TOWN COUNCIL REGULAR WORK SESSION
Monday, February 9, 2026 @ 7:00PM
Town Hall Conference Room

View meeting online LIVE at https://www.frontroyalva.com/673/Town-Hall-Live

1. Roll Call

2. Presentation - Electric Cost of Service Study Overview – R Grid Power PLLC

3. NEW BUSINESS
   A. Purchase of Replacement Police Department Patrol Vehicles – *Michelle Campbell*
   B. FY26 Budget Amendment to Receive Funds from the Commonwealth of Virginia 9-1-1 Service Board – *BJ Wilson*
   C. Request for Sidewalk Waiver for Squirrel Hill Subdivision Submitted by Monteverde Engineering - *Lauren Kopishke*
   D. Deed of Easement from CRP/TCC FRONT ROYAL OWNER, L.L.C. (TORAY) to Town for Public Water/Sewer Easements for Town Water/Sewer Facilities Serving Consolidated Lot 5A1, Future Tax Map #12G-1-2-5A1– *G Sonnett*
   E. FY26 Budget Amendment for Internet Crimes Against Children Funds – *Chief Whited*

4. UNFINISHED BUSINESS
   A. Special Use Permit Application from Property Connection, LLC to allow an Automobile Parking Lot, Commercial (Tow Yard) on a Vacant Lot on Kibler Street – *Lauren Kopishke*
   B. Shenandoah Avenue Lighting VDOT Revenue Sharing Project Update – *Joe Petty*
   C. Ordinance Amendment to Chapter 72 Special Events Held on Town Streets and Public Property – *Joe Petty*

5. CLOSED MEETING

6. ADJOURN

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 Item# 02

Agenda Item: Electric Cost of Service Study Overview

Summary: The Town has not adjusted electric rates since April 2019. During that time, wholesale power costs – including transmission and congestion charges on the transmission network – have steadily increased, resulting in a revenue shortfall. Currently the shortfall is approximately $1,095,080.

Staff engaged Rgrid Power LLC to perform a Cost-of-Service Study to evaluate the Town's current electric rate structure and provide recommendations to ensure full cost recovery and long-term rate stability.

Representatives from Rgrid Power LLC will be available to discuss the study, summarize findings and answer Council's questions.

Budget/Funding: None

Staff Recommendation: Staff is recommending approval for an updated Electric Rate Structure and new PCA Formula as presented in the Cost-of-Service Study.

Electric Cost-of-Service and Rate Study Results

for the Town of Front Royal, Virginia

February 9, 2026

Presented by:

Kiel Blanton

RGrid Power PLLC

Agenda

1. Cost of Service Methodology
2. Electric Utility's Financial History
3. Front Royal Load Projections
4. Expense and Revenue Forecasting
5. Rate Changes
6. Consumer Impacts
7. PCA Rate Update



Cost-of-Service Methodology

1. Electric Utility Financial Review examines:
   - Revenues from Electric Sales and other utility functions
   - Departmental Operating Budgets
   - Wholesale Power costs
2. Electric Utility Financial Model using 2 years of data:
   - Monthly Energy and Demand usage and Revenue Collections from each retail class
   - Wholesale Power costs and the Structure of Wholesale Contracts
   - Historical Margins
3. Financial Forecast
   - The Financial Model is used to forecast utility revenues and expenses for 5 years
   - **This forecast establishes the Baseline Revenue Collections for future years and signals if these revenues are enough to cover Anticipated Expenses**

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Cost-of-Service Methodology

- The Cost-of-Service Study works from this “Big Picture” financial view and bores down into individual rate classes and rate components. Each budget expense is proportioned between the utility’s retail classes based upon industry-accepted allocation methodologies, e.g.:
  - Energy purchases are assigned by the energy usage of each retail class
  - Meter expenses are assigned by the number of consumers in each retail class
  - Substation equipment costs are assigned by estimated NCP Demand of each class …
- These allocations determine the Total Cost to Serve each retail class, and establish the revenue level needed to make each retail class revenue-neutral
- The COS study will also examine the components of each retail rate, and determine the appropriate levels of fixed charges (monthly facilities fees) and variable charges (energy, demand rates) to **match the ways in which consumers incur costs**

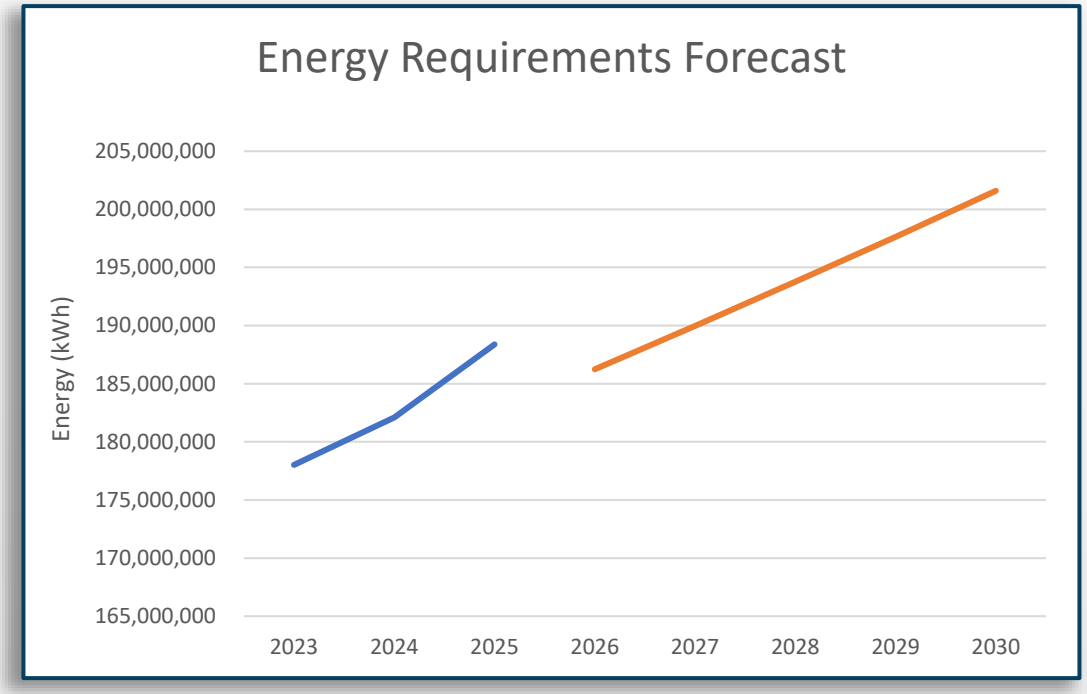
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Electric Utility's Financial History

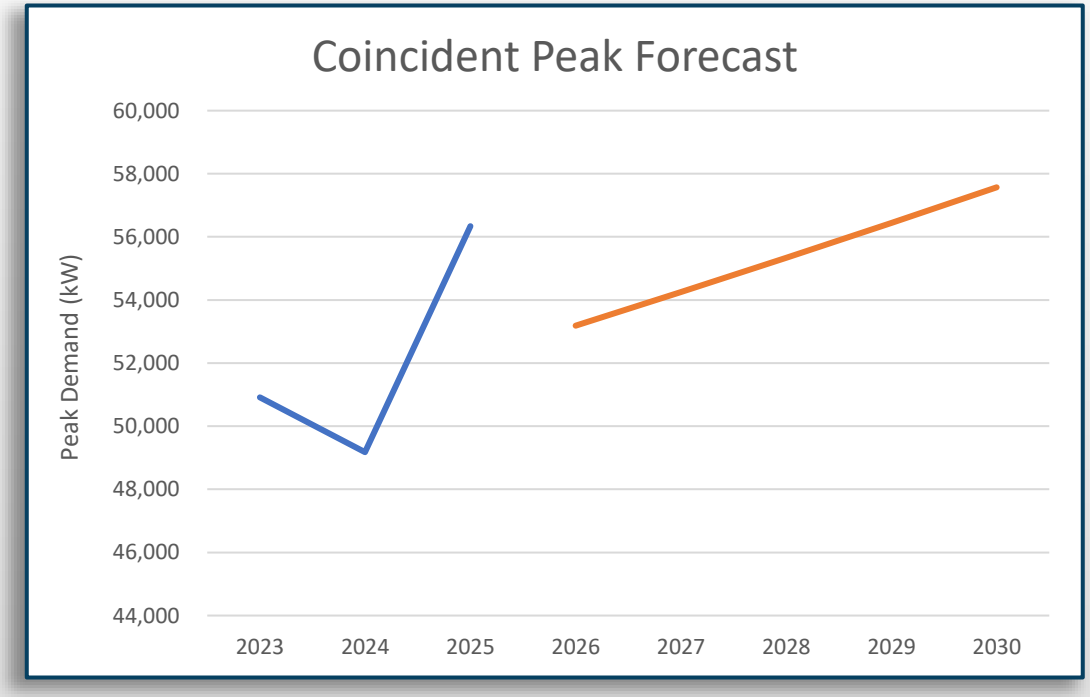
	FY 2023	FY 2024	FY 2025
Expenses			
Power Cost	$ 14,208,309	$ 14,416,289	$ 15,774,967
Other Budget Expenses	$ 5,252,847	$ 5,825,414	$ 7,615,617
Total Expenses	$ 19,461,156	$ 20,241,702	$ 23,390,583
Budgeted Revenues			
Electric Sales	$ 19,228,435	$ 19,584,190	$ 19,564,050
All Other Revenues	$ 569,015	$ 551,722	$ 736,951
Total Revenues	$ 19,797,450	$ 20,135,912	$ 20,301,002
System Margins	$ 336,294	$ (105,790)	$ (3,089,582)

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Front Royal Load Projections



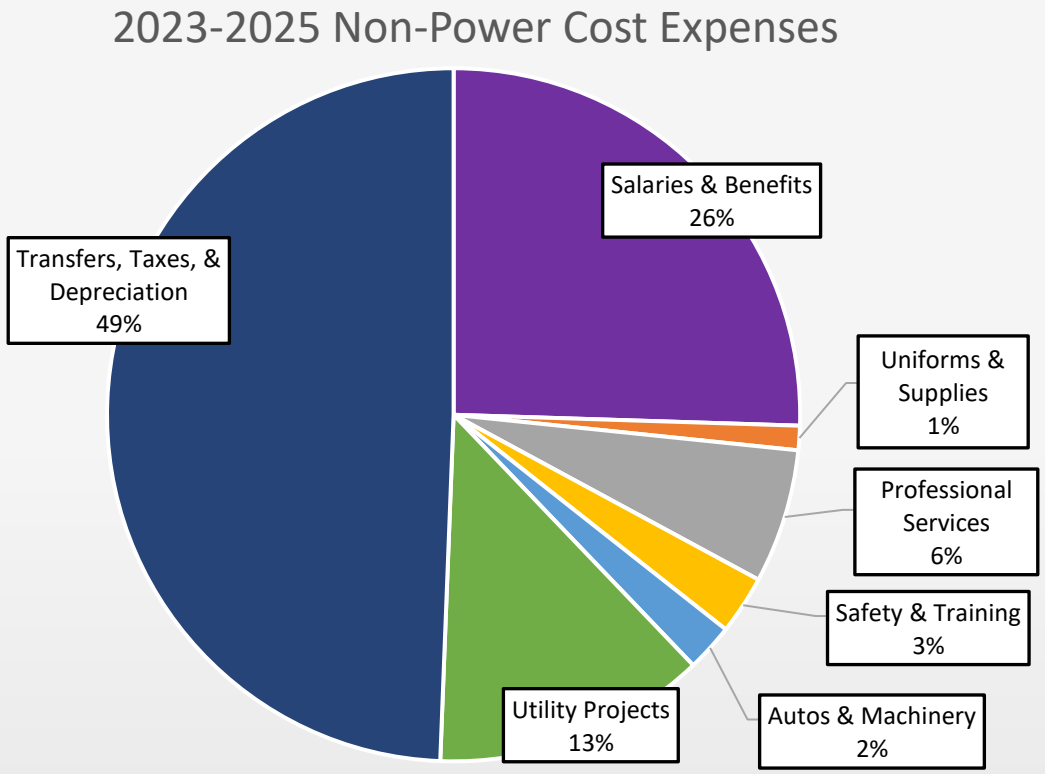
	Energy (kWh)	Peak Demand (kW)
FY 2023	178,013,923	50,911
FY 2024	182,102,266	49,178
FY 2025	188,381,255	56,338
FY 2026	186,241,174	53,185
FY 2027	189,965,997	54,249
FY 2028	193,765,317	55,334
FY 2029	197,640,624	56,441
FY 2030	201,593,436	57,569



