EACH WORK DAY WHEN POSSIBLE. IN AREAS WHERE THE TRENCH CANNOT BE CLOSED AT THE END OF THE WORK DAY DUE TO SEQUENCING OF WORK OR OTHER CONSTRAINTS, THE TRENCH MAY BE PROTECTED BY PROVIDING STEEL PLATING AND WARNING SIGNS. PLATING OF OPEN TRENCHES WILL NOT BE PERMITTED IN AREAS IN RISK OF COLLAPSING DUE TO UNSTABLE SOIL CONDITIONS. ALL STEEL PLATING OF TRENCHES SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
5. TRENCHES IN PAVED AREAS MAY BE TEMPORARILY MAINTAINED IN THE FOLLOWING MANNER UNTIL FINAL PAVEMENT RESTORATION IS COMPLETE:
   - 5.1. RESIDENTIAL AREAS
     METHOD: STONE BACKFILL FLUSH WITH PAVEMENT SURFACE
     TIME LIMIT: 5 CALENDER DAYS

     METHOD: BITUMINOUS COLD PATCH, 2 INCH MINIMUM THICKNESS
     TIME LIMIT: 30 CALENDER DAYS BUSINESS
   - 5.2. COMMERCIAL AND INDUSTRIAL AREAS
     METHOD: BITUMINOUS COLD PATCH, 2 INCH MINIMUM THICKNESS
     TIME LIMIT: 14 CALENDER DAYS

     ALL TEMPORARY PAVEMENT REPAIRS SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED IN A SAFE MANNER. TEMPORARY PAVEMENT REPAIRS SHALL BE SMOOTH AND REGULAR WITHOUT CREATING HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
6. PAVEMENT REMOVAL SHALL BE ACCOMPLISHED BY CREATING A STRAIGHT LINE SAW CUT OF A MINIMUM OF TWO INCHES IN DEPTH AT THE LIMITS OF THE REMOVAL. CONCRETE SURFACES MAY BE REMOVED TO THE NEAREST JOINT IN LIEU OF SAW CUTTING IF A CLEAN STRAIGHT EDGE CAN BE CREATED PRIOR TO REPAIR INSTALLATION.

EROSION & SEDIMENT CONTROL NOTES:

1. PRIOR TO INITIATING ANY LAND DISTURBING ACTIVITY, IT WILL BE NECESSARY TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS STAFF TO DISCUSS THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. NO PRE-CONSTRUCTION MEETINGS WILL BE SCHEDULED PRIOR TO ISSUANCE OF THE LAND DISTURBANCE PERMIT FOR THE SUBJECT PROJECT. THE LAND DISTURBANCE PERMIT WILL BE ISSUED BY CLARKE COUNTY.
2. CONTRACTOR TO CONTACT THE BUILDING DEPARTMENT TO SCHEDULE THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES INSPECTIONS AS INDICATED BY THE PROGRAM ADMINISTRATOR. IF THE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN, THE BUILDING DEPARTMENT WILL GRANT APPROVAL TO INITIATE LAND DISTURBING ACTIVITIES.
3. TEMPORARY AND PERMANENT EROSION CONTROL STRUCTURES AND METHODS TO BE IN ACCORDANCE WITH THE VIRGINIA EROSION CONTROL GUIDELINES AND LOCAL ORDINANCES AND TO BE UTILIZED DURING THE CONSTRUCTION PERIOD.
4. ALL EROSION CONTROL STRUCTURES SHOWN OR AS REQUIRED DURING CONSTRUCTION SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE PERIOD IN WHICH AREAS ARE DENUDED. AREAS SHOWN TO BE SURFACED ARE TO HAVE STONE BASE INSTALLED AT THE EARLIEST POSSIBLE DATE AFTER ESTABLISHING GRADE. NO AREA IS TO REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS.
5. CONTRACTOR TO CLEAN UP AND RESTORE DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF PIPE-LAYING IN THE AFFECTED AREA.
6. ALL UNPAVED AREAS OF THE SITE WHICH ARE DISTURBED BY THIS CONSTRUCTION SHALL BE PROVIDED WITH 4" TOPSOIL, FERTILIZED, SEEDED, COMPACTED AND MULCHED. SEED BED TO BE WATERED AND CARED FOR AS NECESSARY TO PROVIDE A GOOD LAWN QUALITY GRASS COVER. AREAS NOT GRADED SHALL BE DISCED, LEVELED AND SEEDED TO ACHIEVE LAWN CONDITIONS.

VIRGINIA DEPARTMENT OF TRANSPORTATION
STAUNTON DISTRICT
REV. JUNE 19, 2013

VDOT GENERAL NOTES

V1. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF AND LATEST REVISIONS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS, THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE STATE, FEDERAL OR LOCAL REGULATIONS. IN CASE OF A DISCREPANCY OR CONFLICT BETWEEN THE STANDARDS OR SPECIFICATIONS AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.

V2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND VIRGINIA OCCUPATIONAL SAFETY & HEALTH (VOSH) RULES AND REGULATIONS.

V3. WHEN WORKING WITHIN VDOT RIGHT-OF-WAY, ALL TRAFFIC CONTROL, WHETHER PERMANENT OR TEMPORARY, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF VDOT'S WORK AREA PROTECTION MANUAL. A TRANSPORTATION MANAGEMENT PLAN NEEDS TO BE SUBMITTED FOR APPROVAL AND LAND USE PERMIT ISSUED PRIOR TO ANY EXECUTION OF WORK WITHIN THE VDOT RIGHT OF WAY.

V4 THE DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING, AT HIS EXPENSE, ANY AND ALL UTILITIES, INCLUDING TRAFFIC SIGNAL POLES, JUNCTION BOXES, CONTROLLERS, ETC., OWNED BY VDOT OR PRIVATE / PUBLIC UTILITY COMPANIES. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY UTILITY FACILITIES OR ITEMS THAT MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION ACTIVITY. VDOT APPROVAL OF THESE PLANS DOES NOT INDEMNIFY THE DEVELOPER FROM THIS RESPONSIBILITY.

V5. DESIGN FEATURES RELATING TO FIELD CONSTRUCTION, REGULATIONS, AND CONTROL OR SAFETY OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY VDOT. ANY ADDITIONAL EXPENSE INCURRED AS A RESULT OF ANY FIELD REVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

V6. IF REQUIRED BY THE LOCAL VDOT LAND DEVELOPMENT OFFICE, A PRE-CONSTRUCTION CONFERENCE SHALL BE ARRANGED AND HELD BY THE ENGINEER AND/OR DEVELOPER WITH THE ATTENDANCE OF THE CONTRACTOR (S), VARIOUS COUNTY AGENCIES, UTILITY COMPANIES AND VDOT PRIOR TO INITIATION OF WORK.

V7. THE CONTRACTOR SHALL NOTIFY THE LOCAL VDOT LAND DEVELOPMENT OFFICE WHEN WORK IS TO BEGIN OR CEASE FOR ANY UNDETERMINED LENGTH OF TIME. VDOT REQUIRES AND SHALL RECEIVE 48 HOURS ADVANCE NOTICE PRIOR TO ANY REQUIRED OR REQUESTED INSPECTION.

V8. THE CONTRACTOR SHALL NOTIFY THE TRAFFIC OPERATIONS CENTER AT (540) 332-6500 FOR ANY TRAFFIC CONTROL PLAN THAT IMPACTS A VDOT MAINTAINED INTERSTATE OR PRIMARY ROADWAY TO PROVIDE NOTIFICATION OF THE INSTALLATION AND REMOVAL OF THE WORK ZONE.

V9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A VDOT PERMITTED TEMPORARY CONSTRUCTION ENTRANCE(S) IN ACCORDANCE WITH SECTION 3.02 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. FURTHERMORE, ACCESS TO OTHER PROPERTIES AFFECTED BY THIS PROJECT SHALL BE MAINTAINED THROUGH CONSTRUCTION.

V10. CONTRACTOR SHALL ENSURE ADEQUATE DRAINAGE IS ACHIEVED AND MAINTAINED ON THE SITE DURING AND AT THE END OF CONSTRUCTION.

V11. ALL WATER AND SEWER LINES WITHIN EXISTING OR PROPOSED VDOT RIGHT-OF-WAY SHALL HAVE A MINIMUM THIRTY-SIX (36) INCHES COVER AND WHEN POSSIBLE SHALL BE INSTALLED UNDER ROADWAY DRAINAGE FACILITIES AT CONFLICT POINTS.

V12. ANY UNUSUAL SUBSURFACE CONDITIONS (E.G., UNSUITABLE SOILS, SPRINGS, SINKHOLES, VOIDS, CAVES, ETC.) ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND VDOT. WORK SHALL CEASE IN THAT VICINITY UNTIL AN ADEQUATE DESIGN CAN BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.

V13. ALL FILL AREAS, BORROW MATERIAL AND UNDERCUT AREAS SHALL BE INSPECTED AND APPROVED BY A VDOT REPRESENTATIVE PRIOR TO PLACEMENT OF FILL. A VDOT REPRESENTATIVE SHALL BE PRESENT TO INSURE THE SOIL SAMPLE(S) OBTAINED FOR CBR'S IS REPRESENTATIVE OF THE LOCATION. WHEN SOIL SAMPLES ARE SUBMITTED TO PRIVATE LABORATORIES FOR TESTING, THE SAMPLES SHALL BE CLEARLY IDENTIFIED AND LABELED AS BELONGING TO A PROJECT TO BE ACCEPTED BY VDOT AND THAT TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE VDOT STANDARDS AND PROCEDURES.

V14. ALL ROADWAY FILL, BASE, SUBGRADE MATERIAL, AND BACKFILL IN UTILITY/STORM SEWER TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH THE LIFT THICKNESSES, DENSITY AND MOISTURE REQUIREMENTS AS SPECIFIED IN THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE.

V15. VDOT STANDARD CD AND UD UNDERDRAINS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.

V16. A POST INSTALLATION VISUAL/VIDEO CAMERA INSPECTION SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL PIPES IDENTIFIED ON THE PLANS AS STORM SEWER PIPE AND A SELECT NUMBER OF PIPE CULVERTS. FOR PIPE CULVERTS, A MINIMUM OF ONE PIPE INSTALLATION FOR EACH SIZE OF EACH MATERIAL TYPE WILL BE INSPECTED OR TEN PERCENT OF THE TOTAL AMOUNT FOR EACH SIZE AND MATERIAL TYPE SUMMARIZED. ALL PIPE INSTALLATIONS ON THE PLANS NOT IDENTIFIED AS STORM SEWER PIPE SHALL BE CONSIDERED AS CULVERT PIPE FOR INSPECTION PURPOSES. ADDITIONAL TESTING MAY BE REQUIRED AS DIRECTED BY THE AREA LAND USE ENGINEER OR THEIR REPRESENTATIVE.

V17. THE INSTALLATION OF ANY ENTRANCES AND MAILBOXES WITHIN ANY DEDICATED STREET RIGHT-OF-WAY SHALL MEET VDOT MINIMUM DESIGN STANDARDS AND IS THE RESPONSIBILITY OF THE DEVELOPER.

V18. PRIOR TO VDOT ACCEPTANCE OF ANY STREETS, ALL REQUIRED STREET SIGNAGE AND/OR PAVEMENT MARKINGS SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

V19. THE DEVELOPER SHALL PROVIDE THE VDOT LAND DEVELOPMENT OFFICE WITH A LIST OF ALL MATERIAL SOURCES PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL INVOICES FOR MATERIALS UTILIZED WITHIN ANY DEDICATED STREET RIGHT-OF-WAY MUST BE PROVIDED TO THE LOCAL VDOT LAND DEVELOPMENT OFFICE PRIOR TO ACCEPTANCE OF THE WORK. UNIT AND TOTAL PRICES MAY BE OBSCURED.

V20. AGGREGATE BASE AND SUBBASE MATERIALS SHALL BE PLACED ON SUBGRADE BY MEANS OF A MECHANICAL SPREADER. DENSITY WILL BE DETERMINED USING THE DENSITY CONTROL STRIP IN ACCORDANCE WITH SECTION 304 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND VTM-10. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. IN ADDITION TO CHECKING STONE DEPTHS, A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE DENSITY CONTROL STRIP.

V21. ASPHALT CONCRETE PAVEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 315 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. DENSITY SHALL BE DETERMINED USING THE DENSITY CONTROL STRIP AS SPECIFIED IN SECTION 315 AND VTM-76. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE CONTROL STRIP.

V22. IN ACCORDANCE WITH SECTION 302.03, THE FOUNDATIONS FOR PIPE CULVERTS THIRTY-SIX (36) INCHES AND LARGER SHALL BE EXPLORED BELOW THE BOTTOM OF THE EXCAVATION TO DETERMINE THE TYPE AND CONDITION OF THE FOUNDATION. THE CONTRACTOR SHALL REPORT FINDINGS OF FOUNDATION EXPLORATION TO THE ENGINEER AND VDOT FOR APPROVAL PRIOR TO PLACING PIPE. FOUNDATION DESIGNS SHALL COMPLY WITH VDOT ROAD AND BRIDGE STANDARD PB-1. WHERE SOFT, YIELDING, OR OTHERWISE UNSUITABLE FOUNDATION IS ENCOUNTERED, THE FOUNDATION DESIGN AND/OR NEED FOR FOUNDATION STABILIZATION SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.

V23. VDOT STANDARD GUARDRAIL SHALL BE INSTALLED WHERE WARRANTED AND/OR AS PROPOSED ON THESE PLANS IN ACCORDANCE WITH VDOT'S INSTALLATION CRITERIA. FINAL APPROVAL OF THE GUARDRAIL LAYOUT TO BE GIVEN BY VDOT AFTER GRADING IS MOSTLY COMPLETE.

V24. APPROVAL OF THESE PLANS SHALL EXPIRE FIVE (5) YEARS FROM THE DATE OF THE APPROVAL LETTER.

V25. VDOT STANDARD CG-12 CURB RAMPS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.

V26. THE FOUNDATIONS FOR ALL BOX CULVERTS SHALL BE INVESTIGATED BY MEANS OF EXPLORATORY BORINGS ADVANCED BELOW PROPOSED FOUNDATION ELEVATION TO DETERMINE THE TYPE AND CONDITION OF THE FOUNDATION. THE CONTRACTOR SHALL SUBMIT COPIES OF BOREHOLE LOGS AND REPORT FINDINGS OF FOUNDATION EXPLORATION TO THE ENGINEER AND VDOT FOR APPROVAL PRIOR TO CONSTRUCTING BOX. FOUNDATION DESIGNS SHALL COMPLY WITH VDOT ROAD AND BRIDGE STANDARD PB-1. CONTRARY TO THE STANDARD, WHERE ROCK IS ENCOUNTERED AND CAST-IN-PLACE BOX IS PROPOSED, THE THICKNESS OF BEDDING SHALL BE SIX (6) INCHES. WHERE SOFT, YIELDING, OR OTHERWISE UNSUITABLE FOUNDATION IS ENCOUNTERED, THE FOUNDATION DESIGN AND/OR NEED FOR FOUNDATION STABILIZATION SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.

DEQ GENERAL NOTES:

1. THE DEQ INSPECTOR SHOULD BE INVITED TO THE PRE-CONSTRUCTION MEETING AND NOTIFIED ONE WEEK PRIOR TO THE START OF THE LAND DISTURBANCE. PLEASE CONTACT ERIC MILLARD AT eric.millard@deq.virginia.gov OR 540-217-7483 AS HE WILL BE COORDINATING THE INSPECTION OF THIS PROJECT.
2. DEQ CONSTRUCTION GENERAL PERMIT (Part II G 2 b) SELF-SITE INSPECTIONS SHALL BE CONDUCTED AT A FREQUENCY OF
   1.) AT LEAST ONCE EVERY FIVE BUSINESS DAYS; OR
   2.) AT LEAST ONCE EVERY 10 BUSINESS DAYS AND NO LATER THAN 24 HOURS FOLLOWING A MEASURABLE STORM EVENT. IN THE EVENT THAT A MEASURABLE STORM EVENT OCCURS WHEN THERE ARE MORE THAN 24 HOURS BETWEEN BUSINESS DAYS, THE INSPECTION SHALL BE CONDUCTED ON THE NEXT BUSINESS DAY.
   (a) A STORM EVENT THAT PRODUCES 0.25 INCHES OR MORE OF RAIN WITHIN A 24-HOUR PERIOD ON THE FIRST DAY OF THE STORM AND CONTINUES TO PRODUCE 0.25 INCHES OR MORE OF RAIN ON SUBSEQUENT DAYS. THE OPERATOR IS REQUIRED TO CONDUCT AN INSPECTION WITHIN 24 HOURS OF THE FIRST DAY OF THE STORM AND WITHIN 24 HOURS AFTER THE LAST DAY OF THE STORM THAT PRODUCES 0.25 INCHES OR MORE OF RAIN.
   (b) A DISCHARGE CAUSED BY SNOWMELT FROM A SNOW EVENT PRODUCING 3.25 INCHES OR MORE OF SNOW WITHIN A 24-HOUR PERIOD. THE OPERATOR IS REQUIRED TO CONDUCT ONE INSPECTION ONCE THE DISCHARGE OF SNOWMELT OCCURS. ADDITIONAL INSPECTIONS ARE ONLY REQUIRED IF, FOLLOWING THE DISCHARGE FROM THE FIRST SNOWMELT, THERE IS A DISCHARGE FROM A SEPARATE STORM EVENT.
3. IF AN OFFSITE DISPOSAL AREA IS IDENTIFIED DURING CONSTRUCTION, THE CONSTRUCTION ACTIVITY OPERATOR SHALL PROVIDE DETAILED INFORMATION TO DEQ, THROUGH THE UPDATING OF ITS REGISTRATION STATEMENT, REGARDING THE LOCATION OF THE DISPOSAL SITE AND MATERIAL TO BE DISPOSED OF AT THAT SITE. THIS NOTIFICATION TO DEQ NEEDS TO OCCUR PRIOR TO TRANSPORTING ANY MATERIAL OFF-SITE.
4. A NOTICE OF TERMINATION (NOT) PACKAGE MUST BE SUBMITTED, AND ACCEPTED BY DEQ AS COMPLETE, PRIOR TO SCHEDULING A FINAL DEQ SITE INSPECTION. THE NOTICE OF TERMINATION REQUIRES AS-BUILT CONSTRUCTION RECORD DRAWINGS FOR ALL PERMANENT STORMWATER INFRASTRUCTURE. THESE DRAWINGS SHOULD REPRESENT THE STORMWATER MANAGEMENT FACILITIES AS THEY WERE CONSTRUCTED. THE INFORMATION SHOULD BE DETAILED ENOUGH THAT THE FACILITY COULD BE RECONSTRUCTED TO THE ORIGINAL CONSTRUCTED SPECIFICATIONS. SOME INFORMATION MAY NEED TO BE COLLECTED WHILE THE FACILITY IS BEING CONSTRUCTED SINCE SOME VITAL COMPONENTS WILL NOT BE VISIBLE OR ACCESSIBLE ONCE IT IS COMPLETED. A LICENSED PROFESSIONAL OF RECORD MUST CERTIFY THAT THE FACILITY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATION, AND IN ORDER TO CERTIFY THIS, CONSTRUCTION OF CERTAIN COMPONENTS MUST BE OBSERVED.

SITE DEVELOPMENT NOTES

1. THE EXISTING CONDITIONS, FEATURES, PROPERTY INFORMATION AND ARE AS DEPICTED ON A SURVEY PREPARED BY MARSH AND LEGGE LAND SURVEYORS, P.L.C. AND DATED; APRIL 3 2023.
2. THIS SURVEY AND PLAN ARE REFERENCED TO NAD83 VA NORTH ZONE COORDINATE SYSTEM AND NAVD88 DATUM, UNITS = US SURVEY FT.
3. SUBSEQUENT TO REVIEW OF FEMA FLOOD INSURANCE RATE MAP NO. 51043601510, EFFECTIVE 9/28/2007, THE LIMITS OF CONSTRUCTION ARE LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
4. WETLANDS HAVE BEEN FIELD LOCATED AND DELINEATED ON THE PLANS. WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY HOWEVER, THERE ARE NO WETLAND AREAS WITHIN THE PROJECT LOD. SEE SHEET CS1000, EXISTING SITE CONDITIONS. A SMALL AREA OF WETLANDS EXISTS IN THE SOUTHERN PORTION OF THE SITE ALONG LOCKES MILL ROAD AND ALSO AT THE EDGE OF THE SHENANDOAH RIVER.
5. COMMERCIAL IMPROVEMENTS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. NO BLASTING IS PROPOSED WITH THESE PLANS. ANY BLASTING SHALL BE IN COMPLIANCE WITH CLARKE COUNTY STANDARDS AND REQUIREMENTS.
7. CONTRACTOR TO ENSURE THAT THE EXISTING PLANT WILL REMAIN OPERATIONAL UNTIL THE NEW SYSTEM IS DEEMED TO BE OPERATING PROPERLY.
8. OFF-SITE CONDUIT IMPROVEMENT ON CASEY TREE BOTTOM LAND TO OCCUR BETWEEN MAY 15, 2025 AND SEPTEMBER 15, 2025.

BUILDING OFFICIAL- PERMITS REQUIRED (VUSBC 108.2)

A. ACCESSORY STRUCTURE FOR ANYTHING OTHER THAN A SHED <256 SQ. FT.
B. MONUMENT SIGNS (ENGINEERING)
C. STREET LIGHT POLE BASES (ENGINEERING OR MANUFACTURE'S SPEC FOR 1,500 PSF, SOIL AND 90MPH WIND)
D. RETAINING WALLS WITH ≥3' UNBALANCED FILL
E. SWIMMING POOLS & SWIMMING POOL BARRIERS (FENCE)
F. FLAG POLES >30' HEIGHT
G. ANY STRUCTURAL SLABS
H. TANKS (CHEMICAL / SIZE / QUANTITY)

- CURRENT WIND SPEED IS 115 MPH FOR COMPLIANCE WITH THE BUILDING CODE. 2018 VCC CHAPTER 16 CS0002 NOTE C

LEGEND

EXISTING	NEW	DESCRIPTION
		PROPERTY LINE
		INGRESS/EGRESS ESMT
		LIMITS OF CLEARING AND GRADING
S	S	SANITARY SEWER WITH MANHOLE
W	W	WATERLINE
		FIRE HYDRANT ASSEMBLY
UG	UG	GAS LINE
D	D	STORM SEWER
UE	UE	UNDERGROUND ELECTRIC SERVICE
UT	UT	TELEPHONE
UC	UC	CABLE
744	744	CONTOURS
		CG-6
		CG-6R REVERSE CURB
		SIGN POST

DEVELOPER

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A
BERRYVILLE, VIRGINIA 22611
(540) 955-1099

PROPERTY SUMMARY

LOCATION: WEST FAIRFAX STREET (BETWEEN NORTH BUCKMARSH STREET AND NORTH CHURCH STREET) BERRYVILLE, VIRGINIA 22611

PROPERTIES IMPACTED

TAX MAP #	PROPERTY OWNER
14A2-A-4	EDDLIS, LLC
14A2-A-5	IVAN R LAMBERT JR & JENNIFER LOUISE CUMMINGS
14A2-A-16	JIMMY R & SHIRLEY A YOUNG
14A2-1-B	MELISSA ELAINE FRANZEN
14A2-1-C	19 WEST FAIRFAX, LLC
14A2-2-5	MICHELLE M FLOYD
14A2-2-6	PATRICK & KATHLEEN WHITSON
14A2-2-20	JAMICHAEL ROBERT & RACHEL CREAMER
14A2-3-2	AIRLIE ENTERPRISES, LC
14A2-3-3	WESLEY B III & DIXIE J SHAFFER
14A2-3-4	DOUGLAS A & KIMBERLY SHAFFER
14A2-3-7	MARIANNE J CASEY
14A2-3-8	SHARON M PAINTER
14A2-3-9	HLA SERVICES, LLC
14A2-4-1	HLA SERVICES, LLC
14A2-4-II	PHILIP R LLOYD
14A2-4-III	JACK & HANNAH PUGH
14A2-4-IV	HUGH M. & JOYCE SIPE HUMMER
14A2-4-V	MARGARET A KIDWELL
14G-2-1	JAMES BRIAN REECE WILLIS

DISTURBED AREAS

TOTAL DISTURBED AREA: 1.39 AC.

IMPERVIOUS AREAS

PRE-DEVELOPMENT WITHIN LOD	0.61 AC.
POST DEVELOPMENT WITHIN LOD	1.07 AC.
INCREASE IN IMPERVIOUS AREA	0.46 AC

LOCAL UTILITIES

RAPPAHANNOCK ELECTRIC CO-OP
137 KELLEY COURT
FRONT ROYAL, VIRGINIA 22630
(540) 662-2037

VERIZON
404 HILLANDALE LANE
WINCHESTER, VIRGINIA 22602
(540) 665-3156

COMCAST COMMUNICATIONS
195 RAINVILLE ROAD
WINCHESTER, VIRGINIA 22602
(540) 504-0942

WASHINGTON GAS
350 HILLANDALE LN.
WINCHESTER, VIRGINIA 22602
(540) 868-7913

TOWN OF BERRYVILLE PUBLIC WORKS
101 CHALMERS COURT, SUITE A
BERRYVILLE, VIRGINIA 22611
(540) 955-1099

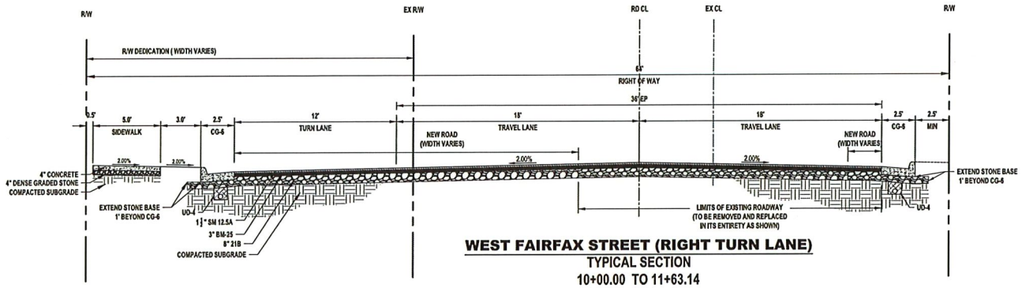
CALL BEFORE YOU DIG
ALWAYS CALL 811 BEFORE YOU DIG IN VIRGINIA
CALL 1-800-552-7001
SECTION 56-265.17 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST VIRGINIA UTILITY PROTECTION SERVICE, INC.
TICKET NUMBER(S):

PROJECT # EN22-168-014 | UPC # 121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

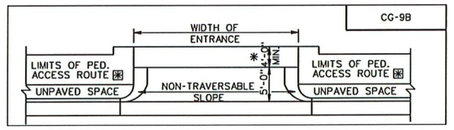
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

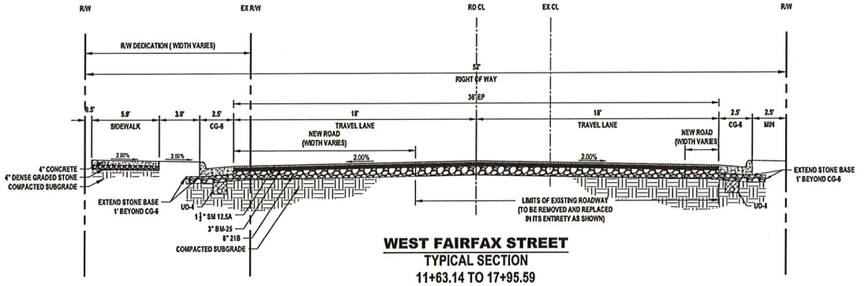
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTR



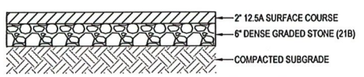
WEST FAIRFAX STREET (RIGHT TURN LANE)
TYPICAL SECTION
10+00.00 TO 11+63.14
(NTS)

NOTE:
TO ACHIEVE 9' SEPARATION FROM FACE OF CURB TO BACK OF PEDESTRIAN ACCESS ROUTE, THERE IS A 6' JOG IN THE CONCRETE SIDEWALK AT EACH CG-9B ENTRANCE.

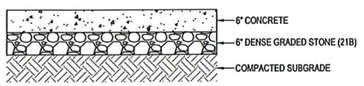




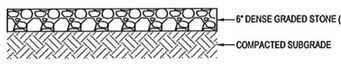
WEST FAIRFAX STREET
TYPICAL SECTION
11+63.14 TO 17+95.59
(NTS)



DRIVEWAY REPLACEMENT
ASPHALT
NTS



DRIVEWAY REPLACEMENT
CONCRETE
NTS



DRIVEWAY REPLACEMENT
GRAVEL
NTS

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PROJECT #	UPC #
EN22-168-014	121170

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
TOWN OF BERRYVILLE
191 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

TYPICAL ROAD AND PAVEMENT SECTIONS

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2A

I:\Accounts\TBVLL\TBVLL21004 - TO #23 - W Fairfax Street Sidewalk Exp\DESIGN_SHEETS\2A.dwg PLOTTED: 3/20/2026 12:52 PM, BY: Sidney Ford PLOTSTYLE: Pennoni ACD.ctb

MAP UNIT SYMBOL	MAP UNIT NAME	HSG
30B	NICHOLSON-DUFFIELD SILT LOAMS (3% TO 8% SLOPES)	B/C
33B	PAGEBROOK SILTY CLAY LOAM (0% TO 7% SLOPES)	D
36B	POPLIMNENTO SILT LOAM, ROCKY (3% TO 8% SLOPES)	C

0 50' 100'
GRAPHIC SCALE 1"=50'

NOT FOR BID OR CONSTRUCTION

PROJECT #	UPC #
EN22-168-014	121170

1ST SUBMISSION

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T. 540.667.2139 F. 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR OR ANOMALIES MUST BE NOTED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET

PREDEVELOPMENT DRAINAGE MAP

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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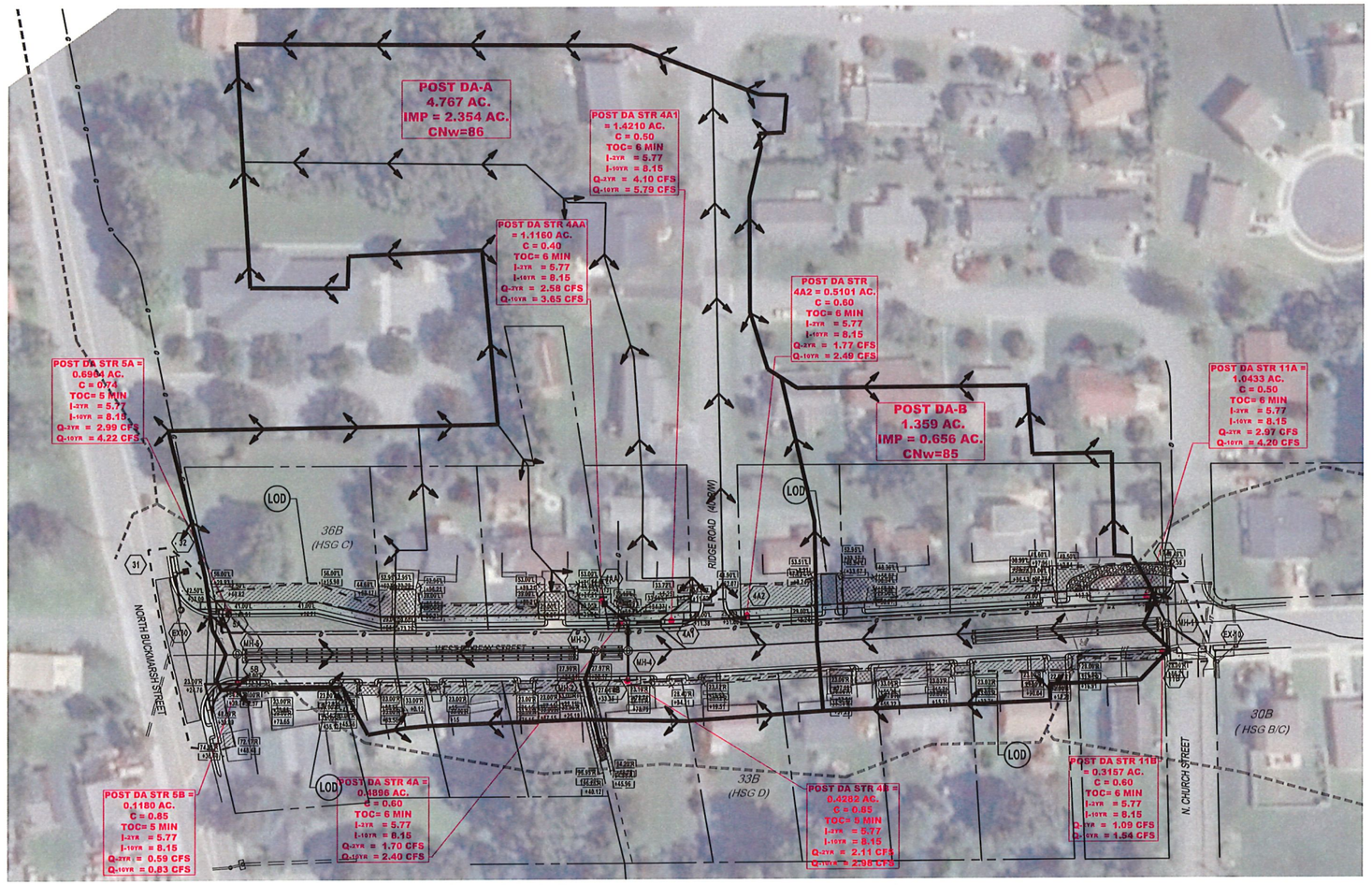
PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2F

U:\Accounts\TBVLL\TBVLL21004 - TO #25 - W Fairfax Street Sidewalk Ext\DESIGN_SHEETS\DP07.dwg PLOTTED: 3/2/2026 12:23 PM, BY: Britney Frye PLOTSTYLE: Pennoni ACC.ctb



0 50' 100'
GRAPHIC SCALE 1"=50'

NORTH

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

Pennoni

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER. ANY DISCREPANCIES MUST BE NOTED BY CONTRACTOR AND OWNER BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN
WEST FAIRFAX STREET

POST DEVELOPMENT DRAINAGE MAP

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2G

U:\Active\TBVLL\TBVLL21004 - TO ED - W Fairfax Street Sidewalk Ext\DESIGN_DATE\TBSP3D.dwg PLOTTED: 3/20/2025 12:53 PM, BY: Briney Ford PLOTSTYLE: Pennoni ACI.ctb

MINIMUM CONSTRUCTION STANDARDS

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED WITH THIS PLAN MUST BE CONSISTENT WITH VIRGINIA STORMWATER MANAGEMENT HANDBOOK MINIMUM STANDARDS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN .

9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

a. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

b. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

c. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.

f. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.

17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS:

a. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.

b. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.

(b) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND

(c) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.

c. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:

(1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS; OR

(2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION.

d. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.

RESPONSE: THE OWNER IS THE APPLICANT AND HAS COMMISSIONED THE SITE PLAN.

e. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.

f. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM VDEQ OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

g. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATERS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

h. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

RESPONSE: THE PROPOSED DEVELOPMENT MAINTAINS CHANNEL ADEQUACY ACHIEVED IN THE ORIGINALLY APPROVED PLANS AND COMMON PLAN OF DEVELOPMENT. (SWM REPORT)

i. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.

j IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

k. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

l. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (i) OBTAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (ii) OBTAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM, AND (iii) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15.54 OR § 62.1-44.15.65 OF THE ACT.

m. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15.52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15.24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION OR ARE EXEMPT PURSUANT TO SUBDIVISION C 7 OF § 62.1-44.15.34 OF THE ACT.

n. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THE "WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS" PROJECT IS LOCATED IN BERRYVILLE, VIRGINIA BETWEEN NORTH BUCKMARSH STREET AND NORTH CHURCH STREET. IT IS SITUATED IN A RESIDENTIAL NEIGHBORHOOD OF SINGLE FAMILY DETACHED HOMES.

THE GEOMETRIC IMPROVEMENTS PROPOSED WITH THIS SITE PLAN INCLUDE IMPROVING AND WIDENING THE ROAD, ADDING CURB AND GUTTER, ADDING A RIGHT-TURN LANE AT THE NORTH BUCKMARSH STREET INTERSECTION, AND ADDING A SIDEWALK ON THE NORTH SIDE OF WEST FAIRFAX STREET. IN ADDITION, A NEW STORM DRAINAGE SYSTEM INCLUDING UNDERGROUND DETENTION AND SITE GRADING IS PROPOSED TO PROVIDE ADEQUATE STORM DRAINAGE IN THE PROJECT AREA. THE TOTAL DISTURBED AREA PROPOSED FOR THIS PROJECT IS 1.39 ACRES.

EXISTING SITE CONDITIONS

WEST FAIRFAX STREET IS CURRENTLY AN OPEN SECTION ROAD . SLOPES ALONG THE ROAD ARE MINIMAL BETWEEN APPROXIMATELY 0.4% TO 2.0%. SLOPES WITHIN THE DRIVEWAYS ARE STEEPER AND REACH AS MUCH AS APPROXIMATELY 10%.

ADJACENT PROPERTY

THE PROJECT AREA IS SURROUNDED BY SINGLE FAMILY DETACHED RESIDENTIAL HOMES.

OFF-SITE AREAS

THERE ARE NO OFFSITE AREAS ASSOCIATED WITH THIS PROJECT.

STOCKPILE AREAS:

THERE ARE NO STOCKPILE AREAS PROPOSED WITH THIS PROJECT.

CRITICAL AREAS

THERE ARE NO WETLAND AREAS WITHIN THE PROJECT LOD.

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VDOT SSF CONTROLS AS APPLICABLE.

STRUCTURAL MEASURES

THE SEDIMENT BARRIERS AND OTHER MEASURES SHOWN ON THE PLANS INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EVERY EFFORT SHALL BE MADE TO PREVENT SILT FROM RUNNING OFF THE SITE DURING CONSTRUCTION.

PHASES OF LAND DISTURBANCE ACTIVITIES

PHASE I

1. THE CONTRACTOR WILL SCHEDULE AND COMPLETE A PRE-CONSTRUCTION MEETING WITH THE COUNTY INSPECTOR, VDEQ REPRESENTATIVE AND A DESIGN ENGINEER REPRESENTATIVE.
2. COMPLETE CLEARING AND GRUBBING NECESSARY FOR INSTALLATION OF SEDIMENT CONTROL DEVICES ONLY.
3. INSTALL PERIMETER CONTROLS. CONSTRUCTION ENTRANCE(C-SCM-03-1) AND FILTER SOCK (C-PCM-04-2) TO INTERCEPT AND DETAIN RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSTALL INLET PROTECTION (C-SCM-04-3 & C-SCM-04-7) AND CULVERT INLET PROTECTION (C-SCM-05-1).
5. OBTAIN THE COUNTY INSPECTORS APPROVAL OF THE CONSTRUCTED SEDIMENT CONTROL DEVICES.
6. COMPLETE CLEARING AND GRUBBING FOR THE REMAINDER OF THE SITE.
7. COMMENCE SITE GRADING.
8. ROUGHEN SURFACE OF SLOPES 3:1 OR GREATER MAXIMUM 2:1 SLOPE PER (C-SSM-03-1 THROUGH C-SSM-03-4) IN PREPARATION FOR TEMPORARY OR PERMANENT SEEDING.
9. PLACE TEMPORARY SEEDING PER (C-SSM-09-2, C-SSM-09-3,C-SSM-09-4) OR PERMANENT SEEDING PER (C-SSM-10-6).

PHASE II:

PHASE I CONTROL MEASURES WILL REMAIN IN PLACE UNTIL THE UPLAND AREA DRAINING TO IT IS PERMANENTLY STABILIZED AND SHALL NOT BE REMOVED OR CONVERTED WITHOUT APPROVAL FROM THE COUNTY INSPECTOR.

10. BEGIN SITE PLAN IMPROVEMENT CONSTRUCTION.
11. INSTALL INLET PROTECTION (C-SCM-04-3 & C-SCM-04-7) AND OUTLET PROTECTION (C-ECM-15-1) AS SHOWN ON PLANS AS STORM DRAIN SYSTEM IS CONSTRUCTED.
12. PROVIDE PERMANENT SEEDING PER (C-SCM-10-6) ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS.
13. INSTALL SOIL STABILIZATION BLANKETS AND MATTING PER (C-SSM-05-1 THROUGH C-SSM-05-6) ON DISTURBED SLOPES 4:1 OR STEEPER.
14. COMPLETE FINE GRADING AND ACHIEVE PERMANENT STABILIZATION FOR ALL AREAS PREVIOUSLY DISTURBED WITHIN THE LIMITS OF DISTURBANCE.
15. REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES WITH APPROVAL OF THE COUNTY INSPECTOR.

VEGETATIVE MEASURES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO ALL AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN SIX (6) MONTHS.

ALTHOUGH NO STOCKPILES ARE PROPOSED WITH THIS SITE PLAN, IN THE EVENT THAT SOIL HAS BEEN STOCKPILED, IT SHALL BE SURROUNDED WITH SILT FENCE AND PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.

ALL EARTH BERMS, DAMS, DIKES, AND DIVERSIONS ARE TO BE MACHINE-COMPACTED, IMMEDIATELY SEEDED AND MULCHED (HAY MULCH OR STRAW) FOR TEMPORARY AND/OR PERMANENT VEGETATIVE COVER WITHIN FIVE (5) DAYS AFTER GRADING.

MANAGEMENT STRATEGIES

CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATIONS WILL BEGIN AND END AS QUICKLY AS POSSIBLE.

THE SITE SUPERINTENDENT SHALL BE A DEQ CERTIFIED RESPONSIBLE LAND DISTURBER (RLD) AND SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. MAINTENANCE OF THESE MEASURES THROUGHOUT THE PROJECT ARE CRITICAL TO THE EFFECTIVENESS OF THE PROGRAM.

AFTER AREAS ABOVE CONTROLS HAVE BEEN STABILIZED, THE CONTROLS SHALL BE CLEANED UP AND REMOVED AT THE DIRECTION OF THE CLARKE COUNTY INSPECTOR.

ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN FIVE (5) DAYS OF COMPLETION OF GRADING. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

DRAINAGE SWALES SHALL BE STABILIZED WITH CHECK DAMS UNTIL VEGETATION HAS BEEN WELL ESTABLISHED, AT WHICH TIME THE CHECK DAMS SHALL BE REMOVED.

CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN A TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

WHENEVER WATER SEEPS FROM A SLOPE FACE, DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOILS AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

a. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
b. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
c. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.

APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.

DEVICES LISTED ABOVE ARE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY DUE TO CONTRACTOR PHASING OR OTHER UNFORESEEN CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL MEASURES TO THOSE SHOWN, AS NEEDED, IN ORDER TO CONTROL EROSION AND CONTAIN SEDIMENT ON SITE. ALL MEASURES SHALL BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH). ANY CHANGES MADE TO THIS PLAN MUST BE RESUBMITTED FOR APPROVAL WITHOUT EXCEPTION.

MAINTENANCE

THIS PROJECT DISCHARGES IN TO THE SHENANDOAH RIVER WATERSHED. THE SHENANDOAH WATER SHED DISCHARGED TO IS NOT AN IMPAIRED,

MEASURES ARE TO BE INSPECTED AND MAINTAINED AS NECESSARY AND AFTER A MEASURABLE STORM EVENT OCCURS. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. ALL AREAS SHALL BE FERTILIZED AND RESEEDED AS NEEDED UNTIL GRASS IS ESTABLISHED.

TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN 50% TRAP EFFICIENCY AND DISPOSED OF BY SPREADING ON SITE. RLD IS TO INSPECT SEDIMENT DEPTHS AND SEDIMENT TRAP BAFFLE EFFECTIVENESS AS PART OF THE ROUTINE FACILITY INSPECTION.

GRAVEL OUTLETS SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILD-UP. IF THE GRAVEL OUTLET IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED IMMEDIATELY.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING PUBLIC ROADS IN A CLEAN, DUST AND MUD FREE, CONDITION AT ALL TIMES.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING SHALL BE DONE ACCORDING TO STANDARD AND SPECIFICATION NO. 3.32 OF THE VESCH. PERMANENT STABILIZATION IS DEFINED AS A GROUND COVER THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

INSPECTION AND MAINTENANCE REQUIREMENTS

Local Stormwater Management (SWM) programs in Virginia have a legal mandate in the Virginia Erosion and Stormwater Management Act and Virginia Erosion and Stormwater Management Regulation (Regulation) to require inspection and maintenance of BMPs (§ 62.1-44.15:27 E 2, Code of Virginia, and §§ 9VAC25-875-130 and 9VAC25-875-535 of the Regulation), including:

1.Assigning maintenance responsibility through legally binding agreements;

2.Providing adequate access to BMPs; and

3.Enforcing compliance with maintenance requirements.

For individual development projects, in most cases, the property owner or a neighborhood association will assume responsibility for long-term maintenance of post-construction BMPs under the oversight of the applicable VESMP, or in rare cases, the Virginia Erosion and Sediment Control Program (VESCP). However, in some cases, VESMP/VESCP authorities assume partial or complete responsibility for BMP maintenance. Developers should ensure that they coordinate with the local VESMP/VESCP authority and the long-term property owner (if known) to determine the maintenance responsibilities early in the design process.

Note: for the purposes of this chapter of the Handbook, the term "Virginia Erosion and Stormwater Management Program" or "VESMP" means a program established by a VESMP authority but may also be used interchangeably to refer to Virginia Department of Environmental Quality (VDEQ) when administering a VSMP on behalf of a locality that has chosen not to adopt and administer a VESMP.

In some cases (but not often), the property owner and property developer are the same entity (e.g., universities, hospitals). Where the developer is not the long-term owner operator, the developer still plays an important role in ensuring the BMPs are properly sited and designed to minimize maintenance, maintenance during construction is rigorously implemented, and that accurate and comprehensive as-built information is provided to the long-term owner.

LONG TERM MAINTENANCE AND REPAIR PLAN

MOWING: ALL GRASSES SHOULD BE MOWED AT LEAST TWICE EACH YEAR. GRASSES SUCH AS TALL FESCUE SHOULD BE MOWED IN EARLY SUMMER AFTER EMERGENCE OF THE HEADS ON COOL SEASON GRASSES. THEY SHOULD BE MOWED AGAIN IN THE EARLY FALL TO PREVENT SEEDS OF ANNUAL WEEDS FROM MATURING. MOWING OF LEGUMES SUCH AS SERICEA LESPEDEZA AND CROWN VETCH CAN BE PERMITTED TO GROW ON THE DAM OR IN ANY PART OF THE EMERGENCY SPILLWAY.

REMOVING TRASH AND DEBRIS: TRASH, LITTER AND VEGETATION (OTHER THAN GRASS) WILL BE REMOVED AS NEEDED (BUT NO LESS THAN TWO TIMES PER YEAR) TO PREVENT OBSTRUCTION TO THE FLOW OF WATER, TO PREVENT MOVEMENT OF TRASH AND LITTER TO DOWNSTREAM PROPERTIES, TO MAINTAIN THE INTEGRITY OF THE STRUCTURE, TO PROVIDE AN ATTRACTIVE APPEARANCE AND TO MINIMIZE WATER POLLUTION.

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

Pennoni
P

Virginia Runoff Reduction Method Worksheet

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

BMP Design Specifications List: 2024 Stds & Specs

Site Summary

Project Title: West Fairfax Street Sidewalk Extension
Date: 45884

Total Disturbed Acreage:	1.38

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.72	0.05	0.77	56
Impervious Cover (acres)	0.00	0.00	0.48	0.13	0.61	44
					1.38	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.29	0.02	0.31	22
Impervious Cover (acres)	0.00	0.00	0.91	0.16	1.07	78
					1.38	100

* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.79	0.70	0.00	0.70
Treatment Volume (ft^3)	3,940	2,353	1,586	2,353
TP Load (lb/yr)	1.15	0.76	0.39	0.76

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
0.82	0.83	0.82

Total TP Load Reduction Required (lb/yr)	0.43	0.15	0.28

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	15.68	13.68

Summary Print

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	1.15
Remaining TP Load Reduction (lb/yr) Required	0.43

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.29	0.00	0.00	0.00	0.00	0.29
Impervious Cover (acres)	0.91	0.00	0.00	0.00	0.00	0.91
Total Area (acres)	1.20	0.00	0.00	0.00	0.00	1.20

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area A Summary

Land Cover Summary

0

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.29	0.00	0.29	24
Impervious Cover (acres)	0.00	0.00	0.91	0.00	0.91	76
					1.20	

BMP Selections

Practice	Open Mixed Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft^3)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed

Total Impervious Cover Treated (acres)	0.00
Total Turf Area Treated (acres)	0.00
Total Mixed Open Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.00
Total TN Load Reduction Achieved in D.A. (lb/yr)	0.00

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.34	2.81	4.11

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		92	0	0	0	0
RR (ft^3)		0	0	0	0	0
1-year return period	RV wo RR (ws-in)	1.55	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	1.55	0.00	0.00	0.00	0.00
	CN adjusted	92	0	0	0	0
2-year return period	RV wo RR (ws-in)	1.98	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	1.98	0.00	0.00	0.00	0.00
	CN adjusted	92	0	0	0	0
10-year return period	RV wo RR (ws-in)	3.22	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	3.22	0.00	0.00	0.00	0.00
	CN adjusted	92	0	0	0	0

PROJECT #	UPC #
EN22-168-014	121170

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COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
STORMWATER MANAGEMENT COMPUTATIONS
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

BY	REVISIONS	NO.	DATE

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

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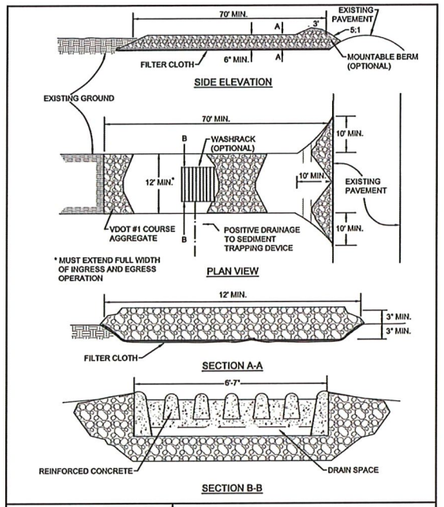
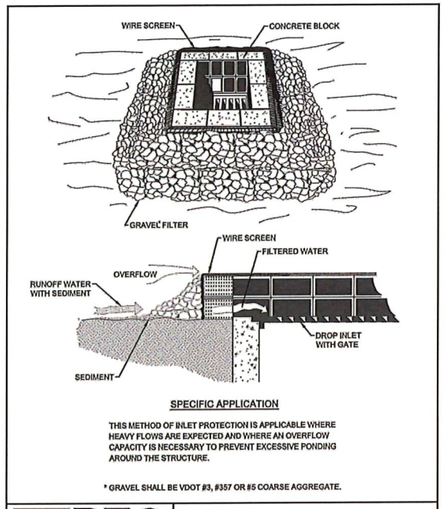


STONE CONSTRUCTION ENTRANCE

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY | v1.1 | SOURCE: VA. DSWC, MD ESC STDS | C-SCM-03-1



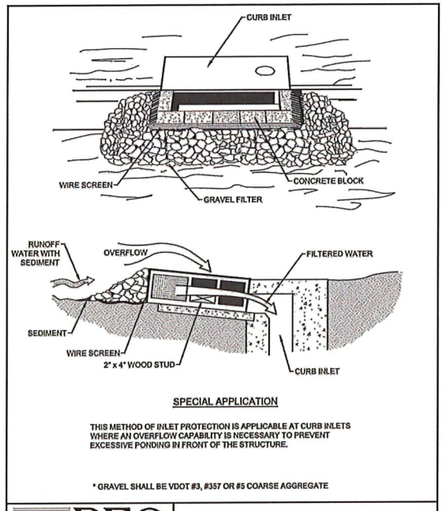
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

* GRAVEL SHALL BE VDOT #3, #357 OR #5 COARSE AGGREGATE.