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Utility Expenses Forecast

	FY 2023	FY 2024	FY 2025
Total Utility Expenses	$ 19,461,156	$ 20,241,702	$ 23,390,583



	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Utility Expenses	$ 22,444,190	$ 22,756,172	$ 23,071,177	$ 23,389,253	$ 23,710,446

“Base” Revenue Projections

Average Monthly Consumers	FY 2024	FY 2025
Residential	6,685	6,699
Commercial Demand	812	810
Commercial Non-Demand	203	204
Town Accounts	63	60
Temporary Service	4	4
Total Consumers	**7,767**	**7,777**

Annual Energy Usage (kWh)	FY 2024	FY 2025
Residential	87,970,297	92,934,021
Commercial Demand	69,061,580	72,333,764
Commercial Non-Demand	1,528,974	1,573,918
Town Accounts	9,072,969	9,072,983
Temporary Service	2,960	3,710
Total Energy Usage	**167,636,780**	**175,918,396**

Annual Metered Demand (kW)	FY 2024	FY 2025
Commercial Demand	260,111	263,974
Total Demand	**260,111**	**263,974**

	Annual Electric Revenues ($)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
54.2%	Residential	10,226,995	10,762,200	10,586,209	10,687,386	10,789,552	10,892,717	10,996,891
41.0%	Commercial Demand	7,781,714	8,108,604	8,022,507	8,100,463	8,179,201	8,258,731	8,339,058
1.2%	Commercial Non-Demand	229,911	234,539	233,863	235,864	237,884	239,922	241,979
3.6%	Town Accounts	707,238	707,239	715,667	722,504	729,413	736,393	743,446
0.0%	Temporary Service	732	814	770	770	770	770	770
	Total Electric Revenues	**$18,946,589**	**$19,813,395**	**$19,559,015**	**$19,746,987**	**$19,936,820**	**$20,128,533**	**$20,322,144**

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“Base” Revenue Projections

2026-2030 (5-Year Study)	Projected Revenues	Projected Expenses	Projected Margins	
Residential	53,952,754	63,630,369	(9,677,614)	-17.9%
Commercial Demand	40,899,960	46,176,484	(5,276,524)	-12.9%
Commercial Non-Demand	1,189,513	1,868,850	(679,337)	-57.1%
Town Accounts	3,647,423	3,675,808	(28,385)	-0.8%
Temporary Service	3,848	19,727	(15,879)	-412.6%
Total System	**$99,693,499**	**$115,371,238**	**($15,677,738)**	**-15.7%**

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Rate Changes – Phase 1

Residential (and Temp)

	Current Rates	Phase 1 Rates
Facilities Charge	$8.50	$25.00
Energy Charge ($/kWh)	$0.09850	$0.1075
PCA Charge ($/kWH)	$0.00782	reset

Commercial

	Current Rates	Phase 1 Rates
Facilities Charge	$20.00	$40.00
Energy - 1st 700 kWh	$0.12600	$0.1142
Energy - All over 700 kWh	$0.08800	
*Demand Charge ($/kW)	***	$1.50
PCA	$0.00782	reset

*Demand Charge will only apply to monthly demand over 10 kW

Town

	Current Rates	Phase 1 Rates
Facilities Charge	$9.00	$25.00
Energy - 1st 700 kWh	$0.12600	$0.1142
Energy - All over 700 kWh	$0.08800	
Town Rate Adjustment	87%	87%

- Phase 1 Rates will be in place for approximately 1 year.
- This will generate an additional 11.8% revenue for the Town in Year 1.
- The remaining expenses (~$600,000) will be paid for with miscellaneous revenues (connection charges, late fees, etc.)

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Utility Rate Comparison

Residential Bill for 1,126 kWh Home	Facilities Rate ($/month)	Energy Rate ($/kWh)	PCA Rate ($/kWh)	Delivery Rate ($/kWh)	Average Monthly Bill
Rappahannock Electric Cooperative	$16.50	$0.06777 First 800 kWh $0.09780 Over 800 kWh	$0.02445	$0.06450 First 300 kWh $0.04472 Over 300 kWh	$186.28
Town of Culpepper, VA	$11.44	$0.12511 First 800 kWh $0.13924 Over 800 kWh	$0.01528		$174.13
Shenandoah Valley Electric Cooperative	$30.00	$0.06380 First 800 kWh $0.09024 Over 800 kWh	$0.02299	$0.02672 All kWh	$166.43
Northern Virginia Electric Cooperative	$21.30	$0.09731 All kWh	$0.01320	$0.01348 All kWh	$160.91
Town of Front Royal, VA (proposed rates)	$25.00	$0.10750 All kWh			**$146.05**
Town of Front Royal, VA (current rates)	$8.50	$0.09850 All kWh	$0.00782		**$128.22**

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Rate Changes – Phase 2

Monthly Consumers	Phase 2/Long-Term Rates	Facilities Charge	Energy Charge (All kWh)	Demand Charge (All kW)
6,729	Residential (and Temporary)	$25.00	$0.1100	
796	Small General Service (<30 kW)	$40.00	$0.1395	
202	Medium General Service (30-250 kW)	$85.00	$0.0856	$12.50
15	Large General Service (>250 kW)	$350.00	$0.0731	$15.00
57	Town Service (these rates x 87%)	$50.00	$0.0755	

- Commercial consumers will be placed on the rate that matches their historical usage. Demand that exceeds the class threshold for 3 months out of the last 12 will qualify that consumer for the larger rate class.

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Retail Class Impacts

Phase 2/Long-Term Rates	5-Year Base Revenues	5-Year Projected Revenues	Percent Change in Revenues
Residential (and Temporary)	53,956,603	61,423,242	13.8%
Small General Service (<30 kW)	8,402,607	10,764,699	28.1%
Medium General Service (30-250 kW)	19,312,264	24,001,471	24.3%
Large General Service (>250 kW)	14,374,602	15,507,835	7.9%
Town Service	3,647,423	3,682,738	1.0%
Total System Revenues	**$99,693,499**	**$115,379,986**	**15.7%**

Total Expenses	**$115,371,238**

Power Cost Adjustment (PCA) Changes

- The Power Cost Adjustment (PCA) Rate Schedule will be a backward-looking adjustment of actual power cost expenditures.
- The PCA Rate will use historical data and compare power cost expenses to the revenues already recovered in base rates.

$$\text{Max PCA} = (C / AS) - B + R$$

C = Total Purchased Power Cost
AS = Actual kWh Sales
B = Purchased Power Cost Recovered in Base Rates
R = Balance of over- or under-collected power costs / prior 6 months kWh sales

- This formula will be updated every 6 months and can result in positive or negative values to adjust the energy rate on consumers' bills. If power costs are lower than expected, the base energy rate will be reduced to achieve a net-zero power cost/revenue collection.

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Cost-of-Service Recap

- The Cost-of-Service Study examined the utility's financial history to project revenues and expenses for a 5-year period
- With current retail rates, 5-year expenses will exceed expected revenues by 15.7%
- This shortfall can be traced to rising power cost, economic inflation, and historical fund appropriations that kept Front Royal's rates low
- Working with Town staff, we identified a two-phased approach to balancing the utility's finances:
  - Phase 1 will increase residential and commercial rates each by 11.8%. Individual rate components will be adjusted to match the way in which these consumer classes use power, and the actual costs incurred by the utility for providing service,
  - Phase 2 will create 3 commercial rate classes based on demand sizing and further adjust rates for all retail classes. This final adjustment will increase total 5-year revenues by 15.7%
- The Town of Front Royal will still have the lowest residential rates among Northern Virginia public power utilities!

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Questions and Comments

Electric Cost-of-Service
and Rate Study Results
for the Town of Front Royal, Virginia
February 9, 2026

Presented by:
Kiel Blanton
RGrid Power PLLC

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2025 **Item# 03A**

Agenda Item: Purchase of Replacement Police Department Patrol Vehicles

Summary: Council is requested to approve the purchase and replacement of three patrol vehicles for the Police Department, including three Ford Police Interceptor Utility vehicles—two 3.3L gasoline and one 3.3L hybrid—to replace three 2020 Ford Explorers (vehicle numbers 226, 227, and 228), with the hybrid included at no additional cost to evaluate its performance for potential future fleet use.

The procurement method is Cooperative Contracting through the Virginia Sheriffs' Association State Contract #25-08-0917R. Staff received a quote from Sheehy Ford of Richmond, Virginia, in the total amount of $137,290.56 for the three vehicles. Council approval is requested at the regularly scheduled meeting on February 23, 2026.

Funding for the vehicle purchases is available within the Police Department's FY26 operational budget, which includes $159,000.00 for the replacement of three patrol vehicles. The remaining balance of $21,709.44 will be utilized to upfit and prepare the vehicles for patrol service.

Budget/Funding: 3102-47005 Police Patrol – Motor Vehicles $159,000

Staff Recommendation: Staff recommends approving the award of contract as presented.

FRONT ROYAL POLICE DEPARTMENT
900 MONROE AVE FRONT ROYAL, VA
540.635.2111

Brian Whited
Chief of Police

I'm requesting approval to purchase two Ford Police Interceptor Utility vehicles and one hybrid version to replace three older patrol vehicles with high mileage. These older vehicles are becoming less reliable and more expensive to maintain, and patrol vehicles must be in good working order at all times.

The total cost for this purchase is **$137,290.56**, and funding is available under **3102-47005** Patrol vehicles

The hybrid vehicle will let us test how it performs in real patrol work. Right now, there's no extra cost to choose the hybrid, so it's a low-risk way to see if hybrids make sense for our fleet in the future.

Replacing these vehicles will keep our patrols reliable, reduce maintenance problems, and give us useful data for possible future hybrid adoption.

Thank you for your consideration.

Respectfully,

Brian Whited
Chief of Police
Front Royal Police Department

Virginia Public Body Procurement Worksheet

The Virginia Sheriffs' Association's Vehicle Procurement Program is open to all public bodies within the Commonwealth of Virginia.
For assistance with the worksheet and any questions regarding this Procurement Program please contact Anna Martin at (919) 459-1072.

Disclaimer: *Please contact awarded dealer before issuing purchase order. Pricing is subject to change.*
Click on the dealer directory below for all contact information.
Dealer Directory

Contract 25-08-0917R

ITEM #131

Awarded Dealer	Type of Vehicle	Zone	Base Unit Price
Sheehy Ford of Richmond	2026 EXPLORER Police Interceptor Utility AWD (K8A)	**Dogwood**	$43,764.32
Sheehy Ford of Richmond	2026 EXPLORER Police Interceptor Utility AWD (K8A)	**Colonial**	$43,714.33
Sheehy Ford of Richmond	2026 EXPLORER Police Interceptor Utility AWD (K8A)	**Heritage**	$43,714.32
Sheehy Ford of Richmond	2026 EXPLORER Police Interceptor Utility AWD (K8A)	**Chesapeake**	$43,664.31
Sheehy Ford of Richmond	2026 EXPLORER Police Interceptor Utility AWD (K8A)	**No Delivery**	$43,514.35

Purchasing Agency: **Front Royal**

Color (Specify Color per Quantity): **Black**

Quantity		(Please select your zone from drop down menu below)	Unit Price	Qty Price
3	500A	**Heritage**	$43,714.32	$ 131,142.96
		ENGINE OPTIONS (MUST SELECT ONE)		
2	(99B/44U)	Utility Police Interceptor 3.3L GAS	N/C	
1	(99W/44U)	Utility Police Interceptor 3.3L HYBRID	N/C	
		OPTIONS		
3	67U	Ultimate Wiring Package	$601.60	$ 1,804.80
3	21L	Front Warning Auxiliary Lights	$545.20	$ 1,635.60
3	63B	Side Marker LED - Sideview Mirrors (req. 60A)	$460.60	$ 1,381.80
3	51T	Spot Lamp - LED Bulb, Driver Only (Whelen)	$394.80	$ 1,184.40
3	59G	Keyed Alike - 0151x	$47.00	$ 141.00
		SEATS - INTERIOR TRIM		
3	9W	Cloth Bucket Seats/ Vinyl R Onyx Interior	STD	
		EXTERIOR COLOR:		
3	UM	Agate Black	N/C	
		TOTAL PER UNIT		$ 45,763.52
		GRAND TOTAL		$ 137,290.56

PLEASE NOTE: All vehicles with upfits (including paint, bodies, lighting, decals, etc) will be invoiced upon Sheehy receipt of unit from manufacturer. Paperwork, including Certificate of Origin and Invoice, will be sent to purchaser via mail and purchaser will have 45 days to pay upon receipt. Once upfits are completed and unit delivered, purchaser will be invoiced for upfit portion and will have 45 days to pay for that portion after that date. If vehicle needs to be inspected by purchaser prior to payment being made, that needs to be scheduled with Sheehy within 10 calendar days of notice of arrival. Additional delivery fees may be incurred if the unit must be delivered prior to upfit, then brought back and re-delivered after completion.

Please use a separate worksheet per vehicle when ordering multiple vehicles with different options. ***A quantity must be entered for all desired options.***

When ordering vehicles with the exact same options, please enter the number of vehicles as the quantity for all options below. For example, ***if you are ordering 2 vehicles, enter 2 for all requested option(s).***

Next Steps: *Please submit completed worksheet to contracted dealer to confirm all pricing as pricing is subject to change. Original purchase order must be sent to contracted dealer.* ***A copy of all purchase orders must be sent to Kaylyn Mitman at kmitman@virginiasheriffs.org***

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COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 Item# 03B

Agenda Item: FY26 Budget Amendment to Receive Funds from the Commonwealth of Virginia 9-1-1 Service Board

Summary: Council is requested to approve a FY26 Budget Amendment in the amount of $18,800.59 to receive funds from the Commonwealth of Virginia 9-1-1 Service Board to reimburse funds for Call Handling Equipment (CHE) i3 Services to support the Town of Front Royal Police Department Dispatchers.

Budget/Funding:

Revenue		
1000-3310010	General Fund Grant Proceeds	$18,800.59
Expenditure		
1204-43005	Information Technology Maintenance Service Contract	$18,800.59

Staff Recommendation: Staff recommends to approve as presented.

Dorothy Spears-Dean, Ph.D.
Deputy State Coordinator
VDEM
(804) 840-7260

Mary Binford
PSC Coordinator
VDEM
(804) 536-8177

COMMONWEALTH of VIRGINIA

Virginia 9-1-1 Services Board

February 20th, 2025

Dear Town of Front Royal PSAP

I am pleased to inform you that the Virginia 9-1-1 Services Board has approved your FY24 Call Handling Equipment (CHE) i3 Services grant request, including the AT&T one-time migration charge, if applicable. This award provides $18,800.59 for CHE i3 services and $4,000 for the AT&T one-time migration charge. Funding for this grant award will be available beginning November 24, 2024.

Grant ID: NG911-125

Award

FY24 Call Handling Equipment (CHE) i3 Services- $18,800.59

AT&T one-time migration charge- $4000

The Grant Payment Reimbursement Process is described in the PSAP Grant Guidelines. Payment will be made on a reimbursement basis only for allowable costs. All funding requests must be submitted to **psapgrants@vdem.virginia.gov**. For the request to be processed, invoice(s) that support the amount requested should be submitted with the request. Finally, grant payment requests will be held until all required reports are received. This includes annual true-ups, or any other documents required by the Board.

If you have any questions, please do not hesitate to contact me or your NGS Outreach Manager. Questions can also be directed to the PSAP Grants mailbox: psapgrants@vdem.virginia.gov.

Congratulations on your grant award!

Sincerely,

Marcus Grant
Marcus Grant
911 Grant Program Specialist

nwn carousel

Carousel Industries of
North America LLC
659 South County Trail
Exeter, RI 02822

Deposit Invoice

Ship To:

Attn: Charles Hutchings
Town of Front Royal, VA
900 Monroe Avenue
Front Royal VA 22630

REMIT TO:
Carousel Industries of
North America, LLC
PO Box 848444
Los Angeles, CA
90084-8444

Note New Remit to

#IR-9371
Date: 4/23/2025
Opp: OP-116320

Bill To:

Town of Front Royal, VA - HQ
PO Box 1560
Front Royal VA 22630
United States

TOTAL

$18,800.59

Due Date: 5/23/2025

Due Date	Terms	PO #	Sales Rep	Payment Schedule
5/23/2025	Net 30	00031067	Heilman, Daniel	Future Milestones

QTY	Item	Price	Amount	Gross Amt
	- EIM/SMS Addition, Side B only Q-146318			
3	**873090-11102U** R4 LIC EIM RFAI MOD UPGD	$0.00	$0.00	$0.00
1	**809800-17006** VESTA 9-1-1 Services	$5,235.29	$5,235.29	$5,235.29
1	**UC-PRO-SE-S** VESTA Services	$8,434.40	$8,434.40	$8,434.40
1	**UC-PRO-PM-S** NWN Professional Services	$5,130.90	$5,130.90	$5,130.90
			Subtotal	$18,800.59
			Total	$18,800.59

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Terms and Conditions:
All new products are guaranteed to be as specified by the manufacturer's documentation and are provided with the manufacturer's standard product warranty. All refurbished components are covered by a Carousel direct warranty. Customer is responsible for any electrical service, environmental conditions and cable work needed to support the quoted Products unless otherwise specified on the Quote. Any changes to the above Products and/or Scope of Work will require the written authorization of both Carousel and the Customer.

A deposit is due upon execution of this quote as noted in the Payment Schedule. Labor will be invoiced upon project completion unless otherwise noted in the Payment Schedule. For multi-site installations, individual sites will be invoiced as completed, due as noted in the Payment Terms.

**On May 7, 2021, a parent company of NWN Corporation acquired Carousel Industries of North America, LLC. Following the acquisition, Carousel Industries of North America, LLC and NWN Corporation will continue to exist as distinct legal entities. The collective companies are operating under the brand, 'NWN Carousel' and for clarity, such brand name is not a legal entity.

If you have any questions regarding this invoice, please e-mail collections@nwncarousel.com or call 1-800-401-0760
Canadian Business # 821538014, GST # 821538014RT0001, QST # 1215963035, TIN 061502254, Equal Opportunity Employer

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 Item# 03C

Agenda Item: Request for Sidewalk Waiver for Squirrel Hill Subdivision submitted by Monteverde Engineering

Summary: The applicant is requesting a waiver from the sidewalk requirements pursuant to 148-850.D.1. which allows Town Council to waive the requirement to construct a sidewalk on public roads.

This requirement may be waived on vote of the Town Council in residential areas under the following conditions:

1. where the character of the area is relatively low-density, after consideration of the traffic impact created by the subdivision and the total lots on a given street
2. drainage considerations, and other environmental design parameters.

Budget/Funding: If the waiver is granted, the Town would fund the installation of the sidewalks.

Staff Recommendation: Staff recommends Council deny the request, as the this is a major subdivision with 32 proposed dwelling units the code requires all new subdivisions to install sidewalk on public streets. The applicant has not submitted sufficient justification demonstrating that either waiver criteria have been met. This is a relatively high-density residential neighborhood, and the applicant has not made a case that sidewalks would adversely affect the drainage of the site.

Monteverde
Engineering & Design Studio

10/31/2025

Seth Roderick, PE
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22801

Town of Front Royal
c/o John Ware
102 E Main St
Front Royal, VA 22630

RE: Squirrel Hill – Sidewalk Waiver Request

Mr. Ware,

On behalf of the Squirrel Hill Development and its stakeholders, I would like to request that the Town of Front Royal consider a waiver of sidewalk requirements along Viscose Ave, Orchard St, and North St. Site development intends to construct sidewalk in accordance with Town requirements along W Main St only. While provision of sidewalk along street frontages is an admirable goal, there are times and places where such construction is largely unwarranted. Due to the existing nature of the project's vicinity, we believe this project does not warrant such construction on the side streets.