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY | v1.1 | SOURCE: VA. DSWC | C-SCM-04-3



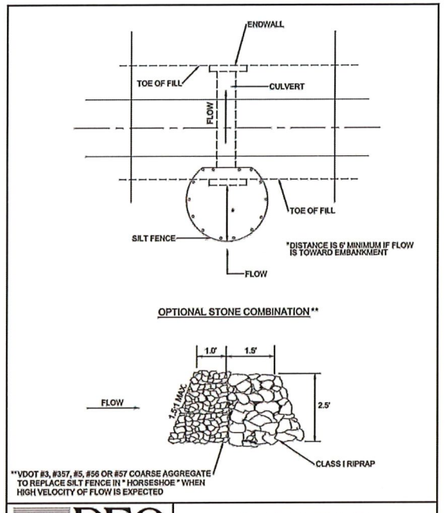
SPECIAL APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

* GRAVEL SHALL BE VDOT #3, #357 OR #5 COARSE AGGREGATE

BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER

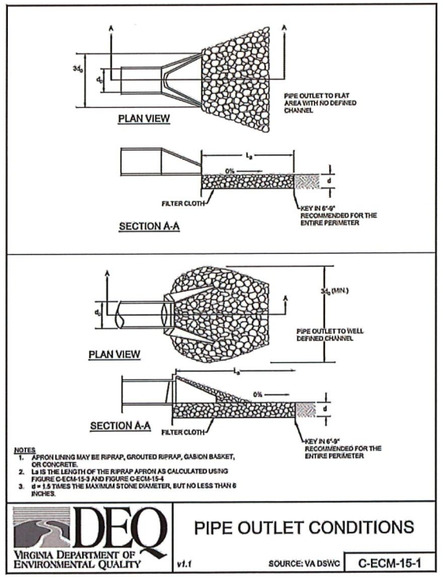
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY | v1.1 | SOURCE: VA. DSWC | C-SCM-04-7



**VDOT #3, #357, #5, #56 OR #57 COARSE AGGREGATE TO REPLACE SILT FENCE IN * HORSESHOE * WHEN HIGH VELOCITY OF FLOW IS EXPECTED

SILT FENCE CULVERT INLET PROTECTION

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY | v1.1 | SOURCE: VA. DSWC, VDOT | C-SCM-05-1



NOTES
1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET, OR CONCRETE.
2. L≥ 1S THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING FIGURE C-ECM-15-3 AND FIGURE C-ECM-15-4
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NO LESS THAN 8 INCHES

PIPE OUTLET CONDITIONS

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY | v1.1 | SOURCE: VA DSWC | C-ECM-15-1

Table C-SSM-09-2 Liming

Liming Requirements for Temporary Sites

pH Test	Recommended Application of Agricultural Limestone
below 4.2	3 tons per acre
4.2 to 5.2	2 tons per acre
5.2 to 6	1 ton per acre

Source: Va. DSWC

Table C-SSM-09-3 Plant Material for Temporary Seeding

Acceptable Temporary Seeding Plant Materials "Quick Reference for all Regions"

Planting Dates	Species	Rate (pounds per acre)
Sept. 1 – Feb. 15	50/50 Mix of annual ryegrass (*Lolium multi-florum*) & cereal (winter) rye (*Secale cereale*)	50 – 100
Feb. 16 – Apr. 30*	Annual ryegrass (*Lolium multi-florum*)	60 – 100
May 1* – Aug. 31	German millet (*Setaria italica*)	50

* The shift date for annual rye to German millet should be April 15 for the Piedmont and Coastal Plain, rather than May 1.

Table C-SSM-09-4 Temporary Seeding Applications

Temporary Seeding Plant Materials, Seeding Rates, and Dates

Species	Seeding Rate	North[a]			South[a]			Plant Characteristics
	lbs./ 1,000 ft²	3/1 – 4/30	5/1 – 8/15	8/1 – 11/1	2/1 – 4/30	5/1 – 8/1	8/1 – 11/15	
Oats (*Avena sativa*)	50 – 100	2.0	X	-	–	X	-	-	Use spring varieties (e.g., Noble).
Rye[e] (*Secale cereale*)	50 – 110	2.5	X	-	X	X	-	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
German millet (*Setaria italica*)	50	1.0	-	X*	-	-	X*	-	Warm-season annual. Dies at first frost. May be added to summer mixes.
Annual ryegrass[c] (*Lolium multi-florum*)	60	1.5	X*	-	X	X*	-	X	May be added in mixes. Will mow out of most stands.
Korean Lespedeza[c] (*Lespedeza stipulacea*)	25	1.5	X	X	-	X	X	-	Warm-season annual legume. Tolerates acid soils. May only be used in a mix with another grass (e.g., annual or cereal rye); it is not suitable as a pure seeding for this purpose.

a. Northern Piedmont and Mountain regions. See Figure C-ENV-01-1 and Figure C-ENV-01-2.
b. Southern Piedmont and Coastal Plain.
c. May be used as a cover crop with spring seeding.
d. May be used as a cover crop with fall seeding.
Xe. May not be planted between these dates.
f. May be planted between these dates.

* The shift date for annual rye to German millet should be April 15 for the Piedmont and Coastal Plain, rather than May 1.

Table C-SSM-10-6 Suggested and Example Site-Specific Seeding Mixtures for Appalachian/Mountain Area

Site Condition	Seed Mix	Application Rate (pounds per acre)
High-Maintenance Lawn	bluegrass – minimum of three to five varieties from VCIA list for use in Virginia	125
	Improved VCIA Turf-Type Tall Fescue	150 – 200
General Slope (3H:1V or less)	Tall Fescue****	50 – 75
	Red Top and/or Hard Fescue	10 – 20
	White Clover and/or Birdsfoot Trefoil***	10 – 20
	Seasonal Nurse Crop **	30 – 40
Low-Maintenance Slope (> 3:1) or Inaccessible Area***	Tall Fescue****	50 – 75
	Red Top or Hard Fescue	10 – 20
	Annual Lespedeza	10 – 15
	White Clover and/or Birdsfoot Trefoil***	10 – 20
	Seasonal Nurse/Cover Crop**	30 – 40

* Perennial ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.

** Use seasonal nurse crop in accordance with seeding dates as stated below:
March 1 through May 15 – annual/cereal rye
May 16 through August 15 – foxtail/German millet
August 16 through February 28 – annual/cereal rye

*** All legume seed must be properly inoculated. Legumes recommended unless periodic N fertilization maintenance intended.
Flatpea at 20 lbs/acre may be utilized where warranted. All legume seed must be properly inoculated. Weeping lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10 to 20 lbs/acre in mixes.

**** Increase seeding rate if Kentucky 31 is used rather than VCIA/VDOT improved varieties.

Note: Seed mixes are suggested and subject to modification based on site-specific conditions by an agronomist or other qualified revegetation professionals. All seed rates expressed as PLS (Pure Live Seed; see Table C-SSM-10-5).

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

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TOWN OF BERRYVILLE
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DRAWN BY	TEAM
APPROVED BY	MMA

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PRODUCT SPECIFICTIONS

Filtrexx SiltSoxx® ORIGINAL

filtrexx® SUSTAINABLE TECHNOLOGIES

PURPOSE & DESCRIPTION
Filtrexx SiltSoxx ORIGINAL is a pre-filled compost filter sock comprised of mesh material and certified FilterMedia™. Filtrexx SiltSoxx ORIGINAL strength mesh is the most widely recognized and used product in the industry. Available in green/black stripe or tan.

APPLICATIONS
- Perimeter Control
- Inlet Protection
- Check Dams
- Slope Interruption

FOR ADDITIONAL INFORMATION
Refer to the Filtrexx Catalog for full item listings.

Refer to **Filtrexx Design Specifications** for complete application, design, installation, maintenance, and removal documentation at www.filtrexx.com/specs

FIELD APPLICATION PHOTO REFERENCES

Filtrexx SiltSoxx ORIGINAL used as Perimeter Control.

Filtrexx SiltSoxx ORIGINAL Specifications

Product Name	SiltSoxx ORIGINAL
Mesh Material Type	Multi-Filament Polypropylene (MFPP) Photodegradable
Uses	standard sediment control applications
Mesh Opening Size	1/8"
Diameters	5", 8", 12", 18", 24"
Functional Longevity* Project Duration†	up to 5 yr
Tensile Strength (ASTM D4595)*	MD: 670 lbs TD: 423 lbs
Fill Material	Locally sourced FilterMedia™
Mesh Color	green/tan black stripe tan or 8" white
Mesh Sample	
FilterMedia Sample	

*Functional longevity ranges are estimates only. Site specific environmental conditions may result in significantly shorter or longer time periods.
†5inch Strength is based on 12" diameter using ASTM D4595. See Filtrexx Section # 03152 for full tensile strength testing.

Filtrexx SiltSoxx is in compliance with most state & federal agencies including:

US Army Corps of Engineers. USDA NRCS Made in USA

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Table 1.3. Maximum Slope Lengths for Filtrexx® Perimeter Control Based on a 1 in (25 mm)/24 hr Rainfall Event.

Slope Percent	Maximum Slope Length Above Sediment Control in Feet (meters)*					
	5 in (125 mm) Sediment control	8 in (200 mm) Sediment control	12 in (300 mm) Sediment control	18 in (450 mm) Sediment control	24 in (600mm) Sediment control	32 in (800mm) Sediment control
	4 in (100 mm)**	6.5 in (160 mm)**	8.5 in (240 mm) **	14.5 in (360 mm) **	19 in (480 mm) **	26 in (650 mm) **
2 or less	300 (1 14)	450 (180)	750 (229)	1200 (300)	1350 (400)	1650 (520)
5	240 (73)	450 (130)	500 (150)	550 (169)	650 (200)	750 (229)
10	120 (37)	300 (80)	350 (75)	350 (92)	450 (120)	500 (150)
15	85 (26)	140 (40)	170 (50)	200 (60)	325 (100)	400 (140)
20	60 (18)	100 (30)	125 (38)	140 (42)	200 (60)	400 (120)
25	48 (15)	80 (24)	100 (30)	110 (33)	200 (60)	275 (85)
30	36 (11)	60 (18)	75 (23)	90 (27)	130 (40)	200 (60)
35	36 (11)	60 (18)	75 (23)	80 (24)	110 (35)	150 (45)
40	36 (11)	60 (18)	75 (23)	80 (24)	100 (30)	125 (38)
45	24 (7)	40 (12)	50 (15)	60 (18)	80 (24)	100 (30)
50	24 (7)	40 (12)	50 (15)	55 (17)	65 (20)	75 (23)

* Based on a failure point of 36 lb (0.5 in) super silt fence (wire reinforced) at 1000 lb (500 in) of slope, watershed width equivalent to receiving length of perimeter control device, 4 in/24 hr (25 mm/24 hr) rain event.
** Effective height of perimeter control after installation and with constant head from runoff as determined by Ohio State University.

filtrexx® SUSTAINABLE TECHNOLOGIES

SECTION 1: CONSTRUCTION

SWPPP CUT SHEET

Filtrexx® Sediment/Perimeter Control (SiltSoxx™)

PURPOSE & DESCRIPTION
Filtrexx® SiltSoxx™ is a three-dimensional tubular sediment control and stormwater runoff filtration device typically used for Sediment/Perimeter Control of sediment and soluble pollutants (such as phosphorous and petroleum hydrocarbons), on and around construction activities.

APPLICATION
Perimeter control is to be installed down slope of any disturbed area requiring erosion and sediment control and filtration of soluble pollutants from runoff. Perimeter control is effective when installed perpendicular to sheet or low concentrated flow, and in areas that silt fence is normally considered appropriate. Acceptable applications include:

- Site perimeters
- Above and below disturbed areas subject to sheet runoff, interrill and rill erosion
- Above and below exposed and erodible slopes
- Along the toe of stream and channel banks
- Around area drains or inlets located in a "sump"
- On compacted soils where trenching of silt fence is difficult or impossible
- Around sensitive trees where trenching of silt fence is not beneficial for tree survival or may unnecessarily disturb established vegetation
- On frozen ground where trenching of silt fence is impossible
- On paved surfaces where trenching of silt fence is impossible

INSTALLATION
1. Perimeter control used for control of sediment and soluble pollutants in storm runoff shall meet Filtrexx® SiltSoxx™ Material Specifications and use Filtrexx® Certified™ FilterMedia™.
2. Contractor is required to be Filtrexx Certified or use pre-filled Filtrexx® SiltSoxx™ products manufactured by a Filtrexx Certified Manufacturer as determined by Filtrexx International (call Filtrexx at 877-542-7699 for a current list of installers). Certification shall be considered current if appropriate identification is shown during time of bid or at time of application Look for the Filtrexx Certified Seal.
3. Perimeter control will be placed at locations indicated on plans and in a manner as directed by the Engineer or Manufacturer.
4. Perimeter control should be installed parallel to the base of the slope or other disturbed area. In challenging conditions (i.e., 2:1 slopes), a second perimeter control shall be constructed at the top of the slope, or staking may be increased.
5. Effective Sox heights in the field should be as follows: 5" diameter Soxx = 4" high; 8" diameter Soxx = 6.5" high; 12" diameter Soxx = 9.5" high; 18" diameter Soxx = 14.5" high; 24" diameter Soxx = 19" high.
6. Stakes should be installed through the middle of the perimeter control on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes. In the event staking is not possible, i.e., when perimeter control is used on pavement, heavy concrete blocks shall be used behind the perimeter control to help stabilize during rainfall/runoff events.
7. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.
8. Loose compost may be backfilled along the upslope side of the perimeter control, filling the seam between the soil surface and the device, improving filtration and sediment retention.
9. If the perimeter control is to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation. The Engineer will specify seed requirement.
10. Perimeter control is not to be used in perennial, ephemeral, or intermittent streams.

See design drawing schematic for correct installation (Figure 1.1).

INSPECTION AND MAINTENANCE
Routine inspection should be conducted within 24 hrs of a runoff event or as designated by the regulating authority. Perimeter control should be regularly inspected to make sure they maintain their shape and are producing adequate hydraulic flow-through. If ponding becomes excessive, additional perimeter control may be required to reduce effective slope length or sediment removal may be necessary. Perimeter control shall be inspected until area above has been permanently stabilized and construction activity has ceased.

1. The Contractor shall maintain the perimeter control in a functional condition at all times and it shall be routinely inspected.
2. If the perimeter control has been damaged, it shall be repaired, or replaced if beyond repair.
3. The Contractor shall remove perimeter at the base of the upslope side of the perimeter control when accumulation has reached 1/2 of the effective height of the Soxx™, or as directed by the Engineer. Alternatively, a new perimeter control can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
4. Perimeter control shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
5. The FilterMedia™ will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.
6. For long-term sediment and pollution control applications, perimeter control can be seeded at the time of installation to create a vegetative filtering system for prolonged and increased filtration of sediment and soluble pollutants (contained vegetative filter strip). The appropriate seed mix shall be determined by the Engineer.

ADDITIONAL INFORMATION
For other references on this topic, including additional research reports and trade magazine and press coverage, visit the Filtrexx website at www.filtrexx.com

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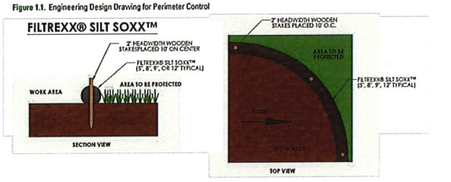
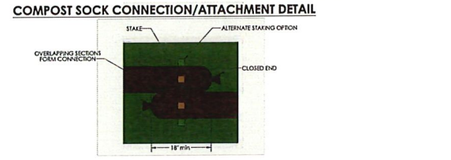
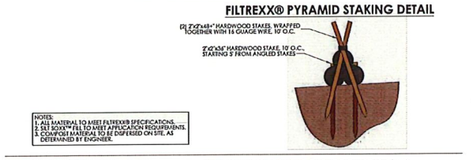
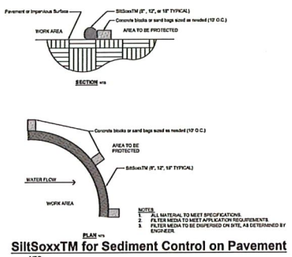
Figure 1.1. Engineering Design Drawing for Perimeter Control









SiltSoxxTM for Sediment Control on Pavement
NTS

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PROJECT #	UPC #
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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 LAND SURVEYOR 8-19-2025

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PLOTTED: 3/2/2026 12:23 PM, BY: Brittney Ford PLOTSTYLE: Pennoni MONO.ctb
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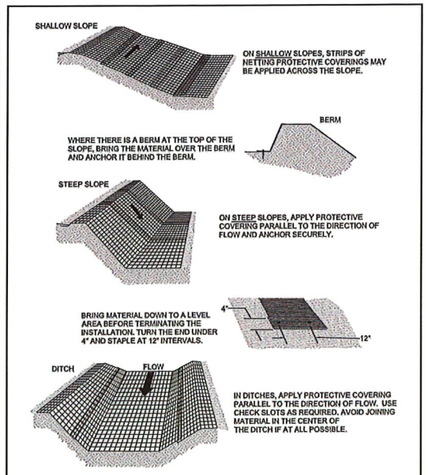
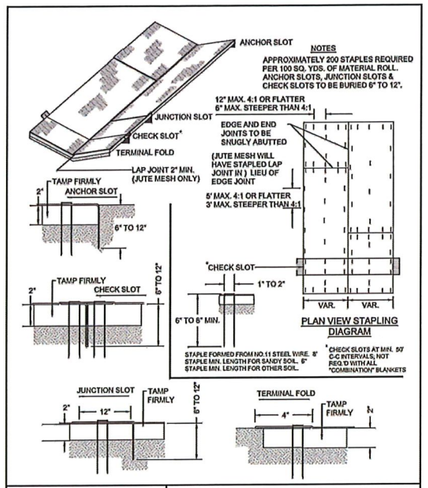


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

TYPICAL ORIENTATION OF TREATMENT - 1 (SOIL STABILIZATION BLANKET)

SOURCE: ADAPTED FROM LUDLOW PRODUCTS BROCHURE

C-SSM-05-1

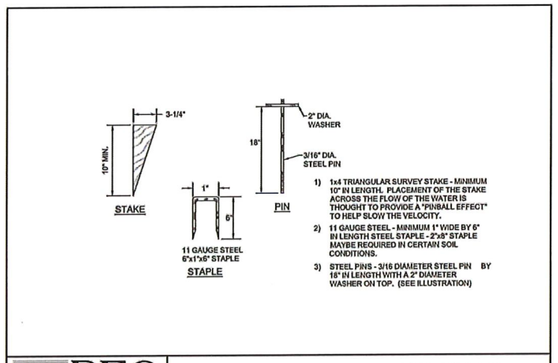


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

TYPICAL TREATMENT - 1 (SOIL STABILIZATION BLANKET) INSTALLATION CRITERIA

SOURCE: VDOT ROAD & BRIDGE STDS.

C-SSM-05-2

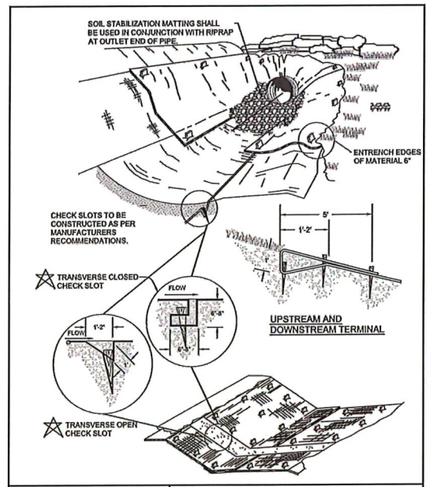


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

STAKES STAPLES, & PINS FOR INSTALLATION OF TREATMENT-2 SOIL STABILIZATION MATTING

SOURCE: PRODUCT LITERATURE FROM GREENSTREAT, INC.

C-SSM-05-3

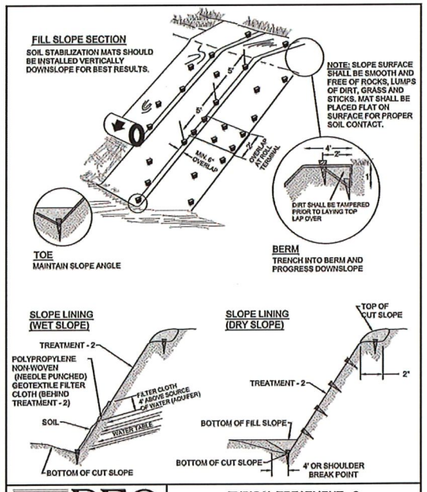


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

TYPICAL TREATMENT - 2 SOIL STABILIZATION MATTING INSTALLATION

SOURCE: VDOT ROAD & BRIDGE STDS.

C-SSM-05-4

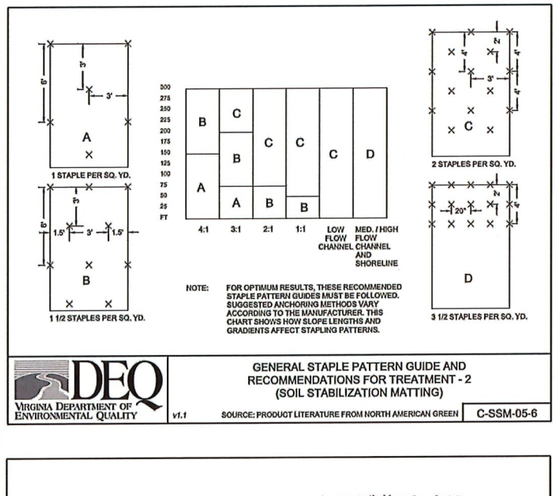


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

TYPICAL TREATMENT - 2 SOIL STABILIZATION MATTING SLOPE INSTALLATION

SOURCE: VDOT ROAD & BRIDGE STDS.

C-SSM-05-5

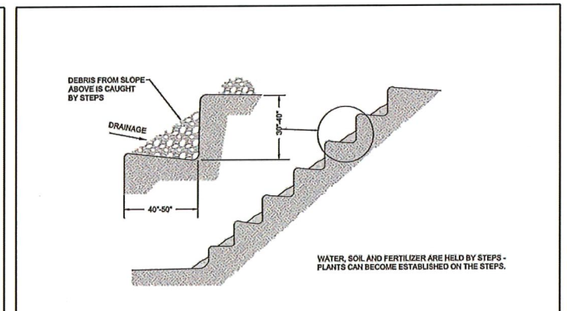


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

GENERAL STAPLE PATTERN GUIDE AND RECOMMENDATIONS FOR TREATMENT - 2 (SOIL STABILIZATION MATTING)

SOURCE: PRODUCT LITERATURE FROM NORTH AMERICAN GREEN

C-SSM-05-6

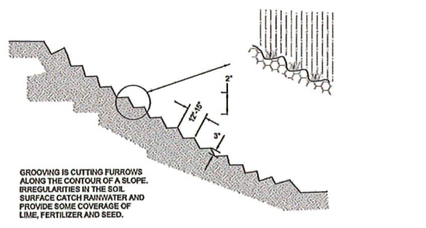


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

STAIR STEPPING CUT SLOPE

SOURCE: VA. DSWC

C-SSM-03-1

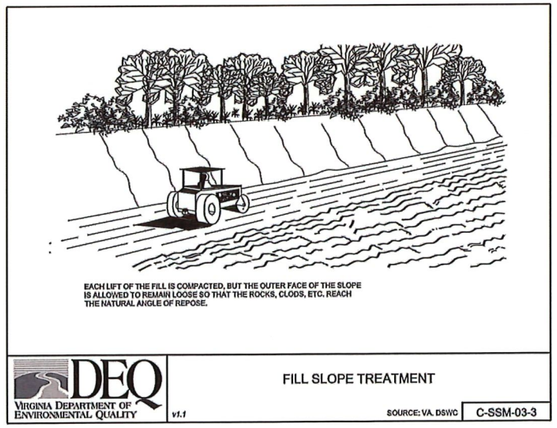


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

GROOVING SLOPES

SOURCE: VA. DSWC

C-SSM-03-2

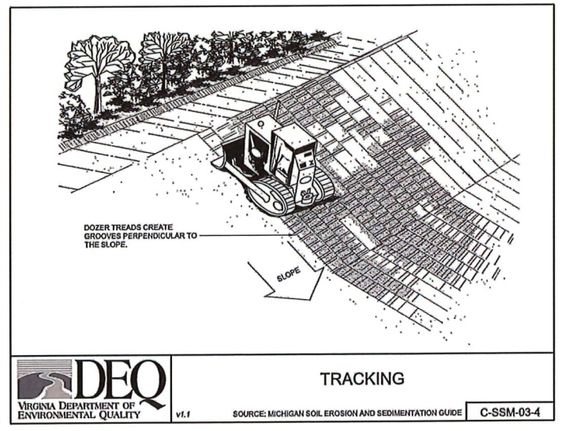


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

FILL SLOPE TREATMENT

SOURCE: VA. DSWC

C-SSM-03-3



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY v1.1

TRACKING

SOURCE: MICHIGAN SOIL EROSION AND SEDIMENTATION GUIDE

C-SSM-03-4

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

Pennoni
PENNONI ASSOCIATES INC.
1717 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES NOTED TO ARCHITECT/ENGINEER DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

TOWN OF BERRYVILLE
101 CHALMERS COURT, STE. A | BERRYVILLE, VIRGINIA 22611

EROSION AND SEDIMENT CONTROL DETAILS

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2R

PLOTTED: 2025/06/25 12:54 PM, Eric Bishop Ford PLOTSTYLE: Pennoni ACD.ctb
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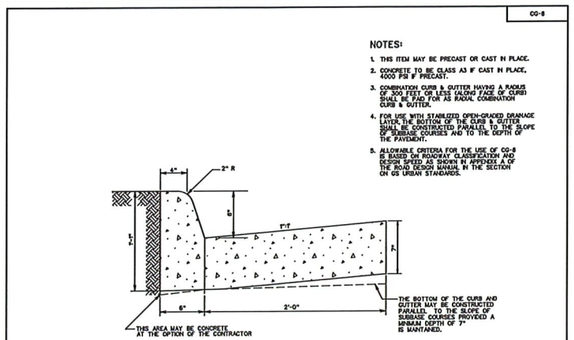
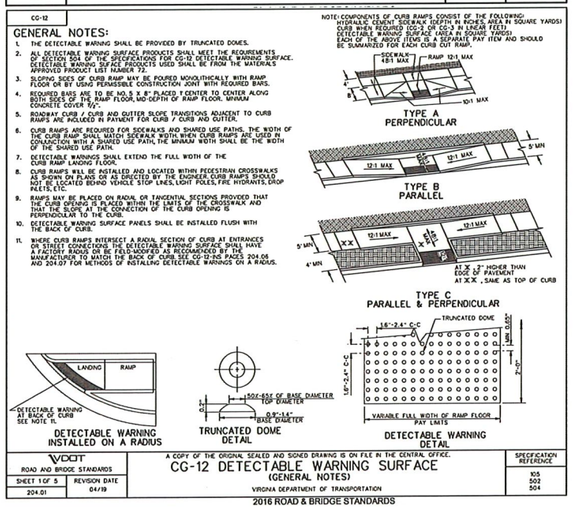
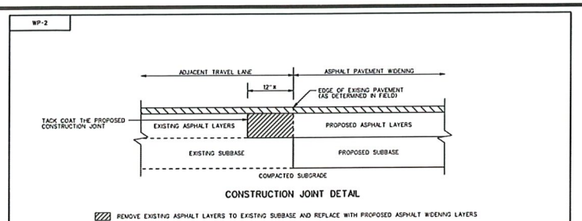


SPECIFICATION REFERENCE	COMBINATION 6" CURB AND GUTTER	VDOT ROAD AND BRIDGE STANDARDS
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: 07/15 SHEET 1 OF 1 203.03



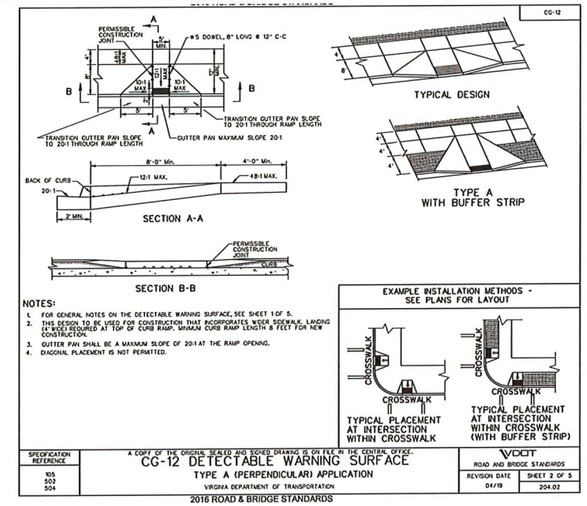
SPECIFICATION REFERENCE	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)	VDOT ROAD AND BRIDGE STANDARDS
105 502 504	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. VIRGINIA DEPARTMENT OF TRANSPORTATION	SHEET 1 OF 5 204.01 REVISION DATE: 04/19

2016 ROAD & BRIDGE STANDARDS



NOTES:
1. ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
2. THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT, SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
3. A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
4. THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1½" INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
5. THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
6. EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315 OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315 OF THE SPECIFICATIONS.

VDOT ROAD AND BRIDGE STANDARDS	ASPHALT PAVEMENT WIDENING FOR WIDENING SUBJECT TO TRAFFIC	SPECIFICATION REFERENCE
SHEET 1 OF 1 303.02 REVISION DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION	315

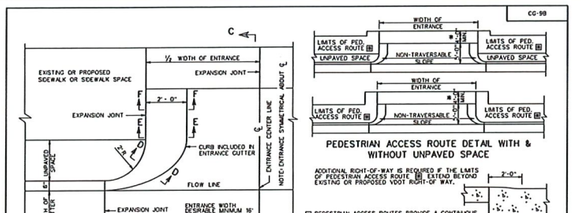


NOTES:
1. FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
2. THIS DESIGN TO BE USED FOR CONSTRUCTION THAT INCORPORATES WIDER SIDEWALK LANDING AREA INSTEAD AT TOP OF CURB RAMP. MINIMUM CURB RAMP LENGTH 8 FEET FOR NEW CONSTRUCTION.
3. GUTTER PAN SHALL BE A MAXIMUM SLOPE OF 20:1 AT THE RAMP OPENING.
4. DIAGONAL PLACEMENT IS NOT PERMITTED.

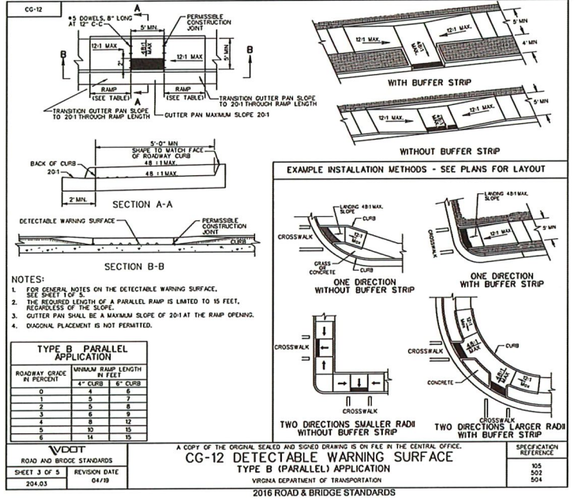
EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT
CROSSWALK
TYPICAL PLACEMENT AT INTERSECTION WITHIN CROSSWALK
TYPICAL PLACEMENT AT INTERSECTION WITHIN CROSSWALK (WITH BUFFER STRIP)

SPECIFICATION REFERENCE	CG-12 DETECTABLE WARNING SURFACE TYPE A (PERPENDICULAR) APPLICATION	VDOT ROAD AND BRIDGE STANDARDS
105 502 504	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: 04/19 SHEET 2 OF 5 204.02

2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE	STANDARD ENTRANCE GUTTER	VDOT ROAD AND BRIDGE STANDARDS
502	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: 07/15 SHEET 1 OF 1 203.02



NOTES:
1. FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
2. THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.
3. GUTTER PAN SHALL BE A MAXIMUM SLOPE OF 20:1 AT THE RAMP OPENING.
4. DIAGONAL PLACEMENT IS NOT PERMITTED.

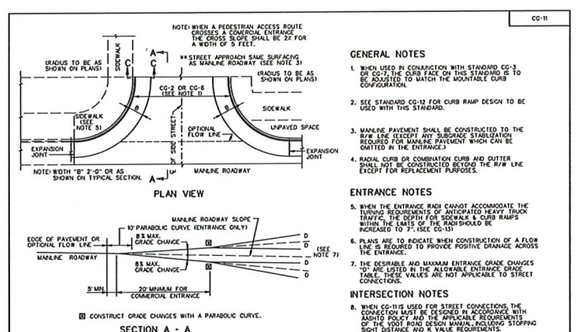
TYPE B PARALLEL APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	5
1	5	7
2	6	8
3	8	9
4	9	12
5	10	15
6	14	15

VDOT ROAD AND BRIDGE STANDARDS	CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION	SPECIFICATION REFERENCE
SHEET 3 OF 5 204.03 REVISION DATE: 04/19	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. VIRGINIA DEPARTMENT OF TRANSPORTATION	105 502 504

2016 ROAD & BRIDGE STANDARDS

1. All proposed signing and pavement marking shall be in accordance with the most current edition of each of the following and any revision thereto:
   - A. Manual on Uniform Traffic Control Devices.
   - B. The Virginia Supplement to the Manual on Uniform Traffic Control Devices.
   - C. The Virginia Department of Transportation Road and Bridge Specifications.
   - D. The Virginia Department of Transportation Road and Bridge Standards.
2. All pavement markings shall be thermoplastic (Type B, Class I), EXCEPT lane lines which shall be paint (Type A).
3. Proposed sign locations are approximate and shall be modified in the field to avoid conflict with underground utilities or other obstructions, and to comply with standards referenced in Note 1.
4. Any existing pavement markings, which will conflict with proposed pavement markings, shall be completely (100%) eradicated.
5. Limits shown of proposed markings are approximate and shall be modified in the field to insure that the proposed pavement markings continue until existing pavement markings can be matched.
6. All signs shall be in accordance with VDOT Standard WSP–1 unless noted.
7. Sign support posts shall not be located within 3' of the 5–foot wide sidewalk.
8. Proposed posted speed limits require an engineering speed study stamped by a liscensed professional engineer be submitted to V.D.O.T. for review and approval prior to erecting signs.
9. All signs and pavement markings shall be reviewed in the field with the VDOT Inspector prior to installation.
10. All permanent sign posts to be tube type posts VDOT STP–1. Wooden posts only allowed for construction traffic signage.



GENERAL NOTES
1. WHEN USED IN CONJUNCTION WITH STANDARD CG-2 OR CG-7 THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB CONFIGURATION.
2. SEE STANDARD CG-12 FOR CURB RAMP DESIGN TO BE USED WITH THIS STANDARD.
3. MAINLINE PAVEMENT SHALL BE CONSTRUCTED TO THE R/W LINE (EXCEPT ANY SUBGRADE STABILIZATION REQUIRED FOR MAINLINE PAVEMENT WHICH CAN BE OMITTED IN THE ENTRANCE.)
4. RADIAL CURB OR COMBINATION CURB AND GUTTER SHALL NOT BE CONSTRUCTED BEYOND THE R/W LINE EXCEPT FOR REPLACEMENT PURPOSES.

ENTRANCE NOTES
5. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, THE WIDTH OF THE SIDEWALK & CURB RAMPS WITHIN THE ENTRANCE SHALL BE SHOULD BE INCREASED TO 7'. (SEE CG-12)
6. PLANS ARE TO INDICATE WHEN CONSTRUCTION OF A FLOW LINE IS REQUIRED TO PROVIDE POSITIVE DRAINAGE ACROSS THE ENTRANCE.
7. THE DESIRABLE AND MAXIMUM ENTRANCE GRADE CHANGES SHOWN IN TABLE ARE FOR STREET CONNECTIONS. THESE VALUES ARE NOT APPLICABLE TO STREET CONNECTIONS.

INTERSECTION NOTES
8. WHEN CURVE USED FOR STREET CONNECTIONS, THE CONNECTION MUST BE DESIGNED IN ACCORDANCE WITH ASSHTO POLICY AND THE APPLICABLE REQUIREMENTS OF THE VDOT ROAD DESIGN MANUAL, INCLUDING STOPPING SIGHT DISTANCE AND K VALUE REQUIREMENTS.
9. OPTIONAL FLOWLINE MAY REQUIRE WARPING OF A PORTION OF CURVE TO PROVIDE POSITIVE DRAINAGE ACROSS THE INTERSECTION.

ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE VOLUME		GRADE CHANGE	
		DESIRABLE	MAXIMUM
HIGH	MORE THAN 1500 VPD	6 %	13 %
MEDIUM	500-1500 VPD	≤ 9 %	8 %
LOW	LESS THAN 500 VPD	≤ 6 %	8 %

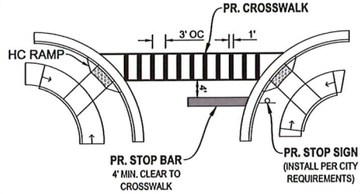
NOTE: ALLOWABLE ENTRANCE GRADE TABLE IS NOT APPLICABLE TO STREET CONNECTIONS

SPECIFICATION REFERENCE	METHOD OF TREATMENT (CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES)	VDOT ROAD AND BRIDGE STANDARDS
502	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: 07/15 SHEET 1 OF 1 203.04

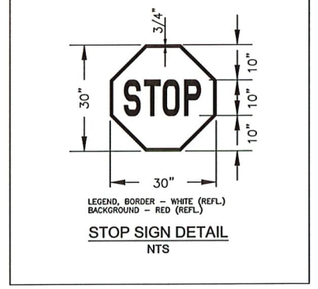
Crosswalk
1. Crosswalks will be 6ft outside to outside on secondary roads and 8ft outside to outside on main roads.
2. Crosswalk bars will be 12in lines 3ft on center spacing.
3. Crosswalk long lines will be 6in on 6ft crosswalks and 8in on 8ft crosswalks.
4. The crosswalk bars will run parallel with the roadway they are crossing.
5. The crosswalk long lines will run the entire way across the roadway they are crossing.
   - A. The long lines may connect with another crosswalks long line
6. The crosswalk will be centered on the handicap ramp that it is servicing.

Stop Bars
1. All Stop bars will be 24-inch solid lines .

Paint
1.Use Type A water-based paint.



CROSSWALK & STOP BAR DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NTS

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PENNONI ASSOCIATES INC.
1117 East Piccard Drive, Suite 200
Rockville, MD 20850
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET

SITE DETAILS

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

BY	REVISIONS	NO.	DATE

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2S

PLOTTED: 3/2/2026 12:24 PM, Eli Mckay Ford PLOTSTYLE: Pennoni HCB.ctb
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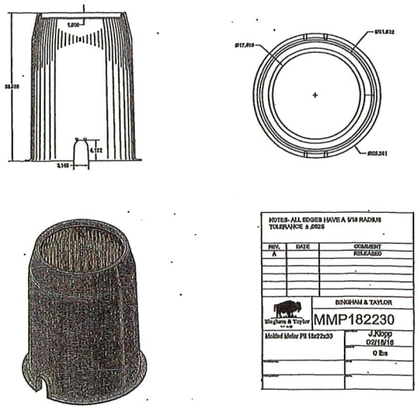
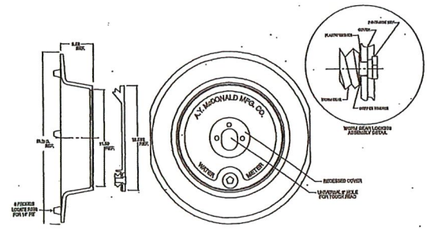
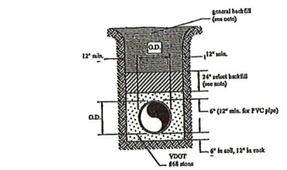
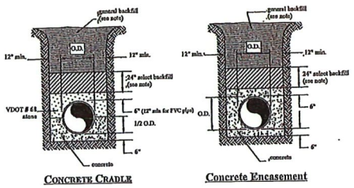


18x22x30 Molded Meter Box
Figure 32



Cast Iron Meter Box Frame and Cover
Figure 34



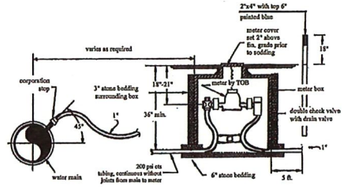


NOTE: Backfill to be compacted to at least 95% of maximum dry density per ASTM D698 placed in maximum eight (8) inch lifts.

TRENCH & BEDDING
Figure 1

METER BOX & COVER

Meter Size	Meter Box		Meter Box Cover
5/8"x3/4" or 3/4"	18 in Dia.	Non Traffic	M330-CP SF 1 FF cast iron pkg
		Traffic	ASTEM F
1"	24 in Dia.	Non Traffic	MC-24 (Fusco) WITH RML-1-T (Tap Lid)
		Traffic	MC-24 (Fusco) WITH RML-13-T (Tap Lid)



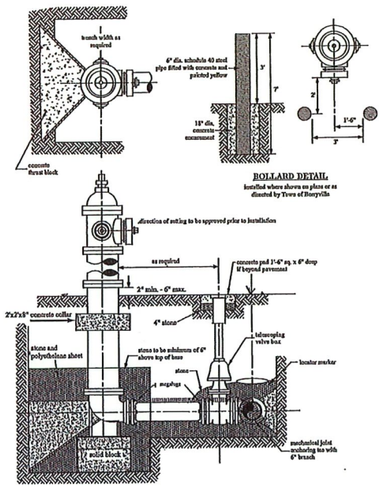
METER SETTING PARTS

Service Pipe Dia.	Meter Size	Ford Meter Setter
3/4"	5/8x3/4" (20 cm)	VBHC 12 12W 44-333
1"	5/8"x3/4" (20 cm)	VBHC 22 12W 44-4424
1"	3/4" (20 cm)	VBHC 22 12W 44-4444
1"	1" (25 cm)	VBHC 24 12W 4444

NOTE: Equivalent meter setters by other manufacturers may be installed with prior approval of the Director of Public Works.

INSTALLATION NOTES:
1. Exact location of meter box assembly to be approved prior to installation.

5/8" x 3/4", 3/4" & 1" Meter Installation
Figure 5



FIRE HYDRANT ASSEMBLY
Figure 9

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ERRORS MUST BE REPORTED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

WATER DETAILS

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2T

PLOTTED: 20250618 12:53 PM, BY: Brittney Ford PLOTSTYLE: Pennoni NCS.ctb
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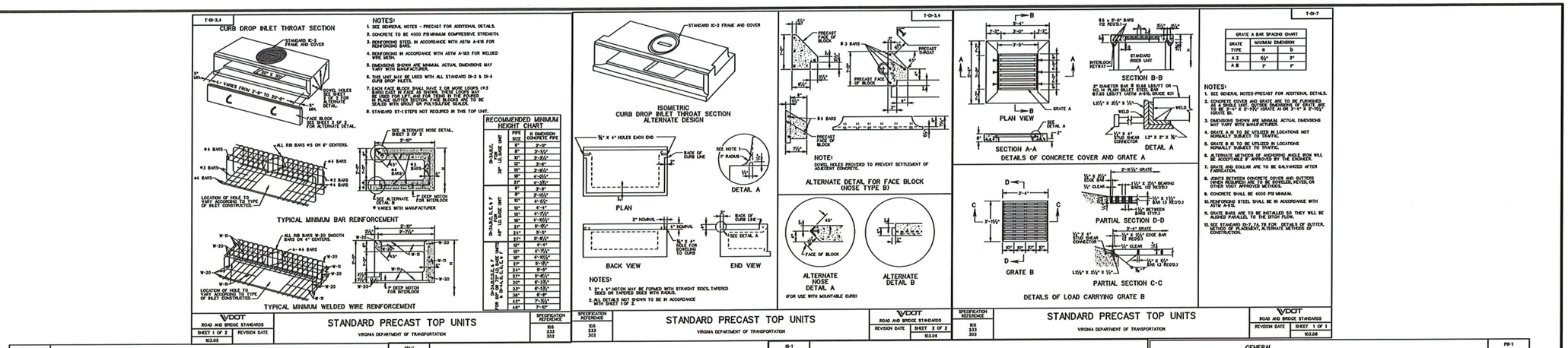

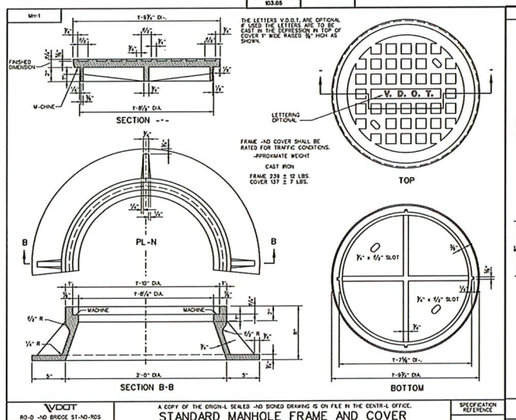

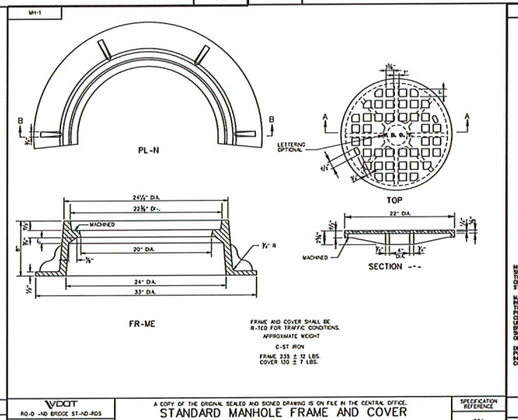

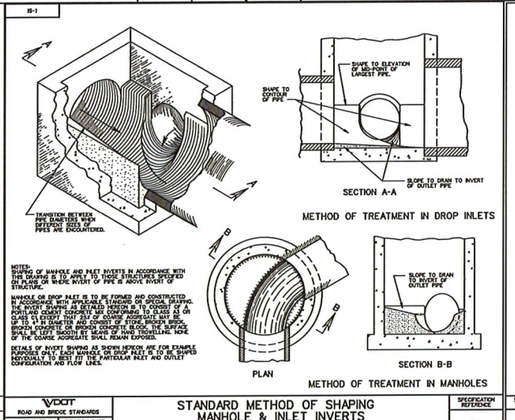

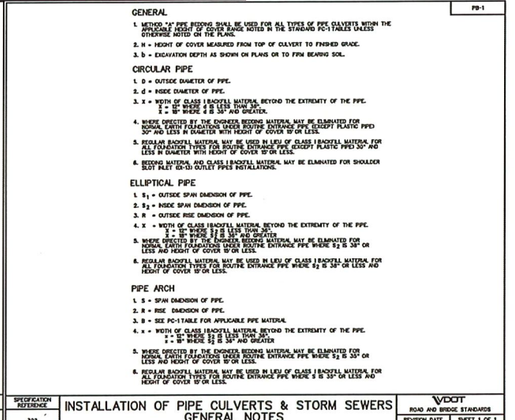

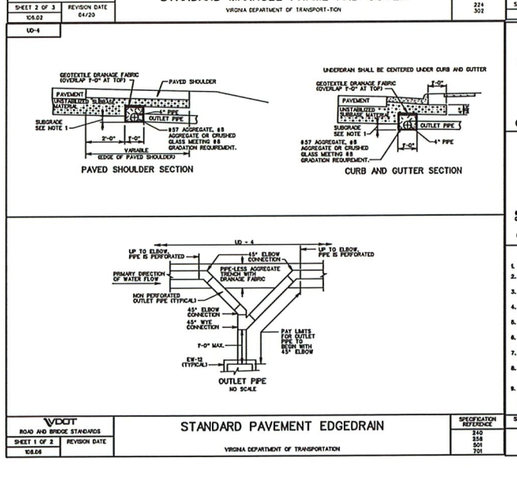

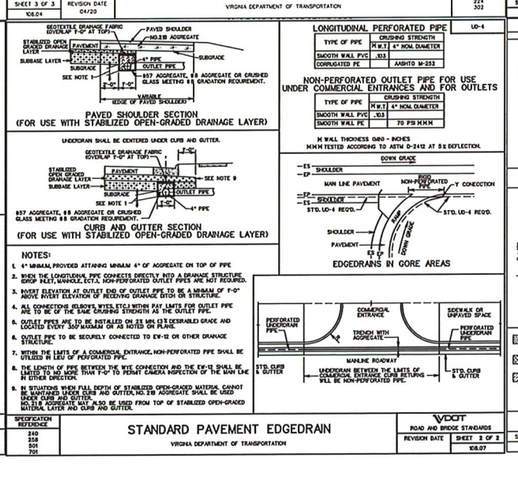

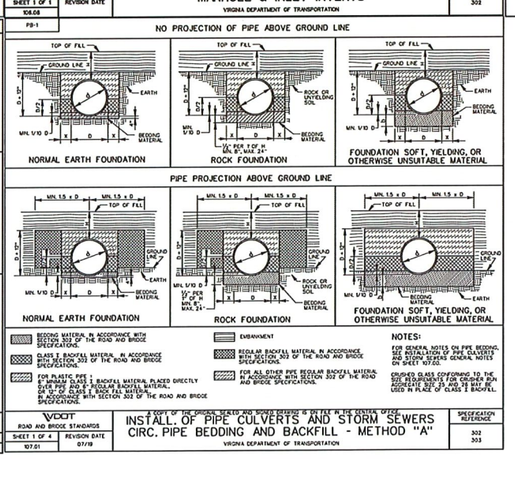

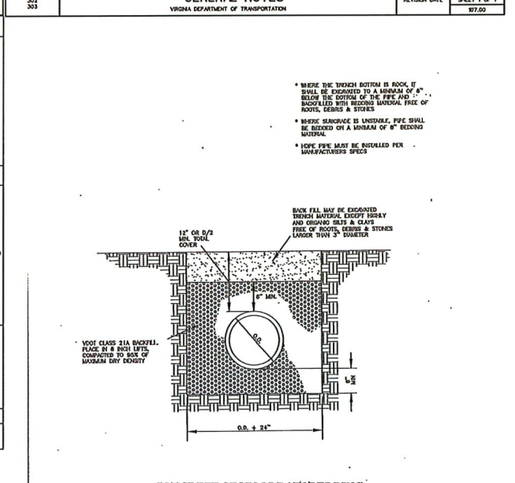

PROJECT # EN22-168-014 | UPC # 121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

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COMMONWEALTH OF VIRGINIA 019414 MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
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101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

STORM DRAIN DETAILS

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2U

PLOTTED: 2025/06/17 12:53 PM, BY: Brittney Ford PLOTSTYLE: Pennoni-NOColor
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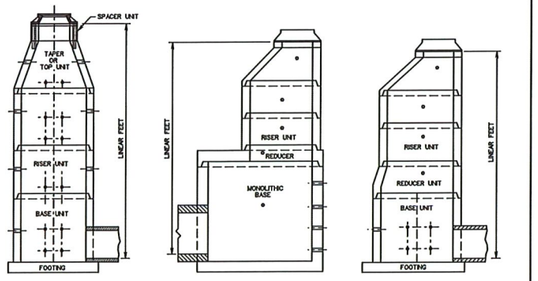
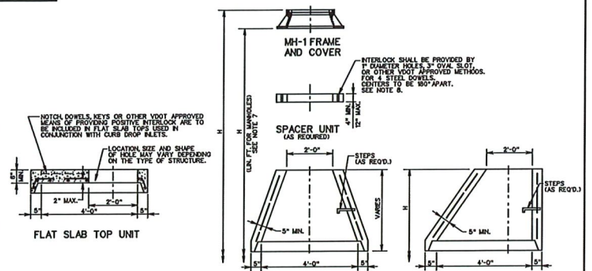
MH-2

FOR DETAILS OF ALL COMPONENT PARTS AND GENERAL NOTES- "PRECAST" SEE SHEETS 103.01-103.11



SPECIFICATION REFERENCE	PRECAST MANHOLE VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS REVISION DATE / SHEET 1 OF 1
105 302		108.07

T-MH-2

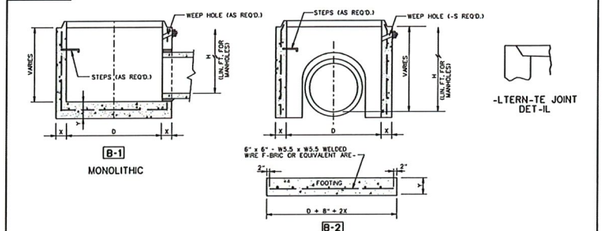


NOTES:

1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION ON STEP REQUIREMENTS, "H" CLR. FT. FOR MANHOLES DIMENSIONS, ETC.
2. ALL SPACER UNITS, FLAT SLAB TOPS, AND TAPER UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
3. CONCRETE SHALL BE 4000 PSI.
4. FOR STEP DETAILS SEE STANDARD ST-1.
5. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL DIMENSIONS MAY VARY WITH MANUFACTURER.
6. SPACER UNITS SHOWN HEREON ARE ALSO KNOWN AS "GRADE RINGS" OR "ADJUSTMENT RINGS".
7. WHEN SPACER UNITS ARE REQUIRED, 'M' IS TO BE MEASURED FROM THE TOP OF THE UPPERMOST SPACER.
8. SPACER UNIT IS TO BE DOWELED OR MORTARED TO TAPER UNIT OR FLAT SLAB TOP.