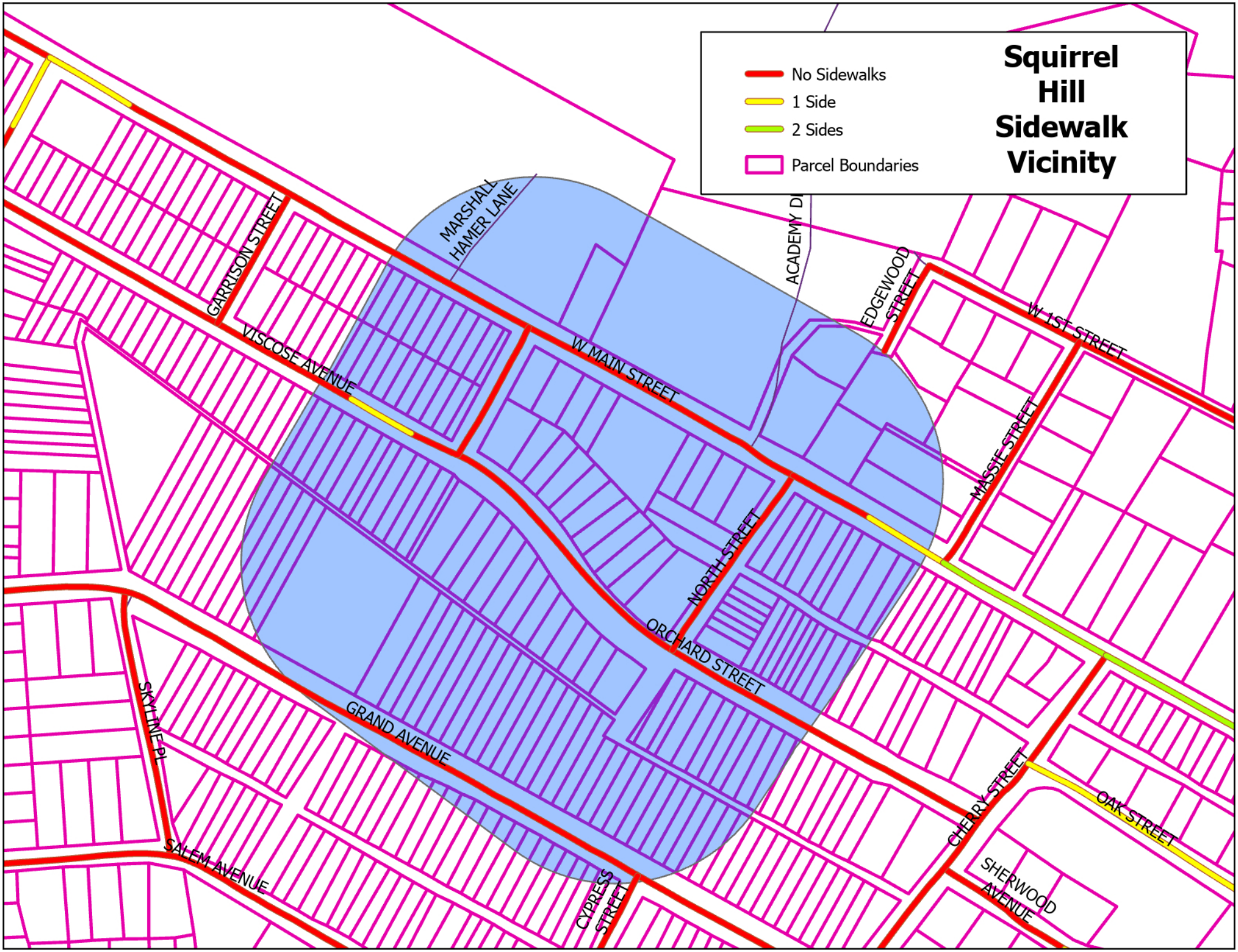
Presently, there are no adjoining parcels with sidewalk improvements. Sidewalk does exist on W Main St approximately 170 LF eastward of the project's limits, and again approximately 830 LF westward of the project's limits. As such, construction of sidewalk along the project's W Main St frontage is appropriate, in hopes that the missing gaps will be completed (by the Town or others) in due time. No other streets within this residential neighborhood, for the entirety between Luray Ave, W Main St and the railroad, are found to contain existing sidewalks. As this area is predominantly developed, there is no reasonable expectation that sidewalk will be constructed along any of these remaining streets in the foreseeable future. In a time of ever-escalating construction costs, addition of sidewalk along Viscose Ave, Orchard St, and North St would place a financial burden with no significant functional gain on a development that seeks to provide much-needed affordable single-family housing.

Should you have any questions regarding the content of this request, or should you benefit from any other supporting documentation prior to the Town's determination of this request, please contact me at your earliest convenience.

Sincerely,



Seth Roderick, PE
Managing Partner
Monteverde Engineering & Design Studio


Squirrel Hill Sidewalk Vicinity
No Sidewalks
1 Side
2 Sides
Parcel Boundaries
MARSHALL HAMER LANE
GARRISON STREET
VISCOSE AVENUE
W MAIN STREET
ACADEMY D
EDGEWOOD STREET
W 1ST STREET
MASSIE STREET
NORTH STREET
ORCHARD STREET
GRAND AVENUE
SKYLINE PL
SALEM AVENUE
CYPRESS STREET
CHERRY STREET
OAK STREET
SHERWOOD AVENUE



SCALE: 1" = 30'-0"

0 30 60 Feet

Vertical Datum : NVDA 88
Horizontal Datum : NAD 83

SIGNAGE & STRIPING NOTES:

1. STOP SIGNAGE SHALL MATCH MUTCD STANDARDS FOR R1-1 , AND SHALL MEASURE 30"x30".
2. DO NOT ENTER SIGNAGE SHALL MATCH MUTCD STANDARDS FOR RS-1, AND SHALL MEASURE 30"x30".
3. ONE WAY SIGNAGE SHALL MATCH MUTCD STANDARDS FOR R6-1(RIGHT), AND SHALL MEASURE 54"x18".
4. ADA SIGNAGE SHALL MATCH CODE OF VIRGINIA SECTION 36-99.11, AND SHALL MEASURE 12"x18" WITH VAN ACC. PLAQUE MEASURING 12"x6".
5. SIGNAGE SHALL BE MOUNTED SUCH THAT 7' OF CLEARANCE EXISTS BETWEEN BOTTOM OF SIGN AND THE GROUND.
6. SIGNS SHALL BE OF METAL CONSTRUCTION.
7. SIGNS SHALL BE SECURELY MOUNTED TO THE POST, PERPENDICULAR TO THE FLOW OF TRAFFIC.
8. POSTS SHALL BE 2-IN, 14-GA SQUARE TUBE WITH BREAKAWAY BASE, IN CONFORMANCE WITH VDOT STD. STP-1.
9. POSTS SHALL BE PLACED SO THAT 24"-60" EXISTS BETWEEN EDGE OF SIGN AND FACE OF CURB (NOT APPLICABLE TO ADA SIGNAGE, WHICH SHALL BE PLACED IN ACCORDANCE WITH ASSOCIATED REGULATIONS).
10. UNLESS OTHERWISE NOTED, ALL LINES SHALL BE 4"-WIDE.
11. STOP BAR TO MEASURE 24"-WIDE, EXTEND FROM GUTTER PAN TO DRIVEWAY CENTERLINE, AND BE PLACED SUCH THAT 4' EXISTS BETWEEN CLOSEST EDGE OF STOP BAR AND EXTERIOR EDGE OF CROSSWALK.
12. DO NOT ENTER BAR TO MEASURE 24"-WIDE AND EXTEND FROM GUTTER PAN TO GUTTER PAN.
13. STOP BAR, DO NOT ENTER BAR, AND CROSSWALK MARKINGS SHALL BE PREFORMED THERMOPLASTIC (TYPE B, CLASS I ALKYD.).
14. ALL OTHER LINES AND TEXT SHALL BE TYPE A PAINT.
15. UNLESS OTHERWISE NOTED, ALL STRIPING AND TEXT SHALL BE WHITE IN COLOR.
16. UNLESS OTHERWISE NOTED, ALL TEXT SHALL MEASURE 27" IN HEIGHT.
17. COORDINATE WITH OWNER TO OBTAIN "SHAKA CLUB" STENCIL AND PAINT COLOR INFO.

ACCESSIBLE ROUTES:

1. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. RUNNING SLOPES OF ACCESSIBLE PATHS SHALL NOT EXCEED 20:1 (H:V, 5%) EXCEPT WHEN RUNNING ADJACENT TO ROADS / DRIVES THAT EXCEED THIS GRADE CONSTRAINT UNAVOIDABLY.
3. CROSS-SLOPES OF ACCESSIBLE PATHS SHALL NOT EXCEED 50:1 (H:V, 2%) EXCEPT WHEN CROSSING STOP-CONTROLLED ENTRANCES AND INTERSECTIONS.
4. ALL ACCESSIBLE PARKING AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION FOR FULL LENGTH AND WIDTH.
5. CONTRACTOR SHALL REVIEW ANY/ALL NOTED CONFLICTS WITH ENGINEER IN ADVANCE OF PAVING ASPHALT/CONCRETE IN VICINITY OF ACCESSIBLE ROUTES.

MARKING OF FIRE LANES:

1. FIRE LANES SHALL BE DESIGNATED AND MARKED IN ACCORDANCE WITH WARREN COUNTY AND TOWN OF FRONT ROYAL STANDARD FOR DESIGNATION AND MARKING OF FIRE LANES. AN ON SITE VISIT SHALL BE SCHEDULED WITH THE BUILDING OFFICIAL'S OFFICE PRIOR TO THE PLACEMENT OF ANY SIGNS OR MARKINGS DESIGNATING A FIRE LANE.
2. FINAL APPROVAL SHALL BE OBTAINED FROM THE BUILDING OFFICIAL'S OFFICE PRIOR TO THE PLACEMENT OF ANY SIGNS OR PAVEMENT MARKINGS DESIGNATING A FIRE LANE.
3. ALL MARKINGS SHALL BE MADE WITH RED, TRAFFIC GRADE PAINT, APPROPRIATE FOR THE SURFACE TO WHICH IT WILL BE APPLIED.
4. ALL CURBS SHALL BE PAINTED RED IN THE DESIGNATED FIRE LANES.
5. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED EVERY 70 FEET ON CURBS WITH A MINIMUM OF FOUR-INCH HIGH WHITE LETTERS. WHERE THERE IS A CURB ON BOTH SIDES; THE CURB MARKINGS SHALL ALTERNATE EVERY 35 FEET.
6. IN AREAS WHERE THERE IS NO CURB ON THE OUTSIDE EDGE OF THE FIRE LANE; THE OUTSIDE EDGE OF THE FIRE LANE SHALL BE INDICATED BY A SIX-INCH WIDE RED LINE, MARKED ON THE GROUND.
7. IN AREAS WHERE A CURB IS NOT PRESENT AT ALL; A SIX-INCH WIDE RED LINE ON THE GROUND SHALL INDICATE BOTH EDGES OF THE FIRE LANE.
8. IN AREAS WHERE A CURB IS NOT PRESENT, THE PAVEMENT MARKINGS SHALL READ: 'FIRE LANE NO PARKING' IN 18 INCH RED LETTERS. THE MARKINGS SHALL BE PAINTED NO MORE THAN 70 FEET APART IN THE DIRECTION OF TRAFFIC FLOW. IF THE TRAFFIC FLOWS IN BOTH DIRECTIONS THE WORDS SHALL BE ALTERNATED EVERY 70 FEET.

Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

COMMONWEALTH OF VIRGINIA
SETH D. RIDDERICK
Lic. No. 041454
PROFESSIONAL ENGINEER
Oct 31, 2025

SUBDIVISION DEVELOPMENT PLAN
SQUIRREL HILL DEVELOPMENT
344 W MAIN ST
FRONT ROYAL , VA 22630

Revisions:

No.	Description	Date
#1	Warren County E&S Comments	03/07/25
#2	DEQ Comments	06/09/25
#3	AHJ Comments	10/31/25

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

SITE DIMENSION PLAN

Project number:	
Date:	FEBRUARY 18, 2025
Drawn by:	DK
Checked by:	SR

C4.02

148-850 STREET IMPROVEMENTS

A. *Streetlights.*

1. Streetlights shall be installed to illuminate streets and other public highways. The installation of streetlights shall be accordance with the design standards and specifications of the Town.