VDOT ROAD AND BRIDGE STANDARDS SHEET 1 OF 1 / REVISION DATE	STANDARD PRECAST MANHOLE TOP UNITS VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 105 302
103.09		

B-1, B-2



NOTES:

1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION ON WEEP HOLES, STEP REQUIREMENTS, "H" CLR. FT. FOR MANHOLES DIMENSIONS, ETC.
2. ALL BASE UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
3. CONCRETE SHALL BE 4000 PSI.
4. WHERE OPENINGS ARE REQUIRED FOR PIPE, THEY SHALL BE FORMED, DRILLED, OR SAWED TO SIZE AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH THE ANGLES BETWEEN CENTER LINES, THE INVERT ELEVATIONS, AND THE SIZE OF ALL PIPES TO ENTER THE MANHOLES. HOLES ARE TO BE A MINIMUM OF 4" TO A MAXIMUM OF 8" LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE.
5. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL DIMENSIONS MAY VARY WITH MANUFACTURER.
6. "D" IS NOMINAL DIAMETER.
7. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE, THE INVERT OF THE STRUCTURE SHALL BE SLOPED WITH CEMENT MORTAR TO PREVENT STANDING OR PONDING OF WATER IN THE STRUCTURE.
8. TONGUE AND GROOVE JOINT ARE TO BE OF FABRICATOR'S DESIGN MEETING VDOT APPROVAL. JOINTS ARE TO BE SEALED WITH MORTAR, O-RING GASKETS, OR BUTYL RUBBER.

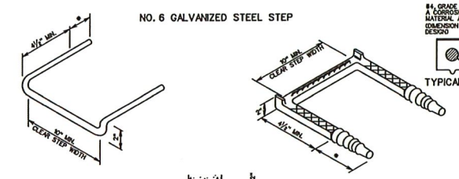
DIMENSIONS					
D	X MINIMUM	Y MINIMUM	SUGGESTED MAX. PIPE SIZE	*ABSOLUTE MAXIMUM ☆	
36"*	4"	6"	24"	27"	
48"*	4"	6"	34"	37"	
60"*	5"	8"	36"	42"	
72"*	6"	8"	48"	54"	
84"*	7"	8"	60"	66"	
96"*	8"	8"	66"	72"	
108"	9"	8"	78"	84"	
120"	10"	8"	90"	96"	
126"	10½"	8"	96"	102"	
144"	12"	8"	108"	120"	

* DEPTH "H" OF 36" DIAMETER BASE UNIT RESTRICTED TO 4'-0" MINIMUM.
☆ ONE THROUGH PIPE ONLY, ONE PIPE ENTERING AND ONE PIPE EXITING STRUCTURE

VDOT RD-D -NO BRIDGE ST-NO-RDS SHEET 1 OF 1 / REVISION DATE	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. STANDARD PRECAST BASE UNITS VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 105 302
103.11 08/17		

ST-1

NO. 6 GALVANIZED STEEL STEP



NOTES:

STEPS WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OF 4'-0" OR GREATER UNLESS OTHERWISE NOTED ON THE PLANS.

ALL STEPS SHALL PROTRUDE 4½" FROM INSIDE FACE OF STRUCTURE WALL.

MAXIMUM STEP SPACING TO BE 16" C-C.

STEPS SHALL WITHSTAND A MINIMUM FORCE OF 300 POUNDS WHEN EXTENDED 9½" FROM THE FACE OF THE SUPPORT.

STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMALY SPACED FOR THE ENTIRE DEPTH OF ANY STRUCTURE.

IN PRECAST UNITS STEPS MAY BE CAST IN PLACE, MORTARED INTO HOLES PROVIDED BY THE FABRICATOR, OR DRYVIX.

STEPS DEFERING IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THEY MEET THE MINIMUM REQUIREMENTS SHOWN HEREON AND THE CONTRACTOR HAS FURNISHED THE PROPOSED SUBSTITUTE AND HAS REQUESTED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

ALL STEPS INSTALLED SHALL BE PROVIDED WITH SLIP-RESISTANT TREAD SURFACES SUCH AS BUT NOT LIMITED TO, CORRUGATED KNURLED, OR DIMPLED SURFACES.

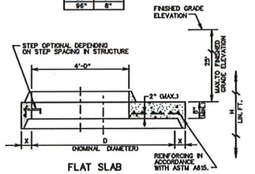
ALUMINUM STEPS SHALL BE FABRICATED IN ACCORDANCE WITH ASTM B221, ALLOY 6061-T6.

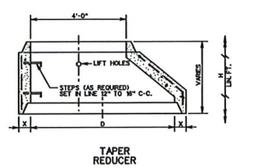
ALUMINUM STEPS TO BE STEP ENCASED IN MASONRY SHALL BE PROTECTION OF THE STEP ENCASED IN MASONRY SHALL BE UNIFORMLY COATED WITH A BITUMINOUS SOLVENT TYPE, ASBESTOS FILLED ALUMINUM PIGMENTED COATING CONFORMING TO FEDERAL SPECIFICATION TT-C-00516A.

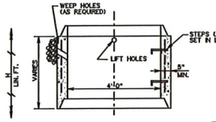
SPECIFICATION REFERENCE	STANDARD STEP VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS REVISION DATE / SHEET 1 OF 1
		108.09

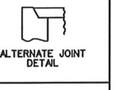
R-1,2,3

DIMENSIONS	
D	MIN. X
60"	5"
72"	6"
84"	7"
96"	8"





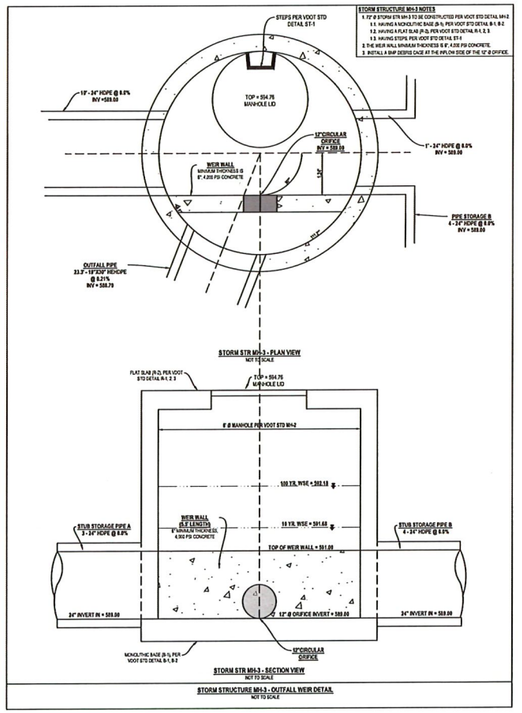


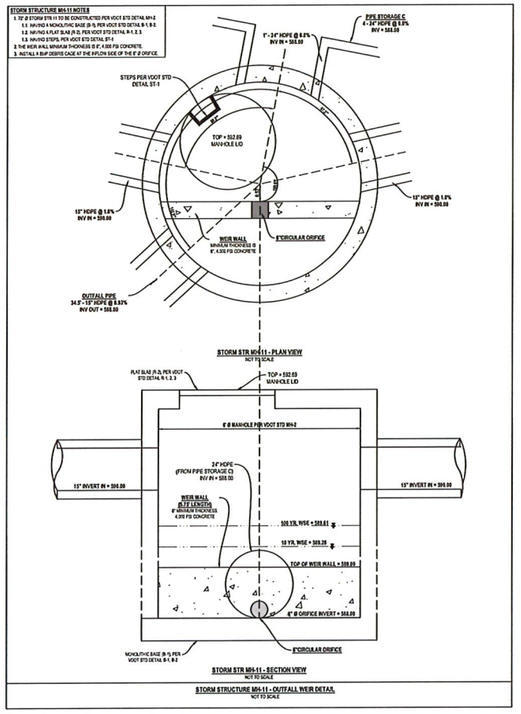


NOTES:

1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION ON WEEP HOLES, STEP REQUIREMENTS, "H" CLR. FT. FOR MANHOLES DIMENSIONS, ETC.
2. ALL REDUCER AND RISER UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
3. CONCRETE SHALL BE 4000 PSI.
4. WHERE OPENINGS ARE REQUIRED FOR PIPE, THEY SHALL BE FORMED, DRILLED, OR SAWED TO SIZE AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH THE ANGLES BETWEEN CENTER LINES, THE INVERT ELEVATIONS, AND THE SIZE OF ALL PIPES TO ENTER THE MANHOLE.
5. FOR STEP DETAILS SEE STANDARD ST-1.
6. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL DIMENSIONS MAY VARY WITH MANUFACTURER.
7. "D" IS NOMINAL DIAMETER.
8. WHEN USING R-2 FLAT SLAB HEIGHT OF STRUCTURE FROM THE SLAB UP TO THE FINISHED GRADE ELEVATION IS LIMITED TO A MAXIMUM OF 25'.
9. TONGUE AND GROOVE JOINT TO BE OF FABRICATOR'S DESIGN MEETING THE APPROVAL OF THE ENGINEER. JOINTS ARE TO BE SEALED WITH MORTAR, O-RING GASKETS, OR BUTYL RUBBER.

SPECIFICATION REFERENCE	STANDARD PRECAST REDUCER AND RISER UNITS VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS REVISION DATE / SHEET 1 OF 1
105 302		103.10





PROJECT # EN22-168-014 | UPC # 121170

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 LAND SURVEYOR 8-19-2025

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WEST FAIRFAX STREET
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STORM DRAIN DETAILS

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

2V

PLOTTED: 3/20/2026 12:53 PM, BY: Shirley Fox PLOTSTYLE: Pennoni ACI.ctb
U:\Active\BTV\LLI\TBVLL21004 - 173 ESI - W Fairfax Street Sidewalk Enh\DESIGN_SHEETS\DPW2.dwg

PIPE STORAGE #1

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = H20
- APPROX. LINEAR FOOTAGE = 1,084 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = N/A
- PIPE STORAGE VOLUME = 3,299 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 3,299 CF

PIPE DETAILS
- DIAMETER = 24"
- JOINT TYPE = Soil Tight
- ALL RISERS TO HAVE REINFORCEMENT COLLAR
- WALL TYPE = SOLID
- BARREL SPACING = 12"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 48"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL RISERS AND STUBS ARE FABRICATED USING HDPE DR32.5 & M294 PIPE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT WILL HAVE TO BE REQUESTED BY THE REVIEWER/APPROVAL AUTHORITY PRIOR TO FABRICATION.

ASSEMBLY
SCALE: 1" = 30'

CONTECH ENGINEERED SOLUTIONS LLC | www.ContechES.com | 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 | 800-338-1122 | 513-645-7000 | 513-645-7993 FAX
DuroMaxx STEEL REINFORCED PE TECHNOLOGY | CONTECH DYODS DRAWING
DYO72567 West Fairfax Street Improvement
Pipe Storage 1
Berryville, VA
DETENTION SYSTEM
SHEET NO. D1

NOTES:

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (E.O.R.) OR OWNER DURING DESIGN & CONTRACT PHASE OF PROJECT. IF ELEVATIONS AND DESIGN INFORMATION IS NOT PROVIDED BY E.O.R. OR OWNER, THE PROJECT CANNOT BE RELEASED FOR FABRICATION.
2. THIS PROJECT IS FOR DUROMAXX DIAMETER DESCRIBED IN PROJECT SUMMARY.
3. DESIGN SERVICE LIFE OF TANK IS TO BE SPECIFIED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT, AND WILL BE REVIEWED BY MANUFACTURER.
4. ANY TESTING OF THE TANK WILL NEED TO BE SPECIFIED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT.
5. ALL WATER TABLE ELEVATIONS ARE TO BE ACCURATELY PROVIDED BY E.O.R. OR OWNER PRIOR TO CONTRACT/FINAL DESIGN PHASE OF PROJECT.
6. TOTAL HEIGHT OF COVER AND DEPTHS OF THE TYPE OF PAVEMENT TO BE USED ARE TO BE PROVIDED BY E.O.R. OR OWNER DURING PROPOSAL & CONTRACT PHASES.
7. INTERNAL OPERATIONAL DESIGN PRESSURES (IF ANY) ARE TO BE PROVIDED BY E.O.R. OR OWNER TO THE MANUFACTURER DURING INITIAL DESIGN PHASE TO PROVIDE PROPER DESIGN OF THE TANK. (_____ DESIGN PRESSURE)
8. DESIGN INFORMATION FOR SURGE PRESSURES THAT CAN BE SEEN DURING OPERATION OF THE SYSTEM AS REQUIRED BY E.O.R. OR OWNER WILL ALSO NEED TO BE PROVIDED DURING DESIGN PHASE OF THE PROJECT.
9. DESIGN INFORMATION AS TO WATER TEMPERATURE (IF ABOVE NORMAL EFFLUENT TEMPERATURES) WILL NEED TO BE PROVIDED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT.
10. IF INLET OR OUTLET PIPES NEED TO HAVE GREATER THAN 4PSI JOINTS FOR FIELD PIPE CONNECTIONS, THE USE OF FLANGED ADAPTERS WILL NEED TO BE SPECIFIED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT.
11. ALL TANK LATERALS (PIPE STUBS), RISERS & VENTS ARE CONSTRUCTED USING HDPE M294, DR32.5 & DR17 UNLESS OTHERWISE NOTED.
12. ALL PIPE DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES.
13. SYSTEM IS DESIGNED FOR H20 AND H25 LOADING.
14. CONSIDERATIONS FOR CONSTRUCTION EQUIPMENT LOADS MUST BE TAKEN INTO ACCOUNT. SEE DETAIL ON THIS PAGE.

SCOPE
THIS SPECIFICATION DESCRIBES DUROMAXX PIPE FOR USE IN MULTIPLE APPLICATIONS IN 30" (750 MM) THROUGH 120" (3000 MM) NOMINAL DIAMETERS.

DESCRIPTION
DUROMAXX IS A REINFORCED POLYETHYLENE PIPE WITH A SMOOTH WATERWAY WALL AND EXTERIOR PROFILE THAT IS REINFORCED WITH HIGH STRENGTH GALVANIZED STEEL RIBS. THE CONTINUOUS REINFORCING RIBS ARE COMPLETELY ENCASED WITHIN THE POLYETHYLENE PROFILE. DUROMAXX IS MANUFACTURED USING A HELICAL WINDING PROCESS THAT RESULTS IN A CONTINUOUSLY FUSION WELDED CIRCUMFERENTIAL LAP SEAM. THE PIPE PROFILE IS MANUFACTURED USING A HIGH QUALITY PRESSURE-RATED THERMOPLASTIC MEETING THE REQUIREMENTS OF ASTM F2562 "STANDARD SPECIFICATION FOR STEEL REINFORCED THERMOPLASTIC RIBBED PIPE AND FITTINGS FOR NON-PRESSURE DRAINAGE AND SEWERAGE". FOR THE PURPOSE OF HYDRAULIC DESIGN, THE RECOMMENDED MANNING'S "N" VALUE SHALL BE 0.012 FOR PIPE DIAMETERS INCLUDED WITHIN THIS SPECIFICATION. PIPE LENGTH & ALL DIMENSIONS SHOWN ARE SUBJECT TO MANUFACTURERS TOLERANCES OF ±1% ACCORDING TO ASTM F2562.

MATERIAL PROPERTIES
VIRGIN HIGH DENSITY POLYETHYLENE PRESSURE-RATED RESINS ARE USED TO MANUFACTURE DUROMAXX PIPE. RESINS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 345464 C AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350 "STANDARD SPECIFICATION FOR POLYETHYLENE PLASTICS PIPE AND FITTINGS MATERIALS".

FITTINGS
ALL FITTINGS SHALL BE FABRICATED FROM DUROMAXX PIPE. ANY FITTINGS 30"Ø AND BELOW WILL BE HDPE PIPE.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

INSTALLATION SPECIFICATION

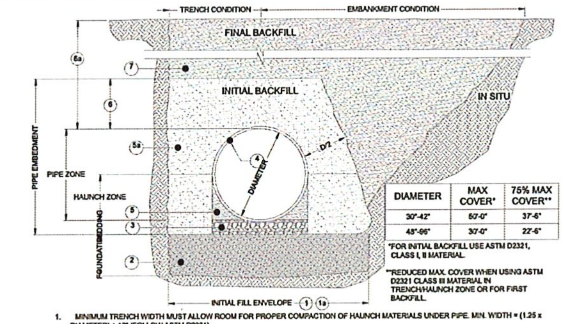
PRE-CONSTRUCTION MEETING

PRIOR TO INSTALLATION OF THE DRAINAGE SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE DRAINAGE SYSTEM, THE GENERAL CONTRACTOR, SUB CONTRACTORS AND THE ENGINEER.

INSTALLATION OF PIPE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROJECT ENGINEER TO ENSURE THAT ALL QUESTIONS ABOUT INSTALLATION ARE ADDRESSED PRIOR TO APPROVAL OF SYSTEM. ALL DETAILS FOR INSTALLATION ARE LOCATED IN THIS DRAWING PACKAGE ANY QUESTIONS CONCERNING THESE STANDARD DETAILS CAN BE ADDRESSED BY YOUR CONTECH REPRESENTATIVE PRIOR TO APPROVAL.

BACKFILL SHALL BE PLACED TO THE PROPER ELEVATION OVER THE SYSTEM AS OUTLINED IN THE PLANS. MINIMUM COVER FOR CONSTRUCTION LOADING NEEDS TO BE DETERMINED BASED ON THE TYPE OF EQUIPMENT THAT IS PLANNED FOR CONSTRUCTION. PROPER COVER FOR CONSTRUCTION EQUIPMENT IS DETAILED IN THE CONSTRUCTION LOADING DIAGRAM LOCATED ON THIS PAGE.



DIAMETER	MAX COVER*	75% MAX COVER**
30"-42"	50'-0"	37'-6"
48"-96"	30'-0"	22'-6"

*FOR INITIAL BACKFILL USE ASTM D2321, CLASS I, II MATERIAL.

**REDUCED MAX. COVER WHEN USING ASTM D2321 CLASS III MATERIAL IN TRENCH/HAUNCH ZONE OR FOR FIRST BACKFILL.

1. MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER PIPE. MIN. WIDTH = (1.25 x DIAMETER) + 12" (FOLLOW ASTM D2321)

1a. MINIMUM EMBANKMENT WIDTH IS 3 PIPE DIAMETERS BUT NO LESS THAN 2' OUTSIDE OF SPRINGLINE.

2. FOUNDATION SHALL BE WELL CONSOLIDATED & STABLE.

3. ENGINEER TO DETERMINE IF BEDDING IS REQUIRED. BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 4" TO 6" IN DEPTH.

4. DUROMAXX STEEL REINFORCED (SRPE) PIPE.

5. HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION.

5a. INITIAL BACKFILL FOR PIPE EMBEDMENT MATERIAL TO MEET ASTM D2321 CLASS I, II, III OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (NATIVE MATERIAL CAN BE UTILIZED THAT MEETS ASTM D2321 OR APPROVED EQUAL).
- ALL LIFTS PLACED IN CONTROLLED MANNER. TO PREVENT UNEVEN LOADING, IT IS RECOMMENDED THAT LIFTS NOT EXCEED 8" UNCOMPACTED LIFT HEIGHTS.

6. INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL AND RIGID PAVEMENT (IF APPLICABLE), MINIMUM COVER STILL APPLIES, OTHERWISE:
6" MINIMUM FOR PIPE DIAMETERS 30" - 60"
12" MINIMUM FOR PIPE DIAMETERS 66" - 96"

6a. HEIGHT OF COMPACTED COVER PER DIAMETER FOR CONVENTIONAL HIGHWAY LOADS (DISTANCE MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT):
12" MINIMUM FOR PIPE DIAMETERS 30" - 60"
18" MINIMUM FOR PIPE DIAMETER 66" - 72"
24" MINIMUM FOR PIPE DIAMETERS 84" - 96"

7. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS PER THE PROJECT PLANS, SPECIFICATIONS. ENGINEER OF RECORD.

NOTES:
- ENGINEER TO DETERMINE IF GEOTEXTILE SHOULD BE USED TO PREVENT SOIL MIGRATION.
- FOR MULTIPLE BARREL INSTALLATION THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE = PIPE DIA./2 OR 3' FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- BACKFILL REQUIREMENTS SHALL FOLLOW ASTM D2321. IN THE EVENT OF DISCREPANCIES, ASTM D2321 SHALL SUPERCEDE THIS DETAIL.

INSTALLATION/BACKFILL DETAIL

NOT TO SCALE

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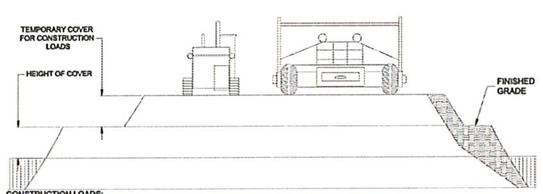


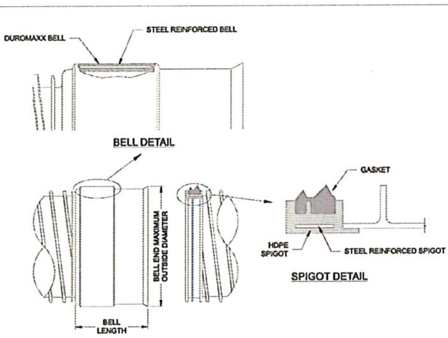
CONSTRUCTION LOADS:
FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

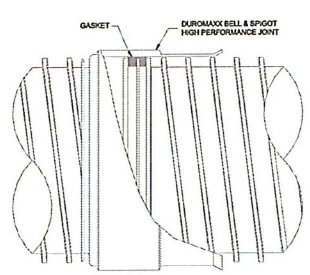
DIAMETERS	AXLE LOADS (kips) 18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12"-42"	2.0	2.5	3.0	3.0
48"-72"	3.0	3.5	3.5	4.0
84"-96"	3.0	3.5	4.0	4.5
108"-120"	3.5	4.0	4.5	5.0

MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

N.T.S





NOMINAL PIPE DIA. (in)	BELL O.D. (in)	BELL LENGTH (in)-MAX
30	34.0	8.90
36	39.9	8.90
42	45.8	8.90
48	52.3	8.90
54	58.2	8.90
60	64.1	8.90
66	71.6	11.15
72	77.6	11.15
ABOVE JOINTS ARE 10.8 psi		
84	88.9	11.15
84" BELL & SPIGOT (SOIL TIGHT ONLY)		

HIGH PERFORMANCE (HP) JOINT DETAIL

NOT TO SCALE

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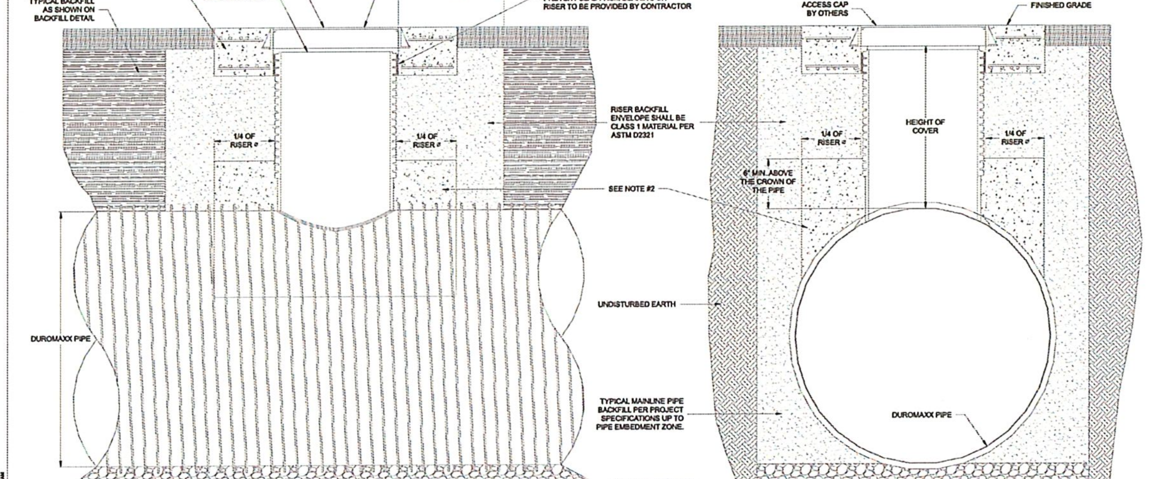
NOTES:
1) RECOMMENDED 30" DIAMETER MIN. RISER.
2) STABILIZED BACKFILL MATERIAL SUCH AS CLSM OR CEMENT STABILIZED SAND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 750 PSI (SUPPLIED AND INSTALLED BY OTHERS).

MAX RISER Ø THAT DOES NOT REQUIRE CONCRETE REINFORCEMENT FOR COVER HEIGHTS OF ≤10'	
MAINLINE DIAMETER	RISER (MAX Ø)
42"	42"
48" TO 120"	36"

FOR MORE DETAILED INFORMATION CONSULT FITTING STUB REINFORCEMENT TABLE ON DETAIL #300. IF REINFORCEMENT IS NOT REQUIRED, USE RISER DETAIL #401.



DUROMAXX ACCESS RISER & REINFORCEMENT INSTALLATION DETAIL (<10'-0" HEIGHT OF COVER)

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Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA — MICHAEL M. ARTZ — No. 1513 — 8-19-2025 — LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

PIPE STORAGE #1 DETAILS

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

2W

PAGE 18 OF 38

PROJECT SUMMARY

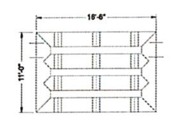
CALCULATION DETAILS
- LOADING = H20
- APPROX. LINEAR FOOTAGE = 76 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = N/A
- PIPE STORAGE VOLUME = 231 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 231 CF

PIPE DETAILS
- DIAMETER = 24"
- JOINT TYPE = Soil Tight
- ALL RISERS TO HAVE REINFORCEMENT COLLAR
- WALL TYPE = SOLID
- BARREL SPACING = 12"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 12"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

PIPE STORAGE #2



NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL RISERS AND STUBS ARE FABRICATED USING HDPE DR32.5 & M294 PIPE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT WILL HAVE TO BE REQUESTED BY THE REVIEWER/APPROVAL AUTHORITY PRIOR TO FABRICATION.

ASSEMBLY
SCALE: 1" = 10'

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Berryville, VA
DETENTION SYSTEM
SHEET NO.: D1

NOTES:

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (E.O.R.) OR OWNER DURING DESIGN & CONTRACT PHASE OF PROJECT. IF ELEVATIONS AND DESIGN INFORMATION IS NOT PROVIDED BY E.O.R. OR OWNER, THE PROJECT CANNOT BE RELEASED FOR FABRICATION.
2. THIS PROJECT IS FOR DUROMAXX DIAMETER DESCRIBED IN PROJECT SUMMARY.
3. DESIGN SERVICE LIFE OF TANK IS TO BE SPECIFIED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT, AND WILL BE REVIEWED BY MANUFACTURER.
4. ANY TESTING OF THE TANK WILL NEED TO BE SPECIFIED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT.
5. ALL WATER TABLE ELEVATIONS ARE TO BE ACCURATELY PROVIDED BY E.O.R. OR OWNER PRIOR TO CONTRACT/FINAL DESIGN PHASE OF PROJECT.
6. TOTAL HEIGHT OF COVER AND DEPTHS OF THE TYPE OF PAVEMENT TO BE USED ARE TO BE PROVIDED BY E.O.R. OR OWNER DURING PROPOSAL & CONTRACT PHASES.
7. INTERNAL OPERATIONAL DESIGN PRESSURES (IF ANY) ARE TO BE PROVIDED BY E.O.R. OR OWNER TO THE MANUFACTURER DURING INITIAL DESIGN PHASE TO PROVIDE PROPER DESIGN OF THE TANK. (_____ DESIGN PRESSURE)
8. DESIGN INFORMATION FOR SURGE PRESSURES THAT CAN BE SEEN DURING OPERATION OF THE SYSTEM AS REQUIRED BY E.O.R. OR OWNER WILL ALSO NEED TO BE PROVIDED DURING DESIGN PHASE OF THE PROJECT.
9. DESIGN INFORMATION AS TO WATER TEMPERATURE (IF ABOVE NORMAL EFFLUENT TEMPERATURES) WILL NEED TO BE PROVIDED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT.
10. IF INLET OR OUTLET PIPES NEED TO HAVE GREATER THAN 4PSI JOINTS FOR FIELD PIPE CONNECTIONS, THE USE OF FLANGED ADAPTERS WILL NEED TO BE SPECIFIED BY E.O.R. OR OWNER DURING DESIGN PHASE OF PROJECT.
11. ALL TANK LATERALS (PIPE STUBS), RISERS & VENTS ARE CONSTRUCTED USING HDPE M294, DR32.5 & DR17 UNLESS OTHERWISE NOTED.
12. ALL PIPE DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES.
13. SYSTEM IS DESIGNED FOR H20 AND H25 LOADING.
14. CONSIDERATIONS FOR CONSTRUCTION EQUIPMENT LOADS MUST BE TAKEN INTO ACCOUNT. SEE DETAIL ON THIS PAGE.

SCOPE
THIS SPECIFICATION DESCRIBES DUROMAXX PIPE FOR USE IN MULTIPLE APPLICATIONS IN 30" (750 MM) THROUGH 120" (3000 MM) NOMINAL DIAMETERS.

DESCRIPTION
DUROMAXX IS A REINFORCED POLYETHYLENE PIPE WITH A SMOOTH WATERWAY WALL AND EXTERIOR PROFILE THAT IS REINFORCED WITH HIGH STRENGTH GALVANIZED STEEL RIBS. THE CONTINUOUS REINFORCING RIBS ARE COMPLETELY ENCASED WITHIN THE POLYETHYLENE PROFILE. DUROMAXX IS MANUFACTURED USING A HELICAL WINDING PROCESS THAT RESULTS IN A CONTINUOUSLY FUSION WELDED CIRCUMFERENTIAL LAP SEAM. THE PIPE PROFILE IS MANUFACTURED USING A HIGH QUALITY PRESSURE-RATED THERMOPLASTIC MEETING THE REQUIREMENTS OF ASTM F2562 "STANDARD SPECIFICATION FOR STEEL REINFORCED THERMOPLASTIC RIBBED PIPE AND FITTINGS FOR NON-PRESSURE DRAINAGE AND SEWERAGE". FOR THE PURPOSE OF HYDRAULIC DESIGN, THE RECOMMENDED MANNING'S "N" VALUE SHALL BE 0.012 FOR PIPE DIAMETERS INCLUDED WITHIN THIS SPECIFICATION. PIPE LENGTH & ALL DIMENSIONS SHOWN ARE SUBJECT TO MANUFACTURERS TOLERANCES OF ±1% ACCORDING TO ASTM F2562.

MATERIAL PROPERTIES
VIRGIN HIGH DENSITY POLYETHYLENE PRESSURE-RATED RESINS ARE USED TO MANUFACTURE DUROMAXX PIPE. RESINS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 345464 C AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350 "STANDARD SPECIFICATION FOR POLYETHYLENE PLASTICS PIPE AND FITTINGS MATERIALS".

FITTINGS
ALL FITTINGS SHALL BE FABRICATED FROM DUROMAXX PIPE. ANY FITTINGS 30"Ø AND BELOW WILL BE HDPE PIPE.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

INSTALLATION SPECIFICATION

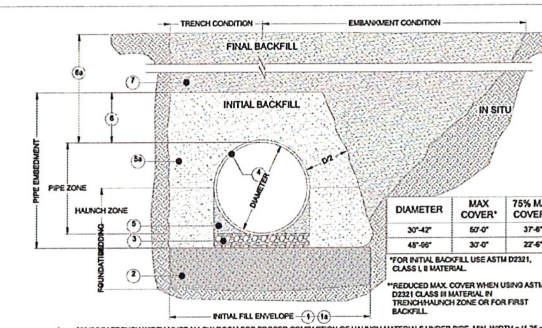
PRE-CONSTRUCTION MEETING

PRIOR TO INSTALLATION OF THE DRAINAGE SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE DRAINAGE SYSTEM, THE GENERAL CONTRACTOR, SUB CONTRACTORS AND THE ENGINEER.

INSTALLATION OF PIPE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROJECT ENGINEER TO ENSURE THAT ALL QUESTIONS ABOUT INSTALLATION ARE ADDRESSED PRIOR TO APPROVAL OF SYSTEM. ALL DETAILS FOR INSTALLATION ARE LOCATED IN THIS DRAWING PACKAGE ANY QUESTIONS CONCERNING THESE STANDARD DETAILS CAN BE ADDRESSED BY YOUR CONTECH REPRESENTATIVE PRIOR TO APPROVAL.

BACKFILL SHALL BE PLACED TO THE PROPER ELEVATION OVER THE SYSTEM AS OUTLINED IN THE PLANS. MINIMUM COVER FOR CONSTRUCTION LOADING NEEDS TO BE DETERMINED BASED ON THE TYPE OF EQUIPMENT THAT IS PLANNED FOR CONSTRUCTION. PROPER COVER FOR CONSTRUCTION EQUIPMENT IS DETAILED IN THE CONSTRUCTION LOADING DIAGRAM LOCATED ON THIS PAGE.



DIAMETER	MAX COVER*	75% MAX COVER**
30"-42"	50'-0"	37'-6"
45"-96"	30'-0"	22'-6"

*FOR INITIAL BACKFILL USE ASTM D2321, CLASS I, II MATERIAL.

**REDUCED MAX. COVER WHEN USING ASTM D2321 CLASS III MATERIAL IN TRENCH/HAUNCH ZONE OR FOR FIRST BACKFILL.

1. MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER PIPE. MIN. WIDTH = (1.25 x DIAMETER) + 12" (FOLLOW ASTM D2321)

1a. MINIMUM EMBANKMENT WIDTH IS 3 PIPE DIAMETERS BUT NO LESS THAN 2' OUTSIDE OF SPRINGLINE.

2. FOUNDATION SHALL BE WELL CONSOLIDATED & STABLE.

3. ENGINEER TO DETERMINE IF BEDDING IS REQUIRED. BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 4" TO 6" IN DEPTH.

4. DUROMAXX STEEL REINFORCED (SRPE) PIPE.

5. HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION.

5a. INITIAL BACKFILL FOR PIPE EMBEDMENT MATERIAL TO MEET ASTM D2321 CLASS I, II, III OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (NATIVE MATERIAL CAN BE UTILIZED THAT MEETS ASTM D2321 OR APPROVED EQUAL).
- ALL LIFTS PLACED IN CONTROLLED MANNER. TO PREVENT UNEVEN LOADING, IT IS RECOMMENDED THAT LIFTS NOT EXCEED 8" UNCOMPACTED LIFT HEIGHTS.

6. INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL AND RIGID PAVEMENT (IF APPLICABLE), MINIMUM COVER STILL APPLIES, OTHERWISE:
6" MINIMUM FOR PIPE DIAMETERS 30" - 60"
12" MINIMUM FOR PIPE DIAMETERS 66" - 96"

6a. HEIGHT OF COMPACTED COVER PER DIAMETER FOR CONVENTIONAL HIGHWAY LOADS (DISTANCE MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT):
12" MINIMUM FOR PIPE DIAMETERS 30" - 60"
18" MINIMUM FOR PIPE DIAMETER 66" - 72"
24" MINIMUM FOR PIPE DIAMETERS 84" - 96"

7. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS PER THE PROJECT PLANS, SPECIFICATIONS. ENGINEER OF RECORD.

NOTES:
- ENGINEER TO DETERMINE IF GEOTEXTILE SHOULD BE USED TO PREVENT SOIL MIGRATION.
- FOR MULTIPLE BARREL INSTALLATION THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE = PIPE DIA./2 OR 3' FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- BACKFILL REQUIREMENTS SHALL FOLLOW ASTM D2321. IN THE EVENT OF DISCREPANCIES, ASTM D2321 SHALL SUPERCEDE THIS DETAIL.

INSTALLATION/BACKFILL DETAIL
NOT TO SCALE

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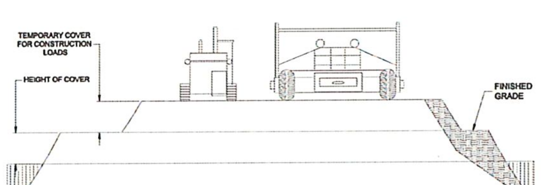
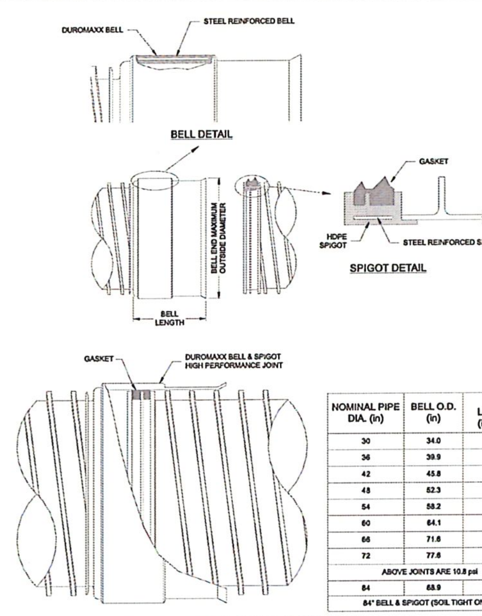


CONSTRUCTION LOADS:
FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

DIAMETERS	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12"-42"	2.0	2.5	3.0	3.0
48"-72"	3.0	3.5	3.5	4.0
84"-96"	3.0	3.5	4.0	4.5
108"-120"	3.5	4.0	4.5	5.0

MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
N.T.S



NOMINAL PIPE DIA. (in)	BELL O.D. (in)	BELL LENGTH (in)-MAX
30	34.0	8.90
36	39.9	8.90
42	45.8	8.90
48	52.3	8.90
54	58.2	8.90
60	64.1	8.90
66	71.6	11.15
72	77.6	11.15
ABOVE JOINTS ARE 10.8 psi		
84	88.9	11.15
84" BELL & SPIGOT (SOIL TIGHT ONLY)		

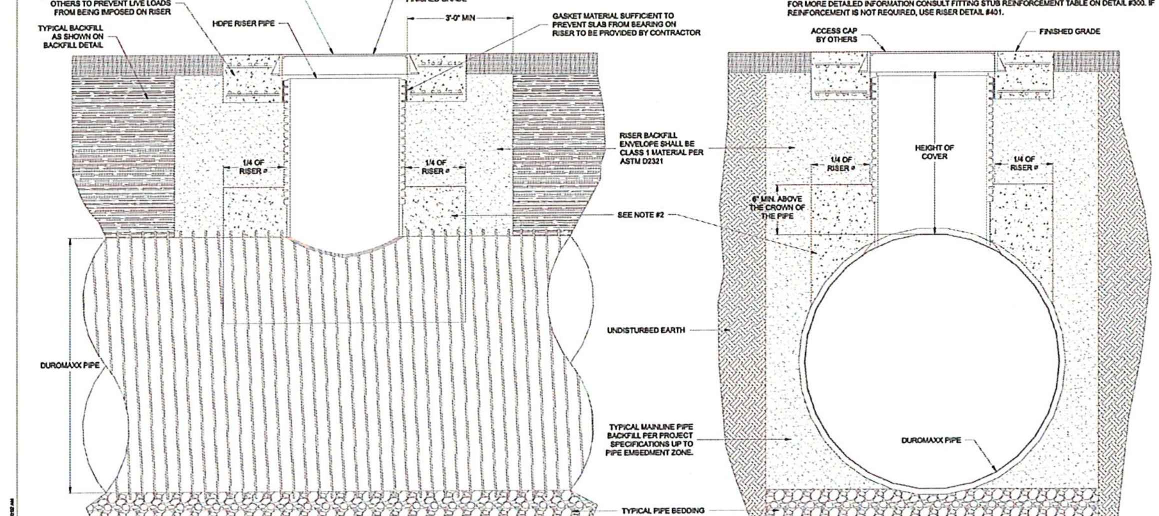
HIGH PERFORMANCE (HP) JOINT DETAIL
NOT TO SCALE

CONTECH ENGINEERED SOLUTIONS LLC | DuroMaxx | CONTECH DYODS DRAWING
DYO72569 West Fairfax Street Improvement
Pipe Storage 2
Berryville, VA
DETENTION SYSTEM
SHEET NO.: D3

NOTES:
1) RECOMMENDED 30" DIAMETER MIN. RISER.
2) STABILIZED BACKFILL MATERIAL SUCH AS CLSM OR CEMENT STABILIZED SAND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 750 PSI (SUPPLIED AND INSTALLED BY OTHERS).

MAX RISER Ø THAT DOES NOT REQUIRE CONCRETE REINFORCEMENT FOR COVER HEIGHTS OF ≤10'	
MAINLINE DIAMETER	RISER (MAX Ø)
42"	42"
48" TO 120"	36"

FOR MORE DETAILED INFORMATION CONSULT FITTING STUB REINFORCEMENT TABLE ON DETAIL #300. IF REINFORCEMENT IS NOT REQUIRED, USE RISER DETAIL #401.