2. Streetlights shall be spaced at a maximum of three hundred (300) feet apart and staggered on opposite sides of the street with one streetlight every six hundred (600) feet on both sides of the road.

B. *Monuments.*

1. *Street Monuments.* Street right-of-way lines shall be marked at all points of tangent and points of curve with a steel rod or iron pipe not less than one-half-inch in diameter and eighteen (18) inches in length. Following completion of road work, a steel rod or iron pipe shall also be placed at street centerline, centerline points of tangent and points of curve and the radius point of each new cul-de-sac.

2. *Corner Monuments.* All lot corners shall be marked with a steel rod or iron pipe not less than one-half-inch in diameter and eighteen (18) inches in length, driven flush with the finished grade.

3. In the event a steel rod or iron pipe cannot be set due to an obstruction, an offset monument may be set or the point may be marked by drill hole, chisel mark or other method deemed appropriate by the professional and so documented to the Director.

4. All required monuments shall be installed by the subdivider or developer. Upon completion of subdivision streets, sewers and other improvements, the subdivider or developer shall make certain that all monuments required by the Town are clearly visible for inspection and use. All monuments must be set before any site or street improvements are accepted by the Town.

C. *Curb and Gutter.*

1. Curbs and gutter shall be required for the purpose of drainage and safety and delineation and protection of the pavement edge. Curbs and gutters and all driveway entrances shall meet the design standards found within the *Construction Standards and Specifications Manual*.

2. Curbs and gutters shall be installed by the applicant along both sides of all new streets. For all subdivisions involving the creation of an additional lot and for all new development projects, curb and gutter sections shall be required along the frontage of all existing public streets. This requirement may be waived upon approval by Town Council in residential areas where the majority of surrounding developed properties do not have curb and gutter, where the character of the area is relatively low-density, after consideration of the traffic impact created by the subdivision and the total lots on a given street, drainage considerations and other environmental design parameters. The Town Engineer may waive curb and gutter for development projects comprising of no more than two (2) dwelling units in residential areas along existing streets where curb and gutter is not currently present within two hundred (200) feet of the property.

D. *Sidewalks.*

Town Code

1. **Sidewalks shall be installed by the applicant along both sides of all new streets. For subdivisions involving the creation of an additional lot and for all new development projects, sidewalk sections shall be required along the frontage of all existing public streets. This requirement may be waived on vote of the Town Council in residential areas under the following conditions: where the character of the area is relatively low-density, after consideration of the traffic impact created by the subdivision and the total lots on a given street, drainage considerations and other environmental design parameters. The Town Engineer may waive sidewalks for development projects comprising of no more than two (2) dwelling units in residential areas along existing streets where sidewalks are not currently present within one thousand (1,000) feet of the property.**

2. **The minimum design standards for sidewalks shall be at least six (6) feet in width when abutting the curb, and a minimum of five (5) feet when offset from the curb. For the latter, the land located between the sidewalk and the curb shall comply with the Construction Standards and Specifications.**

3. **Sidewalks shall normally be parallel to the street. Nonparallel sidewalks and/or walkways may be approved by the Town in order to preserve topographical or natural features and to provide visual interest.**

4. **Where pedestrian walkway systems have been approved as an alternative to sidewalks, the walkways may be located away from streets, linking groups of dwelling units with other groups of dwelling units and/or facilities such as parking areas, recreational areas and activity centers. In reviewing the location of alternative walkway systems, the Town shall consider safety, practical accessibility and aesthetics.**

5. **Public easements shall be granted for sidewalks and/or walkways located outside the public right-of-way.**

6. **All sidewalks shall be constructed in accordance with Town standards and specifications and shall conform to the requirements of Code of Virginia § 15.2-2021, as amended, requiring curb ramps for the handicapped. Curb ramps shall comply with the Virginia Department of Transportation's Road and Bridge Standards.**

E. *Solid Waste Disposal and Collection.*

1. All developments with exterior trash disposal or collection areas shall locate these sites so as to facilitate collection and minimize the negative impact on residents, neighboring properties and public rights-of-way.

2. All visible trash disposal or collection and storage areas shall be screened from neighboring residential properties and from public property, including streets, parks, sidewalks and other public areas.

3. Screening shall consist of a combination of landscaping and fencing. A solid wood or masonry fence at least six (6) feet in height shall be provided on three (3) sides, with a solid opaque gate on the fourth side. Landscaping shall be incorporated to improve the visual appearance.

4. All permanently installed trash containers shall be adequately sized to handle the needs of the facility or development and shall be equipped with fitted lids to prevent odor leakage and infestation from rodents, insects, and other pests.

Town Code

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 **Item# 03D**

Agenda Item: Deed of Easement from CRP/TCC FRONT ROYAL OWNER, L.L.C. (TORAY) to the Town for Public Water and Sewer Easements for Town Water and Sewer Facilities Serving Consolidated Lot 5A1, Future Tax Map No. 12G-1-2-5A1

Summary: It is proposed that the Town accept, pursuant to Virginia Code § 15.2-1800, public water and sewer easements over portions of consolidated lot 5A1, future Tax Map No. 12G-1-2-5A1, for access to and maintenance of facilities to be constructed by CRP/TCC FRONT ROYAL OWNER, L.L.C (TORAY) and accepted by the Town for inclusion in the Town's utility system necessary to provide utility service to an industrial property located outside of Town limits in the 522 Corridor. The proposed Deed of Easement with plat and utility plan is provided for review.

Budget/Funding: None

Staff Recommendation: Staff recommends that Council approve and accept the Deed of Easement, pursuant to Virginia Code § 15.2-1800, conveying public water and sewer easements to the Town over portions of consolidated lot 5A1, future Tax Map No. 12G-1-2-5A1, owned by CRP/TCC FRONT ROYAL OWNER, L.L.C. (TORAY).

RETURN RECORDED DOCUMENT TO:
Tenenbaum & Saas, P.C.
4504 Walsh Street, Suite 200
Chevy Chase, Maryland 20815
Attn: Werner Holtmeier, Esq.

DEED OF EASEMENT

[No Consideration]

This Deed of Easement ("**Deed**") is made this 28th day of January, 2026 (the "**Effective Date**"), by and between the **TOWN OF FRONT ROYAL, VIRGINIA** ("**Town**"), and **CRP/TCC FRONT ROYAL OWNER, L.L.C.**, a Delaware limited liability company ("**Owner**").

W I T N E S S E T H :

WHEREAS, Owner is the owner of that certain real property located in Warren County, Virginia, as more particularly described in **Exhibit A** attached hereto (the "**Property**"), and being shown on that certain plat entitled "Plat Showing Creation of Water Main Easement and Sanitary Sewer Easement on Lot 5A1" prepared by Urban, Ltd. dated January 12, 2026 (the "**Plat**"), a copy of which is attached hereto as **Exhibit B**;

WHEREAS, it is the desire and intent of the parties hereto to grant certain easements as more particularly described herein.

NOW, THEREFORE, for and in consideration of the mutual and dependent covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. **Watermain Easement**. Owner does hereby grant and convey unto the Town, its successors and assigns, a perpetual, non-exclusive watermain easement ("**Watermain Easement**") for the sole purposes of constructing, operating, maintaining, adding or altering present or future water pipes, plus necessary inlet structures, manholes and appurtenant facilities for the transmission of water through and across the Property, said easement being more particularly bounded and described on the Plat and labeled as "Variable Width Water Main Easement Hereby Created". This Watermain Easement is subject to the following terms and conditions:

A. All water pipes, manholes, inlet structures and appurtenant facilities which are installed in the easement shall be and remain the property of the Town, its successors and assigns.

B. The Town and its agents shall have full and free use of the easement and right-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement including the right of reasonable access to and from the easement and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction. reconstruction or maintenance, and only in a way that minimizes disruptions to the use and changes

COPY

to the appearance of the adjoining land; and further, this right shall not be construed to allow the Town to erect any building or structure of a permanent nature on such adjoining land.

C. The Town shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in the easement being conveyed, deemed by it to interfere with the proper and efficient construction, operation or maintenance of said watermain; provided, however, that the Town at its own expense shall restore, as nearly as possible, the premises to their original condition. Such restoration shall include the backfilling of trenches, repaving, the replacement of fences, the reseeding or resodding of lawns or pasture areas, the replacement of shrubbery, and the replacement of structures and other facilities located within and without the easement.

D. The Owner reserve the right to construct and maintain roadways over the easement and to make any use of the easement which may not be inconsistent with the rights herein conveyed, or interfere with the use of the easement by the Town for the purposes named.

2. **Sanitary Sewer Easement**. Owner does hereby grant and convey unto the Town, its successors and assigns, a perpetual, non-exclusive sanitary sewer easement ("**Sanitary Sewer Easement**") for the sole purposes of constructing, operating, maintaining, adding or altering present or future sanitary sewer lines, plus necessary inlet structures, manholes and appurtenant facilities for the collection of sanitary sewage and its transmission through and across the Property, said easement being more particularly bounded and described on the Plat and labeled as "20' Wide Sanitary Sewer Easement Hereby Created". This Sanitary Sewer Easement is subject to the following terms and conditions:

A. All sewers, manholes, inlet structures and appurtenant facilities which are installed in the easement shall be and remain the property of the Town, its successors and assigns.

B. The Town and its agents shall have full and free use of the easement and right-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement including the right of reasonable access to and from the easement and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction. reconstruction or maintenance, and only in a way that minimizes disruptions to the use and changes to the appearance of the adjoining land; and further, this right shall not be construed to allow the Town to erect any building or structure of a permanent nature on such adjoining land.

C. The Town shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in the easement being conveyed, deemed by it to interfere with the proper and efficient construction, operation or maintenance of said sewers; provided, however, that the Town at its own expense shall restore, as nearly as possible, the premises to their original condition. Such restoration shall include the backfilling of trenches, repaving, the replacement of fences, the reseeding or resodding of lawns or pasture areas, the replacement of shrubbery, and the replacement of structures and other facilities located within and without the easement.

COPY

D. The Owner reserve the right to construct and maintain roadways over the easement and to make any use of the easement which may not be inconsistent with the rights herein conveyed, or interfere with the use of the easement by the Town for the purposes named.

3. **Amendment**. This Deed may be amended, modified, or supplemented at any time and from time to time by a written instrument executed by each of the parties hereto (or their successors and assigns). Any amendment executed in accordance with this provision shall be binding upon all parties hereto and their respective successors and assigns, and shall be recorded in the applicable land records to provide notice thereof.

4. **Miscellaneous**. The Owner declares that the agreements and covenants stated in this Deed are not covenants personal to the Owner but are covenants real, running with the land. This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. This Deed may be executed in counterparts, each of which shall be deemed an original but which together shall constitute one and the same instrument. This Deed is made with the free consent and in accordance with the desire of the undersigned Owner, proprietors and trustees, if any, of the Property, and is in accordance with the Statutes of Virginia and the ordinances in force in Warren County governing the platting and subdivision of land, and is approved by the proper authorities as is evidenced by their endorsements on said Plat attached hereto. The provisions hereof are not intended to and do not constitute a dedication for public use, and the rights and easements herein created are private and for the benefit of the parties designated herein. The easements granted herein are subject to all recorded easements, agreements, covenants, restrictions and conditions affecting the Property or any part thereof.