DUROMAXX ACCESS RISER & REINFORCEMENT INSTALLATION DETAIL (<10'-0" HEIGHT OF COVER)
NOT TO SCALE

CONTECH ENGINEERED SOLUTIONS LLC | DuroMaxx | CONTECH DYODS DRAWING
DYO72569 West Fairfax Street Improvement
Pipe Storage 2
Berryville, VA
DETENTION SYSTEM
SHEET NO.: D4

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
PIPE STORAGE #2 DETAILS
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

DATE	NO.	REVISIONS	BY

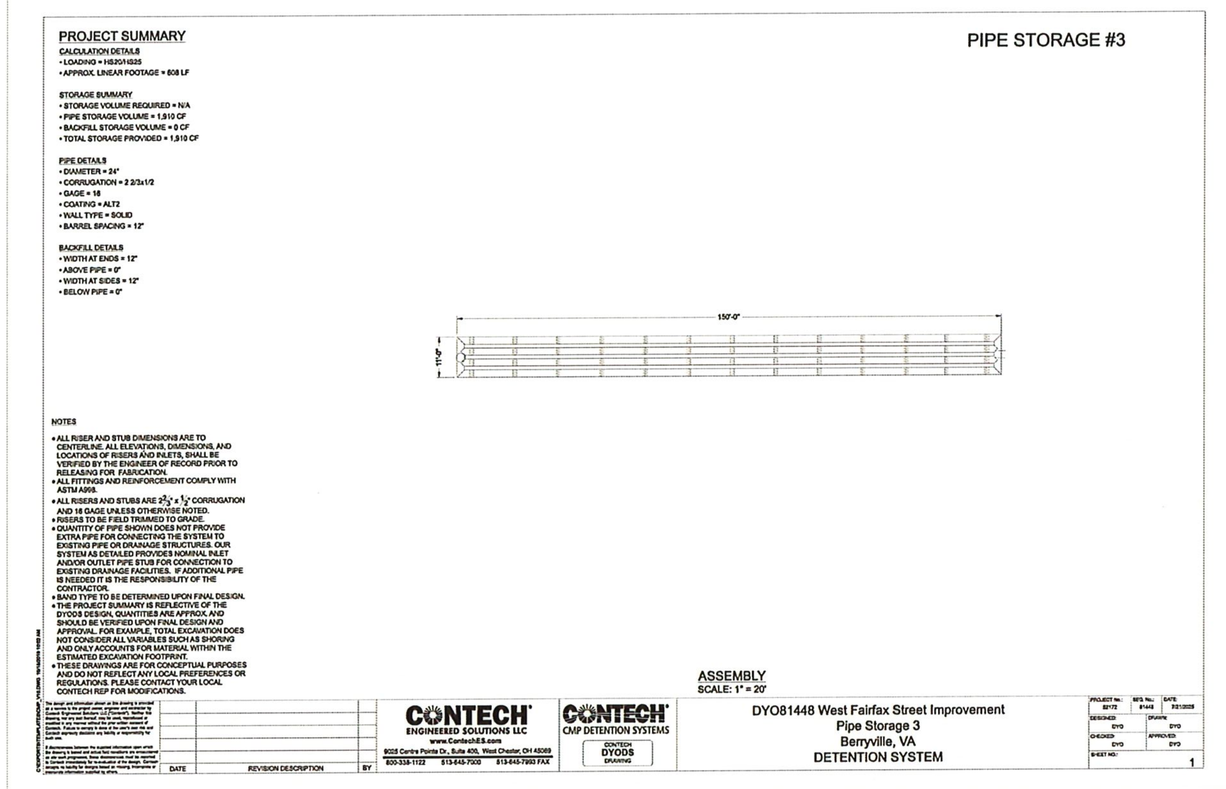
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

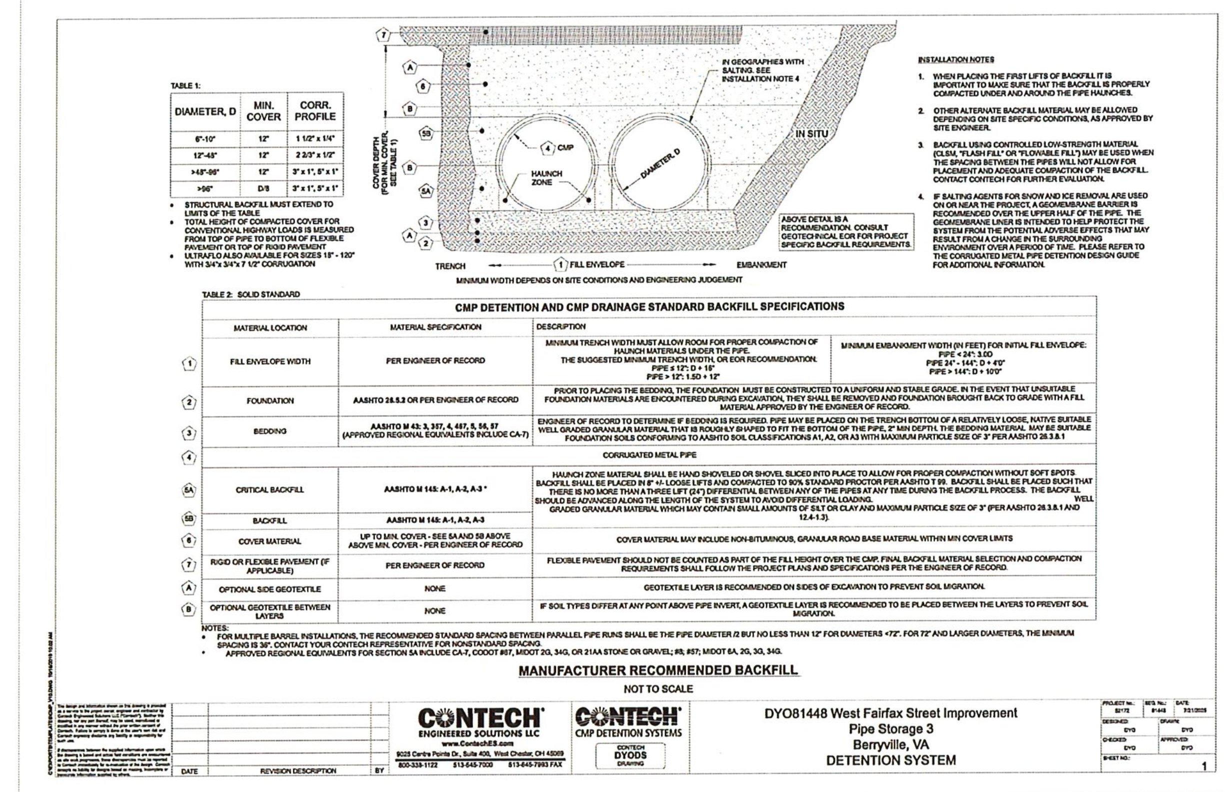
PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

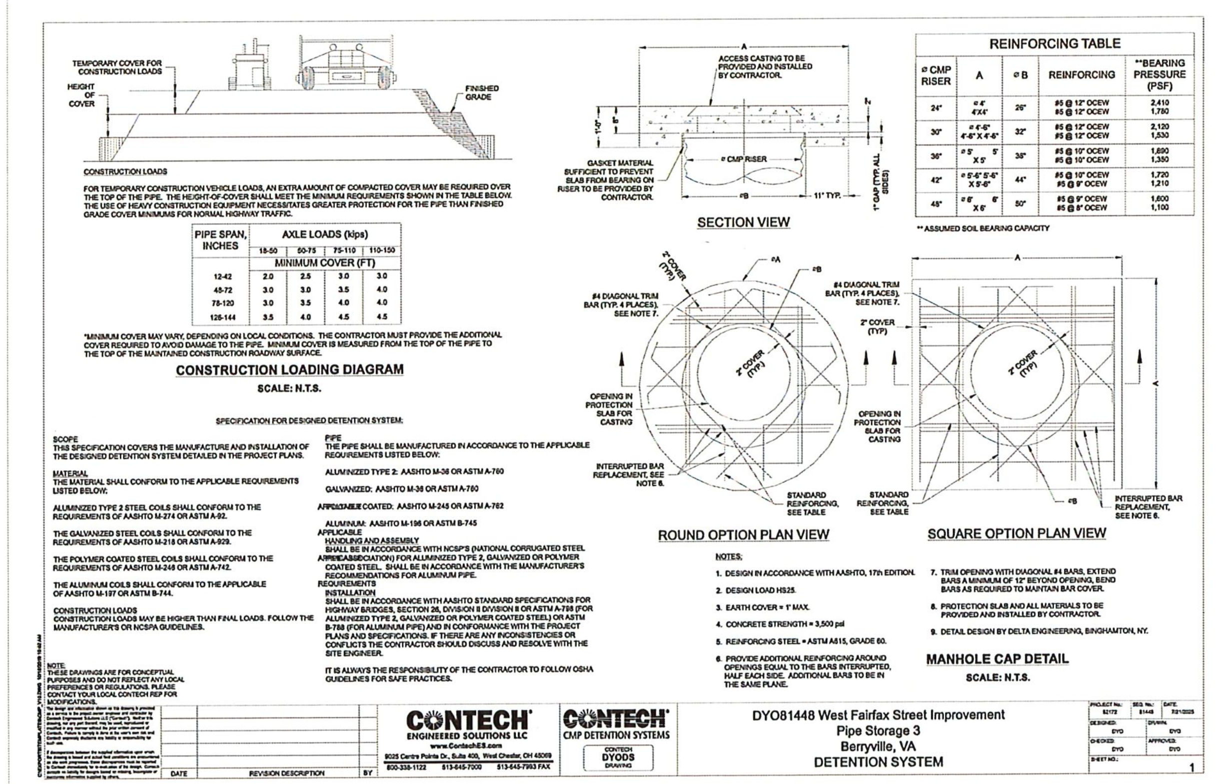
PROJECT #	UPC #
EN22-168-014	121170

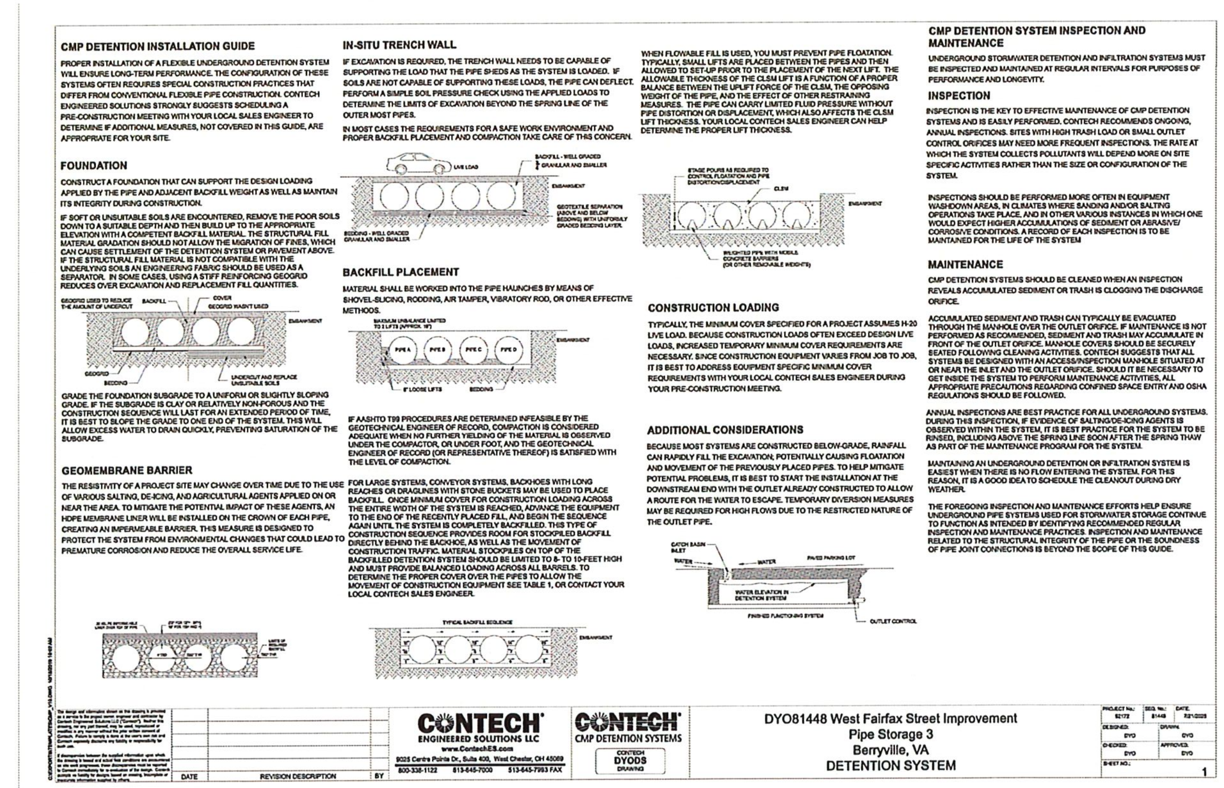
NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

2X









ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR B

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

PIPE STORAGE #3 DETAILS

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

DATE	NO.	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

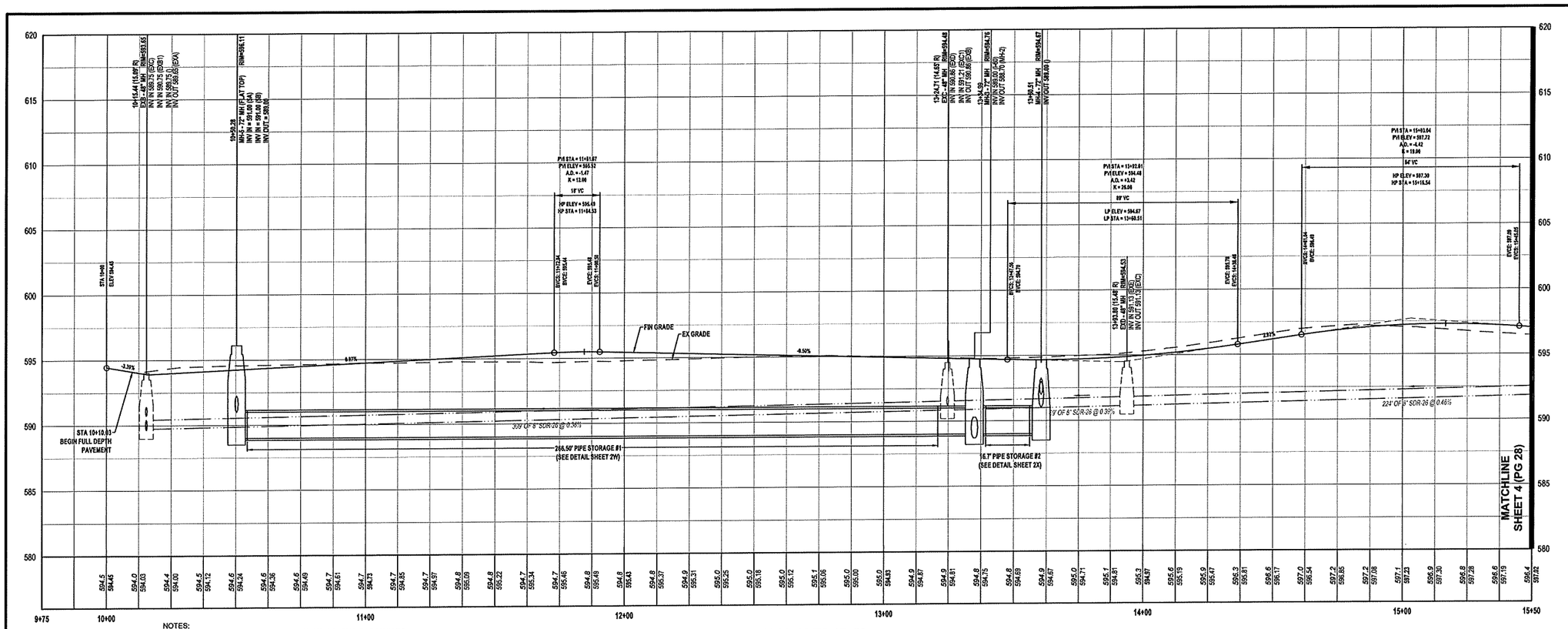
2Y

PAGE 20 OF 38

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

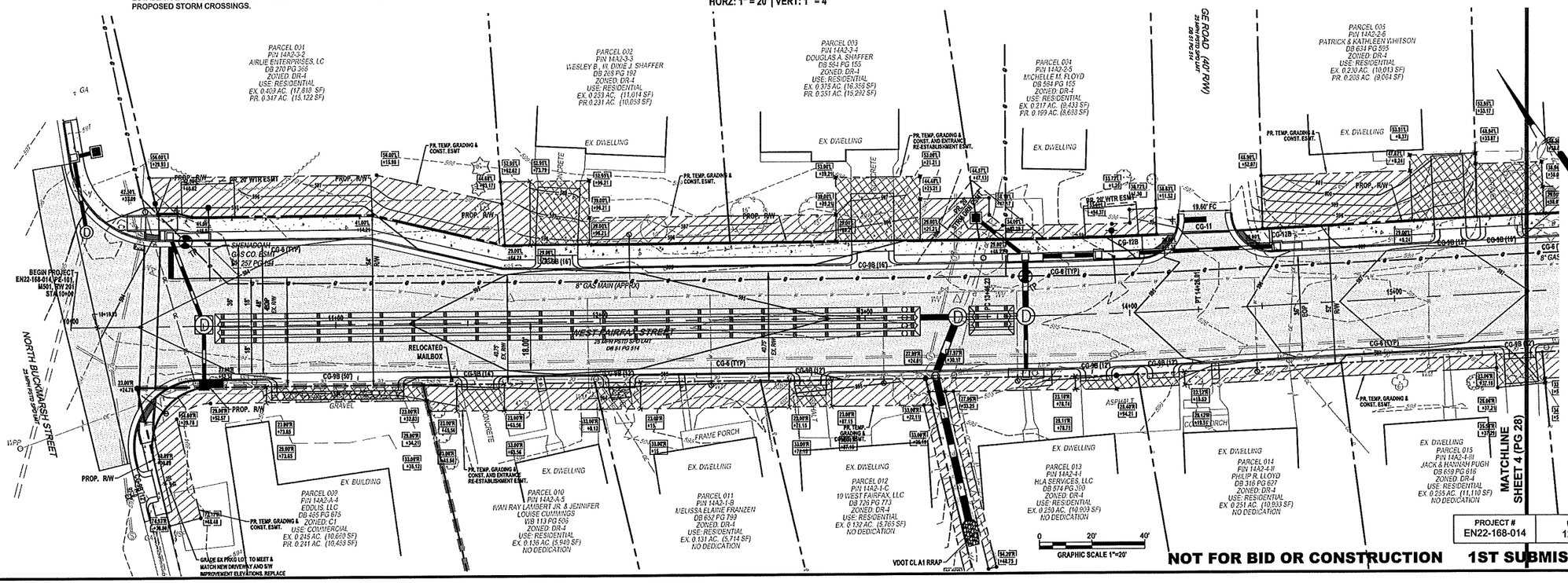
U:\Accounts\TBVLL\TBVLL21004 - TO #33 - W Fairfax Street Sidewalk Ext\DESIGN_SHEETS\SP2W.dwg PLOTTED: 3/20/2026 12:36 PM, BY: Britney Ford PLOTSTYLE: Pennoni NCS.stb



NOTES:
TEST PITS WILL BE REQUIRED WHERE SHOWN ALONG GAS MAIN TO ESTABLISH EXACT LOCATION. GAS MAIN MAY NEED TO BE ADJUSTED AT PROPOSED STORM CROSSINGS.

W. FAIRFAX 10+00 TO 15+50

HORZ: 1" = 20' | VERT: 1" = 4'



NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PROJECT #	UPC #
EN22-168-014	121170

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY ERRORS MUST BE REPORTED TO ENGINEER OF DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET

ROAD PLAN AND PROFILE (10+00-15+50)

TOWN OF BERRYVILLE
101 CHAMBERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

3

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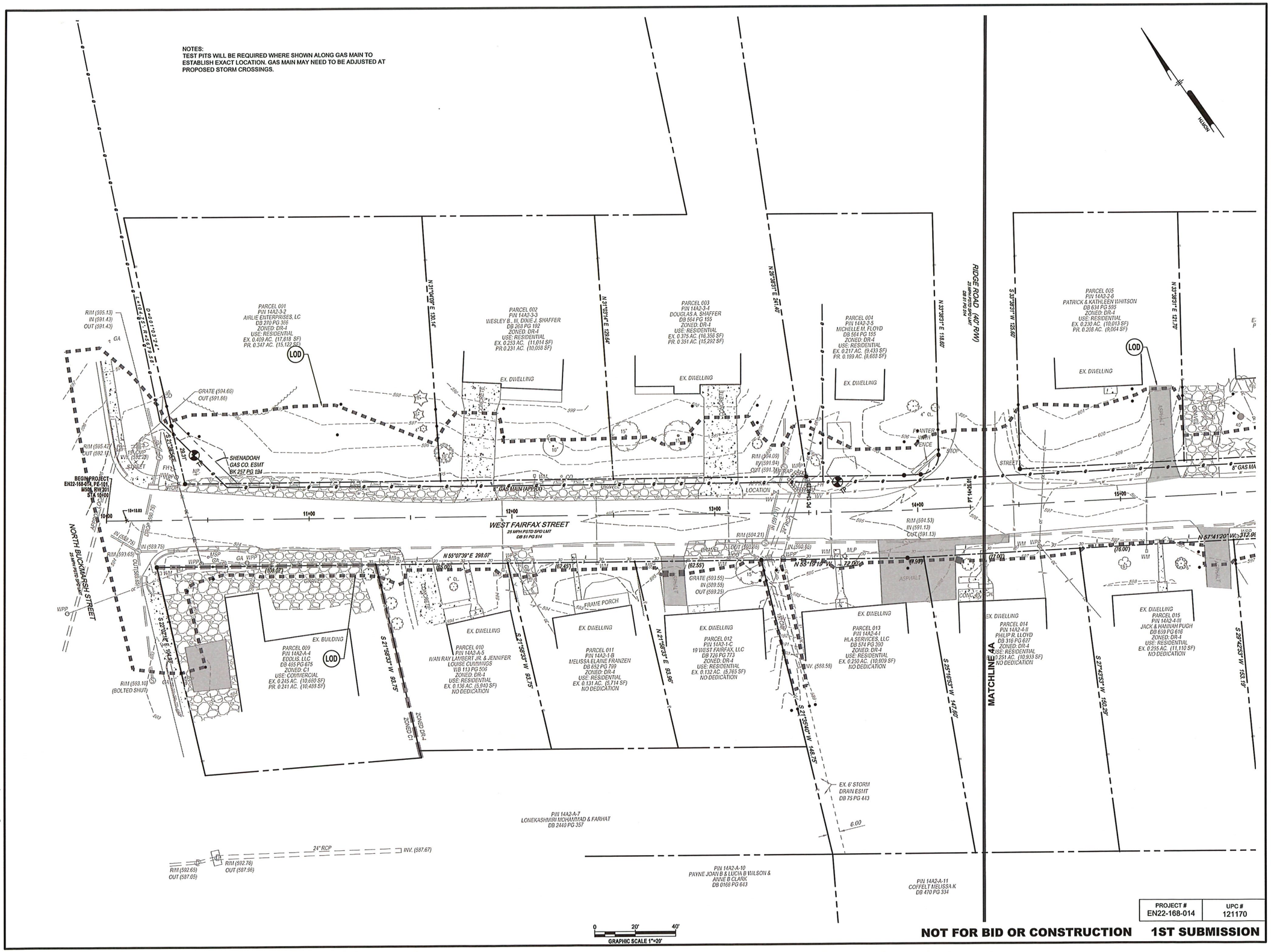

Pennoni
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 LAND SURVEYOR 8-19-2025

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

EXISTING CONDITIONS (STA 10+00 - 15+50)

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	BEF
APPROVED BY	MMA

3A

PLOTTED: 3/20/2025 12:07 PM, BY: Britney Ford PLOTSTYLE: Pennoni MOD.stb
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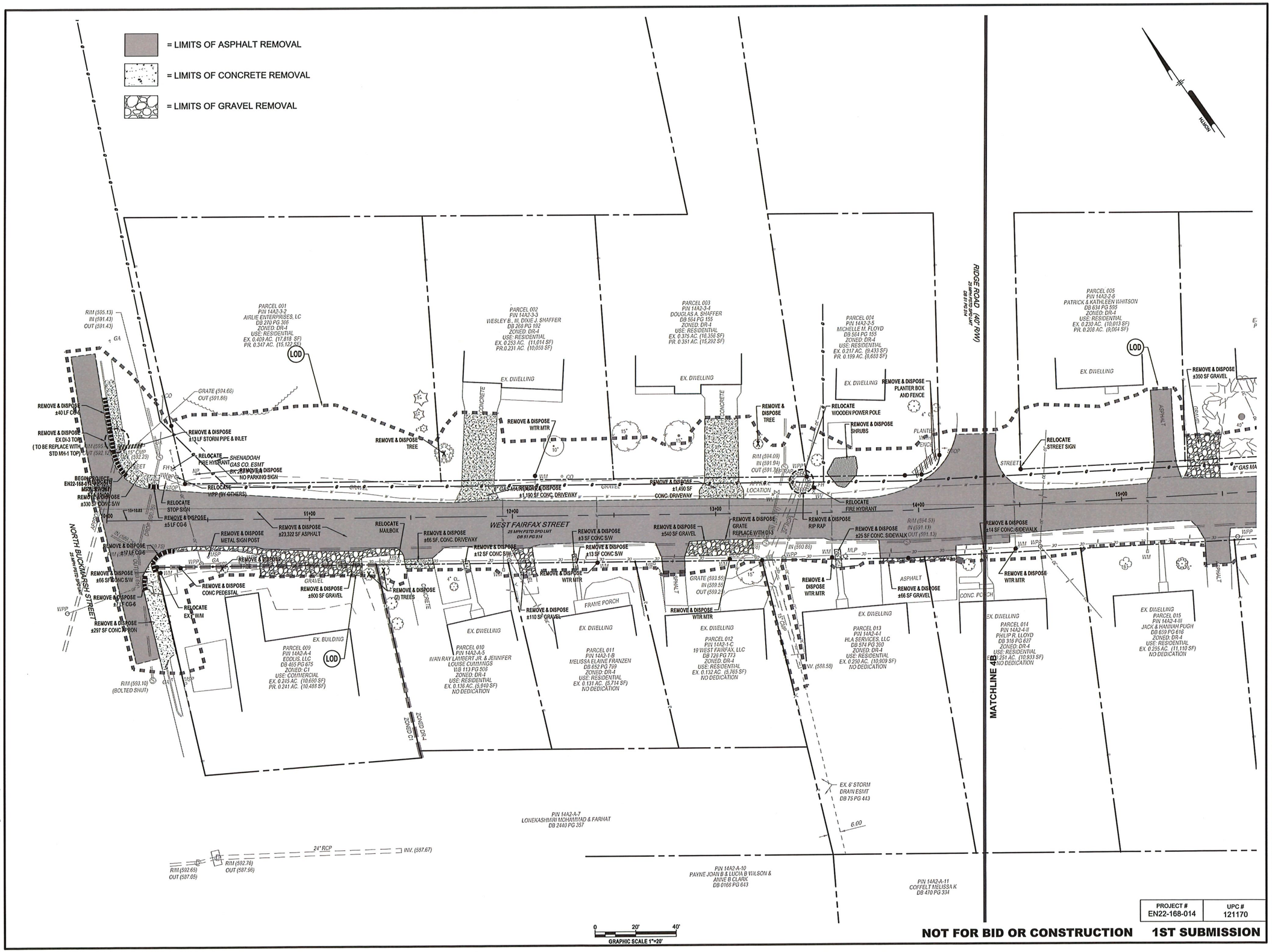
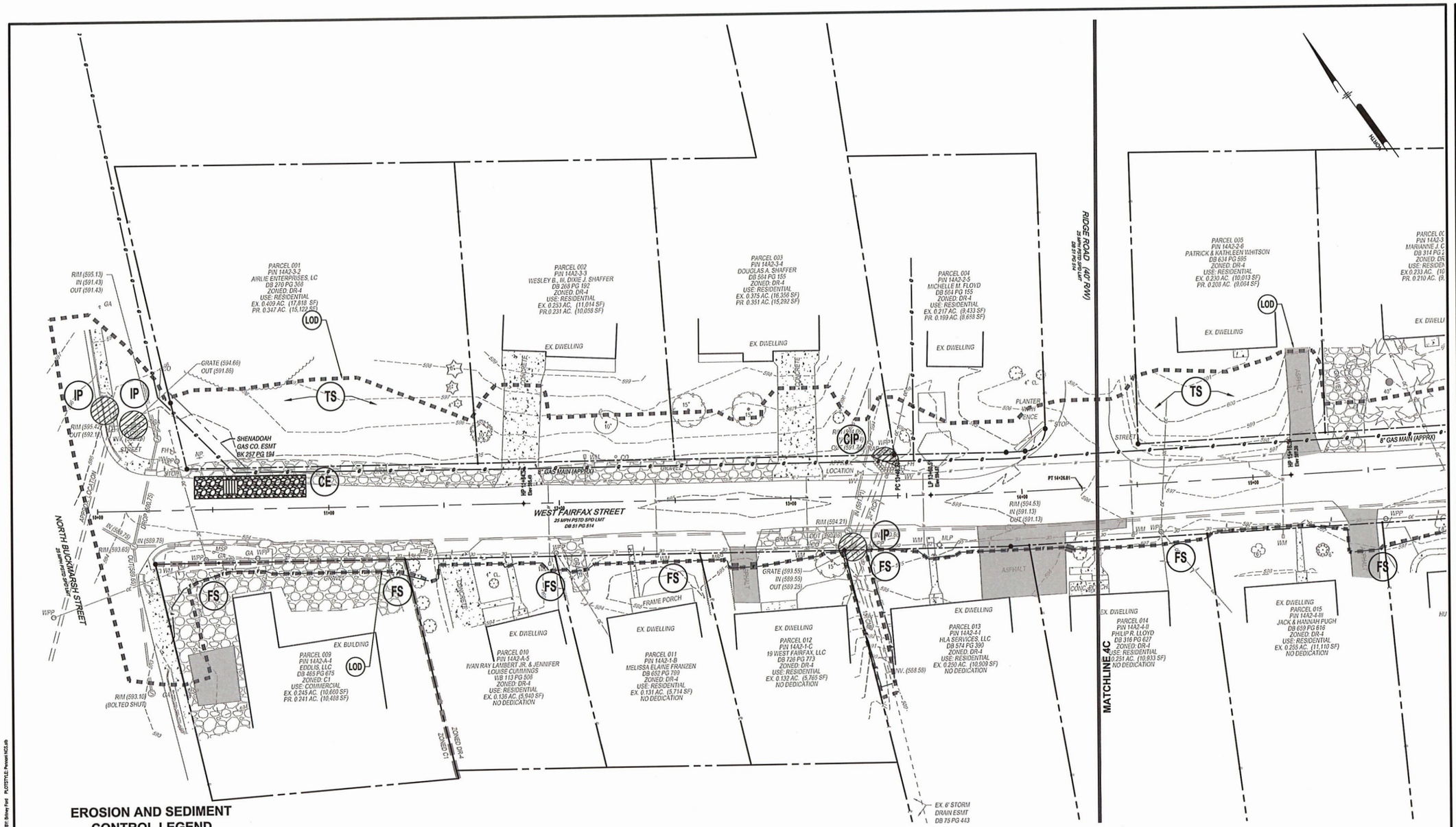

= LIMITS OF ASPHALT REMOVAL
= LIMITS OF CONCRETE REMOVAL
= LIMITS OF GRAVEL REMOVAL
WEST FAIRFAX STREET
25 MPH POSTED SPEED LIMIT
DB 51 PG 514
NORTH BUCKMARSH STREET
25 MPH POSTED SPEED LIMIT
RIDGE ROAD (40' R/W)
MATCHLINE 4B
PARCEL 001
PIN 14A2-3-2
AIRLIE ENTERPRISES, LC
DB 270 PG 366
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.409 AC. (17,818 SF)
PR. 0.347 AC. (15,122 SF)
PARCEL 002
PIN 14A2-3-3
WESLEY B., III, DIXIE J. SHAFFER
DB 268 PG 192
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.253 AC. (11,014 SF)
PR 0.231 AC. (10,058 SF)
PARCEL 003
PIN 14A2-3-4
DOUGLAS A. SHAFFER
DB 564 PG 155
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.375 AC. (16,358 SF)
PR. 0.351 AC. (15,292 SF)
PARCEL 004
PIN 14A2-2-5
MICHELLE M. FLOYD
DB 564 PG 155
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.217 AC. (9,433 SF)
PR. 0.199 AC. (8,653 SF)
PARCEL 005
PIN 14A2-2-6
PATRICK & KATHLEEN WHITSON
DB 634 PG 595
ZONED: DR-1
USE: RESIDENTIAL
EX. 0.230 AC. (10,013 SF)
PR. 0.208 AC. (9,064 SF)
PARCEL 009
PIN 14A2-A-4
EDDUS, LLC
DB 465 PG 675
ZONED: C1
USE: COMMERCIAL
EX. 0.245 AC. (10,660 SF)
PR. 0.241 AC. (10,488 SF)
PARCEL 010
PIN 14A2-A-5
IVAN RAY LAMBERT JR. & JENNIFER LOUISE CUMMINGS
WB 113 PG 505
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.135 AC. (5,940 SF)
NO DEDICATION
PARCEL 011
PIN 14A2-1-B
MELISSA ELAINE FRANZEN
DB 652 PG 799
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.131 AC. (5,714 SF)
NO DEDICATION
PARCEL 012
PIN 14A2-1-C
19 WEST FAIRFAX, LLC
DB 728 PG 773
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.132 AC. (5,765 SF)
NO DEDICATION
PARCEL 013
PIN 14A2-4-I
HLA SERVICES, LLC
DB 574 PG 350
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.250 AC. (10,909 SF)
NO DEDICATION
PARCEL 014
PIN 14A2-A-II
PHILIP R. LLOYD
DB 316 PG 627
ZONED: DR-4
USE: RESIDENTIAL
(0.231 AC. (10,933 SF)
NO DEDICATION
PARCEL 015
PIN 14A2-4-III
JACK & HANNAH PUGH
DB 659 PG 616
ZONED: DR-4
USE: RESIDENTIAL
EX. 0.255 AC. (11,110 SF)
NO DEDICATION
PIN 14A2-A-7
LONEKASHMIRI MOHAMMAD & FARHAT
DB 2440 PG 357
PIN 14A2-A-10
PAYNE JOAN B & LUCIA B WILSON & ANNIE B CLARK
DB 0168 PG 643
PIN 14A2-A-11
COFFELT MELISSA K
DB 470 PG 334
EX. 6' STORM DRAIN ESMT
DB 75 PG 443
24" RCP
INV. (587.67)
RIM (592.65)
OUT (587.65)
RIM (592.78)
OUT (587.96)
RIM (593.10)
(BOLTED SHUT)
RIM (595.13)
IN (591.43)
OUT (591.43)
GRATE (594.66)
OUT (591.86)
RIM (594.09)
IN (591.84)
OUT (591.84)
RIM (594.53)
IN (591.13)
OUT (591.13)
GRATE (593.55)
IN (589.55)
OUT (589.25)
IN (590.88)
INV. (588.58)
REMOVE & DISPOSE ±40 LF CG-2
REMOVE & DISPOSE EX DI-3 TOP (TO BE REPLACE WITH STD MH-1 TOP)
REMOVE & DISPOSE ±13 LF STORM PIPE & INLET
RELOCATE FIRE HYDRANT
SHENADOAH GAS CO. ESMT
REMOVE & DISPOSE NO PARKING SIGN
RELOCATE WPP (BY OTHERS)
BEGIN PROJECT EN22-168-014 (STA 10+00) MOBILIZATION
REMOVE & DISPOSE ±330 SF CONC S/W
RELOCATE STOP SIGN
REMOVE & DISPOSE ±5 LF CG-6
REMOVE & DISPOSE ±23,322 SF ASPHALT
REMOVE & DISPOSE METAL SIGN POST
REMOVE & DISPOSE ±17 LF CG-6
REMOVE & DISPOSE ±66 SF CONC S/W
REMOVE & DISPOSE ±11 LF CG-6
REMOVE & DISPOSE ±297 SF CONC S/W
REMOVE & DISPOSE CONC PEDESTAL
RELOCATE EX. WM
REMOVE & DISPOSE ±800 SF GRAVEL
REMOVE & DISPOSE TREE
REMOVE & DISPOSE WTR MTR
REMOVE & DISPOSE ±1,490 SF CONC. DRIVEWAY
REMOVE & DISPOSE ±1,190 SF CONC. DRIVEWAY
RELOCATE MAILBOX
REMOVE & DISPOSE ±66 SF. CONC. DRIVEWAY
REMOVE & DISPOSE ±12 SF CONC S/W
REMOVE & DISPOSE ±3 SF CONC S/W
REMOVE & DISPOSE ±13 SF CONC S/W
REMOVE & DISPOSE ±110 SF GRAVEL
REMOVE & DISPOSE ±540 SF GRAVEL
REMOVE & DISPOSE GRATE REPLACE WITH DI-3
REMOVE & DISPOSE RIP RAP
REMOVE & DISPOSE ±25 SF CONC. SIDEWALK
REMOVE & DISPOSE ±14 SF CONC. SIDEWALK
REMOVE & DISPOSE ±66 SF GRAVEL
REMOVE & DISPOSE ±350 SF GRAVEL
REMOVE & DISPOSE PLANTER BOX AND FENCE
RELOCATE WOODEN POWER POLE
REMOVE & DISPOSE SHRUBS
RELOCATE FIRE HYDRANT
RELOCATE STREET SIGN
REMOVE & DISPOSE WTR MTR
REMOVE & DISPOSE ±66 SF GRAVEL
REMOVE & DISPOSE ±297 SF CONC S/W
REMOVE & DISPOSE ±800 SF GRAVEL
REMOVE & DISPOSE ±110 SF GRAVEL
REMOVE & DISPOSE ±540 SF GRAVEL
REMOVE & DISPOSE ±350 SF GRAVEL
REMOVE & DISPOSE ±66 SF GRAVEL
REMOVE & DISPOSE ±14 SF CONC. SIDEWALK
REMOVE & DISPOSE ±25 SF CONC. SIDEWALK
REMOVE & DISPOSE WTR MTR
REMOVE & DISPOSE ±66 SF CONC S/W
REMOVE & DISPOSE ±13 SF CONC S/W
REMOVE & DISPOSE ±12 SF CONC S/W
REMOVE & DISPOSE ±3 SF CONC S/W
REMOVE & DISPOSE ±66 SF. CONC. DRIVEWAY
REMOVE & DISPOSE ±23,322 SF ASPHALT
REMOVE & DISPOSE ±5 LF CG-6
REMOVE & DISPOSE ±330 SF CONC S/W
REMOVE & DISPOSE ±40 LF CG-2
REMOVE & DISPOSE EX DI-3 TOP (TO BE REPLACE WITH STD MH-1 TOP)
REMOVE & DISPOSE ±13 LF STORM PIPE & INLET
REMOVE & DISPOSE NO PARKING SIGN
REMOVE & DISPOSE METAL SIGN POST
REMOVE & DISPOSE ±17 LF CG-6
REMOVE & DISPOSE ±11 LF CG-6
REMOVE & DISPOSE ±297 SF CONC S/W
REMOVE & DISPOSE CONC PEDESTAL
REMOVE & DISPOSE ±800 SF GRAVEL
REMOVE & DISPOSE TREE
REMOVE & DISPOSE WTR MTR
REMOVE & DISPOSE ±1,490 SF CONC. DRIVEWAY
REMOVE & DISPOSE ±1,190 SF CONC. DRIVEWAY



EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
FILTREXX	FILTER SOCK	FS	FS
C-SCM-04	STORM DRAIN INLET PROTECTION	IP	
C-SCM-05	CULVERT INLET PROTECTION	CIP	
C-SSM-09	TEMPORARY SEEDING	TS	TS
	LIMITS OF DISTURBANCE	LOD	

GRAPHIC SCALE 1"=20' (0, 20', 40')

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PLOTTED: 3/20/2025 12:38 PM, BY: Britney Ford PLOTSTYLE: Pennoni HCS.stb

L:\Documents\TBVLL\TBVLL21004 - TO 003 - W Fairfax Street Sidewalk Ext\DESIGN_SHEETS\PDC.dwg

Pennoni

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA — MICHAEL M. ARTZ — No. 1513 — 8-19-2025 — LAND SURVEYOR B

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

EROSION AND SEDIMENT CONTROL PLAN (PHASE I STA 10+00-15+50)

TOWN OF BERRYVILLE
181 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

3C

= LIMITS OF PROPOSED ASPHALT

= LIMITS OF PROPOSED CONCRETE

= LIMITS OF PROPOSED GRAVEL

= LIMITS OF PROPOSED TEMPORARY GRADING & CONSTRUCTION EASEMENT

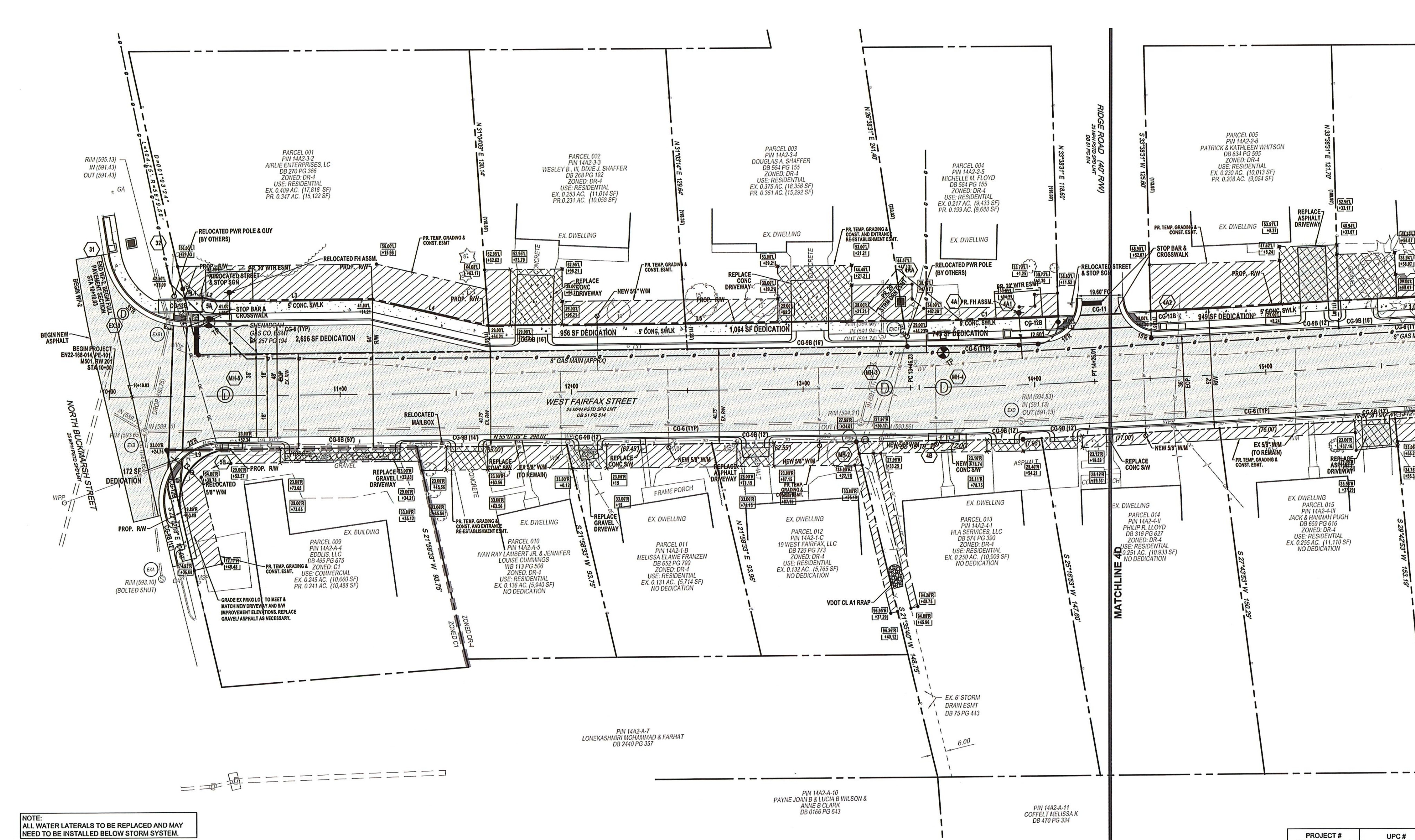
ROW LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 55°07'39" E	7.52'
L2	S 39°35'05" E	5.60'
L3	S 55°07'39" E	68.20'
L4	S 41°37'55" E	51.42'
L5	S 55°07'39" E	182.02'
L6	S 57°40'01" E	241.08'
L7	S 57°04'29" E	73.97'
L8	S 22°02'18" W	27.58'
L9	N 55°07'39" W	27.58'

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1771.00'	002°04'25"	64.10'	32.05	64.09'	S 56°09'52" E
C2	2029.00'	000°35'32"	20.97'	10.49	20.97'	S 57°22'15" E
C3	22.00'	102°50'02"	39.49'	27.58	34.40'	N 73°27'20" E

NOTES:
TEST PITS WILL BE REQUIRED WHERE SHOWN ALONG GAS MAIN TO ESTABLISH EXACT LOCATION. GAS MAIN MAY NEED TO BE ADJUSTED AT PROPOSED STORM CROSSINGS.



NOTE:
ALL WATER LATERALS TO BE REPLACED AND MAY NEED TO BE INSTALLED BELOW STORM SYSTEM.

0 20' 40'
GRAPHIC SCALE 1"=20'

NOT FOR BID OR CONSTRUCTION 1ST SUBMISSION

PROJECT #	UPC #
EN22-168-014	121170

Pennoni

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

GEOMETRIC PLAN (STA 10+00 - 15+50)

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

DATE	NO.	REVISIONS	BY

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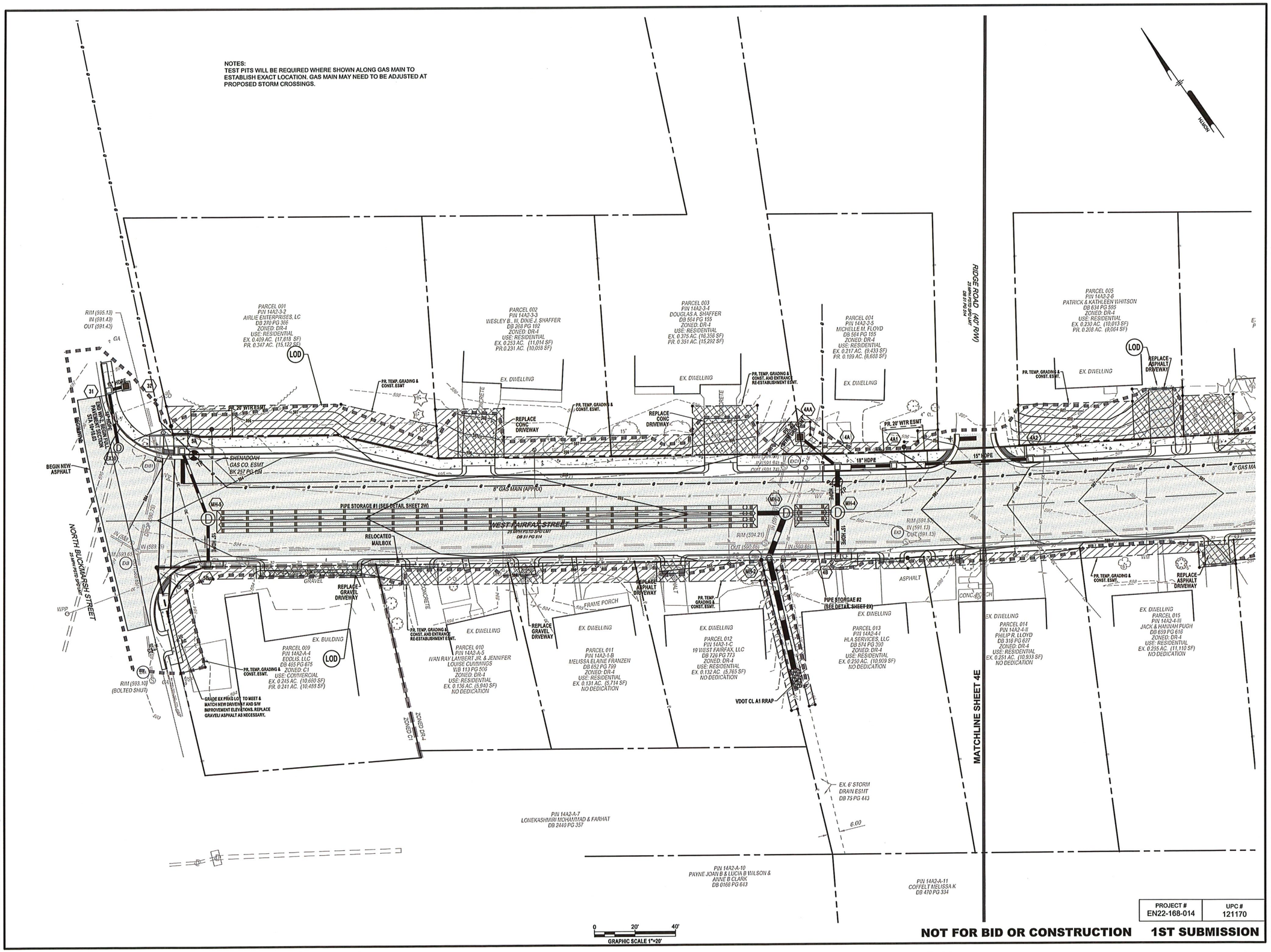
PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

3D

PAGE 25 OF 38



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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 LAND SURVEYOR 8-19-2025

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

GRADING AND DRAINAGE PLAN (STA 10+00 - 15+50)

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

3E

PLOTTED: 3/20/2025 12:28 PM, BY: Brittney Ford PLOTSTYLE: Pennoni NCS.ctb
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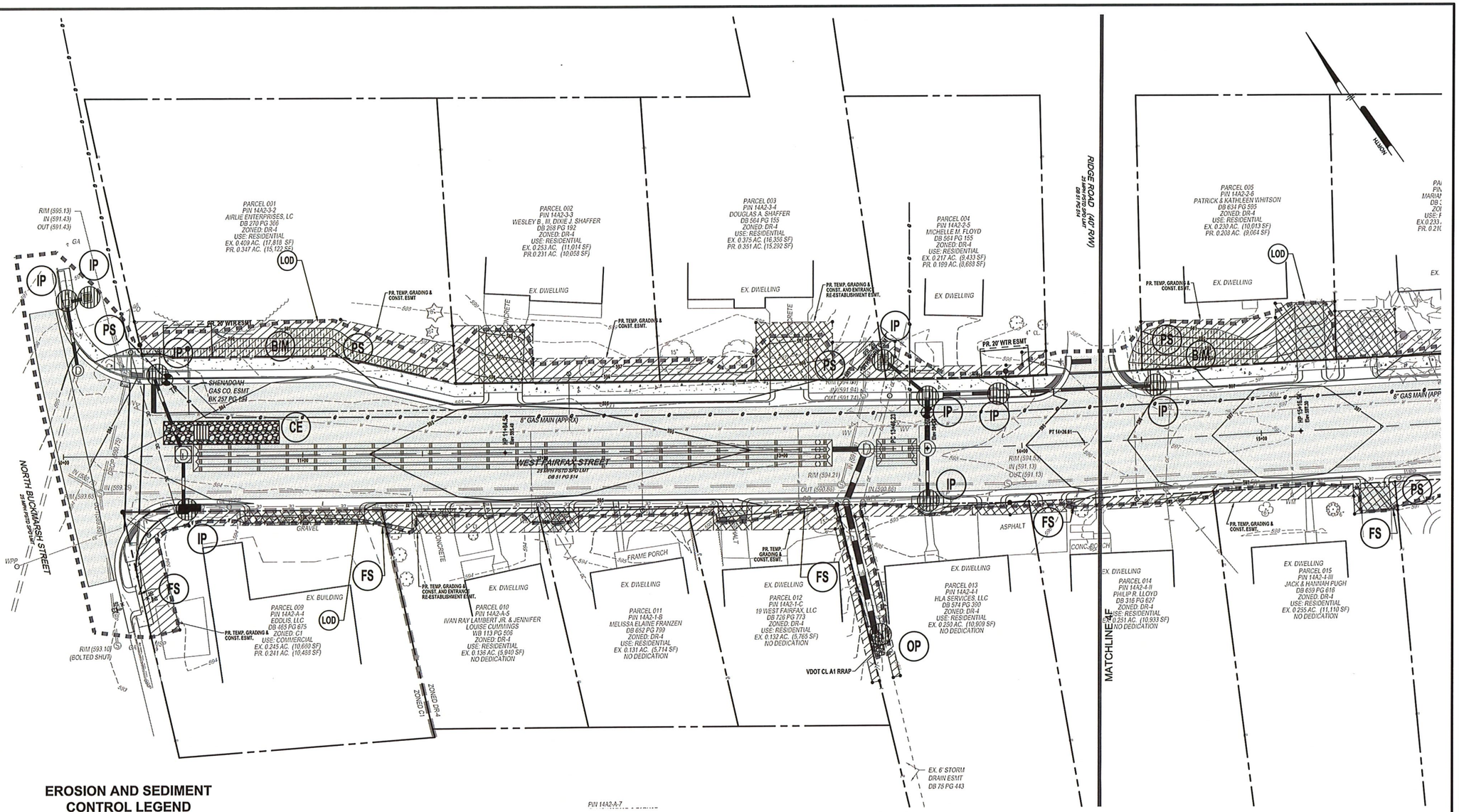

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
FILTREXX	FILTER SOCK	FS	
C-SCM-04	STORM DRAIN INLET PROTECTION	IP	
C-ECM-15	OUTLET PROTECTION	OP	
C-SSM-10	PERMANENT SEEDING	PS	
C-SSM-05	SOIL STABILIZATION BLANKETS AND MATTING	B/M	
	LIMITS OF DISTURBANCE	LOD	

GRAPHIC SCALE 1"=20'

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

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Pennoni
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T 540.667.2139 F 540.665.0493

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

EROSION AND SEDIMENT CONTROL PLAN (PHASE II STA 10+00 - 15+50)