[SIGNATURES ON FOLLOWING PAGE]

COPY

[Signature Page 1 of 2 for Deed of Easement]

IN WITNESS WHEREOF, the undersigned has duly executed this Deed as of the day and year first above mentioned.

TOWN:

WITNESS:

TOWN OF FRONT ROYAL, VIRGINIA

_____

By: _____
Name: _____
Title: _____

***

_____ OF _____)
)
_____ OF _____)

The foregoing instrument was acknowledged before me by _____, being the _____ of the Town of Front Royal, Virginia, on behalf of said entity.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal of office this ____ day of _____, 2026.

My Commission Expires:

_____
NOTARY PUBLIC

_____
[Affix Notary Seal]

COPY

[Signature Page 2 of 2 for Deed of Easement]

IN WITNESS WHEREOF, the undersigned has duly executed this Deed as of the day and year first above mentioned.

OWNER:

CRP/TCC FRONT ROYAL OWNER, L.L.C.,
a Delaware limited liability company

By: _____
Name: Raymond E. Goins
Title: Authorized Signatory

***

DISTRICT OF COLUMBIA)
)
_____ OF _____)

The foregoing instrument was acknowledged before me by Raymond E Goins, being the Authorized Signatory of CRP/TCC FRONT ROYAL OWNER, L.L.C., on behalf of said entity.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 28th day of January, 2026.

My Commission Expires:

March 31, 2026

[Affix Notary Seal]

Joan C. Tennant
NOTARY PUBLIC

JOAN C. TENNANT NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 03-31-2026

COPY

EXHIBIT A
Legal Description of Property

All that certain tract or parcel of land situate, lying and being in Warren County, Virginia, and more particularly described as follows:

> **New Lot 5A1**, containing 16.1513 acres, more or less, as shown on the plat entitled, "Plat Showing Lot Consolidation Between Lots 5A, 7A and 8A Section 2 Pleasant Valley Estates," and recorded as Instrument No. 250000682, among the Land Records of Warren County, Virginia.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax Map No. 12G-1-2-5A
Tax Map No. 12G-1-2-7A
Tax Map No. 12G-1-2-8A

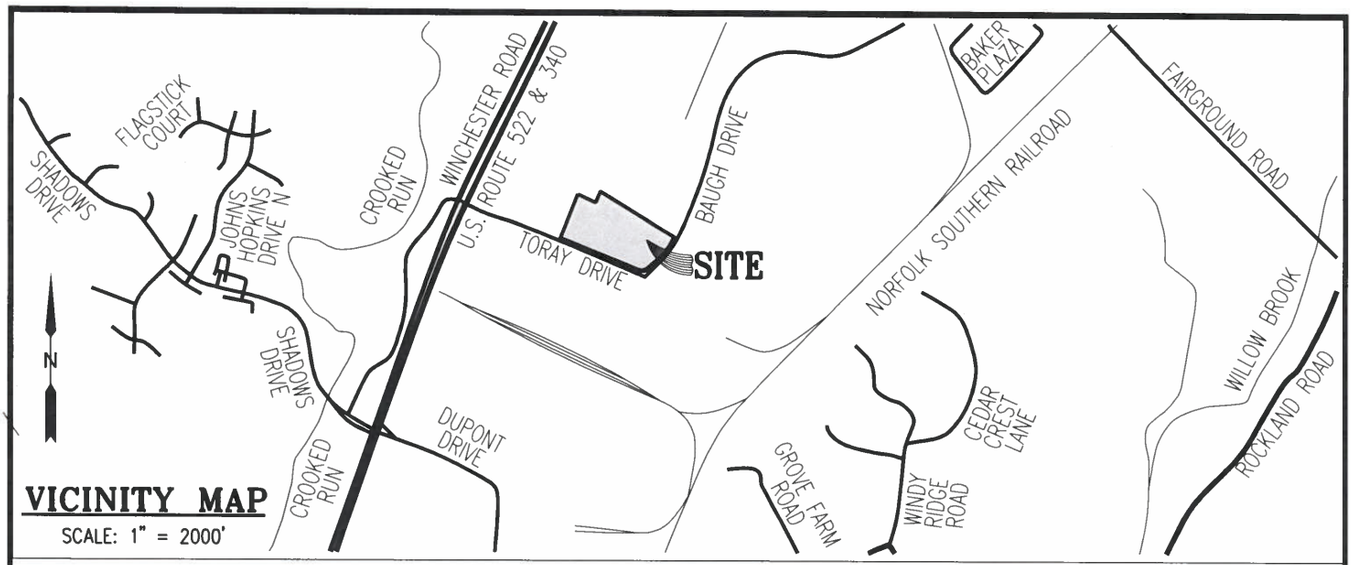
(to be known as Tax Map No. 12G-1-2-5A1)

COPY

EXHIBIT B
Plat

[See attached]

COPY



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

THE WATER MAIN AND SANITARY SEWER EASEMENTS CREATED, AS APPEAR IN THE ACCOMPANYING PLATS, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Boyd E. Hanes — 2/2/26

CRP/TCC FRONT ROYAL OWNER, L.L.C. — DATE

~~CITY/COUNTY OF~~ DISTRICT OF COLUMBIA
~~COMMONWEALTH OF VIRGINIA~~
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2026.

Joan C. Tennant
NOTARY PUBLIC'S SIGNATURE
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: March 31, 2026

DISTRICT OF COLUMBIA

COPY

APPROVAL:

TOWN OF FRONT ROYAL — DATE

PLAT SHOWING
CREATION OF WATER MAIN EASEMENT AND SANITARY SEWER EASEMENT
ON
LOT 5A1
SECTION 2
PLEASANT VALLEY ESTATES
LAND OF
CRP/TCC FRONT ROYAL OWNER, L.L.C.
TAX MAP #12G-1-2-5A1
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Thomas J. Stark
Lic. No. 2661
1-12-26
LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS EASEMENT PLAT IS A PORTION OF **LOT 5A1, SECTION 2, PLEASANT VALLEY ESTATES,** LAND OF **CRP/TCC FRONT ROYAL OWNER, L.L.C.,** AS RECORDED IN INSTRUMENT NUMBER 250005867, AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA.

Thomas J. Stark — 1-12-26

THOMAS J. STARK, L.S. #2661 — DATE

SCALE: N/A	SHEET: 1 OF 5
DATE: 1/12/2026	REVISED:
DRAWN BY: DS	CHECKED BY: TJS

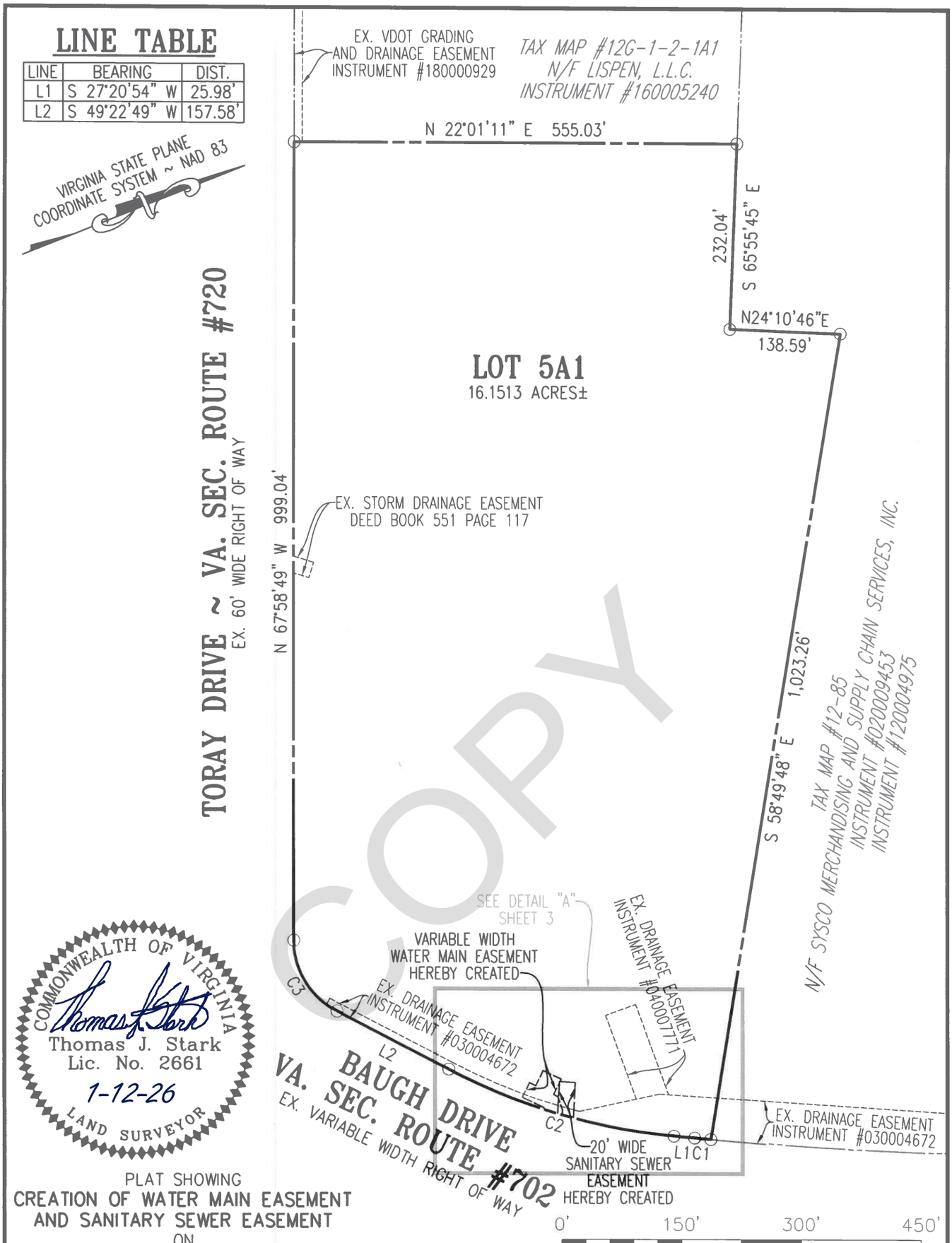
REFERENCE:
TITLE DEED: INSTRUMENT #250005867
LOT CONSOLIDATION PLAT: INSTRUMENT #250000682

urban™
Planners · Engineers · Landscape Architects · Land Surveyors
Urban, Ltd.
133 S. Braddock Street
Winchester, Virginia 22601
Tel. 540.450.0211
www.urban-ltd.com

LINE TABLE

LINE	BEARING	DIST.
L1	S 27°20'54" W	25.98'
L2	S 49°22'49" W	157.58'

VIRGINIA STATE PLANE COORDINATE SYSTEM ~ NAD 83



GRAPHIC SCALE: 1" = 150'

COMMONWEALTH OF VIRGINIA
Thomas J. Stark
Lic. No. 2661
1-12-26
LAND SURVEYOR

PLAT SHOWING
CREATION OF WATER MAIN EASEMENT AND SANITARY SEWER EASEMENT
ON
LOT 5A1
SECTION 2
PLEASANT VALLEY ESTATES
LAND OF
CRP/TCC FRONT ROYAL OWNER, L.L.C.
TAX MAP #12G-1-2-5A1
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

CURVE TABLE

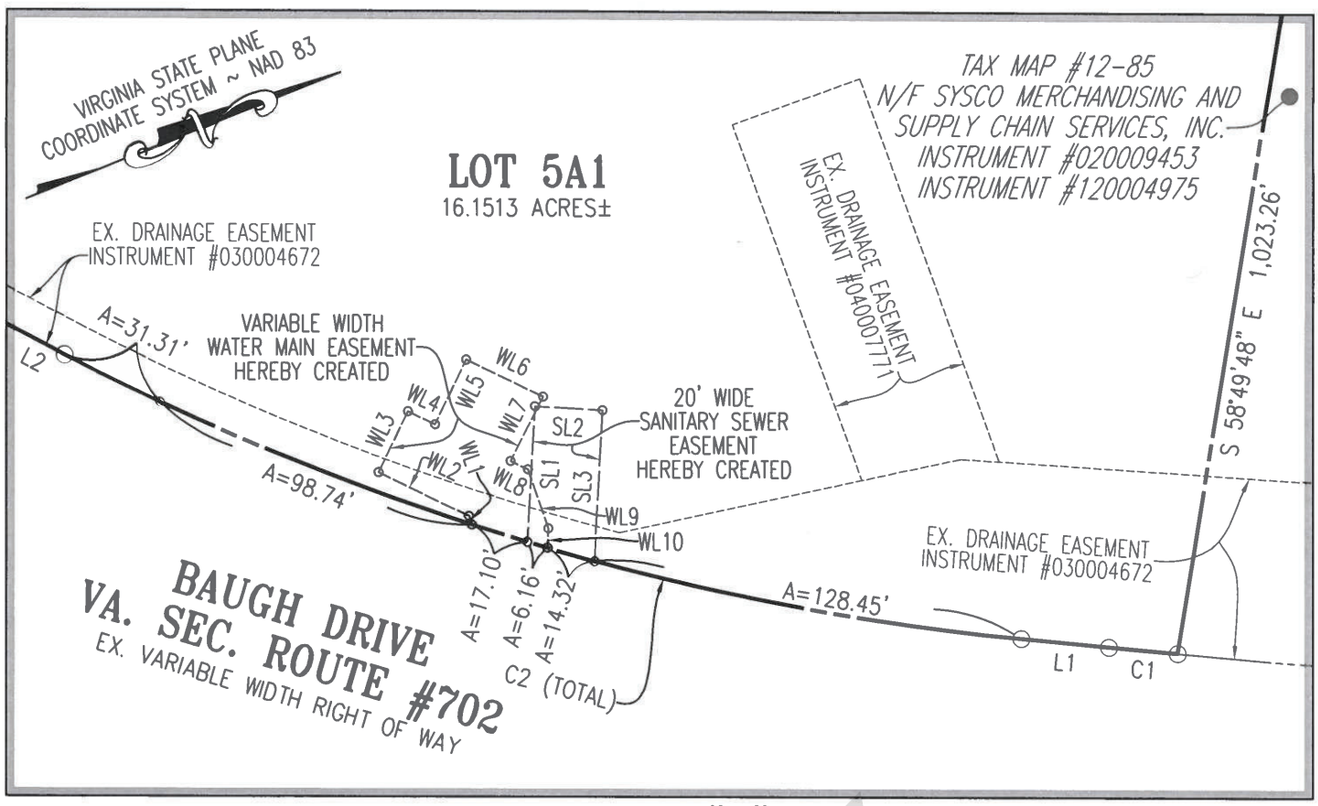
CURVE	RADIUS	DELTA	ARC	CHORD	LENGTH	TAN.
C1	4465.00'	0°15'41"	20.36'	S 27°13'04" W	20.36'	10.18'
C2	770.00'	22°01'54"	296.08'	S 38°21'51" W	294.26'	149.89'
C3	100.00'	62°38'22"	109.33'	S 80°42'00" W	103.96'	60.85'

SCALE: 1"=150'	SHEET: 2 OF 5
DATE: 1/12/2026	REVISED:
DRAWN BY: DS	CHECKED BY: TJS

REFERENCE:
TITLE DEED: INSTRUMENT #250005867
LOT CONSOLIDATION PLAT: INSTRUMENT #250000682

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DETAIL "A"
SCALE: 1"=50'

0' 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

WATER MAIN EASEMENT LINE TABLE

LINE	BEARING	DIST.
WL1	N 87°13'03" W	2.66'
WL2	S 47°46'57" W	29.60'
WL3	N 42°13'03" W	20.00'
WL4	N 47°51'22" E	8.87'
WL5	N 42°24'51" W	21.23'
WL6	N 47°35'09" E	25.22'
WL7	S 41°10'08" E	21.31'
WL8	N 47°46'57" E	5.67'
WL9	S 87°13'03" E	18.32'
WL10	S 64°43'03" E	5.75'

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DIST.
SL1	N 64°43'03" W	40.06'
SL2	N 25°16'57" E	20.00'
SL3	S 64°43'03" E	44.46'

COPY

PLAT SHOWING
CREATION OF WATER MAIN EASEMENT AND SANITARY SEWER EASEMENT
ON
LOT 5A1
SECTION 2
PLEASANT VALLEY ESTATES
LAND OF
CRP/TCC FRONT ROYAL OWNER, L.L.C.
TAX MAP #12G-1-2-5A1
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Thomas J. Stark
Lic. No. 2661
1-12-26
LAND SURVEYOR

SCALE: 1"=50'	SHEET: 3 OF 5
DATE: 1/12/2026	REVISED:
DRAWN BY: DS	CHECKED BY: TJS

REFERENCE:
TITLE DEED: INSTRUMENT #250005867
LOT CONSOLIDATION PLAT: INSTRUMENT #250000682

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Planners · Engineers · Landscape Architects · Land Surveyors
Urban, Ltd.
133 S. Braddock Street
Winchester, Virginia 22601
Tel. 540.450.0211
www.urban-ltd.com

EASEMENT LEGAL DESCRIPTIONS

SANITARY SEWER EASEMENT:

BEGINNING AT AN IRON PIPE SET ON THE WESTERLY RIGHT OF WAY LINE OF BAUGH DRIVE, VIRGINIA SECONDARY ROUTE #702, AN EXISTING VARIABLE WIDTH RIGHT OF WAY, AT THE END OF THE SOUTH 27°20'54" WEST 25.98' LINE, AN EASTERLY CORNER OF LOT 5A1, SECTION 2, PLEASANT VALLEY ESTATES, AS SHOWN ON THE LOT CONSOLIDATION PLAT RECORDED AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA, IN INSTRUMENT NUMBER 250000682; THENCE RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BAUGH DRIVE;

128.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 32°07'39" WEST 128.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BAUGH DRIVE;

20.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 37°40'07" WEST 20.48 FEET TO A POINT; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID BAUGH DRIVE AND RUNNING ACROSS SAID LOT 5A1;

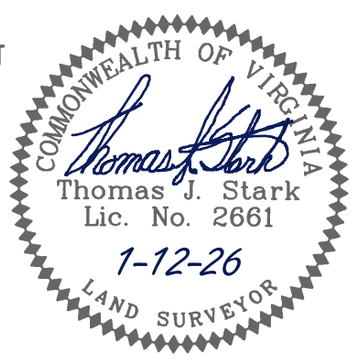
NORTH 64°43'03" WEST A DISTANCE OF 40.06 FEET TO A POINT;

NORTH 25°16'57" EAST A DISTANCE OF 20.00 FEET TO A POINT;

SOUTH 64°43'03" EAST A DISTANCE OF 44.46 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 846 SQUARE FEET, OR 0.0194 ACRES OF LAND, MORE OR LESS.

COPY

PLAT SHOWING
CREATION OF WATER MAIN EASEMENT AND SANITARY SEWER EASEMENT
ON
LOT 5A1
SECTION 2
PLEASANT VALLEY ESTATES
LAND OF
CRP/TCC FRONT ROYAL OWNER, L.L.C.
TAX MAP #12G-1-2-5A1
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA



SCALE: N/A	SHEET: 4 OF 5
DATE: 1/12/2026	REVISED:
DRAWN BY: DS	CHECKED BY: TJS

REFERENCE:
TITLE DEED: INSTRUMENT #250005867
LOT CONSOLIDATION PLAT: INSTRUMENT #250000682

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EASEMENT LEGAL DESCRIPTIONS

WATER MAIN EASEMENT:

BEGINNING AT AN IRON PIPE SET ON THE WESTERLY RIGHT OF WAY LINE OF BAUGH DRIVE, VIRGINIA SECONDARY ROUTE #702, AN EXISTING VARIABLE WIDTH RIGHT OF WAY, AT THE END OF THE SOUTH 27°20'54" WEST 25.98' LINE, AN EASTERLY CORNER OF LOT 5A1, SECTION 2, PLEASANT VALLEY ESTATES, AS SHOWN ON THE LOT CONSOLIDATION PLAT RECORDED AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA, IN INSTRUMENT NUMBER 250000682; THENCE RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BAUGH DRIVE;

142.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 32°39'37" WEST 142.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BAUGH DRIVE;

23.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 38°50'16" WEST 23.26 FEET TO A POINT; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID BAUGH DRIVE AND RUNNING ACROSS SAID LOT 5A1;

NORTH 87°13'03" WEST A DISTANCE OF 2.66 FEET TO A POINT;

SOUTH 47°46'57" WEST A DISTANCE OF 29.60 FEET TO A POINT;

NORTH 42°13'03" WEST A DISTANCE OF 20.00 FEET TO A POINT;

NORTH 47°51'22" EAST A DISTANCE OF 8.87 FEET TO A POINT;

NORTH 42°24'51" WEST A DISTANCE OF 21.23 FEET TO A POINT;

NORTH 47°35'09" EAST A DISTANCE OF 25.22 FEET TO A POINT;

SOUTH 41°10'08" EAST A DISTANCE OF 21.31 FEET TO A POINT;

NORTH 47°46'57" EAST A DISTANCE OF 5.67 FEET TO A POINT;

SOUTH 87°13'03" EAST A DISTANCE OF 18.32 FEET TO A POINT;

SOUTH 64°43'03" EAST A DISTANCE OF 5.75 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 1,507 SQUARE FEET, OR 0.0346 ACRES OF LAND, MORE OR LESS.