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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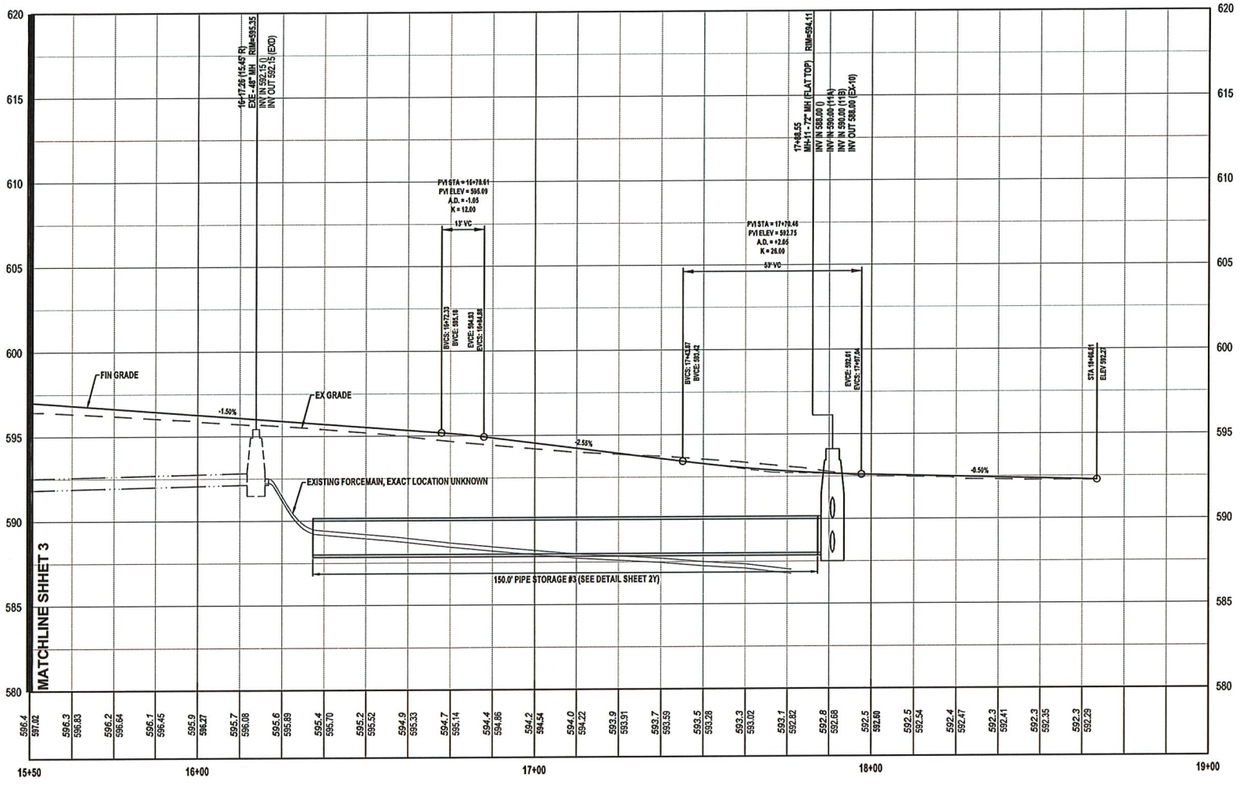
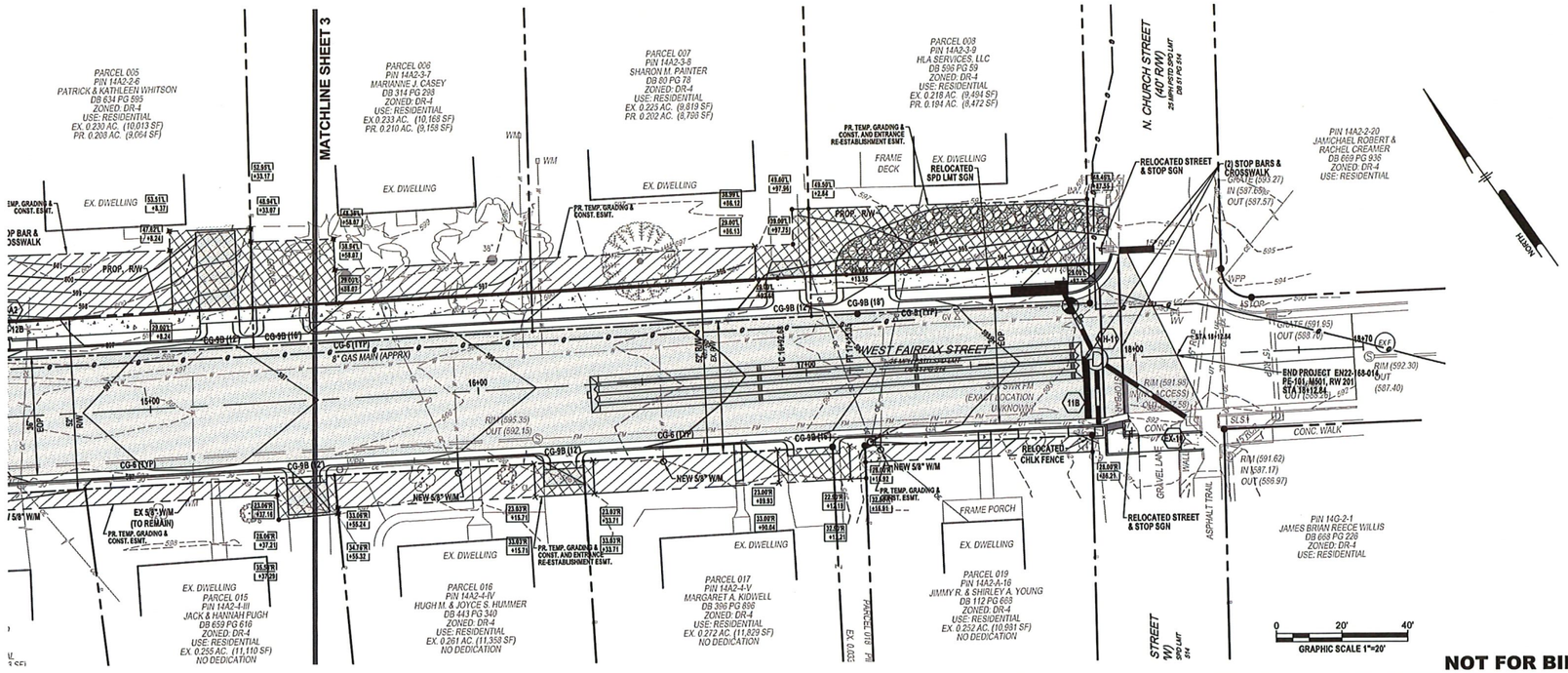
PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

3F



W. FAIRFAX 15+50 TO 19+00
HORZ: 1" = 20' | VERT: 1" = 4'



NOTES:
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NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PROJECT #	UPC #
EN22-168-014	121170

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 LAND SURVEYOR 8-19-2025

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET

ROAD PLAN AND PROFILE (15+50 - 19+00)

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

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PLOTTED: 3/20/2025 12:09 PM, ERT, Brittney Ford PLOTSTYLE: Pennoni NCS.ctb
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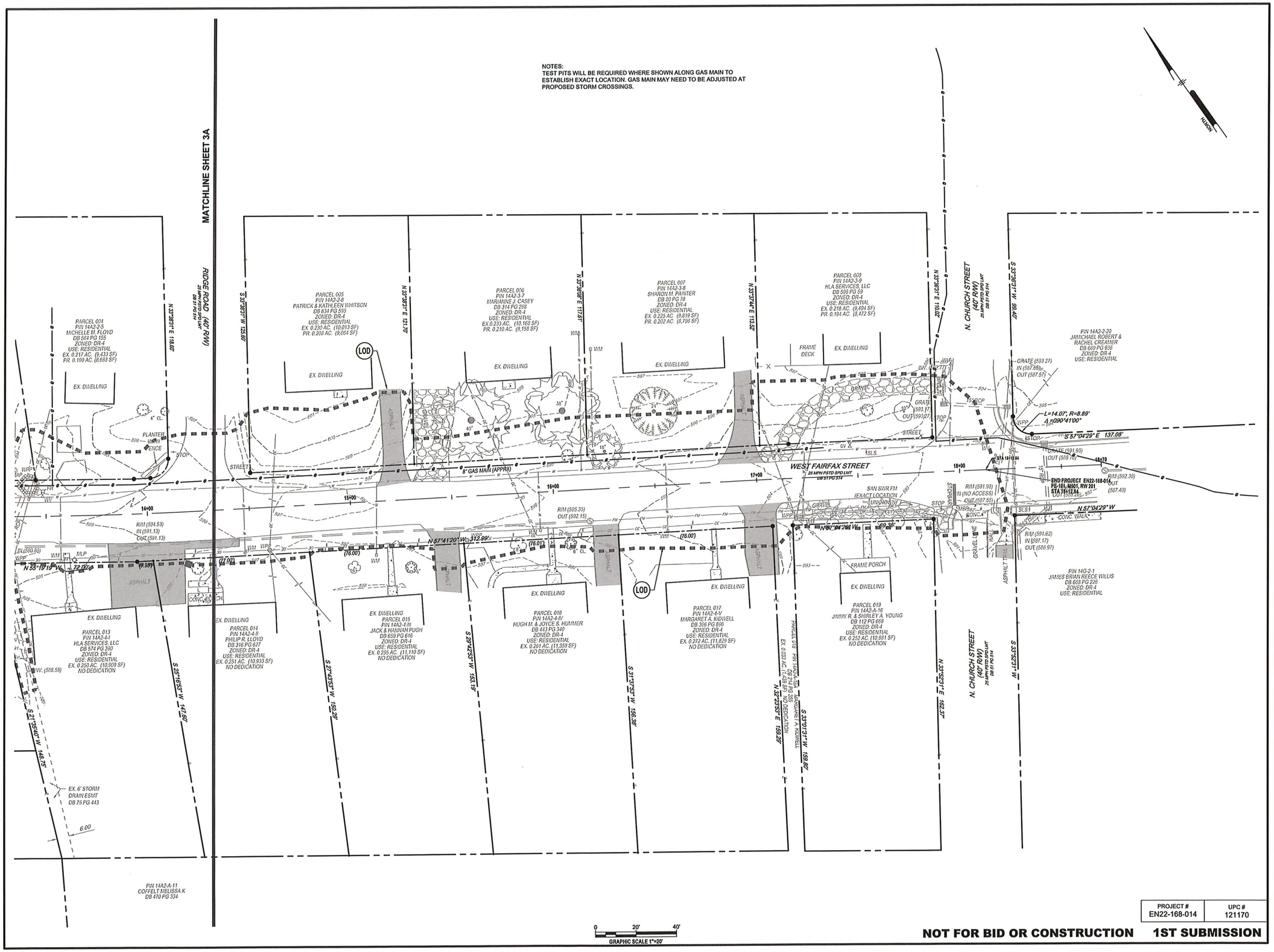

0 20' 40'
GRAPHIC SCALE 1"=20'

PROJECT #	UPC #
EN22-168-014	121170

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN
WEST FAIRFAX STREET

EXISTING CONDITIONS (STA 15+50 - 19+00)

TOWN OF BERRYVILLE
101 CHAMBERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

4A

PLOTTED: 3/20/2025 12:43 PM, BY: Britney Ford PLOTSTYLE: Pennoni BCS.ctb
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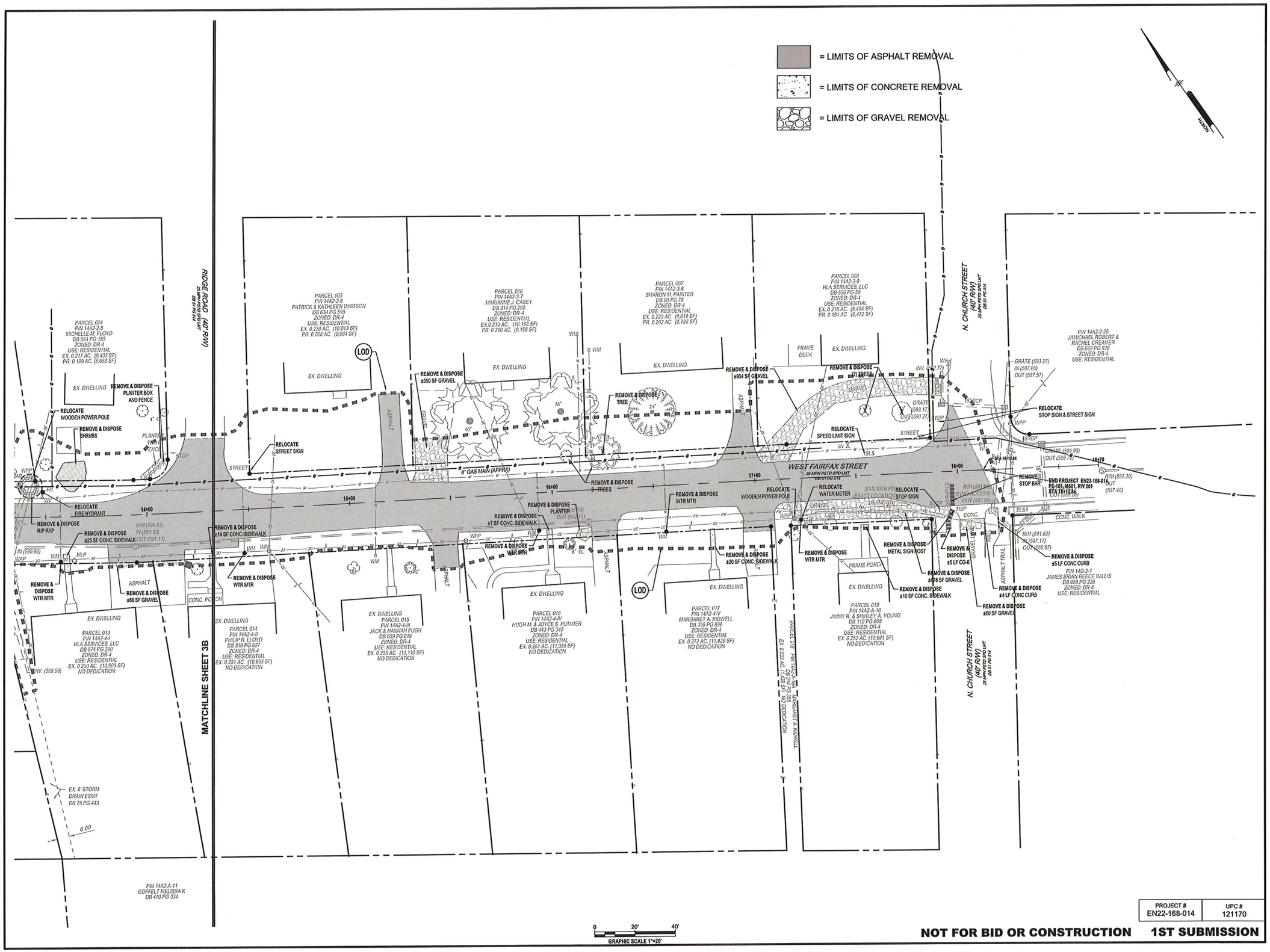

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET
TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

DEMOLITION PLAN (STA 15+50 - 19+00)

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DRAWN BY	TEAM
APPROVED BY	MMA

4B

PLOTTED: 2/20/2026 12:40 PM, BY: Britney Ford PLOTSTYLE: Pennoni HCD.ctb
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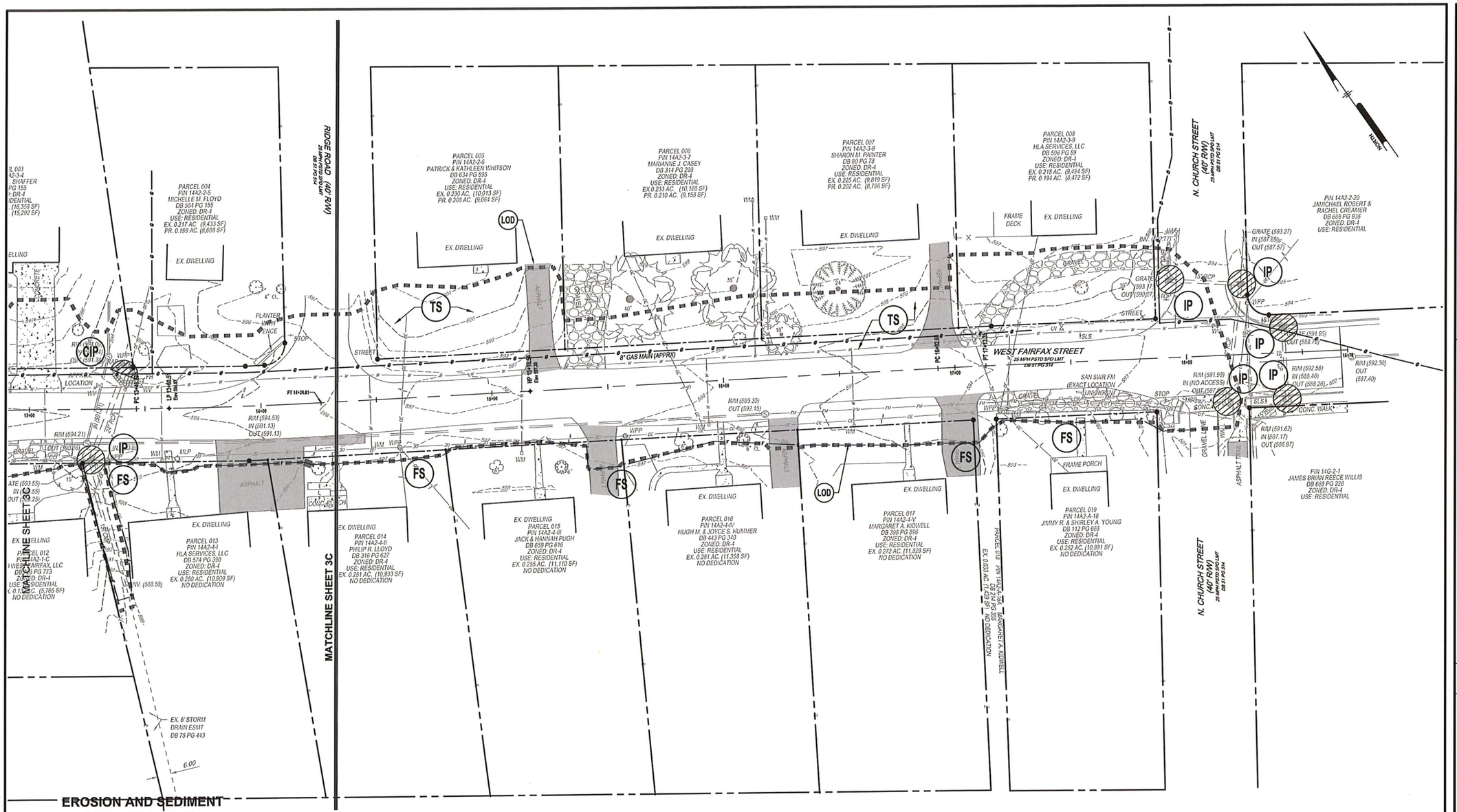

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
FILTREXX	FILTER SOCK	FS	F
C-SCM-04	STORM DRAIN INLET PROTECTION	IP	
C-SCM-05	CULVERT INLET PROTECTION	CIP	
C-SSM-09	TEMPORARY SEEDING	TS	TS
	LIMITS OF DISTURBANCE	LOD	

GRAPHIC SCALE 1"=20'

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PROJECT #	UPC #
EN22-168-014	121170

PLOTTED: 3/20/2025 12:41 PM, BY: Briney Poer PLOTSTYLE: Pennoni PDC.ctb

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COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN
WEST FAIRFAX STREET

EROSION AND SEDIMENT CONTROL PLAN
(PHASE I STA 15+50 - 19+00)

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

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APPROVED BY	MMA

4C

ROW LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 55°07'39" E	7.52'
L2	S 39°35'05" E	5.60'
L3	S 55°07'39" E	68.20'
L4	S 41°37'55" E	51.42'
L5	S 55°07'39" E	182.02'
L6	S 57°40'01" E	241.08'
L7	S 57°04'29" E	73.97'
L8	S 22°02'18" W	27.58'
L9	N 55°07'39" W	27.58'

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1771.00'	002°04'25"	64.10'	32.05	64.09'	S 56°09'52" E
C2	2029.00'	000°35'32"	20.97'	10.49	20.97'	S 57°22'15" E
C3	22.00'	102°50'02"	39.49'	27.58	34.40'	N 73°27'20" E

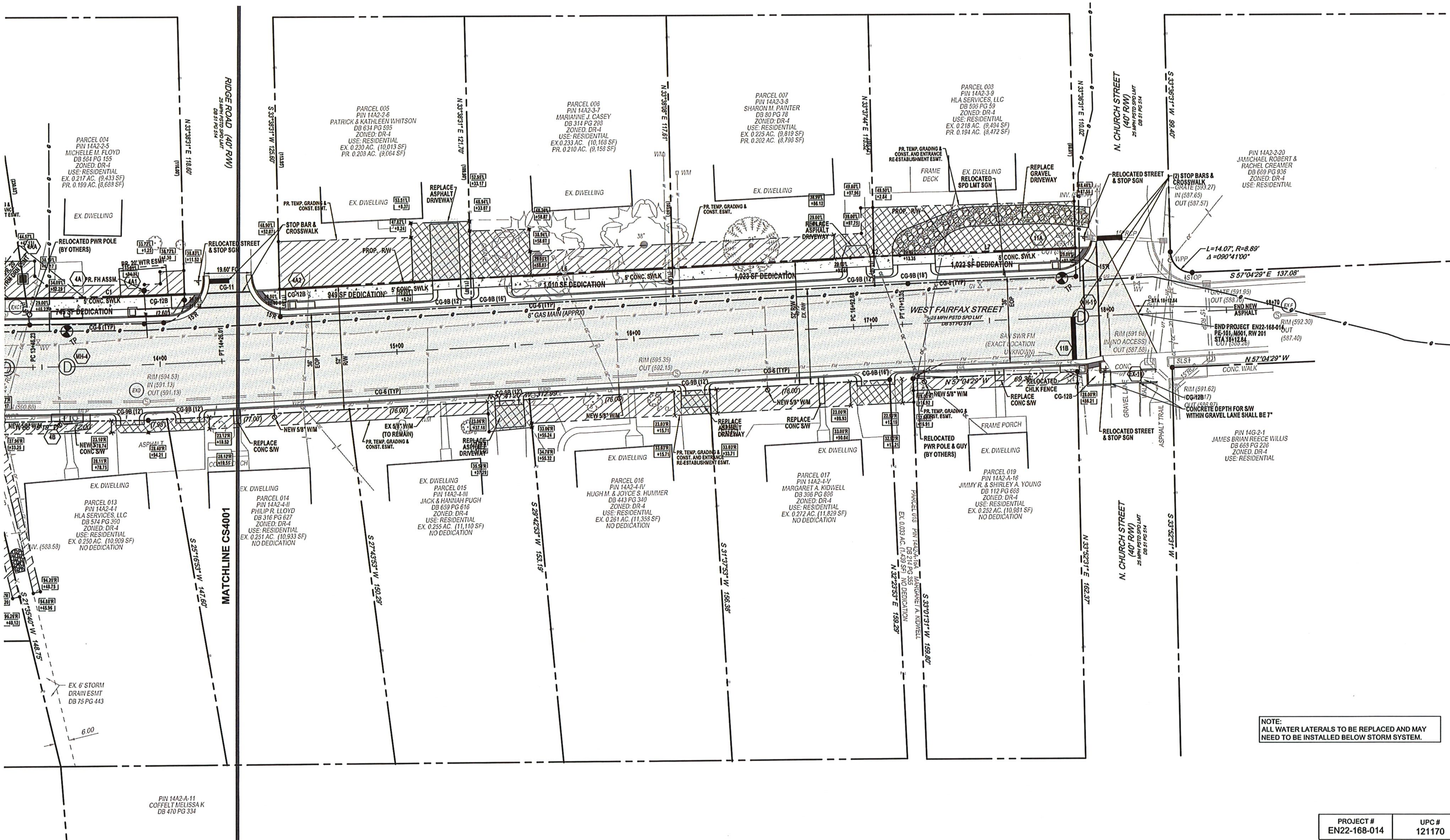
NOTES:
TEST PITS WILL BE REQUIRED WHERE SHOWN ALONG GAS MAIN TO ESTABLISH EXACT LOCATION. GAS MAIN MAY NEED TO BE ADJUSTED AT PROPOSED STORM CROSSINGS.

= LIMITS OF PROPOSED ASPHALT

= LIMITS OF PROPOSED CONCRETE

= LIMITS OF PROPOSED GRAVEL

= LIMITS OF PROPOSED TEMPORARY GRADING & CONSTRUCTION EASEMENT



NOTE:
ALL WATER LATERALS TO BE REPLACED AND MAY NEED TO BE INSTALLED BELOW STORM SYSTEM.

0 20' 40'
GRAPHIC SCALE 1"=20'

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COMMONWEALTH OF VIRGINIA
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No. 1513
8-19-2025
LAND SURVEYOR B

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WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

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GEOMETRIC PLAN (STA 15+50 - 19+00)

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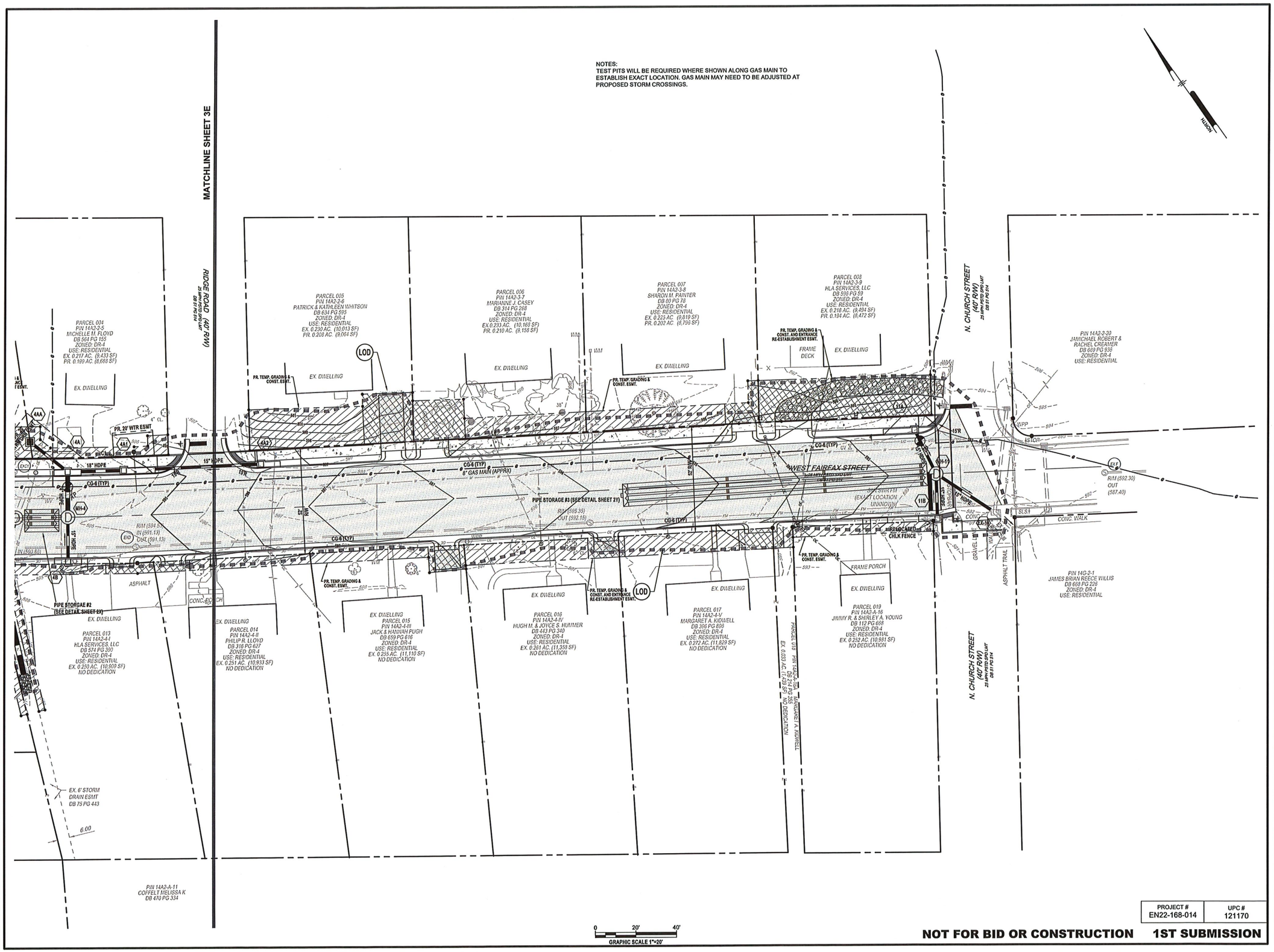
DRAWN BY	TEAM
APPROVED BY	MMA

4D

PAGE 32 OF 38

U:\Accounts\TBVLL\TBVLL21004 - TO #33 - W Fairfax Street Sidewalk Ext\DESIGN_SHEETS\SP4D.dwg PLOTTED: 3/20/2026 12:41 PM, BY: Britney Ford PLOTSTYLE: Pennoni NCS.stb



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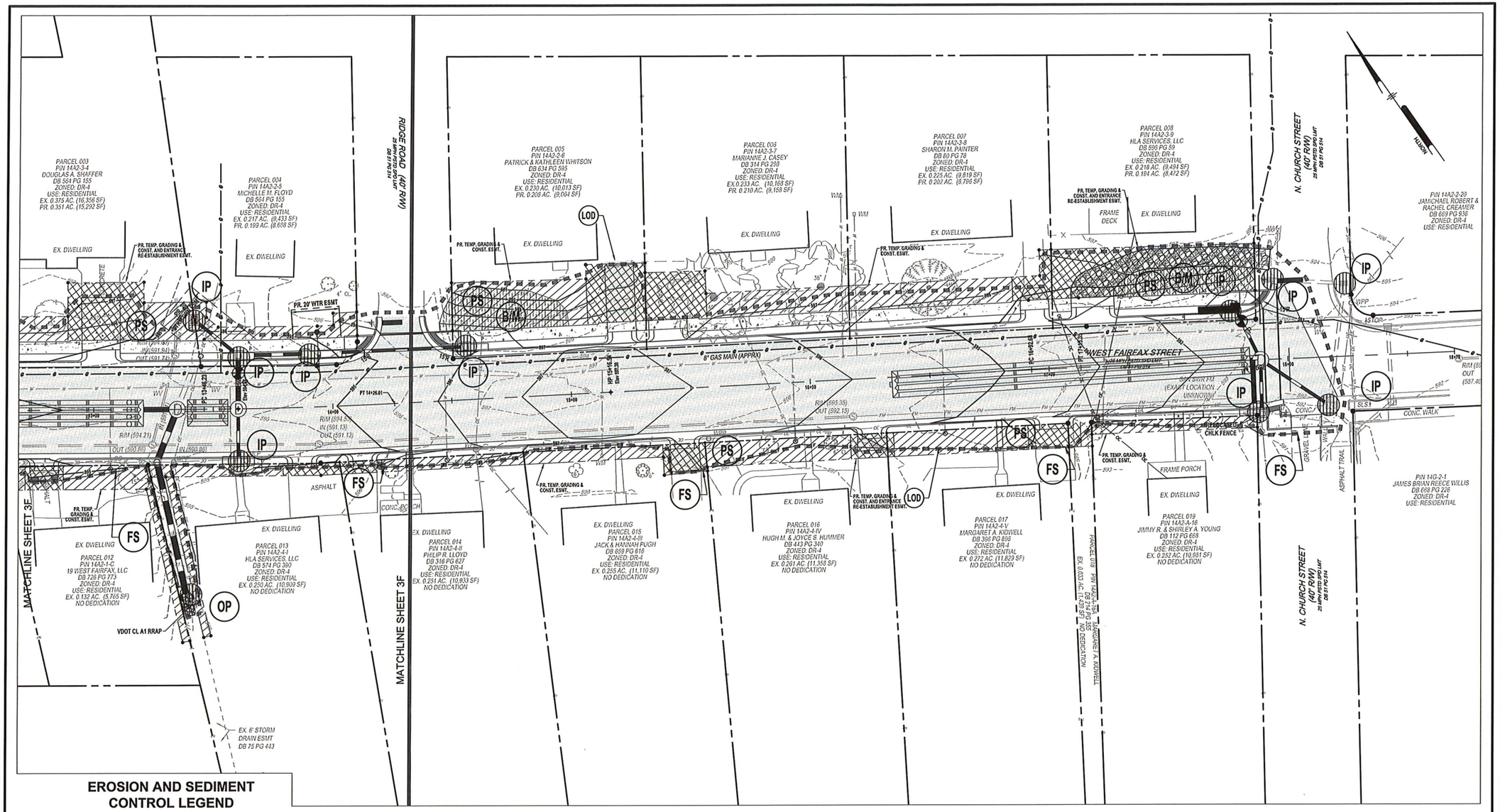

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
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FILTREXX	FILTER SOCK	FS	F
C-SCM-04	STORM DRAIN INLET PROTECTION	IP	
C-ECM-15	OUTLET PROTECTION	OP	
C-SSM-10	PERMANENT SEEDING	PS	PS
C-SSM-05	SOIL STABILIZATION BLANKETS AND MATTING	B/M	
	LIMITS OF DISTURBANCE	LOD	

GRAPHIC SCALE 1"=20'

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

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COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET

EROSION AND SEDIMENT CONTROL PLAN
(PHASE II STA 15+50 - 19+00)

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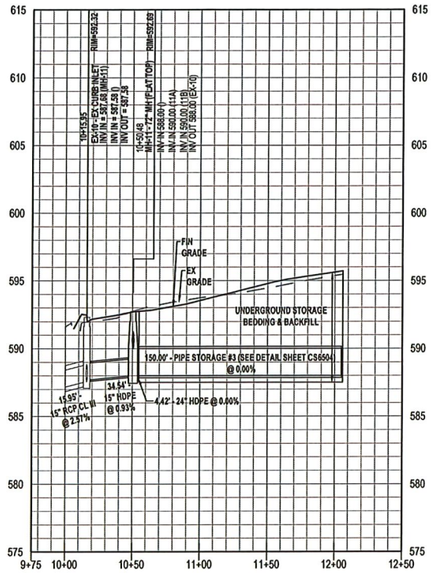
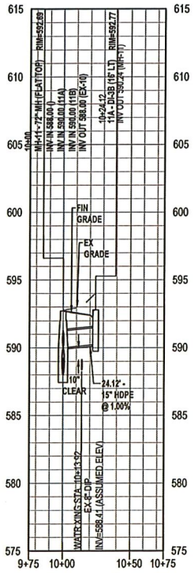
4F

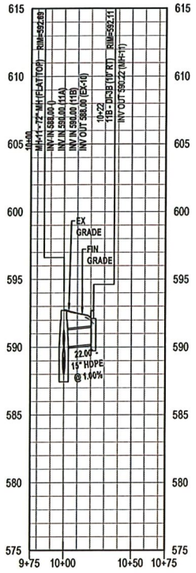
PLOTTED: 3/2/2026 12:43 PM, BY: Brittney Ford PLOTSTYLE: Pennoni NCS.ctb
U:\Accounts\TBVLL\TBVLL21004 - TO 003 - W Fairfax Street Sidewalk Ext\DESIGN_SHEETS\SPA2.dwg



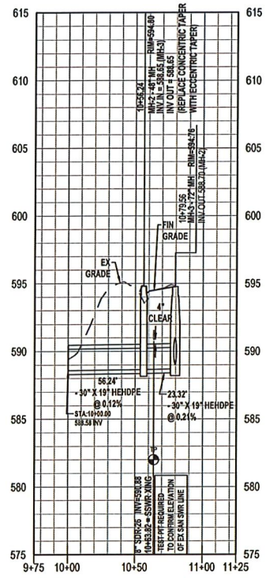
STR EX-10 - PIPE STORAGE #3
HORZ: 1" = 50' | VERT: 1" = 5'



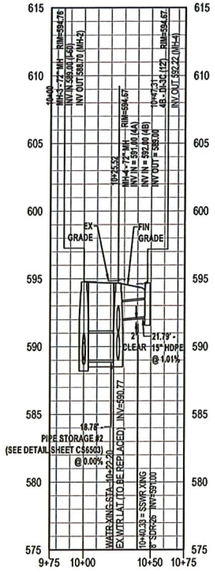
STR MH-11 - STR 11A
HORZ: 1" = 50' | VERT: 1" = 5'



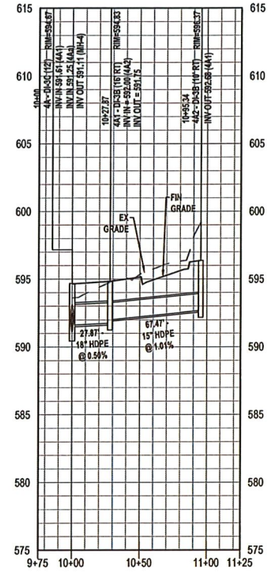
STR MH-11 - STR 11B
HORZ: 1" = 50' | VERT: 1" = 5'



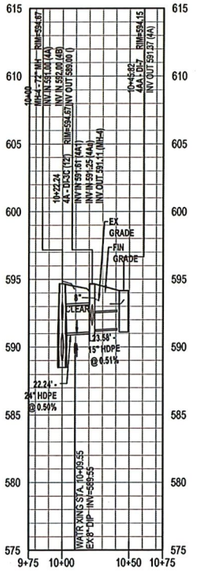
OUTFALL - STR MH-3
HORZ: 1" = 50' | VERT: 1" = 5'



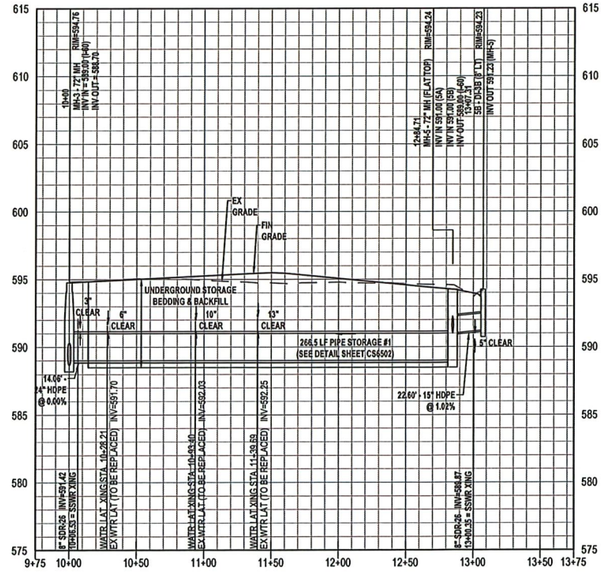
STR MH-3 - STR 4B
HORZ: 1" = 50' | VERT: 1" = 5'



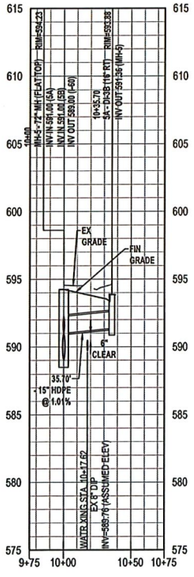
STR 4A - STR 4A2
HORZ: 1" = 50' | VERT: 1" = 5'



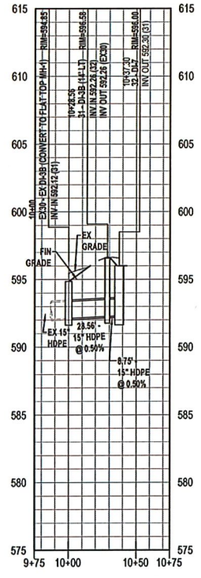
STR MH-4 - STR 4AA
HORZ: 1" = 50' | VERT: 1" = 5'



STR MH3 - STR 5B
HORZ: 1" = 50' | VERT: 1" = 5'



STR MH-5- STR 5A
HORZ: 1" = 50' | VERT: 1" = 5'



STR 30 -STR 32
HORZ: 1" = 50' | VERT: 1" = 5'

PROJECT #	UPC #
EN22-168-014	121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE NOTIFIED TO ARCHITECT BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
CHRISTOPHER MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN
WEST FAIRFAX STREET

STORM DRAIN PROFILES

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

12(1)

G:\Active\BTR\LVLL21004 - TO #03 - W Fairfax Street Sidewalk Ext\DESIGN_SHEETS\SP(12).dwg PLOTTED: 3/20/2026 12:43 PM, BY: Briney Ford PLOTSTYLE: Pennoni HCS.ctb

VDOT Inlet Computations

Number (1)	Type (2)	Length (ft) (3)	Road, Station (4)	Drainage Area (Ac.) (5)	C (6)	CA (7)	Sum CA (8)	I (In / Hr) (9)	Side Flows (To Sag)	Q Incremental (cfs) (10)	Qb, Carryover (cfs) (11)	Q_T, Gutter Flow (cfs) (12)	S, Gutter Slope (ft/ft) (13)	Sx, Pavement Cross Slope (ft/ft) (14)	T Spread	T, Spread (ft) (15)	W, Gutter Pan Width (ft) (16)	Manning's "n"	W / T (17)	S_W (ft/ft) (18)	S_W / S_X (19)	E_0 (20)	$a = 12W (S_W - S_X)$ + Local Depression (21)	$S'_W = a / (12W)$ (22)	$S_e = S_X + S'_W (E_0)$, (ft/ft) (23)	LT, Computed Length (ft) (24)	L, Specified Length (ft) (25)	L / L_T (26)	E (27)	Q_i, Intercepted (cfs) (28)	Q_b, Carryover (cfs) (29)	Effective Length P	d (ft) (30)	h (ft) (CG-6 h = 5.5") (31)	d/h (32)	T, SpreadD @ Sag (ft) (33)	Remarks
	Left Side looking from CL			0.25	0.60	0.15			0.866		0.00		0.0050		5.84																						
4a	DI-3C	12		0.49	0.60		0.29	5.77		1.70	0.00	1.70		0.0208		5.84	2.0	0.0150		0.0833							12.00			1.70	0.00	15.60	0.13	0.458	0.29	6.29	SUMP
	Right Side looking from CL			0.24	0.60	0.14			0.831		0.00		0.0065		5.26																						
	Left Side looking from CL			0.21	0.85	0.18			1.03		0.00		0.0065		6.00																						
4b	DI-3C	12		0.43	0.85		0.37	5.77		2.11	0.00	2.11		0.0208		6.63	2.0	0.0150		0.0833							12.00			2.11	0.00	15.60	0.15	0.458	0.33	7.27	SUMP
	Right Side looking from CL			0.22	0.85	0.19			1.079		0.00		0.0050		6.63																						
4a1	DI-3B	16		1.42	0.50	0.71	0.71	5.77		4.10		4.10	0.0065	0.0208		11.80	2.0	0.0150	0.17	0.0833	4.00	0.49	3.5	0.1458	0.093	12.35	16.00	1.30	1.00	4.10	0.00						
4a2	DI-3B	10		0.51	0.60	0.31	0.31	5.77		1.77		1.77	0.0140	0.0208		6.55	2.0	0.0150	0.31	0.0833	4.00	0.78	3.5	0.1458	0.134	8.77	10.00	1.14	1.00	1.77	0.00						
5a	DI-3B	16		0.70	0.74	0.52	0.52	5.77		2.99		2.99	0.0100	0.0208		9.30	2.0	0.0150	0.22	0.0833	4.00	0.61	3.5	0.1458	0.110	11.18	16.00	1.43	1.00	2.99	0.00						
5b	DI-3B	8		0.12	0.85	0.10	0.10	5.77		0.59		0.59	0.0100	0.0208		3.41	2.0	0.0150	0.59	0.0833	4.00	0.98	3.5	0.1458	0.163	4.45	8.00	1.80	1.00	0.59	0.00						
11a	DI-3B	16		1.03	0.50	0.51	0.51	5.77		2.97		2.97	0.0500	0.0208		6.13	2.0	0.0150	0.33	0.0833	4.00	0.81	3.5	0.1458	0.139	15.70	16.00	1.02	1.00	2.97	0.00						
11b	DI-3B	10		0.32	0.60	0.19	0.19	5.77		1.09		1.09	0.0500	0.0208		2.83	2.0	0.0150	0.71	0.0833	4.00	0.99	3.5	0.1458	0.166	9.27	10.00	1.08	1.00	1.09	0.00						

(Inlet: columns 1–4; Sag Inlets Only: columns 30–33)

9/12/2025
1:33 PM

Storm Sewer Design Computations

Structure Data: From Structure Number	To Structure Number	Structure Type	Surface Runoff Data: Drainage Area (Ac)	Weighted "C" Factor	C * A Incremental	C * A Accumulated	T_C (min)	I (in/hr)	Q_I Incremental (cfs)	Pipe Data: Q_A Accumulated (cfs)	Pipe Diameter (Inches)	Pipe Slope	Manning's "n"	Maximum Q (cfs)	Full Flow Velocity (fps)	Partial Flow Velocity (fps)	Pipe Length (Feet)	Pipe Fall	Upper Invert (Elevation)	Lower Invert (Elevation)	Structure Top (Elevation)	Pipe Full Percentage (%)	Cover at Uppper Invert (ft)	Structure Depth = Structure Top - Upper Invert (ft)	Travel Time (sec)	Remarks
5B	5	DI-3B	0.12	0.85	0.10	0.10	5	8.15	0.83	0.83	15	1.02%	0.012	7.06	5.75	3.36	22.61	0.23'	591.23	591.00	594.25	11.76	1.77	3.02	6.73	
5A	5	DI-3B	0.7	0.74	0.52	0.52	5	8.15	4.22	4.22	15	1.01%	0.012	7.03	5.73	5.42	35.655	0.36'	591.36	591.00	593.85	60.01	1.24	2.49	6.58	
5	3	MH (6')	0	0	0.00	0.62	6	8.15	0.00	4.72	24	0.00%	0.012			1.50	285.462	0.00'	589.00	589.00	594.23		3.23	5.23	189.90	
4B	4	DI-3C	0.43	0.85	0.37	0.37	5	8.15	2.98	2.98	15	0.99%	0.012	6.97	5.68	4.85	22.204	0.22'	592.22	592.00	594.67	42.78	1.20	2.45	4.58	
4A2	4A1	DI-3B	0.51	0.6	0.31	0.31	6	8.15	2.49	2.49	15	1.00%	0.012	7.01	5.72	2.03	67.685	0.68'	592.68	592.00	596.37	35.50	2.44	3.69	33.34	
4A1	4A	DI-3B	1.42	0.5	0.71	1.02	6	8.15	5.79	7.46	18	0.50%	0.012	8.04	4.55	4.22	28.018	0.14'	591.75	591.61	594.83	92.74	1.58	3.08	6.63	
4Aa	4A	DI-7	1.12	0.4	0.45	0.45	6	8.15	3.65	3.65	15	0.52%	0.012			2.98	23.286	0.12'	591.37	591.25	593.2		0.58	1.83	7.83	
4A	4	DI-3C	0.49	0.6	0.29	1.46	6	8.15	2.40	12.82	24	0.50%	0.012	17.31	5.51	6.02	22.051	0.11'	591.11	591.00	594.67	74.07	1.56	3.56	3.66	9/12/2025 1:32 PM
4	3	MH (6')	0	0	0.00	1.83	6	8.15	0.00	15.41	24	0.00%	0.012			1.23	25.52	0.00'	589.00	589.00	594.67		3.67	5.67	20.75	
3	2	MH (6')	0	0	0.00	2.45	6	8.15	0.00	13.76	24	0.55%	0.012	18.19	5.79	4.38	23.585	0.13'	589.00	588.87	594.76	75.63	3.76	5.76	5.38	
2	1	MH (4')	0.00	0.00	0.00	2.45	5	8.15	0.00	13.73	24	0.51%	0.012	17.52	5.58	4.37	56.774	0.29'	588.87	588.58	594.80	78.39	3.93	5.93	12.98	
11B	11	DI-3B	0.3157	0.6	0.19	0.19	5	8.15	1.54	1.54	15	1.00%	0.012	7.00	5.70	3.36	22	0.22'	590.22	590.00	592.67	22.06	1.20	2.45	6.55	
11A	11	DI-3B	1.0298	0.5	0.51	0.51	6	8.15	4.20	4.20	15	1.00%	0.012	6.98	5.69	5.42	24.12	0.24'	590.24	590.00	592.77	60.12	1.28	2.53	4.45	
11	EX	MH (6')	0	0	0.00	0.70	6	8.15	0.00	4.08	24	0.93%	0.012			1.30	34.54	0.32'	588.00	587.68	592.69		2.69	4.69	26.58	

Hydraulic Grade Line Computations

Structure Number	Surface Flow to Structure?	Inlet Shaping?	Outlet WSE: Lower Invert + 0.8D	Outlet WSE (HGL)	Friction Loss: Manning's "n"	D_O = Diamter Out (Do)	Q_O = Flow Rate Out (Qo)	L_O = Length Out (Lo)	(Friction Slope) Sfo(%)	$H_f = (L_O)(S_{fo})$ (Friction Loss) (Hf)	$HGL_{Out} = (WSE_{Out})(H_f)$ (HGL @ Outlet)	Junction Loss: $A_O = D_o^2 (\pi/4)$ (X-Sectional Area) (Ao)	$V_O = (1.486 / n) R_h^{2/3} S^{1/2}$ (Vo)	$H_O = 0.25V_o^2 / 2g$ (Contraction Loss) (Ho)	Q_I = Flow Rate In (Qi)	D_I = Diamter In (Di)	$A_I = D^2 (\pi/4)$ (X-Sectional Area) (Ai)	V_I = Velocity In (Vi)	$H_I = 0.35 V_I^2 / 2g$ (Expansion Loss) (Hi)	Junction Angle (Angle)	Junction Angle "K" Value ('K' Value)	$H_a = K V_I^2 / 2g$ (Bend Loss) (Ha)	(Total Loss) $H_t = H_o + H_I + H_a$ (Ht)	H_t, Adjusted Surface Flow	H_t, Adjusted Inlet Shaping	Inlet WSE (HGL)	Structure Top (Elevation)	Freeboard	Remarks
5B	Yes	No	592.00	592.00	0.012	15"	0.83	22.61	0.01%	0.00	592.00	1.23	3.36	0.05	4.72	24"	3.14	1.50	0.01	90	0.70	0.02	0.09	0.12	0.12	592.12	594.25	2.13	
5A	Yes	No	592.00	592.12	0.012	15"	4.22	35.66	0.36%	0.13	592.25	1.23	5.42	0.11	4.72	24"	3.14	1.50	0.01	70	0.61	0.02	0.15	0.19	0.19	592.44	593.85	1.41	
5	Yes	No	590.60	590.60	0.012	24"	4.72	285.46	0.04%	0.11	590.71	3.14	1.50	0.01	13.76	24"	3.14	4.85	0.13	90	0.70	0.26	0.39	0.51	0.51	591.22	594.23	3.01	
4B	Yes	No	593.00	593.00	0.012	15"	2.98	22.20	0.18%	0.04	593.04	1.23	4.85	0.11	15.41	24"	3.14	4.38	0.10	90	0.70	0.21	0.42	0.55	0.55	593.59	594.67	1.08	
4A2	Yes	No	593.00	593.59	0.012	15"	2.49	67.69	0.13%	0.09	593.68	1.23	2.03	0.02	7.46	18"	1.77	4.22	0.10	0	0.01	0.00	0.12	0.15	0.15	593.83	596.37	2.54	
4A1	Yes	No	592.81	592.81	0.012	18"	7.46	28.02	0.43%	0.12	592.93	1.77	4.22	0.08	3.65	15"	1.23	2.98	0.05	90	0.70	0.10	0.23	0.30	0.30	593.23	594.83	1.60	
4Aa	Yes	No	592.25	593.23	0.012	15"	3.65	23.29	0.27%	0.06	593.29	1.23	2.98	0.03	12.82	24"	3.14	6.02	0.20	70	0.61	0.34	0.57	0.75	0.75	594.04	593.20	-0.50	
4A	Yes	No	592.60	592.60	0.012	24"	12.82	22.05	0.27%	0.06	592.66	3.14	6.02	0.17	15.41	24"	3.14	1.23	0.01	90	0.70	0.02	0.19	0.25	0.25	592.91	594.67	1.76	
4	Yes	No	590.60	592.91	0.012	24"	15.41	25.52	0.40%	0.10	593.01	3.14	1.23	0.01	13.76	24"	3.14	4.38	0.10	70	0.61	0.18	0.29	0.38	0.38	593.39	594.67	1.28	
3	Yes	No	590.47	590.47	0.012	24"	13.76	23.59	0.32%	0.07	590.54	3.14	4.38	0.09	13.73	24"	3.14	4.37	0.10	60	0.56	0.17	0.36	0.47	0.47	591.01	594.76	3.75	
2	Yes	No	590.18	591.01	0.012	24"	13.73	56.77	0.31%	0.18	591.19	3.14	4.37	0.07									0.07	0.10	0.10	591.29	594.80	3.51	

7/28/2025
3:26 PM

RipRap Design Computations

Structure Number	Diameter Do (Inches)	Discharge Q10 (cfs)	Tailwater Condition	Riprap Length, La (ft)	Riprap Width, U/S Apron, 3Do (ft)	Riprap Width, D/S Apron, W (ft)	Velocity, V (fps)	Thickness (T) Depth (ft)	RipRap Type	Comments
1.0	24	13.73	Maximum	10.00	6.00	10.00	4.37	1.50	VDOT Class A1	

Note: RipRap Apron dimensions determined using VaSWM Handbook v1.1 , Detail C-ESM-15. RipRap Type & Thickness per VDOT Std. EC-1 Detail
Note: Under Maximum Tailwater Conditions - Downstream Apron Width Calculated Using Modified Equation - Width D/S = (3)(Do) + 0.4 La to meet 5:1 Min Taper
Note: Use Width of Elliptical Pipe to Calculate Apron Width Dimensions, but use Equivalent Diameter to determine Minimum La

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PROJECT # EN22-168-014 | UPC # 121170

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA
MICHAEL M. ARTZ
No. 1513
8-19-2025
LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS

SITE PLAN

WEST FAIRFAX STREET

STORM DRAIN COMPUTATIONS

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

DATE	NO.	REVISIONS	BY

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PROJECT	TBVLL21004
DATE	2025-06-17
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

12(2)

PLAN SUBMISSION CHECKLIST

[SEE DEQ GUIDANCE MEMO NO. 22-2012 FOR ADDITIONAL INSTRUCTIONS]

A. APPLICATION TYPE

_X_ INITIAL SUBMISSION
___ RESUBMISSION DEQ PLAN # :_____
___ MODIFICATION with ACREAGE INCREASE DEQ PLAN # :_____
___ MODIFICATION without ACREAGE INCREASE DEQ PLAN # :_____

B. DESIGN PROFESSIONAL

CONTACT NAME: MIKE ARTZ
MAILING ADDRESS: 117 EAST PICCADILLY STREET
WINCHESTER, VA 22601
TELEPHONE NO: (540) 771-2092
EMAIL ADDRESS: martz@pennoni.com

C. PROJECT DEVELOPER

PROJECT DEVELOPER: TOWN OF BERRYVILLE
CONTACT NAME: KEITH DALTON, TOWN MANAGER
MAILING ADDRESS: 101 CHALMERS COURT, SUITE A BERRYVILLE VA 22611
TELEPHONE NO: (540) 955-1099
EMAIL ADDRESS: Townmanager@berryvilleva.gov

D. PROPERTY OWNER

PROJECT DEVELOPER: TOWN OF BERRYVILLE
CONTACT NAME: KEITH DALTON, TOWN MANAGER
MAILING ADDRESS: 101 CHALMERS COURT, SUITE A BERRYVILLE VA 22611
TELEPHONE NO: (540) 955-1099
EMAIL ADDRESS: Townmanager@berryvilleva.gov

E. PROJECT INFORMATION

PROJECT NAME: WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
ADDRESS (911 ADDRESS IF AVAILABLE): WEST FAIRFAX STREET, BERRYVILLE, VA
COUNTY (IF NOT LOCATED WITHIN A CITY): CLARKE COUNTY
TAX MAP NO. (OR GPIN): N/A
LATITUDE (6 DIGITS, DECIMAL DEGREES): N39.0922
LONGITUDE (6 DIGITS, DECIMAL DEGREES): W77.5849
TOTAL LAND AREA OF DEVELOPMENT (1/100th ACRE): 1.38 AC
ESTIMATED AREA TO BE DISTURBED (1/100th ACRE): 1.38 AC
PROJECT STATUS: ___ FEDERAL ___ STATE _X_ PUBLIC ___ PRIVATE
PART OF A LARGER COMMON PLAN OF DEVELOPMENT? ___ YES _X_ NO
OFFSITE IMPROVEMENTS PROPOSED? _X_ YES ___ NO

F. OFFSITE SUPPORT ACTIVITY INFORMATION

OFFSITE SUPPORT ACTIVITY NAME: N/A
ADDRESS (911 ADDRESS IF AVAILABLE): N/A
COUNTY (IF NOT LOCATED WITHIN A CITY): N/A
TAX MAP NO. (OR GPIN): N/A
LATITUDE (6 DIGITS, DECIMAL DEGREES): N/A
LONGITUDE (6 DIGITS, DECIMAL DEGREES): N/A
ESTIMATED AREA TO BE DISTURBED (1/100th ACRE): N/A

G. PLAN INFORMATION

GENERAL PLAN INFORMATION	SHEET NO.
1. VICINITY MAP	CS0000
2. NORTH SCALE	VARIES
3. PLAN LEGEND	CS0001
4. PLAN SCALE	VARIES
5. SHEET INDEX	CS0000

PRE-DEVELOPMENT SITE INFORMATION	SHEET NO.
6. NARRATIVE OF PRE-DEVELOPMENT SITE CONDITIONS	SEE SWM REPORT
7. EXISTING PROPERTY BOUNDARIES (INC. LEASE BOUNDARIES)	CS1000, CS1001
8. EXISTING TOPOGRAPHY (EXISTING CONTOURS)	CS1000, CS1001
9. EXISTING STREAMS, PONDS, DITCHES, WETLANDS & OTHER WATERS	CS1000, CS1001
10. EXISTING KARST FEATURES	N/A
11. EXISTING 100-YEAR FEMA FLOODPLAIN	N/A
12. RESOURCE PROTECTION AREAS	N/A
13. EXISTING IMPROVEMENTS (BUILDINGS, ROADS, PARKING & UTILITIES)	CS1000, CS1001
14. EXISTING VEGETATIVE AREAS (FOREST, OPEN SPACE & TURF)	CS9200, SWM REPORT
15. EXISTING LAND COVER / USE TABULATION	CS9200, SWM REPORT
16. EXISTING EASEMENTS (DEED BOOK/PAGE REF. OR INSTRUMENT #)	CS1000
17. PRE-DEV. DRAINAGE AREAS (ACREAGE, DIVIDES & FLOW PATHS)	CS9200

POST-DEVELOPMENT SITE INFORMATION	SHEET NO.
18. NARRATIVE OF POST-DEVELOPMENT SITE CONDITIONS	SEE SWM REPORT
19. PROPOSED PROPERTY BOUNDARIES (INC. LEASE BOUNDARIES)	CS4000, CS4001, CS4002, CS4003
20. PROPOSED LIMITS OF LAND DISTURBANCE (CLEARING & GRADING)	CS6001, CS6002,
21. PROPOSED GRADING (PROPOSED CONTOURS INC. SWM PRACTICES)	CS6001, CS6002,
22. PROPOSED 100-YEAR FLOODPLAIN	N/A
23. PROPOSED IMPROVEMENTS (BLDGS, ROADS, PARKING & UTILITIES)	CS4000, CS4001, CS4002
24. PROPOSED VEGETATIVE AREAS (FOREST, OPEN SPACE & TURF)	CS9300, SWM REPORT
25. PROPOSED LAND COVER / USE TABULATION	CS9300, SWM REPORT
26. PROPOSED EASEMENTS	CS4000, CS4001, CS4002
27. POST-DEV. DRAINAGE AREAS (ACREAGE, DIVIDES & FLOW PATHS)	CS9300

EROSION & SEDIMENT CONTROL INFORMATION	SHEET NO.
28. NARRATIVE OF PROP. EROSION & SEDIMENT CONTROLS	CS2000
29. MINIMUM STANDARDS (9VAC25-840-40)	CS2000
30. CRITICAL EROSION AREAS (VESCH, CHAPTER 6)	CS2000, CS2100, CS2200
31. PROP. EROSION & SEDIMENT CONTROLS (VESCH, CHAPTER 3)	CS2100, CS2200
32. EROSION & SEDIMENT CONTROL DETAIL DRAWINGS	CS2500, CS2501, CS2502
33. HYDROLOGIC & HYDRAULIC COMPUTATIONS	SEE SWM REPORT
34. INSPECTION, OPERATION & MAINTENANCE REQUIREMENTS	CS2000

G. PLAN INFORMATION (CONT.)

POST-DEVELOPMENT WATER QUANTITY & WATER QUALITY INFO.	SHEET NO.
35. NARRATIVE OF PROP. SWM FACILITIES / PRACTICES	SEE SWM REPORT
36. PROP. SWM FACILITIES / PRACTICES	SEE SWM REPORT
37. HYDROLOGIC & HYDRAULIC COMPUTATIONS *	SEE SWM REPORT
38. LONG-TERM INSP., OPERATION & MAINTENANCE REQUIREMENTS	SEE SWM REPORT
39. OUTFALL SUMMARY TABLE WITH PRE, POST, AND ALLOWABLE DISCHARGE RATES USED FOR QUANTITY ASSESSMENT; IDENTIFY THE TYPE OF CONVEYANCE SYSTEM AT EACH POINT OF DISCHARGE	SEE SWM REPORT

* STORM DRAIN DESIGN COMPUTATIONS AND HYDRAULIC GRADE LINE COMPUTATIONS SHOULD BE PROVIDED AND SHOULD INCLUDE EACH PIPE SEGMENT. IN ADDITION, STORM SEWER LONGITUDINAL PROFILES WITH HYDRAULIC GRADE LINE ELEVATIONS SHOULD BE INCLUDED FOR VISUAL REPRESENTATION. DESIGN CALCULATIONS AND CROSS-SECTIONS SHOULD BE PROVIDED FOR ALL OPEN MANMADE CHANNELS. CROSS-SECTIONS SHOULD SHOW AND LABEL THE 1-YEAR, 2-YEAR, AND 10-YEAR WATER SURFACE ELEVATIONS.

SOILS & GEOTECHNICAL INFORMATION	SHEET NO.
40. SOILS MAP (INC. NRCS SOIL TYPES)	CS9200, CS9300
41. SOILS TABULATION	CS9200
42. GEOTECHNICAL INVESTIGATION / REPORT	SEE SWM REPORT

OTHER SUPPORTING INFORMATION	SHEET NO.
43. BOUNDARY SURVEY (18VAC10-20-370)	CS1000
44. PHYSICAL IMPROVEMENT SURVEY (18VAC10-20-380)	CS1000
45. TOPOGRAPHIC SURVEY (18VAC10-20-382)	CS1000

H. LAND COVER TABULATION

EXISTING LAND COVER / USE	ACRES
1. IMPERVIOUS COVER	0.70 AC
IMPERVIOUS COVER (% OF TOTAL LAND AREA OF DEVELOPMENT)	51%
2. MANAGED TURF	0.68 AC
3. OPEN SPACE	N/A
4. FOREST COVER	N/A
5. PRIME FARMLAND (NRCS FARMLAND CLASSIFICATION)	N/A

PROPOSED LAND COVER / USE ("SITE" TAB OF VRRM SPREADSHEET)	ACRES
1. IMPERVIOUS COVER	0.91 AC
IMPERVIOUS COVER (% OF TOTAL LAND AREA OF DEVELOPMENT)	66%
2. MANAGED TURF	0.47 AC
3. OPEN SPACE	N/A
4. FOREST COVER	N/A

I. SOILS TABULATION

MAP UNIT SYMBOL	MAP UNIT NAME	HSG	K FACTOR	ERODIBILITY	ACRES IN LOD	% OF LOD
30B	NICHOLSON/DUFFIELD SILT LOAMS (0% TO 8% SLOPES)	B/C	0.49	6	0.13	9.4%
33B	PAGEBROOK SILTY CLAY LOAM (0% TO 7% SLOPES)	D	0.43	6	0.18	13%
36B	POPLARMEADOW SILT LOAM, ROCKY (0% TO 8% SLOPES)	C	0.43	6	1.07	77.6%

J. EROSION & SEDIMENT CONTROL

ESC PLAN VARIANCE REQUEST: ___ YES _X_ NO

IF "YES", PLEASE PROVIDE JUSTIFICATION FOR THE VARIANCE REQUEST:

K. STORMWATER MANAGEMENT

APPLICABLE DESIGN CRITERIA: _X_ PART II B
___ PART II C (GRANDFATHERING)
___ PART II C (TIME LIMITS ON APPLICABILITY)
___ "SAFE HARBOR"

OFFSITE COMPLIANCE OPTION(S)? ___ YES _X_ NO

IF "YES", PLEASE DESCRIBE THE OFFSITE COMPLIANCE OPTION(S):

DISCHARGE TO A KARST FEATURE(S)? ___ YES _X_ NO

IF "YES", PLEASE DESCRIBE THE KARST FEATURE(S):

IF "YES", PLEASE DESCRIBE ANY KNOWN NATURAL HERITAGE RESOURCES IN THE KARST FEATURE(S):

SWM PLAN EXCEPTION REQUEST? ___ YES _X_ NO

IF "YES", PLEASE PROVIDE THE JUSTIFICATION FOR THE EXCEPTION REQUEST:

L. STORMWATER MANAGEMENT FACILITIES / PRACTICES

FACILITY NO.	FACILITY TYPE	LAT.	LONG.	REC. WATER	TOT. ACRES TREATED	IMP. ACRES TREATED	PLAN SHEET NO.
MH-3	DETENTION	39-09-20-N	77-58-45-W	Shenandoah	4.767	2.354	CS9300
MH-11	DETENTION	39-09-17-N	77-58-40-W	Shenandoah	1.359	0.656	CS9300

M. OWNER / DEVELOPER CERTIFICATION

I hereby certify that coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities will be obtained, if required, prior to commencing land-disturbing activities.

I hereby certify that all wetlands permits required by law will be obtained, if required, prior to commencing land disturbing activities.

I hereby certify that permission to construct any offsite improvements, if proposed, will be obtained prior to commencing land disturbing activities.

I hereby certify that all offsite nonpoint source nutrient credits will be obtained, if proposed, prior to commencing land disturbing activities.

I hereby certify that construction record drawings (as-built drawings) for all permanent stormwater management facilities/practices will be prepared and submitted to DEQ prior to project closeout. The construction record drawings will be appropriately sealed and by a professional registered in the Commonwealth of Virginia, certifying that the stormwater management facilities/practices have been constructed in accordance with the approved plan(s).

I hereby certify that a long-term maintenance agreement(s) for all permanent stormwater management facilities/practices and other techniques specified to manage the quality and quantity of runoff will be submitted to DEQ, if required, prior to project closeout. The long-term maintenance agreement(s) will be recorded in the local land records prior to termination of coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities.

OWNER / DEVELOPER NAME: KEITH DALTON, TOWN OF BERRYVILLE
OWNER / DEVELOPER TITLE: TOWN MANAGER
SIGNATURE:
DATE:

N. DESIGN PROFESSIONAL CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I hereby certify that the plans and hydrologic & hydraulic computations herein are in compliance with the Stormwater Management Act and attendant regulations, the Erosion and Sediment Control Law and attendant regulations, and applicable DEQ guidance.

DESIGN PROFESSIONAL NAME: DAVID FRANK, PLA
LICENSE NO.: 0406 001061
SIGNATURE:
DATE:

PROJECT # EN22-168-014 | UPC # 121170

NOT FOR BID OR CONSTRUCTION **1ST SUBMISSION**

PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE NOTED ON THE PLANS BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF VIRGINIA MICHAEL M. ARTZ No. 1513 8-19-2025 LAND SURVEYOR

WEST FAIRFAX STREET SIDEWALK IMPROVEMENTS
SITE PLAN
WEST FAIRFAX STREET

DEQ PLAN SUBMISSION CHECKLIST

TOWN OF BERRYVILLE
101 CHALMERS COURT, SUITE A | BERRYVILLE, VIRGINIA 22611

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	TBVLL21004
DATE	2025-06-18
DRAWING SCALE	AS NOTED
DRAWN BY	TEAM
APPROVED BY	MMA

CS0002

PLOTTED: 3/3/2025 12:42 PM, BY: Binay Pant PLOTSTYLE: Pennoni FCC.ctb
U:\Autodesk\TBVLL\TBVLL21004 - TO BE - W Fairfax Street Sidewalk Improvements\CAD\CIVIL_DATA\TBVSPCS0002.dwg

FLAGGER FORCE Traffic Control Services
Safety • Driven.

Sheet 1 of 3

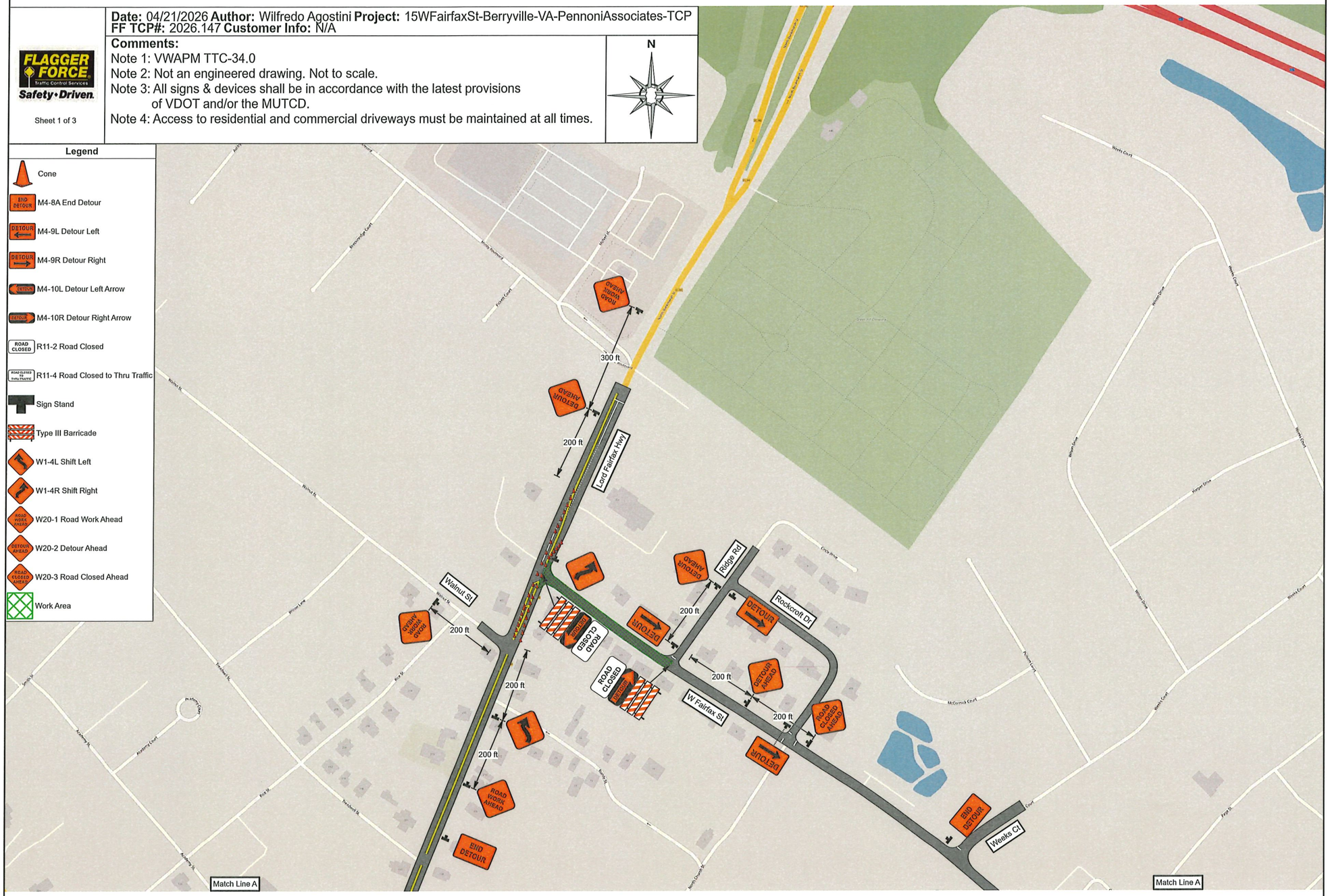
Date: 04/21/2026 **Author:** Wilfredo Agostini **Project:** 15WFairfaxSt-Berryville-VA-PennoniAssociates-TCP
FF TCP#: 2026.147 **Customer Info:** N/A

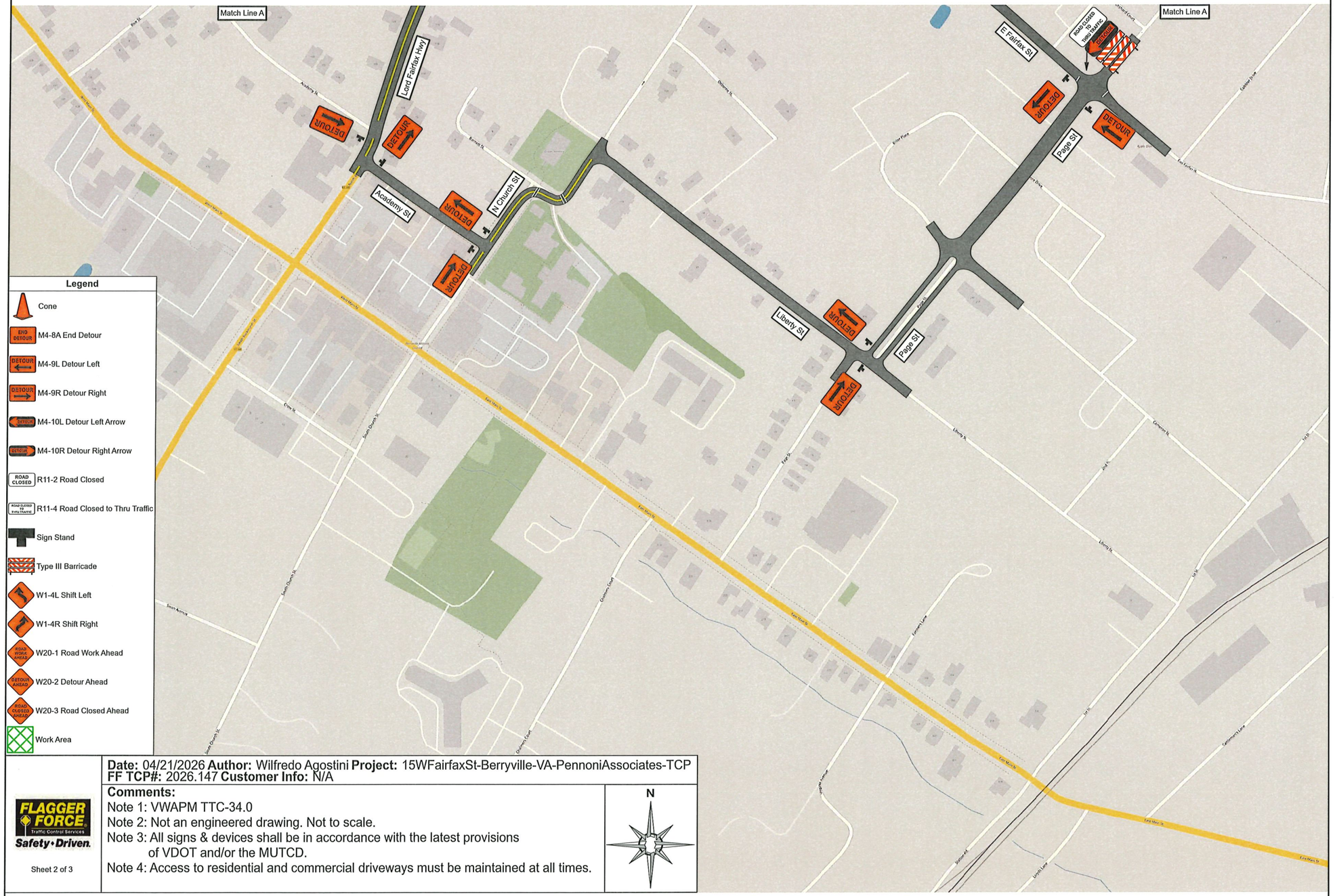
Comments:
Note 1: VWAPM TTC-34.0
Note 2: Not an engineered drawing. Not to scale.
Note 3: All signs & devices shall be in accordance with the latest provisions of VDOT and/or the MUTCD.
Note 4: Access to residential and commercial driveways must be maintained at all times.

N

Legend

- Cone
- M4-8A End Detour
- M4-9L Detour Left
- M4-9R Detour Right
- M4-10L Detour Left Arrow
- M4-10R Detour Right Arrow
- R11-2 Road Closed
- R11-4 Road Closed to Thru Traffic
- Sign Stand
- Type III Barricade
- W1-4L Shift Left
- W1-4R Shift Right
- W20-1 Road Work Ahead
- W20-2 Detour Ahead
- W20-3 Road Closed Ahead
- Work Area





Date: 04/21/2026 **Author:** Wilfredo Agostini **Project:** 15WFairfaxSt-Berryville-VA-PennoniAssociates-TCP
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N

FLAGGER FORCE Traffic Control Services
Safety • Driven.

Sheet 2 of 3

FLAGGER FORCE
Traffic Control Services
Safety • Driven.

Sheet 3 of 3

Date: 04/21/2026 **Author:** Wilfredo Agostini **Project:** 15WFairfaxSt-Berryville-VA-PennoniAssociates-TCP
FF TCP#: 2026.147 **Customer Info:** N/A

Comments:
Note 1: VWAPM TTC-34.0
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Note 4: Access to residential and commercial driveways must be maintained at all times.

N

Legend

- M4-8A End Detour
- M4-9L Detour Left
- M4-9R Detour Right
- M4-10L Detour Left Arrow
- M4-10R Detour Right Arrow
- R11-2 Road Closed
- Sign Stand
- Type III Barricade
- W20-2 Detour Ahead
- W20-3 Road Closed Ahead
- Work Area

Public Works Department Report
12 May 2026

Item Title: Department Update
Prepared By: Jean Petti

Public Works Activity

Drainage improvements on Smith Street are completed.

The utility upgrade project on Dorsey Street is in its final stages and the street will be repaved. The water main has been replaced, as have water service laterals. Several valves were added for increased control of water flow in the case of future repair work. Additional hydrants provide expanded fire protection.

Verizon continues fiber installation activities.

Assistance was provided to the Public Utilities department for power washing of the membranes at the wastewater plant.

The John Rixey Moore municipal parking lot is currently closed for the first phase of improvements. The scope of work will require multiple closures as new lights are installed and it is resurfaced. The lot is expected to be open for Memorial Day services.

Public Utilities Department Report

12th of May 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. VDH has issued the termination of the Consent Order that was in place due to disinfection byproducts.

Town staff and Engineers are working to finalize the Water Treatment Plant upgrade design.

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.

Thank you to Public Works for their assistance with removing and cleaning the membranes for the semiannual maintenance and inspection.

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: 5/6/2026

TO: Town Council

FROM: Jason Winner, Chief of Police

RE: Police Department Monthly Report – April 2026

Activity Report

The activity report for the month of April 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 finishing the Law Enforcement Basic Academy in Middletown, and they are set to graduate on May 27, 2026. Those two recruits will then begin 12 weeks of field training and should be released on their own in early September. We have one officer vacancy with Saldana going to Purcellville PD. We have interviewed one applicant that has advanced to the pre-employment background phase. We anticipate that recruit to start the Academy in July, 2026.

Last week, I attended New Chief's training in Glen Allen, VA sponsored by the Virginia Association of Chiefs of Police (VACP). Additionally, we rolled out our replacement firearms, shifting from 40 caliber to 9 mm Glocks with red dot optics. All officers are qualified with the new firearms and optics.

BERRYVILLE POLICE DEPARTMENT

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policeadmin@berryvilleva.gov
Jason Winner- Chief of Police

Police and Security Report

Month/Year: April 2026	Year To Date 2026	April 2026	March 2026
Complaints Answered			
911 Hang Up:	7	2	1
Alarms:	18	5	5
Animal Complaint:	27	5	6
Assault:	7	2	2
Assist County:	20	8	9
Assist EMS and Fire:	43	4	16
Auto Larceny:	0	0	0
Burglary:	1	0	1
Civil Complaints:	18	2	8
Disturbance:	11	2	1
Domestic Disturbance:	10	3	3
Driving Under the Influence	3	0	2
Drunk In Public:	5	3	0
Fraud:	11	3	4
Larceny:	14	10	0
Harassment/Intimidation:	9	1	4
Homicide:	0	0	0
Identity Theft	1	1	0
Juvenile Related:	12	3	6
Mental Health Crisis:	16	9	1
Narcotics Related:	0	0	0
Noise	9	2	0
Public Service:	7	3	1
Sexual Assault:	1	0	1
Robbery:	0	0	0
Shoplifting:	0	0	0
Suspicious Activity:	45	16	9
Trespassing:	2	0	2
Vandalism:	5	0	3
Welfare Check:	34	10	6
Miscellaneous Complaints:	265	88	63
Total Complaints Answered:	601	182	154

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Jason Winner- Chief of Police

Police and Security Report (Continued)

	Year To Date 2026	April 2026	March 2026
Traffic			
Accidents Investigated:	11	4	4
Assist Motorist:	0	0	0
Child Safety Seat Install:	0	0	0
Funeral Escort:	18	8	5
Hit & Run:	5	1	1
Parking Tickets:	108	7	28
Traffic Warnings:	90	16	29
Traffic Summons Issued			
Defective Equipment:	0	0	0
Driving Suspended:	4	2	2
Expired Inspection:	3	0	2
Expired Registration:	9	2	3
Fail to Obey Highway Sign:	47	14	14
Fail to Obey Traffic Signals:	2	0	1
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	0	2
No Operator's License:	8	2	1
No Seat Belt:	0	0	0
Reckless Driving:	6	3	1
Speeding:	55	14	6
Miscellaneous Summons:	17	4	3
Total Traffic Summons Issued:	158	41	35
Found Open at Businesses in Town			
Doors:	3	0	2
Windows:	0	0	0
Garage Doors:	0	0	0

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Jason Winner- Chief of Police

Police and Security Report (Continued)

	Year To Date 2026	April 2026	March 2026
Criminal Papers Served			
Abduction:	0	0	0
Arson:	0	0	0
Assault and Battery:	4	0	2
Assault and Battery on Police Officer:	0	0	0
Auto Larceny:	0	0	0
Breaking and Entering:	0	0	0
Capias:	3	2	0
Disorderly Conduct:	0	0	0
Driving Under the Influence:	3	0	1
Drunk In Public:	4	2	1
Fail to Obey Police Officer:	1	1	0
Fail to Pay Parking Ticket:	0	0	0
Forgery:	0	0	0
Fraud:	1	0	1
Homicide:	0	0	0
Illegal Drugs/Paraphernalia:	0	0	0
Larceny:	2	0	1
Possess Alcohol Underage:	0	0	0
Protective Order Violations:	2	0	0
Rape:	0	0	0
Resisting Arrest:	2	1	1
Robbery:	0	0	0
Shoplifting:	0	0	0
Trespassing:	1	0	0
Vandalism:	2	0	2
Weapons Violation:	1	0	1
Miscellaneous Criminal Arrests:	11	1	7
Juvenile Detention Order Totals:	3	0	1
Total Criminal Arrests:	40	7	18

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Jason Winner- Chief of Police

Police and Security Report (Continued)

	Year To Date 2026	April 2026	March 2026
Response to Resistance			
Total Community Interface	905	251	241
Total Enforcement Contacts	288	64	82
Physical Custody	20	4	5
Reported Force Involved	1	1	0
Administrative Review - Justified	1	1	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	1	1	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	6	2	1
Black Male	3	0	2
Other Male	0	0	0
White Female	10	2	2
Black Female	1	0	0
Other Female	0	0	0

Town Council Agenda Item Report Summary

May 12, 2026

Item Title
Community Development Update

Prepared By
Terry Russell

Planning Commission
The Planning Commission met on April 28, 2026. The Commission held public hearings for Special Use Permits at 351 Station Road for retail use (Belfort Furniture) and 29 Cattleman's Lane for vehicle sales. Both were recommended for approval by the Town Council. The Planning Commission held a public hearing on Zoning Text Amendments to Section 509 of the Berryville Zoning Ordinance in order to correct outdated references regarding the acceptance of proffers. It recommended that the Town Council approve the amendments. In addition, the Commission set a public hearing to be held on May 26, 2026 for Subdivision Ordinance and Zoning Ordinance Amendments related to changes to the Code of Virginia enacted by the General Assembly in 2025.

Berryville Area Development Authority
The BADA has not met since the last Town Council meeting.

Architectural Review Board
The ARB met on May 6, 2026 and approved a Certificates of Appropriateness for an awning with sign at 15 Crow Street (Lavish), a free library and an interpretive panel at 32 East Main Street (Clarke County Historical Association), and demolition of an existing structure and a new shed at 120 West Main Street.

Tree Board
The Tree Board provided a booth at the opening of the Clarke County Farmer's Market on Saturday May 2, 2026. They distributed information on the planting and growing of trees. Free tree saplings were given to the public, donated by Bartlett Tree Service. Its next meeting will be held on July 1, 2026.

Board of Zoning Appeals
The BZA met on May 7, 2026. It approved a variance for 114 Smith Street for the location of an accessory structure (garage).

Wayfinding
On March 9, 2023 FASTSIGNS of Glen Allen, VA was awarded a contract for gateway signs and parking directional signs. The signs are expected to be erected in the summer.

East Fairfax Street and Mosby Boulevard Sidewalks
Imperio Construction is scheduled to begin construction on these projects the week of May 11, 2026 with completion in approximately five weeks.

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). The design phase is projected to be finished by July with the right-of-way acquisition phase to begin immediately after that.

Town Council Agenda Item Report Summary

May 12, 2026

Item Title
Set Public Hearing – Special Use Permit – June 9, 2026 meeting

Prepared By
Terry Russell

Beach Carpenter Properties LLC, Jon K. Erickson, agent, is requesting a Special Use Permit in order to allow vehicle sales (Section 609.3(k) of the Town of Berryville Zoning Ordinance) on the property located at 29 Cattleman's Lane, identified as Tax Map Parcel number 14A3-((A))-17A, zoned L-1 Industrial. SUP 02-26

Background/History/General Information

Beach Carpenter Properties LLC is requesting a Special Use Permit in order to allow vehicle sales in the L-1 Industrial Zoning District at the location referenced above. Section 609.3(k) of the Berryville Zoning Ordinance allows for *vehicle and machinery sales and rentals* with an approved Special Use Permit.

The Special Use Permit process allows for the ability to set conditions on specific uses and parcels which may include hours of operation, site requirements, and items deemed appropriate as recommended by the administrative body and approved by the governing body.

Findings/Current Activity

The parcel is located at the end of Cattleman's Lane, a private road owned by Norfolk-Southern Railroad.

The applicant is not proposing any improvements to the site. They intend to have vehicles for sale. Customers would come to the site to view and test drive the vehicles. No vehicle repair would take place here.

Schedule/Deadlines

Set a public hearing for the June 9, 2026 meeting.

Other Considerations

N/A

Recommendation

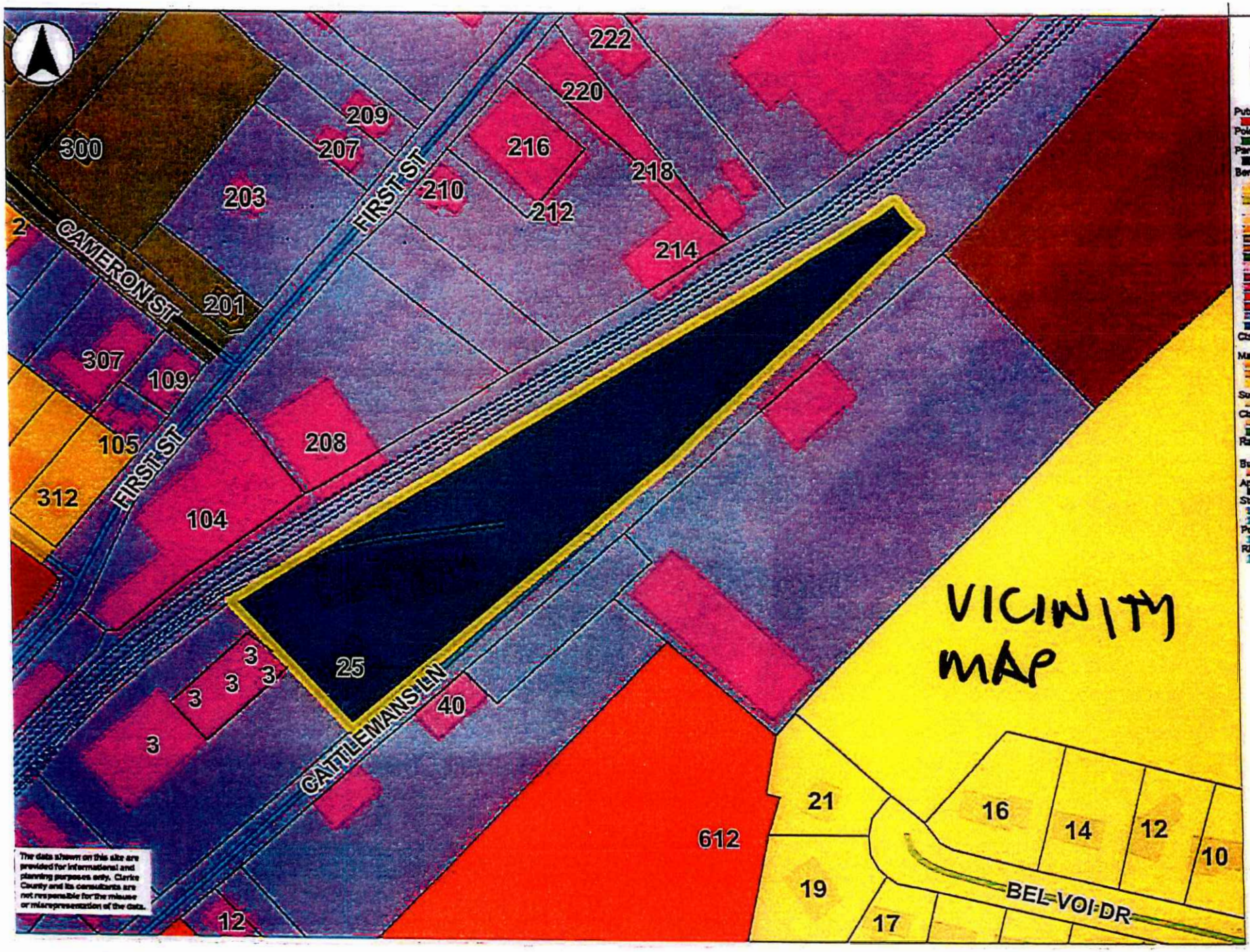
Set a public hearing for the June 9, 2026 meeting.

Sample Motion

I move that the Town Council of Berryville, VA set a public hearing on June 9, 2026 for a Special Use Permit in order to allow vehicle sales at 29 Cattleman's Lane.

Attachments:

- Vicinity map
- Site plan
- Section 607 L-1 Industrial District Berryville Zoning Ordinance
- Section 503 Special Use Permit Berryville Zoning Ordinance


VICINITY MAP
CAMERON ST
FIRST ST
FIRST ST
CATTLEMANS LN
BEL-VOI-DR
300
203
209
207
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212
218
220
222
214
2
201
307
109
105
312
104
208
25
40
3
3
3
3
3
612
21
19
17
16
14
12
10
12
Public
Points of Interest
Parcels
Berryville Zoning
Detached Res-1 (DR
Detached Res-2 (DR
Detached Res-4 (DR
Residential-1 (R-1)
Residential-2 (R-2)
Residential-3 (R-3)
Attached Res (AR)
Older Persons Res (
Open Space Res (O
Business (B)
Business Park (BP)
Bus Commercial (BC
Light Commercial (C
Uptown Commercial
Light Industrial (LI-1)
Institutional (ITL)
Clarke County Boundary
Major Roads
Interstate
US Highway
State Highway
Surrounding Counties Ope
Clarke County Roads
Private Roads
Roads
Rail
Buildings
Appalachian Trail
Streams
Perrenial Streams
Intermittent Streams
Ponds
Rivers
The data shown on this site are provided for informational and planning purposes only. Clarke County and its consultants are not responsible for the misuse or misrepresentation of the data.
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Clarke County MapsOnline

February 18, 2026

Beach Carpenter Properties

49 Catoctin Circle SE

Leesburg, VA 20175

Terry Russell

Town of Berryville

101 Chalmers Court, Ste A

Berryville, Virginia 22611

Dear Town of Berryville,

I am the owner of the property located at 29 Cattleman's Lane identified as Tax Map Number 14A3-A-17A, within the L-1 Industrial Zoning District in the Town of Berryville.

This letter serves as a formal request for approval of a Special Use Permit to allow vehicle and machinery sales and rentals on the subject property, as permitted under Section 609.3 of the Berryville Zoning Ordinance.

The proposed use is consistent with the intent of the L-1 Industrial District and is compatible with surrounding properties and existing land uses. Operations will comply with all applicable zoning ordinance requirements and operational standards established by the Town.

Sincerely,

Scott N. Carpenter, Owner, Beach Carpenter Properties

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner Beach Carpenter Properties LLC

Owner's Address 49 Catoctin CIR SE, Leesburg, VA 20175

Phone 703-475-7814

Agent (Contact Person) Jon K. Erickson

Agent's Address 205 E Hirst Rd, Suite 106, Purcellville VA 20132

Phone 540-974-5334

Check Appropriate Request:

_____ Subdivision - creating more than 2 lots

_____ Minor Subdivision - single lot divided into 2 lots

_____ Boundary Line Adjustment

_____ Site Plan

_____ Rezoning

_____ Text Amendment: _____ Zoning or _____ Subdivision Ordinance

_____ ARB Certificate of Appropriateness

_____ Town of Berryville Utilities

X Other: Special Use Permit

Complete As Applicable:

Nature of Request/Proposal: SUP For Automobile Sales

Tax Map & Parcel Number(s): 3 14A3-A-17A

Size of Project Site: 3.5378 AC

Proposed # of Lots: 1 Existing Zoning L-1

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

Signature: _____ Date: 2-18-26

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

Signature: _____ Date: 2-18-26

OFFICE USE ONLY

Public Hearing Required? _____ Dates Advertised _____

Adjoining Property Owners Notified? _____

Action Taken: _____

P:\FORMS\LANDDEV.DOC 3/05

SECTION 609 L-1 INDUSTRIAL DISTRICT

609.1 PURPOSE AND INTENT

The L-1 Industrial District is established to provide locations within the Town of Berryville for a broad range of general light-industrial uses, recreational and event venues, infill development, and employment-related businesses operating under well-governed performance standards. The specific uses permitted within the L-1 District must be in harmony with the cultural and environmental character of the Town of Berryville. No use should be permitted that might be harmful to the adjoining land uses and the residential ambience of the community at large. Adaptive reuse is encouraged in the L-1 District. Outdoor storage and heavy industrial uses are discouraged but may be permitted by special use and environmental performance review. The L-1 District recognizes and is to be applied to existing conforming industry in the Town of Berryville as of the date of adoption of this District. Existing industrial uses shall be considered as satisfying the purpose and intent of the L-1 District, but expansion of existing industrial uses shall conform to the provisions herein. **(08/16)**

609.2 PERMITTED USES (12/94)

(a) Auction establishments (indoor only) **(5/95)**
(b) Business and professional offices **(7/99)**
(c) Business service, supply and delivery establishments
(d) Contractor's establishments without outdoor storage
(e) Establishments for the production, processing, assembly, manufacturing, compounding, cleaning, servicing, testing and repair of materials, goods or products which conform to applicable Federal, State and local environmental performance standards or other standards referenced by the Town as related to (a) air pollution; (b) fire and explosion hazards; (c) radiation hazards; (d) electromagnetic radiation and interference hazards; (e) liquid and solid wastes hazards; (f) noise and odor standards; and (g) vibration standards.
(f) Existing or expansion of existing industrial uses in operation as of the date of adoption of this Ordinance which conform to the previous industrial zoning district requirements.
(g) Farm supply establishments
(h) Financial institutions
(i) Indoor mini-storage facilities
(j) Light manufacturing, fabrication, testing or repair establishments without outdoor storage
(k) Light warehousing establishments, without outdoor storage
(l) Light wholesale trade establishments, without outdoor storage
(m) Printing and publishing establishments
(n) Private training and vocational schools
(o) Public utilities (sub-stations, pump stations, transmission/receiving facilities and lines for telecommunications and similar uses, storage tanks, etc.)
(p) Sheet metal shops
(q) Small animal veterinary hospitals, exclusive of boarding kennels
(r) Vehicle and machinery service, and parts sales ("service" including but not limited to internal and external repair, body work, paint, car washes, etc.)

(s) Welding shops
(t) Craft beverage manufacturing **(03/18)**

609.3 SPECIAL PERMIT USES

(a) All above permitted uses requiring outdoor storage **(10/94)**
(b) Day care centers **(12/94)**
(c) Eating establishments including microbreweries, wineries, and distilleries **(05/95, 08/16)**
(d) Heliports
(e) Laundry and dry cleaning establishments
(f) Lumber yards and building materials establishments
(g) Motor freight terminals
(h) Retail sales incidental to a manufacturing, production or related use, provided that: a) the gross floor area used for retail purposes (excluding storage) shall not occupy more than five-thousand (5,000) square feet of gross floor area on any one lot, and shall not exceed twenty-five (25) percent of the total floor area for the site; and b) the areas dedicated for retail uses must be indicated on an approved site plan. The provisions of this Section shall not apply to those permitted or special permit uses for which retail sales are a primary activity. **(12/07)**
(i) Scientific research, development, and training establishments
(j) Service stations
(k) Vehicle and machinery sales and rentals
(l) Recreation, commercial indoor **(06/10)**
(m) Retreat and conference centers **(08/16)**
(n) Residential lofts and apartments **(08/16)**
(o) Wholesale/retail food hubs **(08/16)**
(p) Commercial kitchens **(08/16)**
(q) Hotels, motels, and accommodations **(08/16)**

609.4 PROHIBITED USES

The specific uses which follow shall not be permitted in the L-1 District:

(a) Asphalt mixing plants
(b) Blast furnaces
(c) Boiler works
(d) Bulk storage of flammable materials
(e) Coal, wood or wood distillation
(f) Concrete mixing and batching products
(g) Extraction or mining of rocks and minerals
(h) Garbage incineration
(i) Junk yards
(j) Landfills
(k) Manufacture of ammonia, chlorine, fertilizer, lime, cement, fireworks, explosives, soaps, acids, pesticides, herbicides or insecticides
(l) Metal foundries and smelting
(m) Petroleum, asphalt or related product refining
(n) Rendering plants
(o) Slaughterhouses
(p) Stockyards

(q) Tanning and curing of skins
(r) Any other similar use which in the opinion of the Town Council might be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other cause

609.5 MAXIMUM LOT COVERAGE
(12/91) The maximum lot coverage—including buildings, streets, parking spaces, driveways, loading areas and all other impervious surfaces—shall not be greater than seventy-five percent (75%) of the area of an L-1 lot.

609.6 MINIMUM DISTRICT SIZE
The minimum district size shall be four (4) acres.

609.7 LOT SIZE REQUIREMENTS AND BULK REGULATIONS
(a) Minimum lot area: 30,000 square feet
(b) Minimum lot width: 125 feet
(c) The maximum building height shall be forty (40) feet, except in particular instances the Town Council may, upon recommendation from the Planning Commission or its agent, modify the maximum building height.
(d) Minimum yard requirements
(1) Front yard: 50 feet
(2) Side yard: 25 feet (except where side yard abuts a public right-of-way the side yard shall be 50 feet) (5/94)
(3) Rear yard: 50 feet (5/94)

609.8 OPEN SPACE
(a) An open space plan and landscape design program shall be submitted with applications for any land use governed by this District.
(b) Twenty five percent (25%) of the site shall be landscaped open space. Landscaping may be limited to setback areas and unused portions.

609.9 PARKING, PARKING ACCESS AND DRIVEWAYS
(a) No parking space shall be located closer than fifteen (15) feet from any common property line.
(b) Where lot is contiguous to property located in any district other than the L-1, I, C-1 or C-2 District, no parking space shall be closer than 40 feet from such property line. (5/94)
(c) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped and elderly.
(d) Refer to Section 305 for additional off-street parking requirements.

609.10 SETBACK, BUFFERING AND LANDSCAPING
(a) Where an L-1 lot is contiguous to property located in a district other than an L-1, I, C-1 or C-2 District, all buildings shall have a minimum 60-foot setback from lot lines. In particular instances the Town Council may waive the 60-foot setback requirement, upon recommendation from the Planning Commission. (5/94)
(b) Where an L-1 lot is contiguous to property located in a district other than an L-1, I, C-1 or C-2 District, a landscaped buffer strip of 30 feet in width shall be provided,

with landscape materials and placement subject to final plan approval. Where contiguous to a C-1 or C-2 District property, the landscaped buffer strip shall be 15 feet. Approved fencing or additional buffering may be used in lieu of landscaping. (5/94)

609.11 STORAGE OF GOODS, MATERIALS, FUEL AND REFUSE

(a) The outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan.

(b) All equipment and materials shall be contained entirely within a building or screened from public rights-of-way and contiguous properties that are in land uses other than industrial in nature.

(c) Any establishment involved with the storage of fuel for sale, or for other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the Town Council.

(d) All refuse shall be contained in completely enclosed facilities and shall be screened.

609.12 STREET ENTRANCES

(a) On a corner lot, no street entrance shall be located closer than 60-feet to the curb line extended from the intersecting street. This distance may be increased with respect to the types and turning radii of vehicles using the site.

(b) No street entrance shall be located closer than 30 feet to a side or rear lot line, unless a common street entrance serves adjacent uses, and in no instance shall the distance between separate street entrances serving adjacent uses be less than 60 feet. The maximum width of such street entrances shall not exceed thirty feet (30').

(c) A freestanding use shall have no more than two street entrances on any single right-of-way, and such street entrances shall have a minimum distance of 90 feet between them.

609.13 SITE PLAN REQUIREMENTS AND PERFORMANCE STANDARDS

(a) All uses shall be subject to final site plan approval.

(b) Any L-1 District land use application which is not in strict compliance with the pre-existing approved master site plan and preliminary plat for the district shall require an amendment to that master site plan and preliminary plat prior to site plan approval of the specific use.

(c) Master site plans and preliminary plats for L-1 Districts shall include provisions for:

(1) adequate public facilities;
(2) development phasing;
(3) stormwater management facilities to address the ultimate development coverage within the district;
(4) lighting and signing; and
(5) other special features and land use considerations deemed necessary to serve the industrial district.

(d) Applications for all uses subject to special use permits shall be accompanied by a report indicating the compliance with and use compatibility issues related to the Town's applicable performance standards.

609.14 ADDITIONAL REQUIREMENTS

(a) Public Streets within the L-1 District shall be constructed to industrial road standards as determined by the Town Council or its agent. Sidewalks may be required on one or both sides of the street.

(b) Common property ownership agreements and covenants for L-1 District developments shall be reviewed and approved by the Town Council or its agent.

(c) Refer to Section 306 for off-street loading requirements.

(d) Refer to Sections 301-304 for general regulations and other provisions which may supplement those cited herein.

(e) Refer to specific Overlay Zoning districts, where applicable.

502.2 Prior to the issuance of a Certificate of Occupancy for a new structure, the Zoning Administrator will verify that all property corners have been set with permanent markers by a land surveyor licensed under the laws of the Commonwealth of Virginia. (11/00)

502.3 In addition to any other requirements for the issuance of a Certificate of Occupancy, a Certificate of Occupancy for a structure will not be issued unless (1) the structure is served by public water and sewer, (2) required curb and gutter and sidewalks are in place on the lot on which the structure is located and in place between said lot and an existing publicly maintained street, (3) a functional fire hydrant is located within three hundred (300) feet of the lot on which the structure is located, and (4) the lot on which the structure is located fronts on an existing publicly maintained street or street meeting Town requirements for a publicly maintained street. (8/01)

502.4 In addition to any other requirements for the issuance of a Certificate of Occupancy, after issuance of certificates of occupancy for structures on eighty percent (80%) of the lots in a section of a subdivision, a Certificate of Occupancy for a structure in the section will not be issued unless all public improvements in the section have been completed to Town requirements and all streets have been accepted for maintenance by the Virginia Department of Transportation (VDOT), or a complete application for acceptance thereof has been filed with VDOT. (8/01)

502.5 Upon written application, delayed installation of public improvements described in 502.3 and 502.4 may be considered by the Zoning Administrator. Approval of the application shall only be granted by the Zoning Administrator after consultation with the respective departments or agencies charged with the inspection, acceptance, and maintenance of the improvements, and only upon a further finding that the delayed installation will not be detrimental to the safety and welfare of the residents in the subdivision and the public. A written request for such delayed installation shall set forth the specific improvements sought to be delayed, the justification for the delay, and a committed date for completion of the improvements. A fifty-dollar ($50.00) fee shall be paid with the request. If the Zoning Administrator approves the application for delayed installation of public improvements, the approval shall be subject to the applicant executing an agreement to hold harmless the town for any loss or liability occasioned by the lack of the improvements delayed. (8/01)

SECTION 503 - SPECIAL USE PERMIT

503.1 PROVISIONS FOR SPECIAL USE PERMITS

(a) In consideration of an application filed with the Zoning Administrator, the Council may, after a public hearing, authorize the establishment of those uses that are expressly listed as Special Permit uses in a particular zoning district.

(b) In addition to all applicable conditions and requirements of this Ordinance, the Council may impose any conditions deemed appropriate in the public interest to secure compliance with the provisions of this Ordinance.

(c) Once a Special Use Permit is granted, the use shall not be enlarged, extended, increased in intensity or relocated unless authorized by the Council.

(d) Whenever a Special Use Permit is granted by the Council, the authorized activities shall be established within two (2) years of the date of approval with an extension of one (1) additional year with Council approval, or such Special Use Permit shall expire without notice. (4/08)

(e) Should the owner or operator of the use covered by the Special Permit fail to observe all requirements of law with respect to the maintenance and conduct of the use and all permit conditions, the Council may, after due notice to permit holder and a public hearing, revoke the Special Use Permit.

503.2 APPLICATIONS

An application for a Special Use Permit may be submitted by the property owner of record, tenant, or contractor owner.

503.3 APPLICATION REQUIREMENTS

Applications for Special Use Permits shall be accompanied by seven (7) copies of the following items:

(a) Letter of request, signed by property owner and applicant, outlining complete details of special use desired.
(b) Site development plan.
(c) Floor plan, front, side, and rear elevations of proposed new buildings.
(d) Certified house location plat.
(e) Information deemed necessary by the Zoning Administrator.
(f) Applicable filing fee.

503.4 APPLICATION PROCEDURE

(a) Application submitted to Zoning Administrator, which shall be referred to the Planning Commission for recommendation, and a public hearing shall be scheduled by the Town Council.
(b) Review by the Planning Commission (public hearing if desired) and recommendation to Town Council.
(c) Public hearing by Town Council.
(d) Town Council action (In acting upon the application, the Town Council shall consider the following, among other relevant factors):
    1. The health, safety, and welfare of the general public.
    2. Physical and visual impact on adjoining and abutting properties.
    3. Adequate utilities, drainage, parking, and other necessary facilities to serve the proposed use.
    4. Compliance with the adopted master plan.
    5. Environmental compatibility.
    6. Community sentiment.
(e) Applicant to be notified by Zoning Administrator of Town Council action.

Town Council Agenda Item Report Summary

May 12, 2026

Item Title
Set Public Hearing – Special Use Permit – June 9, 2026 Meeting

Prepared By
Terry Russell

Belfort Furniture, Inc., is requesting a Special Use Permit in order to allow a retail sales (Section 609.3(h) of the Town of Berryville Zoning Ordinance) on the property located at 351 Station Road, identified as Tax Map Parcel number 14A5-((7))-1, 14A5-((7))-2, and 14A5-((A))-56 zoned L-1 Industrial. SUP 01-26

Background/History/General Information

Belfort Furniture is requesting a Special Use Permit in order to allow retail sales in the L-1 Industrial Zoning District at the location referenced above. Section 609.2(h) of the Berryville Zoning Ordinance allows "*Retail sales incidental to a manufacturing, production or related use, provided that: a) the gross floor area used for retail purposes (excluding storage) shall not occupy more than five-thousand (5,000) square feet of gross floor area on any one lot, and shall not exceed twenty-five (25) percent of the total floor area for the site; and b) the areas dedicated for retail uses must be indicated on an approved site plan. The provisions of this Section shall not apply to those permitted or special permit uses for which retail sales are a primary activity.*"

The Special Use Permit process allows for the ability to set conditions on specific uses and parcels which may include hours of operation, site requirements, and items deemed appropriate as recommended by the administrative body and approved by the governing body.

Findings/Current Activity

The parcel is approximately 22 acres and is located at 351 Station Road, a private road owned by Norfolk-Southern Railroad.

There is one building on the parcel. Public water and sewer are on-site.

Belfort furniture is a furniture retailer. It intends to use most of facility for the warehousing of furniture to be sold in its main store. The Special Use Permit request is for a 5,000 square foot retail store in conjunction with the warehouse.

Schedule/Deadlines

The application was filed on March 19, 2026.

Other Considerations

N/A

Recommendation

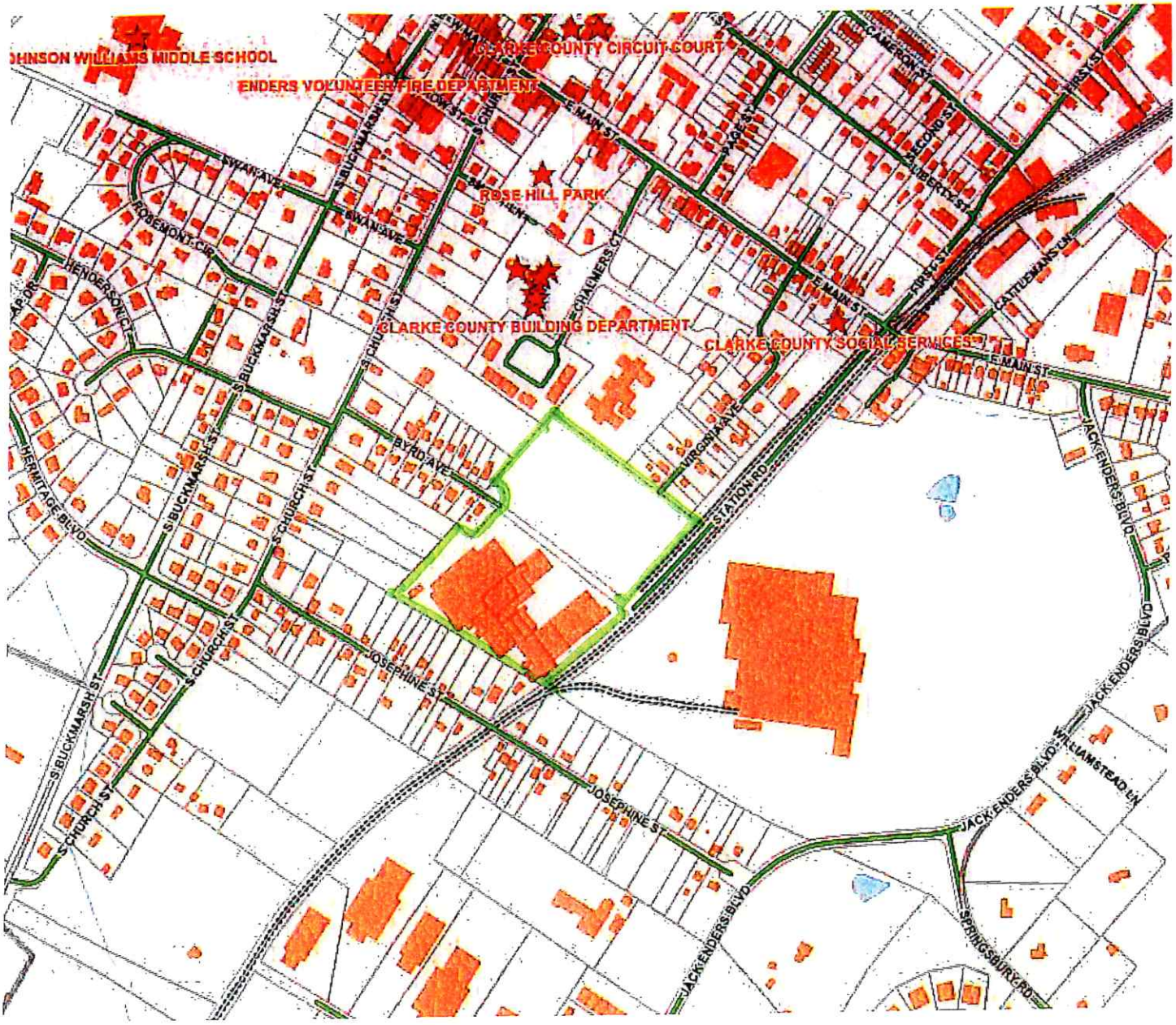
Set a public hearing for the June 9, 2026 Planning Commission meeting.

Sample Motion

I move that the Town Council of Berryville, VA set a public hearing for a Special Use Permit in order to allow retail sales at 351 Station Road to be held at the Town Council meeting on June 9, 2026

Attachments:

- Vicinity map
- Application
- Site Plan
- Section 609 L-1 Industrial District Berryville Zoning Ordinance
- Section 503 Special Use Permit Berryville Zoning Ordinance


JOHNSON WILLIAMS MIDDLE SCHOOL
ENDERS VOLUNTEER FIRE DEPARTMENT
CLARKE COUNTY CIRCUIT COURT
ROSE HILL PARK
CLARKE COUNTY BUILDING DEPARTMENT
CLARKE COUNTY SOCIAL SERVICES
E MAIN ST
SWAN AVE
ROSEMONT CIR
HENDERSON CT
S BUCKMARSH ST
S CHURCH ST
BYRD AVE
HERMITAGE BLVD
JOSEPHINE ST
STATION RD
VIRGINIA AVE
CHALMERS CT
CATTLEMANS LN
JACK ENDERS BLVD
WILLIAMSTEAD LN
SPRINGSBURY RD
CAMERON ST
LIBERTY ST
SECOND ST
PARK ST
FIRST ST

Town of Berryville
101 Chalmers Court – Suite A
Berryville, Virginia 22611
Phone: (540) 955-4081 Fax: (540) 955-4524 E-mail: planner@berryvilleva.gov

SPECIAL USE PERMIT APPLICATION

Please Note: This is an application only. The permit will be issued only if approved by the Berryville Town Council after review and recommendation from the Planning Commission.

To be completed by Applicant: Date: MARCH 17, 2026

Applicant's Name: BELFORT FURNITURE INC.

Applicant's Address: 22250 SHAW RD, STERLING VA 20166

Use Applied For: RETAIL SALES INCIDENTAL TO WAREHOUSING USE (609.3(h))

At the following address: 351 STATION RD, SUITE #1, BERRYVILLE, VA 22611

Special Conditions: 5,000 SQ.FT. RETAIL USE PLANNED TO BE ADJACENT TO CUSTOMER PICK UP AREA of DISTRIBUTION CENTER. THIS IS LESS THAN 5% (UNDER THE 25% LIMIT) OF TOTAL WAREHOUSING USE.

Property Owner's Name: STERLING DAVIS PROPERTIES, LLC

Property Owner's Address: 22250 SHAW RD, STERLING, VA 20166

Owner or Agent: The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.
Signature: [signature] Date: 3/17/2026

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

Signature: [signature] Date: 3/19/2026

TO BE COMPLETED BY ZONING ADMINISTRATOR

Special Use: RETAIL SALES 609.3(h) Zone: I-1

Street Address: 351 STATION RD. Tax Map #:

Special Use Permit Fee: $2500.00 Paid: 3-19-26

Site Plan Fee: NA Paid: 14A5((T))2 + 1; 14A5((A))56

Signature of Zoning Administrator: Jerry Russell Date: 3-19-26

Belfort Furniture Outlet Retail Special Use Permit Application

Purpose:

To serve as an Outlet retail location to support the primary use of 351 Station Road as Belfort Furniture's warehouse and distribution center. The product will be incidental to Belfort's receiving, assembly, delivery and repair shop operations.

Location within the Complex:

The proposed Outlet location is in the part of the complex closest to the Station Road entrance that will allow for the required parking and ramp access.

The entrance for the Outlet is designed to also serve as the entry point for customer "pick-ups" of furniture purchased at Belfort's retail location or online. This keeps the public-facing areas of the building focused on a single, identifiable entrance, to reduce confusion and minimize customer interaction with the other commercial and warehousing uses.

Adaptive Reuse: *"Adaptive reuse is encouraged in the L-1 District."*

The structure proposed for the Outlet is the original building built for apple packing and storage in the early 1940s. This brick building is framed with wood beams rather than the metal columns used in the rest of the complex. Narrow spacing due to the wood beams and columns limits its utility for modern industrial uses, However, use as an Outlet, Pick-Up and storage for "out-of-box", oversized and "one-of-a-kind" products allows us to maintain the existing structure with minimal intervention. We propose adding an air-lock structure at the entrance, and adding/re-introducing windows for more daylight. The design also proposes to celebrate the industrial heritage of the site by relocating an existing sawdust storage element for use as a landmark to help define the entrance (pending feasibility study.)

Size: *"... the gross floor area used for retail purposes (excluding storage) shall not occupy more than 5,000 square feet of gross floor area on any one lot, and shall not exceed 25 percent of the total floor area for the site..."*

We propose 5,000 square feet of gross floor area for retail use. Belfort's initial lease will be no less than 135,000 square feet, putting the 25% total floor area as 33,750 sq. ft.

Proposed Hours of Operation:

Monday-Saturday: 10am-6pm

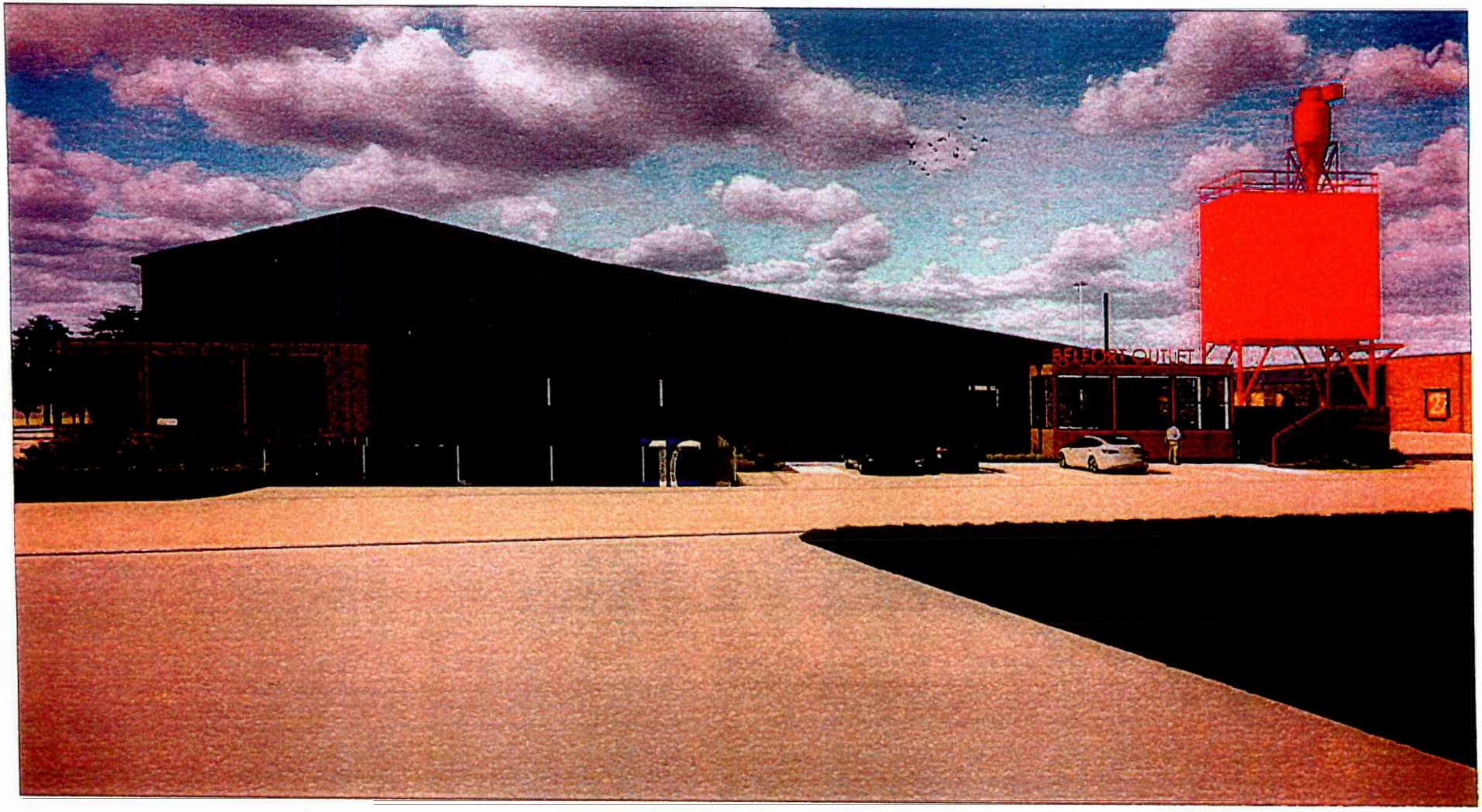
Sunday: 12-6pm

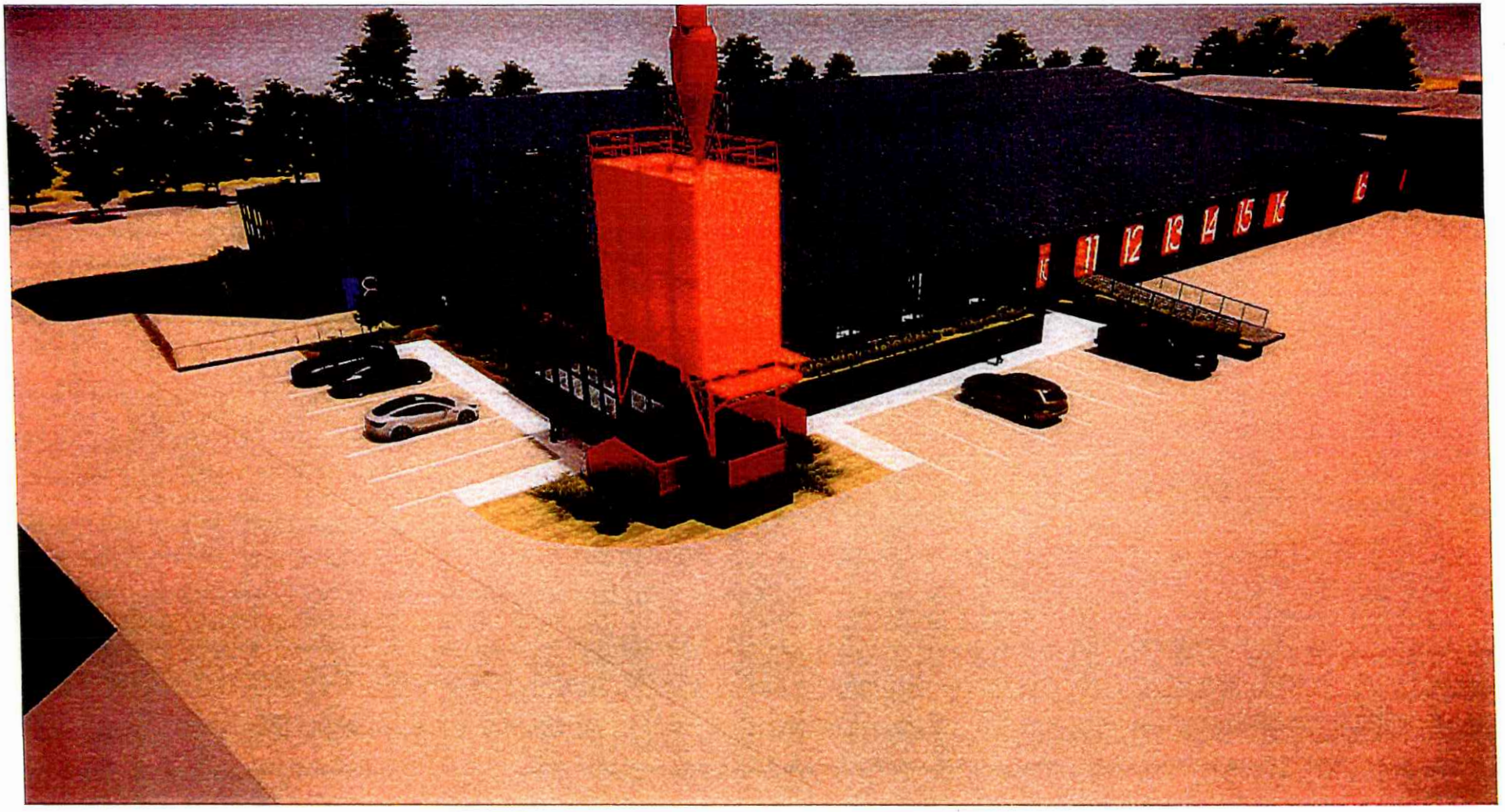
Note: these preliminary hours will be subject to business conditions, foot traffic patterns and staffing needs. We may not be open 7 days a week at this Outlet.

Parking: ***305.20 Off-Street Parking Space Requirements- Business Uses***

"Furniture, Hardware, Home Furnishings and Similar Establishments" require 1 off-street parking space *"for each 400 square feet of floor area",*

5000 sq. ft / 400 = 12.5 required spaces. The plan provides for at least 13 parking spaces, including an accessible space. Employees will park in the existing employee parking areas. The 13 new spaces use paved areas previously used for trailer loading and/or storage.


BELFORT QUINET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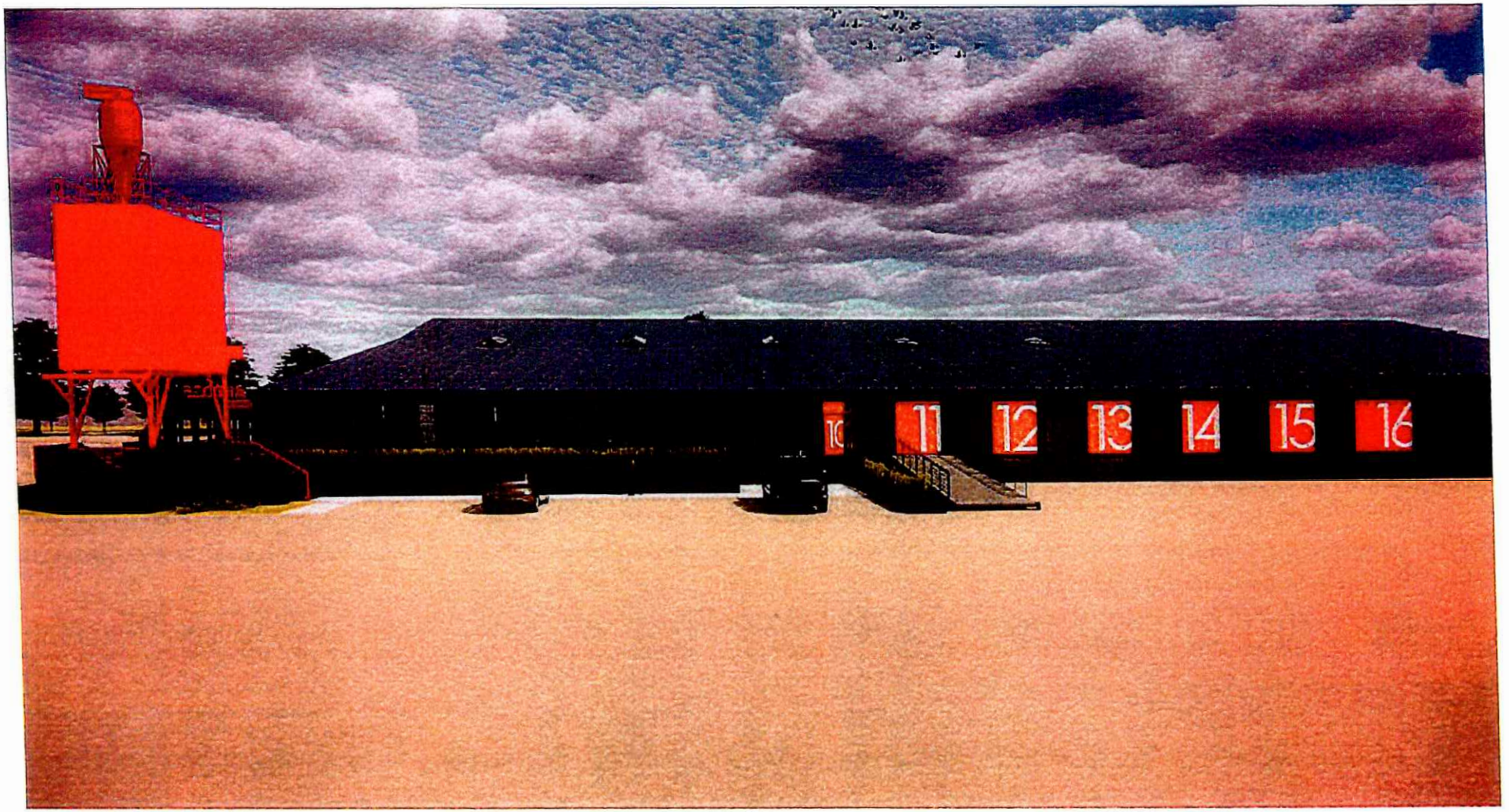
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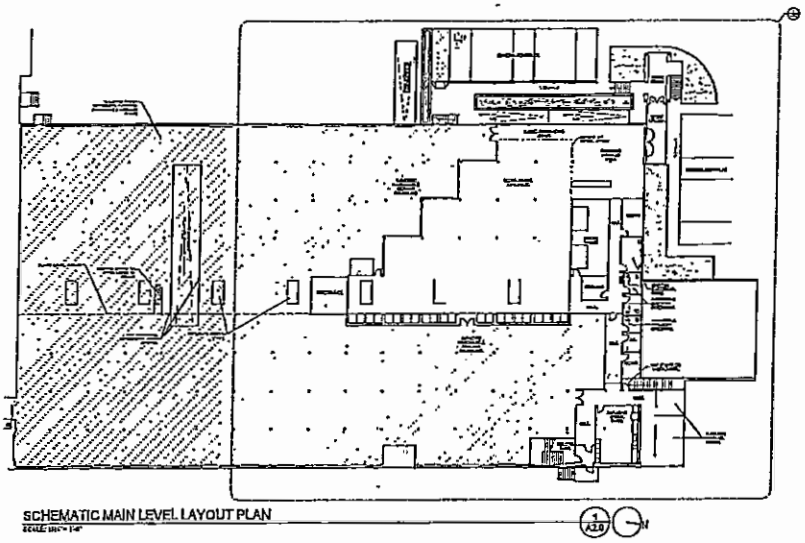


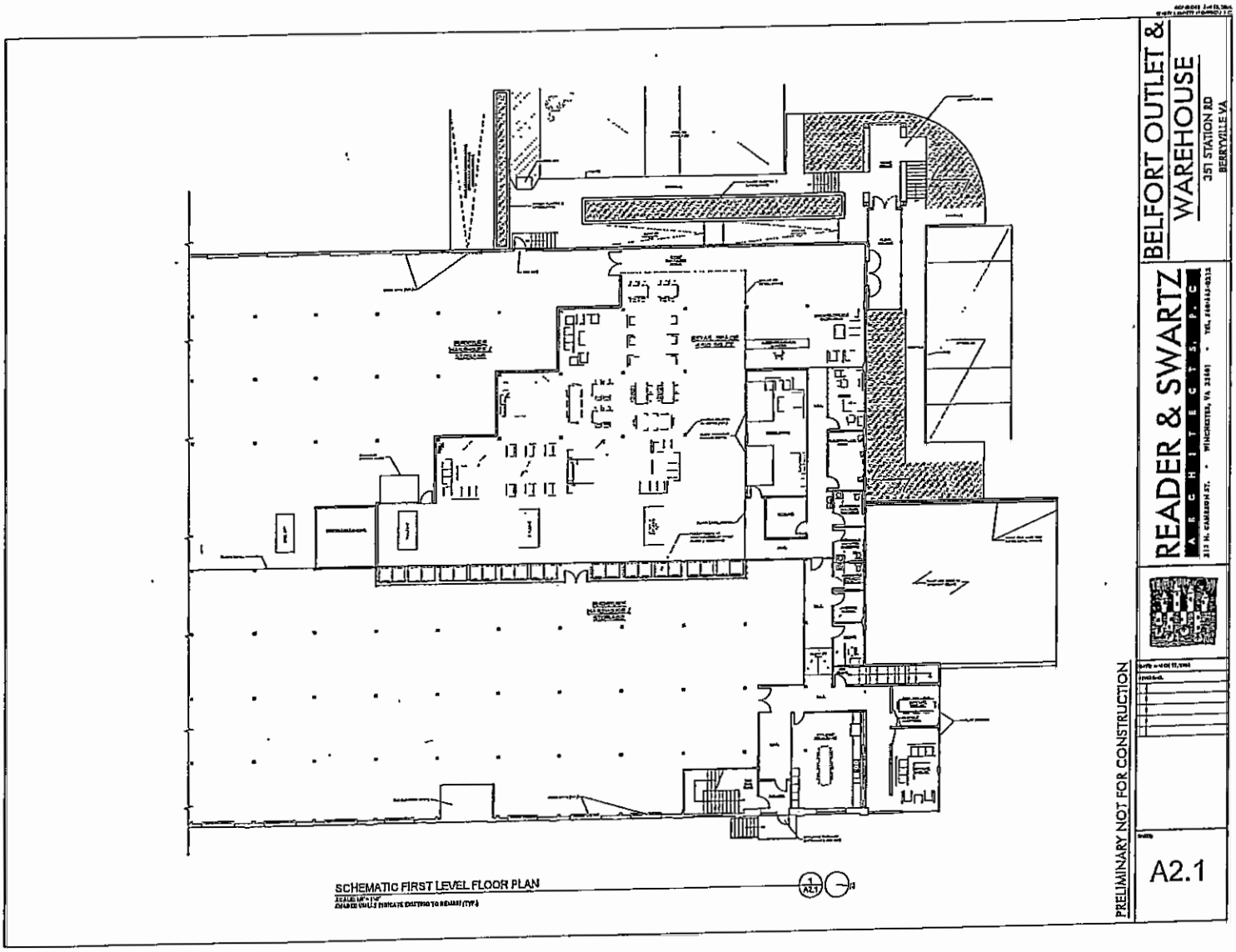
SCHEMATIC MAIN LEVEL LAYOUT PLAN

BELFORT OUTLET & WAREHOUSE
351 STATION RD
BERRYVILLE VA

READER & SWARTZ
ARCHITECTS P.C.

PRELIMINARY NOT FOR CONSTRUCTION

A2.0


BELFORT OUTLET &
WAREHOUSE
351 STATION RD
BERRYVILLE VA
READER & SWARTZ
ARCHITECTS, P.C.
PRELIMINARY NOT FOR CONSTRUCTION
A2.1
SCHEMATIC FIRST LEVEL FLOOR PLAN

NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON CLARKE COUNTY TAX MAP #s: 14A5-7-2 AND 14-A5-8-A-9 (AS TO TITLE PARCEL 1), 14A5-A-58 (AS TO TITLE PARCEL 2), 14A5-8-A-12B (AS TO TITLE PARCEL 3), AND 14A5-7-1 (AS TO TITLE PARCEL 4), AND ARE ZONED L-1 (LIGHT INDUSTRIAL) AND GR-4 (DETACHED RES-4). NO TAX MAP 9 AVAILABLE FOR TITLE PARCEL 5.

2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF PLEASANT ACRES APARTMENTS, LLC (AS TO A 33% UNDIVIDED INTEREST) AND JOEY T. LLC (AS TO 67% UNDIVIDED INTEREST) RECORDED IN DEED BOOK 701 AT PAGE 432 (AS TO TITLE PARCEL 1) AND PLEASANT ACRES APARTMENTS, LLC (AS TO A 33% UNDIVIDED INTEREST) AND JOEY T. LLC (AS TO 67% UNDIVIDED INTEREST) RECORDED IN DEED BOOK 709 AT PAGE 418 (AS TO TITLE PARCELS 2, 3, 4, AND 5), ALL AMONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.

3. THIS PLAT WAS BEEN PREPARED WITH THE BENEFIT OF A CERTIFIED TITLE REPORT PROVIDED BY AMERICAN LAND TITLE ASSOCIATION, FILE NO. 25VA31132-SP, WITH AN EFFECTIVE DATE OF 7/22/2025, 2025 AT 8:00AM.

4. BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON ARE BASED ON EXISTING LAND RECORDS OF CLARKE COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY THIS FIRM IN AUGUST 2025.

5. PLANIMETRICAL FEATURES SHOWN WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.

6. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAPS (FIRM) OF CLARKE COUNTY, VIRGINIA COMMUNITY PANEL NUMBER 51043C0083D, EFFECTIVE DATE 9/28/2007.

7. THE PARCELS SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORE OR OVERLAPS, AND THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

8. AT TIME OF SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES LOCATED WITHIN THE SURVEYED LIMITS OR EVIDENCE PROVIDED TO THE SURVEYOR.

9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

10. THERE IS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

11. THE PROPERTIES SHOWN HEREON HAVE DIRECT ACCESS TO STATION ROAD AND BYRD AVENUE (AS TO TITLE PARCELS 1, 2, 4 AND 5) AND JOSEPHINE STREET (AS TO TITLE PARCEL 3).

12. THERE ARE VISIBLE OBSERVED ENCROACHMENTS SHOWN ON THE SURVEY, THE TERM ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY, THAT ARE NOT SHOWN.

13. ZONING INFORMATION SHOWN HEREON IS PER THE CLARKE COUNTY GIS ONLINE MAPPING SYSTEM. AT TIME THE SURVEY WAS COMPLETED, BOWMAN CONSULTING GROUP, LTD HAS NOT PROVIDED WITH A CURRENT ZONING REPORT OR LETTER.

14. UNABLE TO DETERMINE IF TITLE PARCEL 4 HAS BEEN FORMALLY CONSOLIDATED BY DEED INTO TITLE PARCEL 5.

SCHEDULE B, PART II - EXCEPTIONS

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTIES HEREIN DESCRIBED ARE PROVIDED BY AMERICAN LAND TITLE ASSOCIATION, FILE NUMBER:25VA31132-CP, WITH AN EFFECTIVE DATE OF 7/22/2025 AT 8:00 A.M., AND WITH RESPECT TO THE ITEMS IDENTIFIED AS SPECIAL EXCEPTIONS ON SCHEDULE B, PART II OF THE TITLE INSURANCE COMMITMENT AS PERTAINING TO THE SURVEYED PROPERTY.

(A) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE NOT SURVEY MATTERS: EXCEPTION ITEMS 2, 6, 7, AND 8.

(B) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE NOTED AS TO HOW THEY AFFECT THE SURVEYED PROPERTY: EXCEPTION ITEMS 3, 4, AND 5

9. EASEMENT(S) GRANTED POTOMAC EDISON BY INSTRUMENTS RECORDED IN DEED BOOK 88 AT PAGE 88(a), III DEED BOOK 94 AT PAGE 429(b), III DEED BOOK 96 AT PAGE 430(c), IN DEED BOOK 106 AT PAGE 184(d), AND III DEED BOOK 118 AT PAGE 68(e).

(D) (a) DEED BOOK 88, PAGE 88: AFFECTS TITLE PARCEL 1 (AS TO TM 14A5-8-A-9) AND IS SHOWN HEREON.

(b) DEED BOOK 88, PAGE 428: MAY AFFECT TITLE PARCEL 1 (AS TO TM 14A5-7-3), AND IS NOT PLOTTABLE, INSUFFICIENT INFORMATION IN RECORD DOCUMENT. DOCUMENT DOES DESCRIBES A 15' EASEMENT BUT THERE ARE MULTIPLE POLES AND POLE LINES LOCATED ON THE PROPERTY.

(c) DEED BOOK 88, PAGE 430: MAY AFFECT TITLE PARCEL 4, AND IS NOT PLOTTABLE, INSUFFICIENT INFORMATION IN RECORD DOCUMENT.

(d) DEED BOOK 106, PAGE 184: MAY AFFECT TITLE PARCEL 1 (AS TO TM 14A5-7-3), AND IS NOT PLOTTABLE, INSUFFICIENT INFORMATION IN RECORD DOCUMENT. THERE ARE MULTIPLE POLES AND POLE LINES LOCATED ON THE PROPERTY.

(e) DEED BOOK 118, PAGE 68: MAY AFFECT TITLE PARCEL 1 (AS TO TM 14A5-7-3), AND IS NOT PLOTTABLE, INSUFFICIENT INFORMATION IN RECORD DOCUMENT. THERE ARE MULTIPLE POLES AND POLE LINES LOCATED ON THE PROPERTY.

(E) 10. RIGHT OF WAY AGREEMENT RECORDED IN DEED BOOK 101 AT PAGE 17 AND IN DEED BOOK 236 AT PAGE 630. AFFECTS TITLE PARCEL 1 (AS TO TM 14A5-7-2) AND TITLE PARCEL 5, 25' INGRESS-EGRESS EASEMENT IS SHOWN

11. EASEMENT(S) GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 168 AT PAGE 237(a) AND IN DEED BOOK 244 AT PAGE 123(b).
(a) DEED BOOK 168, PAGE 237: MAY AFFECT TITLE PARCEL 4, THERE IS NO POLE LOCATED IN AREA SHOWN ON RECORD EXHIBIT.

(UI) (b) DEED BOOK 244, PAGE 123: AFFECTS TITLE PARCEL 1 (AS TO TM 14A5-7-2) AND TITLE PARCEL 5, APPROXIMATE LOCATION OF UTILITY EASEMENT IS SHOWN.

(E) 12. EASEMENT GRANTED SHENANDOAH GAS COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 268 AT PAGE 395. AFFECTS TITLE PARCEL 5, 15' SHENANDOAH GAS COMPANY EASEMENT IS SHOWN.

12. TERMS, CONDITIONS AND/OR EASEMENTS PER ORDER TO CLASS CORRIDOR, LLC RECORDED IN DEED BOOK 426 AT PAGE 648.
DOES NOT AFFECT THE SURVEYED PROPERTY, MAY AFFECT LANDS WITHIN THE NORFOLK & WESTERN RAILROAD RIGHT-OF-WAY.

(D) 14. REC EASEMENT RECORDED IN DEED BOOK 612 AT PAGE 131.
AFFECTS TITLE PROPERTIES 1 (AS TO TM 14A5-7-2 & TM 14A5-8-A-9), 2, 4, AND 5, 40' ELECTRIC COOPERATIVE EASEMENT IS SHOWN.

15. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN UNRECORDED LEASE(S) (AND ALL AMENDMENTS AND ASSIGNMENTS THERETO) AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE, NOTICE AMENDMENT TO COMMERCIAL GROUND LEASE RECORDED IN DEED BOOK 710 AT PAGE 284. (ORIGINAL LEASE NOT OF RECORD).
AFFECTS TITLE PROPERTY 1 (AS TO TM 14A5-7-2), LEASE AREA IS NOT PLOTTABLE AND IS NOT SHOWN HEREON.

(E) 16. TERMS, CONDITIONS, AND/OR EASEMENTS PER COMMONWEALTH OF VIRGINIA CERTIFICATE OF TAKE RECORDED IN DEED BOOK 89 AT PAGE 188, IN DEED BOOK 90 AT PAGE 295 WITH ORDER RECORDED IN DEED BOOK 90 AT PAGE 328.
TEMPORARY CONSTRUCTION AND GRADING EASEMENT MAY AFFECT TITLE PARCELS 1 (AS TO TM 14A5-8-A-9) AND 3, APPROXIMATE LOCATION OF EASEMENT IS SHOWN.

(D) 17. TERMS, CONDITIONS, AND/OR EASEMENTS PER CUL-DE-SAC DEDICATION RECORDED IN DEED BOOK 230 AT PAGE 635.

18. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, CASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS CONTAINED IN DEEDS IN THE CHAIN INCLUDING BUT NOT LIMITED TO DEED BOOK 703 AT PAGE 817(a), DEED BOOK 701 AT PAGE 433(b), DEED BOOK 701 AT PAGE 424(c), DEED BOOK 118 AT PAGE 114(d), AND DEED BOOK 48 AT PAGE 181(e), AS AMENDED, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

(E)(I) (a) DEED BOOK 703, PAGE 817: AFFECTS TITLE PARCEL 1 (AS TO TM 14A5-7-2) AND DEPICTS TITLE PARCEL 2, 25' INGRESS-EGRESS EASEMENT IS SHOWN HEREON.

(b) DEED BOOK 701, PAGE 432: DOES NOT AFFECT THE SURVEYED PROPERTY, DOCUMENT DOES NOT CREATE ANY EASEMENTS OR RESTRICTIONS.

(E)(E) (c) DEED BOOK 701, PAGE 428: AFFECTS TITLE PARCEL 1 (AS TO TM 14A5-7-2) AND DEPICTS TITLE PARCEL 2, 25' INGRESS-EGRESS EASEMENT IS SHOWN HEREON. DOCUMENT ALSO AFFECTS TITLE PARCEL 4, 30' INGRESS-EGRESS EASEMENT IS SHOWN HEREON

(d) DEED BOOK 118, PAGE 114: DOES NOT AFFECT TITLE PARCEL 1, EASEMENT RESTRICTION TERMINATED 10 YEARS AFTER DOCUMENT WAS RECORDED.

(e) DEED BOOK 48, PAGE 181: DOES NOT AFFECT TITLE PARCEL 1.

TITLE DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF CLARKE, COMMONWEALTH OF VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (TM14A5-7-2 AND 14A5-8-A-9)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE ON THE SOUTHWEST SIDE OF BYRD AVENUE AND ON THE NORTHWEST SIDE OF THE NORFOLK & WESTERN RAILROAD, IN THE TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT AND SURVEY DATED FEBRUARY 5, 1971, MADE BY RICHARD U. GOODE, CERTIFIED LAND SURVEYOR, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CLARKE COUNTY, VIRGINIA IN DEED BOOK 101 AT PAGE 34 THROUGH 36, INCLUSIVE, AND BY REFERENCE MADE PART OF THIS CONVEYANCE AS FOLLOWS:

BEGINNING AT (1) AN IRON PEG AT A FENCE CORNER IN THE REAR LOT LINE OF THE LOTS FACING ON JOSEPHINE STREET, AT ITS INTERSECTION WITH THE REAR LOT LINE FACING ON SOUTH CHURCH STREET; THENCE WITH THE REAR LOT LINE OF THE LOTS FACING ON SOUTH CHURCH STREET N 43° 45' 59" E 443.02 FEET TO (2) AN IRON PEG; THENCE WITH RACES S 48° 07' 33" E 84.39 FEET TO (3) AN IRON PEG; THENCE N 42° 57' 43" E 167.40 FEET TO (4) AN IRON PEG ON THE SOUTHWEST SIDE OF BYRD AVENUE; THENCE WITH BYRD AVENUE FOR THE FOLLOWING 2 COURSES S 53° 33' 17" E 443.52 FEET TO (5) AN IRON PEG; THENCE S 58° 41' 20" E 267.24 FEET TO (6) AN IRON PEG ON THE NORTHWEST SIDE OF THE NORFOLK & WESTERN RAILROAD RIGHT-OF-WAY; THENCE WITH THE RAILROAD RIGHT-OF-WAY AND WITH A CURVE TO THE RIGHT THE RADIUS OF WHICH IS 2,760.93 FEET FOR A DISTANCE OF 268.8 FEET TO (7) AN IRON PEG; THENCE S 43° 44' 46" W 185.06 FEET TO (8) AN IRON PEG THENCE COURSES S 43° 12' 33" W 137.86 FEET TO (9) AN IRON PEG THENCE WITH AN OFFSET IN THE RAILROAD RIGHT-OF-WAY AND THEN WITH THE LAND OF UGONS N 58° 33' 53" W 80.88 FEET TO (10) AN IRON PEG; THENCE WITH UGONS S 30° 26' 05" W 102.05 FEET TO (11) AN IRON PEG; THENCE WITH THE RAILROAD RIGHT-OF-WAY S 54° 28' 28" W 88.53 FEET TO (12) AN IRON PEG ON THE NORTH SIDE OF JOSEPHINE STREET (ROAD 180.614) THENCE WITH THE NORTHSIDE OF JOSEPHINE STREET N 80° 21' 24" W 57.41 FEET TO (13) AN IRON PEG A CORNER TO THE PAIGE LOT; THENCE WITH THE PAIGE LOT N 20° 24' 06" E 249.24 FEET TO (14) AN IRON PEG AT THE NORTHEAST CORNER OF THE PAIGE LOT; THENCE WITH THE REAR LOT LINE OF THE LOTS FACING ON JOSEPHINE STREET N 69° 28' 14" W 617.2, FEET TO THE POINT OF BEGINNING CONTAINING 9.831 ACRES, MORE OR LESS, BEING A PART OF THE SAME PROPERTY CONVEYED TO H.F. BYRD, INCORPORATED, BY DEED OF H.F. BYRD, ET UX, DATED DECEMBER 31,1947, OF RECORD IN THE CLERK'S OFFICE OF THE CLARKE COUNTY, VIRGINIA IN DEED BOOK 88, PAGE151, BEING THE SAME TRACT OF AND CONVEYED TO H.F. BYRD, INCORPORATED, BY DEED OF NORFOLK & WESTERN RAILROAD COMPANY, BY DEED DATED SEPTEMBER 23, 1955, OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK148, PACCIO AND THE SAME PROPERTY CONVEYED TO H.F. BYRD, INCORPORATED BY DEED OF LIZZIE R. CARTER, DATED MARCH13,1945, OF RECORD IN THE AFORESAID CLERK'S OFFICE, IN DEED BOOK 91, PAGE 592, TO WHICH DEEDS AND THE REFERENCES THEREIN CONTAINED, REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY, AND BEING THE SAME PROPERTY CONVEYED TO BOSIC CASCADE CORPORATION, A DELAWARE CORPORATION, BY DEED OF H.F. BYRD, INCORPORATED, DATED JUNE 7TH, 1973, OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 101 PAGE 31.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON PARCEL B, CONTAINING 20,844 SQUARE FEET FROM THE CUL-DE-SAC DESIGNATED AS PARCEL A TO THE PROPERTY OF NORFOLK & WESTERN RAILROAD AS SHOWN ON PLAT OF SURVEY BY H. BRUCE EDENS, L.S., DATED APRIL 27, 1992 OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 246 AT PAGE 224 WITH THIS PARCEL B BEING A PART OF THE MERGED TM14A5-7-1, CONTAINING 9.830 ACRES AS CREATED AND CREATED IN THE DEED RECORDED IN DEED BOOK 701 AT PAGE 432 FROM VIRGINIA MARINE INVESTMENTS, LLC, DATED MAY 19, 2022, FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1.

PARCEL 2 (TM14A5-A-58):

THAT CERTAIN TRACT OF REAL PROPERTY WHICH IS LOCATED IN THE TOWN OF BERRYVILLE, COUNTY OF CLARKE, STATE OF VIRGINIA BEGINNING AT (1) AN IRON PEG ON THE EAST SIDE OF SOUTH CHURCH STREET AND IN LINE WITH THE IRON FENCE LINE OF THE JAMES LOT; THENCE WITH THE EAST SIDE OF SOUTH CHURCH STREET N 28 DEG.13 MIN 06 SEC. E 71.32 FEET TO (2) AN IRON PEG AT THE SOUTHWEST CORNER OF THE OHM LOT III THE FENCE WITH OHM FOR THE FOLLOWING TWO COURSES: S 62 DEG. 43 MIN. 37 SEC. E 250.80 FEET TO (3) AN IRON PEG; THENCE N 28 DEG.13 MIN 06 SEC. E 24.00 FEET TO (4) AN IRON PEG AT THE NORTHEAST CORNER OF THE OHM LOT III FENCE LINE OF THE LAND OF DR. YORK; THENCE WITH DR. YORK S 62 DEG. 43 MIN. 37SEC. E 338.83 FEET TO (5) AN IRON PEG AT THE SOUTHEAST CORNER OF THE LAND OF DR. YORK AND III THE NORTHWEST LINE OF THE LAND OF BOSIC CASCADE; THENCE WITH THE SAID LAND S 43 DEG. 45 MIN. 58 SEC. W 149.57 FEET TO (6) AN IRON PEG AT A FENCE CORNER IN THE NORTH LINE OF THE LAND OF HOLMES; THENCE WITH HOLMES AND THEN WITH THE NORTH LINE OF OHTEN LOTS FACING ON JOSEPHINE STREET N 59 DEG. 02 MIN. 24 SEC. W 544.30 FEET TO THE POINT OF BEGINNING CONTAINING.48 ACRES, MORE OR LESS.

LESS AND EXCEPT, THAT PORTION CONVEYED TO DAVID L. BLOUNT AND SUSANNE H. BLOUNT, BY DEED DATED MAY 32, 1977 AND RECORDED IN DEED BOOK 122, PAGE 372.

PARCEL 3 (TM14A5-A-12B):

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON BELONGING CONTAINING ONE HALF ACRE, MORE OR LESS, BOUNDED ON THE SOUTH BY JOSEPHINE STREET ON THE NORTH BY PROPERTY OF BOSIC CASCADE CORPORATION, AND ON THE WEST BY ANNIE ELIZABETH HOSKY, BEING THE SAME PROPERTY DEVISED TO ROBERT H. EACH FROM SHIRLEY B. NELSON BY WILL OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF CLARKE COUNTY, VIRGINIA WILL BOOK27, PAGE 567, THE SAID SHIRLEY D. NELSON, BEING THE SOLE HEIR AT LAW OF HUGH H. NELSON, WHO ACQUIRED THE HEREIN DESCRIBED REAL PROPERTY BY DEED FROM FRANK W. HOSKY, ET UXOR AND JOSEPH F. MOORE, SPECIAL COMMISSIONERS, DATED JUNE 7, 1923, OF RECORD III THE AFORESAID CLERKS OFFICE IN DEED BOOK 14, PAGE 546.

LESS AND EXCEPT: ANY PORTION CONVEYED TO JAMES B. NICHOLS BY DEED OF BOUNDARY LINE ADJUSTMENT DATED JUNCT, 1998, RECORDED JUNE13,1991 OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 214 AT PAGE 488.

PARCEL 4: (TM14A5-7-1):

AL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON BELONGING LOCATED ON THE NORTHEAST SIDE OF BYRD AVENUE AND ON THE NORTHWEST SIDE OF THE NORFOLK AND WESTERN RAILROAD IN THE TOWN OF BERRYVILLE, CLARKE COUNTY, VIRGINIA, CONTAINING 8.520 ACRES, AS DESCRIBED IN THE SURVEY OF MAYIO, 1984 BY RICHARD U. GOODE, C.L.S., OF RECORD III THE AFORESAID CLERK'S OFFICE IN DEED BOOKISS PAGE68.

LESS AND EXCEPT: PARCEL A, CONTAINING 5,131 SQUARE FEET THAT WAS DEDICATED TO THE TOWN OF BERRYVILLE AS A CUL-DE-SAC FOR BYRD AVENUE BY DEED OF DEDICATION DATED JULY 14, 1993 OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 230 AT PAGE 625 FROM AMERICAN WOODMARK CORPORATION TO THE TOWN OF BERRYVILLE.

PARCEL 5: (ABANDONED PORTION OF BYRD AVENUE):

ALL THAT PORTION OF BYRD AVENUE DESCRIBED AS PARCEL B, CONTAINING 20,844 SQUARE FEET, AND MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY OF H. BRUCE EDENS, C.L.S., DATED APRIL 27, 1992 OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 246 AT PAGE 224, BEING THAT SECTION OF SECONDARY ROUTE 7-1012 KNOWN AS BYRD AVENUE FROM 0.28 MILES EAST OF ROUTE 610 TO 0.31 MILES EAST OF ROUTE 010, A DISTANCE OF 0.15 MILES.

BY THE PLAT OF SURVEY OF H. BRUCE EDENS, C.L.S., DATED APRIL 27, 1992 OF RECORD III THE AFORESAID CLERK'S OFFICE IN DEED BOOK 230 AT PAGE 630 ATTACHED TO SAID DEED OF DEDICATION DATED JULY 14, 1993 OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 230 AT PAGE 635 THE ABOVE DESCRIBED PARCEL 5 (THE ABANDONED PORTION OF BYRD AVENUE), PARCEL B, CONTAINING 20,844 SQUARE FEET, WAS ADDED TO THE REMAINING PORTION OF PARCEL 4 (TM14A-5-7-1) TO FORM THE RESULTING AREA LOT CONTAINING 9.830 ACRES.

TOGETHER WITH A RIGHT OF WAY OR EASEMENT FOR INGRESS AND EGRESS TWENTY-FIVE (25') FEET IN WIDTH COMMENCING AT THE CUL-DE-SAC OF BYRD AVENUE (SEE PLAT OF SURVEY OF H. BRUCE EDENS DATED APRIL 27, 1992 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CLARKE COUNTY, VIRGINIA IN DEED BOOK 230 AT PAGE 641) THENCE ALONG THE NUMBERED BOUNDARY, THENCE EASTERLY BOUNDARY AND BOUNDARY (ADJACENT TO LOTS FACING SOUTH CHURCH STREET) OF PARCEL 1 CONVEYED TO THE PART OF THE FIRST PART BY THE BELOW REFERENCE DEED DATED JULY 17, 2012 AND TERMINATING AT THE WESTERN BOUNDARY OF SAID PARCEL 1 (LOTS FACING JOSEPHINE STREET) (FOR REFERENCE TO THESE BOUNDARY LINES SEE PLAT OF SURVEY OF RICHARD U. GOODE C.L.S. DATED FEBRUARY 5, 1971 OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 101 AT PAGE 35), WITH THIS RIGHT OF WAY OR EASEMENT FOR INGRESS AND EGRESS BEING LOCATED ON PARCEL 1 (TM 14A5-7- 1) AND FOR THE BENEFIT OF PARCEL 2 (TM 14A5-58) CONVEYED TO THE PART OF FIRST PART BY THE ABOVE DESCRIBED DEED DATED JULY 17, 2012. THIS TWENTY- FIVE (25') FOOT EASEMENT FOR INGRESS AND EGRESS WAS RESERVED BY THE PARTY OF THE FIRST PART IN DEED DATED MAY10, 2022.

OBSERVATION TABLE (SEE NOTE #13)

A ADJACENT OWNER 4' CHAIN-LINK FENCE ON PROPERTY 7.7'

A ADJACENT OWNER 6' WOOD FENCE ON PROPERTY 3.3'

A ADJACENT OWNER 6' WOOD FENCE ON PROPERTY 4.5'

A ADJACENT OWNER 4' WOOD WIRE FENCE ON PROPERTY 21.7' & 36.5'

A PORTION OF VIRGINIA AVENUE ON PROPERTY 1.6' NOT LOCATED WITHIN AN EASEMENT

A ADJACENT OWNER 5' WOOD WIRE FENCE ON PROPERTY 4.4'

LINE TABLE

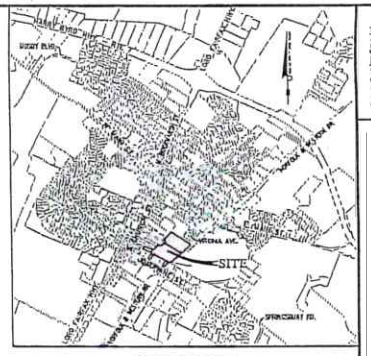
LINE	BEARING	DISTANCE
L1	N 58°03'51" W	13.17'
L2	S 30°55'08" W	26.18'
L3	S 30°17'11" W	26.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	2781.93'	153.49'	S 44°26'25" W	153.47'	3°09'40"	76.75'
C2	2781.93'	28.28'	N 46°23'14" E	28.28'	0°41'20"	14.15'
C3	2781.93'	268.88'	S 49°14'10" W	268.78'	5°32'29"	134.54'
C4	60.00'	148.63'	S 43°35'42" E	99.72'	141°58'31"	871.31'

VICINITY MAP

SCALE: 1"=2,000'



EASEMENT LEGEND

(E1) EX. 25' INGRESS-EGRESS EASEMENT D.B. 123, PG. 262

(E2) EX. 28' INGRESS-EGRESS EASEMENT D.B. 236, PG. 635 D.B. 701, PG. 428

(E3) EX. 25' INGRESS-EGRESS EASEMENT D.B. 238, PG. 839

(E4) EX. 25' INGRESS-EGRESS EASEMENT D.B. 701, PG. 428 D.B. 703, PG. 817

(E) EX POLE LINE EASEMENT D.B. 88, PG. 89

(D) EX. 40' RAPPAHANNOCK ELECTRIC COOPERATIVE EASEMENT D.B. 612, PG. 131

APPROX. LOC.
(UI) EX. 15' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT D.B. 244, PG. 123

(E) EX. 15' SHENANDOAH GAS COMPANY EASEMENT D.B. 268, PG. 395

(TE) EX. TEMPORARY CONSTRUCTION AND GRADING EASEMENT D.B. 89, PG. 188 D.B. 90, PG. 328 D.B. 90, PG. 328

PARKING TABULATION

47 REGULAR PARKING SPACES
0 MARKED HANDICAP PARKING SPACES
47 TOTAL SPACES

SURVEYOR'S CERTIFICATE

TO: PLEASANT ACRES APARTMENTS, LLC AND JOEY T. LLC, MICHAEL HUBER AND AMERICAN LAND TITLE ASSOCIATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2025.

DATE OF PLAT OR MAP: AUGUST 13, 2025
LAST REVISED:

WILLIAM C. BRADFORD II
LAND SURVEYOR
LICENSE NO. 002514
BILL.BRADFORD@BOWMAN.COM

COMMONWEALTH OF VIRGINIA
WILLIAM C. BRADFORD II
LICENSED
002514
LAND SURVEYOR

NOT FOR RECORDATION

Bowman

Bowman Consulting Group Ltd.
101 South 21st St.
Suite 311
Richmond, VA 23223
Phone: (804) 644-0324
www.bowman.com
info@bowman.com

BCG PROJECT NO: 032366-01-001 TASK: 00001

DWG: V:\032366 - 321 Station Road Berryville\032366-01-001 (SUR)\Survey\Plat\Boundary\032366-01-001-3-ALTA.dwg

REVISION BLOCK

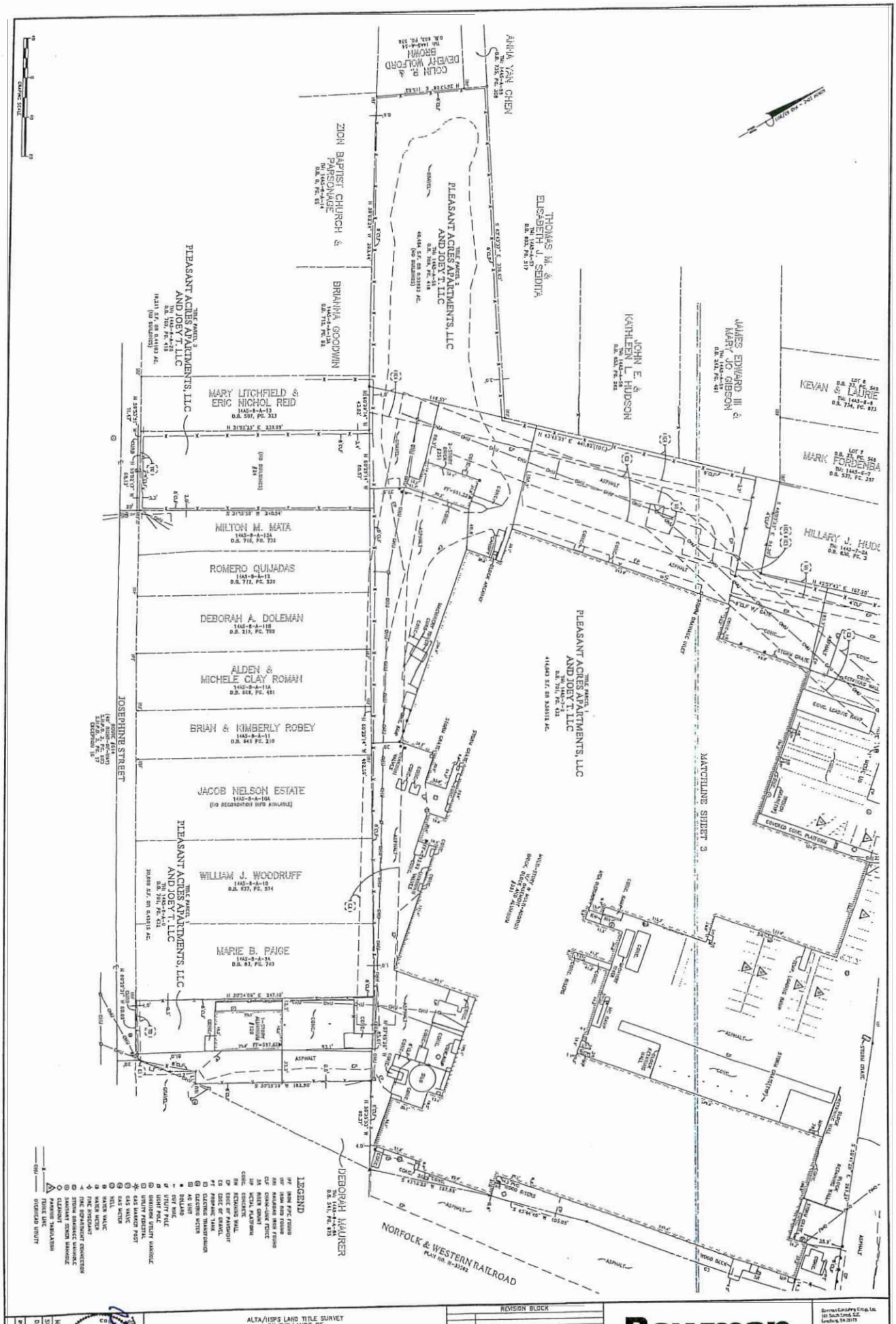
ALTA/NSPS LAND TITLE SURVEY
PLEASANT ACRES APARTMENTS, LLC
AND JOEY T. LLC
DEED BOOK 701, AT PAGE 432 (AS TO TITLE PARCEL 1)
DEED BOOK 709, AT PAGE 418 (AS TO TITLE PARCELS 2, 3, 4, AND 5)
321 STATION ROAD, BERRYVILLE
CLARKE COUNTY, VIRGINIA

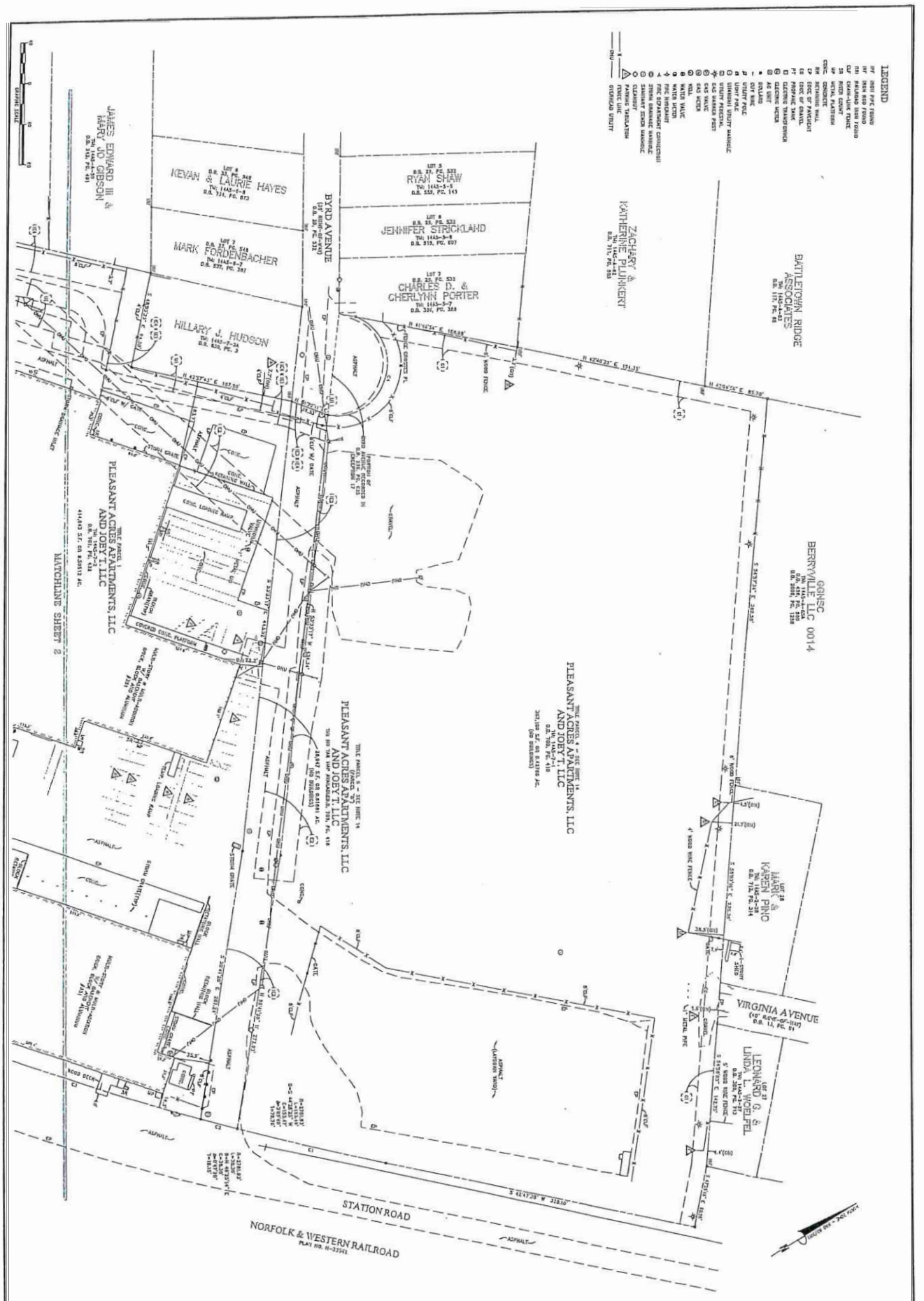
SCALE: AS NOTED
DATE ISSUED: 9/2/2025

BY: SBH | CHK: WEB | QCI: WEB

SHEET 1 OF 3

032366-0-BP-001


ANNA YAN CHEN
DEB. 1445-A-14
D.B. 603, PG. 536
DEBERY WOLFORD BROWN
ZION BAPTIST CHURCH & PARSONAGE
TAX MAP 14A5-A-A-14
D.B. N, PG. 63
BRIANNA GOODWIN
TAX MAP 14A5-A-A-15
D.B. 715, PG. 98
PLEASANT ACRES APARTMENTS, LLC AND JOEY T. LLC
TAX MAP 14A5-A-A-12
D.B. 701, PG. 432
40,464 S.F. OR 0.92932 AC.
(NO BUILDINGS)
THOMAS H. & ELISABETH J. SEDITA
D.B. 603, PG. 517
JOHN E. & KATHLEEN L. HUDSON
D.B. 650, PG. 282
JAMES EDWARD III & MARY JO GIBSON
D.B. 315, PG. 481
KEVAN & LAURA
LOT 6
D.B. 31, PG. 548
TAX MAP 14A5-A-A-6
D.B. 734, PG. 873
MARK FORDENBA
LOT 7
D.B. PG. 548
TAX MAP 14A5-A-A-7
D.B. 531, PG. 357
HILLARY J. HUDS
TAX MAP 14A5-A-A-8
D.B. 650, PG. 282
PLEASANT ACRES APARTMENTS, LLC AND JOEY T. LLC
TAX MAP 14A5-A-A-12
D.B. 701, PG. 432
MARY LITCHFIELD & ERIC NICHOL REID
14A5-A-A-13
D.B. 597, PG. 313
MILTON M. MATA
14A5-A-A-12A
D.B. 716, PG. 733
ROMERO QUIJADAS
14A5-A-A-13
D.B. 717, PG. 229
DEBORAH A. DOLEMAN
14A5-A-A-11B
D.B. 315, PG. 788
ALDEN & MICHELE CLAY ROMAN
14A5-A-A-11A
D.B. 658, PG. 481
BRIAN & KIMBERLY ROBEY
14A5-A-A-11
D.B. 649 PG. 210
JACOB NELSON ESTATE
14A5-A-A-10A
(NO RECORDATION INFO AVAILABLE)
WILLIAM J. WOODRUFF
14A5-A-A-10
D.B. 637, PG. 574
MARIE B. PAIGE
14A5-A-A-9A
D.B. 83, PG. 703
JOSEPHINE STREET
(40' RIGHT-OF-WAY)
SURVEY BY: ROBERT E. LEE & ASSOC., INC. DATED: 1/1/1973
EXCEPTION "B"
DEBORAH MAURER
TAX MAP 14A5-A-A-9A
D.B. 541, PG. 915
MATCHLINE SHEET 3
NORFOLK & WESTERN RAILROAD
PLAT NO. R-31582
LEGEND
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
CLF CHAIN-LINK FENCE
WF WOOD FENCE
CONC CONCRETE
RET RETAINING WALL
CP CODE OF PAVEMENT
CG CODE OF GRAVEL
PT PROPANE TANK
ET ELECTRIC TRANSFORMER
AC AIR CONDITIONER
BOLLARD
CUT MARK
UTILITY POLE
VERIZON UTILITY MANHOLE
UTILITY PEDESTAL
GAS METER
GAS VALVE
GAS MARKER POST
WELL HEAD
WATER VALVE
WATER METER
FIRE HYDRANT
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
PARKING TABULATION
OVERHEAD UTILITY
NOT FOR RECORDATION
SCALE: 1"=40'
DATE ISSUED: 9/7/2023
SHEET 2 OF 3
ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
PLEASANT ACRES APARTMENTS, LLC
AND JOEY T. LLC
DEED BOOK 701, AT PAGE 432 (AS TO TITLE PARCEL 1)
DEED BOOK 709, AT PAGE 418 (AS TO TITLE PARCELS 2, 3, 4, AND 5)
TOWN OF BERRYVILLE
CLARKE COUNTY, VIRGINIA
REVISION BLOCK
Bowman
BCG PROJECT NO: 032366-01-001 TASK: 00001
032366-D-BP-001



ALTA/NSPS LAND TITLE SURVEY
ON THE LANDS OF
PLEASANT ACRES APARTMENTS, LLC
AND JOEY T. LLC
DEED BOOK 701, AT PAGE 432 (AS TO TITLE PARCEL 1)
DEED BOOK 703, AT PAGE 418 (AS TO TITLE PARCELS 2, 3, 4, AND 5)
TOWN OF BERRYVILLE
CLARKE COUNTY, VIRGINIA

REVISION BLOCK

Bowman

BCC PROJECT NO: 032366-01-001 TASK: 00001

SCALE: 1"=60'
DATE ISSUED: 8/1/2025
NOT FOR RECORDATION
SHEET 3 OF 3

032366-D-BP-001

SECTION 609 L-1 INDUSTRIAL DISTRICT

609.1 PURPOSE AND INTENT

The L-1 Industrial District is established to provide locations within the Town of Berryville for a broad range of general light-industrial uses, recreational and event venues, infill development, and employment-related businesses operating under well-governed performance standards. The specific uses permitted within the L-1 District must be in harmony with the cultural and environmental character of the Town of Berryville. No use should be permitted that might be harmful to the adjoining land uses and the residential ambience of the community at large. Adaptive reuse is encouraged in the L-1 District. Outdoor storage and heavy industrial uses are discouraged but may be permitted by special use and environmental performance review. The L-1 District recognizes and is to be applied to existing conforming industry in the Town of Berryville as of the date of adoption of this District. Existing industrial uses shall be considered as satisfying the purpose and intent of the L-1 District, but expansion of existing industrial uses shall conform to the provisions herein. **(08/16)**

609.2 PERMITTED USES **(12/94)**

(a) Auction establishments (indoor only) **(5/95)**
(b) Business and professional offices **(7/99)**
(c) Business service, supply and delivery establishments
(d) Contractor's establishments without outdoor storage
(e) Establishments for the production, processing, assembly, manufacturing, compounding, cleaning, servicing, testing and repair of materials, goods or products which conform to applicable Federal, State and local environmental performance standards or other standards referenced by the Town as related to (a) air pollution; (b) fire and explosion hazards; (c) radiation hazards; (d) electromagnetic radiation and interference hazards; (e) liquid and solid wastes hazards; (f) noise and odor standards; and (g) vibration standards.
(f) Existing or expansion of existing industrial uses in operation as of the date of adoption of this Ordinance which conform to the previous industrial zoning district requirements.
(g) Farm supply establishments
(h) Financial institutions
(i) Indoor mini-storage facilities
(j) Light manufacturing, fabrication, testing or repair establishments without outdoor storage
(k) Light warehousing establishments, without outdoor storage
(l) Light wholesale trade establishments, without outdoor storage
(m) Printing and publishing establishments
(n) Private training and vocational schools
(o) Public utilities (sub-stations, pump stations, transmission/receiving facilities and lines for telecommunications and similar uses, storage tanks, etc.)
(p) Sheet metal shops
(q) Small animal veterinary hospitals, exclusive of boarding kennels
(r) Vehicle and machinery service, and parts sales ("service" including but not limited to internal and external repair, body work, paint, car washes, etc.)

(s) Welding shops
(t) Craft beverage manufacturing **(03/18)**

609.3 SPECIAL PERMIT USES

(a) All above permitted uses requiring outdoor storage **(10/94)**
(b) Day care centers **(12/94)**
(c) Eating establishments including microbreweries, wineries, and distilleries **(05/95, 08/16)**
(d) Heliports
(e) Laundry and dry cleaning establishments
(f) Lumber yards and building materials establishments
(g) Motor freight terminals
(h) Retail sales incidental to a manufacturing, production or related use, provided that: a) the gross floor area used for retail purposes (excluding storage) shall not occupy more than five-thousand (5,000) square feet of gross floor area on any one lot, and shall not exceed twenty-five (25) percent of the total floor area for the site; and b) the areas dedicated for retail uses must be indicated on an approved site plan. The provisions of this Section shall not apply to those permitted or special permit uses for which retail sales are a primary activity. **(12/07)**
(i) Scientific research, development, and training establishments
(j) Service stations
(k) Vehicle and machinery sales and rentals
(l) Recreation, commercial indoor **(06/10)**
(m) Retreat and conference centers **(08/16)**
(n) Residential lofts and apartments **(08/16)**
(o) Wholesale/retail food hubs **(08/16)**
(p) Commercial kitchens **(08/16)**
(q) Hotels, motels, and accommodations **(08/16)**
(r) Short-term rentals **(10/23)**

609.4 PROHIBITED USES

The specific uses which follow shall not be permitted in the L-1 District:

(a) Asphalt mixing plants
(b) Blast furnaces
(c) Boiler works
(d) Bulk storage of flammable materials
(e) Coal, wood or wood distillation
(f) Concrete mixing and batching products
(g) Extraction or mining of rocks and minerals
(h) Garbage incineration
(i) Junk yards
(j) Landfills
(k) Manufacture of ammonia, chlorine, fertilizer, lime, cement, fireworks, explosives, soaps, acids, pesticides, herbicides or insecticides
(l) Metal foundries and smelting
(m) Petroleum, asphalt or related product refining
(n) Rendering plants
(o) Slaughterhouses

(p) Stockyards
(q) Tanning and curing of skins
(r) Any other similar use which in the opinion of the Town Council might be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other cause

609.5 MAXIMUM LOT COVERAGE

(12/91) The maximum lot coverage—including buildings, streets, parking spaces, driveways, loading areas and all other impervious surfaces—shall not be greater than seventy-five percent (75%) of the area of an L-1 lot.

609.6 MINIMUM DISTRICT SIZE

The minimum district size shall be four (4) acres.

609.7 LOT SIZE REQUIREMENTS AND BULK REGULATIONS

(a) Minimum lot area: 30,000 square feet
(b) Minimum lot width: 125 feet
(c) The maximum building height shall be forty (40) feet, except in particular instances the Town Council may, upon recommendation from the Planning Commission or its agent, modify the maximum building height.
(d) Minimum yard requirements
  (1) Front yard: 50 feet
  (2) Side yard: 25 feet (except where side yard abuts a public right-of-way the side yard shall be 50 feet) **(5/94)**
  (3) Rear yard: 50 feet **(5/94)**

609.8 OPEN SPACE

(a) An open space plan and landscape design program shall be submitted with applications for any land use governed by this District.
(b) Twenty five percent (25%) of the site shall be landscaped open space. Landscaping may be limited to setback areas and unused portions.

609.9 PARKING, PARKING ACCESS AND DRIVEWAYS

(a) No parking space shall be located closer than fifteen (15) feet from any common property line.
(b) Where lot is contiguous to property located in any district other than the L-1, I, C-1 or C-2 District, no parking space shall be closer than 40 feet from such property line. **(5/94)**
(c) All parking requirements shall be met by off-street, on-site spaces and shall include designated spaces for the handicapped and elderly.
(d) Refer to Section 305 for additional off-street parking requirements.

609.10 SETBACK, BUFFERING AND LANDSCAPING

(a) Where an L-1 lot is contiguous to property located in a district other than an L-1, I, C-1 or C-2 District, all buildings shall have a minimum 60-foot setback from lot lines. In particular instances the Town Council may waive the 60-foot setback requirement, upon recommendation from the Planning Commission. **(5/94)**

(b) Where an L-1 lot is contiguous to property located in a district other than an L-1, I, C-1 or C-2 District, a landscaped buffer strip of 30 feet in width shall be provided, with landscape materials and placement subject to final plan approval. Where contiguous to a C-1 or C-2 District property, the landscaped buffer strip shall be 15 feet. Approved fencing or additional buffering may be used in lieu of landscaping. **(5/94)**

609.11 STORAGE OF GOODS, MATERIALS, FUEL AND REFUSE

(a) The outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan.

(b) All equipment and materials shall be contained entirely within a building or screened from public rights-of-way and contiguous properties that are in land uses other than industrial in nature.

(c) Any establishment involved with the storage of fuel for sale, or for other purposes, shall be permitted only if the fuel is stored underground, except where otherwise permitted under provisions granted and stipulations required by the Town Council.

(d) All refuse shall be contained in completely enclosed facilities and shall be screened.

609.12 STREET ENTRANCES

(a) On a corner lot, no street entrance shall be located closer than 60-feet to the curb line extended from the intersecting street. This distance may be increased with respect to the types and turning radii of vehicles using the site.

(b) No street entrance shall be located closer than 30 feet to a side or rear lot line, unless a common street entrance serves adjacent uses, and in no instance shall the distance between separate street entrances serving adjacent uses be less than 60 feet. The maximum width of such street entrances shall not exceed thirty feet (30').

(c) A freestanding use shall have no more than two street entrances on any single right-of-way, and such street entrances shall have a minimum distance of 90 feet between them.

609.13 SITE PLAN REQUIREMENTS AND PERFORMANCE STANDARDS

(a) All uses shall be subject to final site plan approval.

(b) Any L-1 District land use application which is not in strict compliance with the pre-existing approved master site plan and preliminary plat for the district shall require an amendment to that master site plan and preliminary plat prior to site plan approval of the specific use.

(c) Master site plans and preliminary plats for L-1 Districts shall include provisions for:

(1) adequate public facilities;

(2) development phasing;

(3) stormwater management facilities to address the ultimate development coverage within the district;

(4) lighting and signing; and

(5) other special features and land use considerations deemed necessary to serve the industrial district.

(d) Applications for all uses subject to special use permits shall be accompanied by a report indicating the compliance with and use compatibility issues related to the Town's applicable performance standards.

609.14 ADDITIONAL REQUIREMENTS

(a) Public Streets within the L-1 District shall be constructed to industrial road standards as determined by the Town Council or its agent. Sidewalks may be required on one or both sides of the street.

(b) Common property ownership agreements and covenants for L-1 District developments shall be reviewed and approved by the Town Council or its agent.

(c) Refer to Section 306 for off-street loading requirements.

(d) Refer to Sections 301-304 for general regulations and other provisions which may supplement those cited herein.

(e) Refer to specific Overlay Zoning districts, where applicable.

SECTION 503 - SPECIAL USE PERMIT

503.1 PROVISIONS FOR SPECIAL USE PERMITS

(a) In consideration of an application filed with the Zoning Administrator, the Council may, after a public hearing, authorize the establishment of those uses that are expressly listed as Special Permit uses in a particular zoning district.

(b) In addition to all applicable conditions and requirements of this Ordinance, the Council may impose any conditions deemed appropriate in the public interest to secure compliance with the provisions of this Ordinance.

(c) Once a Special Use Permit is granted, the use shall not be enlarged, extended, increased in intensity or relocated unless authorized by the Council.

(d) Whenever a Special Use Permit is granted by the Council, the authorized activities shall be established within one (1) year of the date of approval, or such Special Use Permit shall expire without notice.

(e) Should the owner or operator of the use covered by the Special Permit fail to observe all requirements of law with respect to the maintenance and conduct of the use and all permit conditions, the Council may, after due notice to permit holder and a public hearing, revoke the Special Use Permit.

503.2 APPLICATIONS

An application for a Special Use Permit may be submitted by the property owner of record, tenant, or contractor owner.

503.3 APPLICATION REQUIREMENTS

Applications for Special Use Permits shall be accompanied by seven (7) copies of the following items:

(a) Letter of request, signed by property owner and applicant, outlining complete details of special use desired.

(b) Site development plan.

(c) Floor plan, front, side, and rear elevations of proposed new buildings.

(d) Certified house location plat.

(e) Information deemed necessary by the Zoning Administrator.

(f) Applicable filing fee.

503.4 APPLICATION PROCEDURE

(a) Application submitted to Zoning Administrator, which shall be referred to the Planning Commission for recommendation, and a public hearing shall be scheduled by the Town Council.

(b) Review by the Planning Commission (public hearing if desired) and recommendation to Town Council.

(c) Public hearing by Town Council.

(d) Town Council action (In acting upon the application, the Town Council shall consider the following, among other relevant factors):

1. The health, safety, and welfare of the general public.
2. Physical and visual impact on adjoining and abutting properties.
3. Adequate utilities, drainage, parking, and other necessary facilities to serve the proposed use.

4. Compliance with the adopted master plan.
5. Environmental compatibility.
6. Community sentiment.

(e) Applicant to be notified by Zoning Administrator of Town Council action.

SECTION 504 - SCHEDULE OF FEES, CHARGES, AND EXPENSES

504.1 The Town Council shall establish, by resolution, a schedule of fees, charges, and expenses and collection procedures for zoning permits, certificates of use and occupancy, special permits, variances, appeals, amendments, and other matters pertaining to this Ordinance.

504.2 The schedule of fees shall be available for inspection in the office of the Zoning Administrator and may be altered or amended by the Governing Body by resolutions. Until all application fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

Administration and Finance Report

May 12, 2026

Item Title:

Report of the Administration and Finance Department

Prepared by:

Cynthia Poulin, Treasurer

Attachments:

1. ARPA Report
2. Cash Balance

MAY 12, 2026
Monthly Update

American Rescue Plan Act of 2021

Funds expended over the past month
The April 2026 expenditure report is attached.

Attachments
- April 2026 ARPA Expenditure Report
- ARPA Master List
- Project Status Reports

ARPA MASTER LIST

4/30/2026

	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	$ -	100%	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	50%	
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	$ 306,247.02	$ 237,038.48	50%	
	Administrative /Legal Fees	$ 60,000.00	$ 45,055.39	$ 15,592.60	75%	Admin
	Total Encumbered	$ 4,534,986.00	$ 4,186,054.92	$ 348,931.08		
	Total ARPA	$ 4,534,986.00				

* Project For (2) two years

Apr-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	$ 10,836.33	$ 1,601,974.10	$ -	85.00%	$ 3,485,953.17
			$ 1,645,651.88	$ 237,038.48		$ 3,485,953.17
Total			$ 3,247,625.98			
Fund balance from first payment						$ -
Fund balance from second payment						$ 237,038.48
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	$ 9,636.33	Balance	$ 46,307.94	
VA RIGGERS	$ -			
Pete McLean	$ -	2nd Tranche	$ 2,267,493.00	
Norfolk Southern	$ -	Used to date	$ 1,964,869.86	
FUOG Interbuild	$ -	Balance	$ 302,623.14	
Pennoni (Water Projects Bel Voi & Battletown)	$ 225.00			
Webster Nursery(Concrete walls)	$ -			
Rick Boor Inspections	$ 975.00			
Total	$ 10,836.33			

Project Status Report 16

Date: 5/12/2026

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: 5/12/2026

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: 5/12/2026

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: $306,247.02
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 4/30/2026

Town of Berryville

5/6/2026 10:01 AM

	Bank Information	Balance
1	Bank of Clarke Operating Acct#- 1138499	-$39,094.08
2	Bank of Clarke NOW Acct#- 1138502	$5,419,904.79
3	Bank of Clarke Payroll Acct#- 1138510	$40,288.34
4	Bank of Clarke CIP Acct#- 1138405	$21,348,645.57
5	Bank of Clarke SW Acct#- 1138413	$496,794.56
6	Bank of Clarke PDAF Acct#- 1138421	$25,557.76
7	Bank of Clarke DSR Acct#- 1138456	$113,417.21
9	Bank of Clarke RAU Acct#- 1138472	$953.60
10	Bank of Clarke VRA Reserve Acct#- 6041647	$470,000.00
11	Bank of Clarke Proffer Reserve Acct#- 1897098	$90,496.56
12	Bank of Clarke Performance Bonds Acct#- 1910841	$11,335.98
13	TRUIST Acct#- 5137523525	$568,696.70
14	Bank of Clarke PD Contributions Acct#- 5759859	$10,040.79

Total Cash Balance:	$28,557,037.78

Check Listing

Date From: 4/1/2026 Date To: 4/30/2026
Vendor Range: 1-800 FLOWERS - Zuleger, David E. & Joanne C.

Check Number	Bank	Vendor		Date	Amount
10584	1	Arnold, Jay		04/01/2026	**$40.00**
10585	1	BELL JR, MICHAEL EUGENE		04/01/2026	**$40.00**
10586	1	BLOSSMAN GAS INC		04/01/2026	**$872.28**
10587	1	CORE & MAIN LP		04/01/2026	**$11,607.63**
10588	1	Fire Protection Company, LLC		04/01/2026	**$75.45**
10589	1	GILPIN, WILLIAM MITCHELL		04/01/2026	**$40.00**
10590	1	HUDSON, JOHN E		04/01/2026	**$40.00**
10591	1	IRISH, PATRICK		04/01/2026	**$40.00**
10592	1	Kitselman, H. Allen		04/01/2026	**$75.00**
10593	1	Lakeside Equipment Corporation		04/01/2026	**$7,722.00**
10594	1	LIBBY, DANA		04/01/2026	**$40.00**
10595	1	Malone, Gwen		04/01/2026	**$40.00**
10596	1	MOTOROLA		04/01/2026	**$785.01**
10597	1	Parker Jr., Thomas Randall		04/01/2026	**$40.00**
10598	1	Shade Equipment Company	VOIDED	04/01/2026	**$520.68**
10599	1	SINCLAIR, TIMOTHY		04/01/2026	**$40.00**
10600	1	SOUTHERN AIR INC		04/01/2026	**$5,915.63**
10601	1	Steinmetz, William		04/01/2026	**$75.00**
10602	1	U.S. BANK NATIONAL ASSOCIATION		04/01/2026	**$15.00**
10603	1	Waterloo Electric Service, LLC		04/01/2026	**$1,168.53**
10604	1	Winchester Equipment Co		04/01/2026	**$899.64**
10605	1	BOOR, RICHARD		04/08/2026	**$2,475.00**
10606	1	COMBS WASTEWATER MANAGEMENT LLC		04/08/2026	**$75.00**
10607	1	CORE & MAIN LP		04/08/2026	**$41,947.50**
10608	1	Dalton, Keith		04/08/2026	**$75.00**
10609	1	Dunn Land Surveys, Inc.		04/08/2026	**$500.00**
10610	1	James River Equipment		04/08/2026	**$3,088.97**
10611	1	MIDWEST MOTOR SUPPLY CO		04/08/2026	**$166.83**
10612	1	NUCKOLS PROPERTY SOLUTION		04/08/2026	**$7,875.00**

Check Listing

Date From: 4/1/2026 Date To: 4/30/2026
Vendor Range: 1-800 FLOWERS - Zuleger, David E. & Joanne C.

Check Number	Bank	Vendor	Date	Amount
10642	1	Broy & Son Pump Service, Inc	04/22/2026	**$140.00**
10643	1	CORE & MAIN LP	04/22/2026	**$2,473.35**
10644	1	Dalton, Keith	04/22/2026	**$24.02**
10645	1	INBODEN ENVIRONMENTAL SVCS	04/22/2026	**$24,686.58**
10646	1	JLC EXCAVATING LLC	04/22/2026	**$500.00**
10647	1	MES SERVICE COMPANY	04/22/2026	**$2,877.94**
10648	1	MICHAEL WALKER	04/22/2026	**$79.99**
10649	1	Minnesota Life Insurance Co.	04/22/2026	**$723.84**
10650	1	Quadient Inc	04/22/2026	**$16.95**
10651	1	Red Beard Diesel LLC	04/22/2026	**$1,362.87**
10652	1	Red Bud Supply	04/22/2026	**$384.06**
10653	1	SANDS ANDERSON PC	04/22/2026	**$952.00**
10654	1	THE ZEN OF SUSHI INC	04/22/2026	**$742.31**
10655	1	THOMSON REUTERS	04/22/2026	**$256.03**
10656	1	Treasurer of Frederick County	04/22/2026	**$8,938.36**
10657	1	U.S. BANK NATIONAL ASSOCIATION	04/22/2026	**$1,637.36**
10658	1	Valley Automation	04/22/2026	**$32,060.05**
10659	1	VALLEY REGIONAL ENTERPRISES, INC.	04/22/2026	**$35.00**
10660	1	VIRASEC IT Support Services, Inc.	04/22/2026	**$4,110.70**
10661	1	VUPS	04/22/2026	**$194.40**
10662	1	Waterloo Electric Service, LLC	04/22/2026	**$1,830.00**
10663	1	Winchester Equipment Co	04/22/2026	**$200.47**
10664	1	Winchester Star, The	04/22/2026	**$1,087.67**
10665	1	CORE & MAIN LP	04/29/2026	**$5,099.70**
10666	1	ERIC LASSITER	04/29/2026	**$6.46**
10667	1	Gall's LLC	04/29/2026	**$137.96**
10668	1	RIVERA, JR SAMUEL ROSARIO & YVONNE JOY 12979	04/29/2026	**$45.86**
10669	1	Select Specialty Products	04/29/2026	**$790.00**
10670	1	Stuart M. Perry, Inc	04/29/2026	**$52.23**

Motion for Approval
2026-2027 Fiscal Year Budget
of the Town of Berryville

Date: June 9, 2026

Motion By:

I hereby move that the Council of the Town of Berryville adopt the attached budget for fiscal year 2026-2027, an approved copy of which shall be incorporated into and become a part of the official minutes of this meeting, and further as set forth in this approved budget shall hereby be appropriated for fiscal year 2026-2027.

VOTE

Aye:

Nay:

Absent:

Abstain:

ATTEST

_____
Erecka Gibson, Vice Mayor

May 12, 2026
Discussion / Action

Investing Reserve Funds

Overview

VML/VACo Finance provides wide-ranging investment options through its investment pool. Details about VML/VACo Finance and their investment pool options are attached to this report.

In late September 2025 the town manager and treasurer met with representatives of VML/VACo Finance to discuss their investment pool. The town manager and the treasurer are of the opinion that the VML/VACo Investment Pool is an excellent organization to consider when evaluating how best to invest Town reserves.

The Budget and Finance Committee reviewed the matter on October 27, 2025.

On March 10, 2026 the Town Council reviewed this matter with VML/VACo staff and Town staff. After the discussion, the Council voted to authorize participation in the VML/VACo Virginia Investment Pool. Subsequently, Town staff executed an agreement with VML/VACo Finance.

Current proposal

At the Council's direction, the town manager and treasurer developed an investment approach that is now before the Council. On the attached modified Fund Reserves Specifics, recommendations for investment of funds are highlighted in pink.

The Council is asked to review the recommended investments, approve an investment plan, and authorize that accounts necessary to implement their adopted approach be opened.

Attachment

- Modified Fund Reserves Specifics document
- Documents signed by Town staff subsequent to the March Town Council meeting.
- VML/VACo Finance Packet

Recommendation

Review the recommended investment approach and determine how reserve funds are to be invested. Further, the Council is asked to authorize the opening/closing of accounts in conformity with their approved investment approach.

Sample motion

I move that the Council of the Town of Berryville approve the attached investment plan. I further move that the town manager is authorized to open and close accounts as needed to implement the plan; provided that the Council receive a comprehensive report providing information on account changes by May 29, 2026.

Fund Reserve Specifics
Adopted June 10, 2025
Proposed 2026 Revisions in RED
Proposed 2026 Investments in Pink

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

50% in local banks
50% in CD's

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

100% in VIP SNLP

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

50% in VIP SNLP
50% in VIP Fixed Term Portfolios (12 month)

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

100% in VIP Fixed Term Portfolios (12 month)

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

100% in VIP Fixed Term Portfolios (12 month)

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

100% in VIP Fixed Term Portfolios (12 month)

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

50% in VIP SNLP
50% in VIP Fixed Term Portfolios (12 month)

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.

Reserve	$ 10,000
Reserve goal	$100,000

100% maintained in local banks

Police Equipment Replacement Reserve
This reserve was established to fund new or replacement police department equipment.

Reserve	$150,000
Reserve goal	$150,000

50% in VIP SNLP
50% in VIP Fixed Term Portfolios (12 month)

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

100% in VIP SNLP

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	$120,000
Reserve Goal	$150,000

50% in VIP SNLP
50% in VIP Fixed Term Portfolios (12 month)

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

67% in VIP SNLP
33% in VIP Fixed Term Portfolios (12 month)

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

100% in VIP Fixed Term Portfolios (12 month)

Total General Fund Reserves = $6,397,098.84

Local Banks	$ 230,049.42
CD's	$ 230,049.42
VIP SNLP	$3,367,000.00
VIP Fixed Term	$2,570,000.00
Total	$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.

50% in local banks
50% in CD's

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

25% in VIP SNLP
75% in VIP Fixed Term Portfolios (12 month)

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

50% in VIP SNLP
50% in VIP Fixed Term Portfolios (12 month)

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

75% in VIP SNLP
25% in VIP Fixed Term Portfolios (12 month)

Total Water Fund Reserves = $6,943,494.00

Local Banks	$ 200,950.00
CD's	$ 200,950.00
VIP SNLP	$3,395,797.00
VIP Fixed Term	$3,145,797.00
Total	$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

50% in local banks
50% in CD's

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

33% in VIP SNLP
67% in VIP Fixed Term Portfolios (12 month)

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

25% in VIP SNLP
75% in VIP Fixed Term Portfolios (12 month)

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

100% in VIP Fixed Term Portfolios (12 month)

Total Sewer Fund Reserves = $7,036,703.29**

Local Banks	$ 117,189.64
CD's	$ 117,189.65
VIP SNLP	$1,600,774.67
VIP Fixed Term	$5,201,549.33
Total	$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.

May 12, 2026

Discussion/Action

Pedestrian Bridge in Rose Hill Park

Town staff will provide the Council with a briefing concerning the planned replacement of the pedestrian bridge in Rose Hill Park and associated improvements.

After that briefing, Town staff requests that the Council provide staff with direction regarding the project. If no consensus reached on how to proceed, then staff requests that the Council establish a process by which it will review the matter in detail, and provide staff with direction in this matter.