COPY

PLAT SHOWING
CREATION OF WATER MAIN EASEMENT AND SANITARY SEWER EASEMENT
ON
LOT 5A1
SECTION 2
PLEASANT VALLEY ESTATES
LAND OF
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TAX MAP #12G-1-2-5A1
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Thomas J. Stark
Lic. No. 2661
1-12-26
LAND SURVEYOR

SCALE: N/A	SHEET: 5 OF 5
DATE: 1/12/2026	REVISED:
DRAWN BY: DS	CHECKED BY: TJS

REFERENCE:
TITLE DEED: INSTRUMENT #250005867
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JOINDER BY LIENHOLDER AND LIENHOLDER'S CONSENT

By its signature below, PINNACLE BANK, a Tennessee bank, as lender of the loan evidenced by the promissory note executed by CRP/TCC FRONT ROYAL OWNER, L.L.C., a Delaware limited liability company ("**Owner**") and the owner of record of the property (the "**Property**") identified in the DEED OF EASEMENT (the "**Easement**") to which this joinder/consent is attached, the repayment of such promissory note(s) is secured by that certain Commercial Credit Line Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "**Deed of Trust**"), recorded in the land records of Warren County, Virginia (the "**Land Records**") on December 19, 2025, as Instrument No. 250005917, encumbering the land, including the improvements thereon and the appurtenances thereto, described in the Deed of Trust, does hereby consent to the Easement, and covenants and agrees that the lien, effect and operation of the Deed of Trust, as it pertains to the Property, be subject and subordinate to the effect and operation of the Easement, said Deed of Trust otherwise to remain unmodified and in full force and effect.

LIENHOLDER:

PINNACLE BANK, a Tennessee bank

By: _____ [SEAL]
Name: Matthew A Nader
Title: Senior Vice President

STATE OF Virginia)
) ss:
COUNTY OF Fairfax)

Before me, the undersigned notary public, personally appeared Matthew Nader, personally known or proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose on behalf of such entity.

IN WITNESS WHEREOF, I have set ~~my hand and Notarial Seal~~, this 2nd day of February, 2026.

(SEAL)

ROSELLA DORENE HENDERSON
NOTARY PUBLIC
REG. #3034671
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT 31, 2027

_____
~~Notary Public~~
My Commission expires: 10/31/27

COPY

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 Item#03E

Agenda Item: FY26 Budget Amendment for Internet Crimes Against Children Funds

Summary: Council is requested to a approve a FY25 Budget Amendment in the amount of $2,000 to increase FY26 budgeted revenues to receive funds from the Northern Virginia/District of Columbia Internet Crimes Against Children (NOVA/DC ICAC) Task Force and allocate $2,000 to reimburse for the purchase of technological equipment.

Budget/Funding:	1000-3410209	General Fund Reimbursement	$2,000.00
	3103-47001	Police Investigations - Equipment	$2,000.00

Staff Recommendation: Staff recommends approving as presented.

COMMONWEALTH OF VIRGINIA

Colonel Matthew D. Hanley
Superintendent

(804) 674-2000

DEPARTMENT OF STATE POLICE
P. O. Box 27472, Richmond, VA 23261-7472

Lt. Colonel Keenon C. Hook
Deputy Superintendent

October 28, 2025

Brian Whited, Chief of Police
Town of Front Royal Police Department
900 Monroe Avenue
Front Royal, VA 22630

Dear Chief Brian Whited,

We sincerely appreciate your continued partnership as an affiliate of the Northern Virginia/District of Columbia Internet Crimes Against Children (NOVA/DC ICAC) Task Force. Fortunately, we have received Fiscal Year 2026 funding from the Virginia Department of Criminal Justice Services (DCJS) that enables us to further allocate monies to our task force affiliates who are in good standing. As stated in our Inter-Agency Agreement dated July 1, 2014:

> Should additional funds become available during the agreed upon period, this agreement may be amended by written correspondence from the NOVA/DC ICAC Commander to permit the Alexandria Police Department to expend the additional funds in accordance with this established IA.

As such, we can allocate additional funds to your agency in the amount of $2,000.00. It should be noted that this funding is NOT grant-related. These are NOVA/DC ICAC funds that have been identified to support your ICAC work. Your allocation may be used towards expenses that include salary, overtime, equipment, software, and for training that is specifically and exclusively related to the NOVA/DC ICAC Task Force's overall mission of combating internet crimes against children. Please see the attachment to this letter for examples of in-scope and out-of-scope expenses. *All expenditures, except payroll expenses, require prior approval via email to SSA Michael J. Brown (**michael.brown@vsp.virginia.gov**) or First Sergeant Robert Brown (**rob.brown@vsp.virginia.gov**) and must be made in accordance with your agency's financial procedures and regulations. Reimbursement requests may also include ICAC expenses made between July 1, 2025, and the date of this letter.*

For reimbursement to be made to your locality, your staff will be asked to complete a reimbursement invoice, to provide proof of payment for the expense, and include the email granting approval of the expense. Proof of payment may be copies of checks, credit card receipts or statements, or accounting ledger reports showing the obligation of funds. Proof of payment is also copies of payroll records and timesheets if the reimbursement request is for salary or overtime. Please send your reimbursement requests via email with scanned attachments to Crystal Hopson (**crystal.hopson@vsp.virginia.gov**).

To allow for more accurate fund management and sufficient time for processing, reimbursement requests should be made quarterly or semi-annually.

- **Final** reimbursement requests be received in our office no later than **April 1, 2026.**

- Please submit written notification to Crystal Hopson (**crystal.hopson@vsp.virginia.gov**) no later than April 1, 2026 of your intent to use allocated funds for payroll through May 31, 2026. **Completed payroll reimbursement requests should be submitted no later June 10, 2026.**

Unless prior written notice is received by Crystal Hopson (**crystal.hopson@vsp.virginia.gov**), unexpended funds from your allocation may be redistributed for other purposes after **April 1, 2026**.

Your continued partnership with the NOVA/DC ICAC Task Force is vital to the task force's overall success and we hope you find this additional funding beneficial to your efforts to combat child sexual predators and child pornography.

Note: Please respond to us no later than November 15, 2025, via *postal or electronic mail* to verify that you will take receipt of the funds. Should we not receive verification, the respective funds must be reallocated to another affiliate to permit timely expenditures.

Again, I thank you for all you do in support of the NOVA/DC ICAC Task Force. Should you have any questions, please do not hesitate to contact me at (804) 674-2767.

Sincerely,

Captain Alan C. Worsham
Division Commander
Bureau of Criminal Investigation
High Tech Crimes Division

ACW/clh

Attachment

Attachment

In-scope or Authorized Expenses (may include, but are not limited to):

- Desktop computers (Mac, Windows based, etc.)
- Peripherals for computers (keyboards, mouses, monitors, cables, adapters, etc.)
- Laptops & cases (Mac, Windows based, etc.)
- Tablets & cases (Apple, Android, Windows based, etc.)
- Undercover Cell Phones, Digital Recorders
- Printers, Digital Scanners, Digital Cameras
- Headphones, Screen Protectors, etc.
- Digital Storage (pocket drives, external storage, thumb drives, SD Cards, etc.)
- Software for undercover operations (Camtasia, Wireshark, Commview, Net limiter, MS Office, Adobe Acrobat Pro, VM Fusion, Parallels, etc.)
- Forensic Triage Software (ADF Triage-G2, Investigator)
- Child Interviewing courses & certifications (Child First, NCAC Center, Reid, etc.)
- NCMEC related training (Lodging, airfare, meals registrations, etc.)
- Costs associated with ICAC conferences and/or training (Lodging, airfare, meals, registrations)
- School Resource Officer training and certifications (Lodging, airfare, meals, registrations)
- ICAC training (NCJTC, NW3C, SEARCH training courses (lodging, meals, airfare, registrations)
- Educational materials (anatomical dolls, Ident-a-kid kits, brochures, logoed key chains and pencils, coloring books, magnets, stickers, Netsmartz materials, etc.)
- Overtime for ICAC investigations
- Salary & fringe off-set for full-time ICAC investigators.

Out of Scope or Unauthorized Expenses: The following equipment and software will be considered non-approved purchase requests due to the full service digital forensic laboratory dedicated specifically for ICAC affiliate members. Out of scope or unauthorized expenses will include, but are not limited to:

- All computer-based forensic machines (Forensic Recovery of Evidence Device (FRED) by Digital Intelligence, EDAS FOX Recovery Computer, SOLO Forensic Box, etc.)

- Full Service Digital Forensic Courses and Software

    - SANS Institute courses, software, and tools
    - IACIS training and certification (CFCE, CAWFE, etc.)
    - CompTIA training and certification (A+, Net+, Security+, etc.)
    - TEEL Technologies training and certifications (JTAG, BGA Chip-off, etc.)
    - FLETC training and certifications (SCERS, MFTP, IDEA, etc.)
    - BlackBag Technologies products and training certifications (Data Inspector, Data Collector, Softblock, CBE, MiCFE, etc.)
    - Nuix software, tools, and intrusion kits
    - PassMark software products (OS Forensics)
    - X-Ways Forensic Software
    - SYS-Tools and Forensic Software
    - ADF-Digital Evidence Investigator software and training courses by ADF Solutions
    - AccessData software and training courses (Forensic Tool Kit (FTK), BootCamp, ACE, etc.)
    - Guidance products software and training courses (EnCase, ENCE, Tableau Forensic Bridges, Write Blocks, etc.)

- CRU-INC products and software (WiebeTech Forensic Bridges, Write Block Bays, etc.)

- SIRCHIE products and training certifications (computer forensics)

- Server Storage (Blade, JBOD, VTrak, Promise, etc.)

- Large progressive copy machines

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 **Item# 04A**

Agenda Item: A Special Use Permit Application, submitted by Property Connection, LLC, to allow an Automobile Parking Lot, Commercial (tow yard) located on a vacant lot on Kibler Street

Summary: The owner of the property located has submitted a Special Use Permit application to permit an Automobile Parking Lot, Commercial Tow Yard on a currently vacant lot. The property is located within the FEMA floodway.

- This application would permit the owner to park 6 or more vehicles on the lot but not wrecked vehicles. The applicant will be offering towing services and will be bringing vehicles to the site.
- Due to the location in the floodway and the screening requirements of the code, staff suggests a fence material which will not impede the flow of water, this can be accomplished via proper design and material selection.

The property is currently vacant; the proposed use can utilize property located within a floodway with minimal impact. Staff is asking for a contingency plan in case of flooding as a precaution and for adequate screening due to the existing non-conforming residential uses adjacent to this property.

Budget/Funding: N/A

Staff Recommendation:

Staff continued discussions on this application after Council's work session on February 2nd. The Planning Commission recommended approval with the following conditions:

1. The Vehicle Storage Facility shall be fully enclosed by commercial grade fence which does not restrict the flow of water and is at least six feet (6') tall.

2. The north, west and south sides of the lot shall be screened to always obstruct view from the adjacent properties and public street with an Evergreen Hedge at least six feet (6') feet in height.

3. The Vehicle Storage Facility lot shall have a graveled or paved surface.

4. Wrecked or damaged vehicles shall not remain on site for a period longer than forty-eight (48) hours upon arrival on the lot.

5. The applicant shall submit a management plan for removing all vehicles from the property in the event of a flood.

PLANNING COMMISSION REGULAR MEETING
AGENDA STATEMENT

Meeting Date: January 21, 2026

Public Hearing Item 2: 2500573 – A Special Use Permit Application, submitted by Property Connection, LLC, to allow an Automobile Parking Lot, Commercial (tow yard) located on a vacant lot on Kibler Street, identified by Tax Map 20A4-4-5. The property is zoned C-1, Community Business District.

Recommendation of Approval ✓
Recommendation of Denial _____
Postponed _____

In furtherance of the purposes and objectives contained in Town Code 175-1(B), Vice Chairman Neel moved, seconded by Commissioner Fedoryka that the Planning Commission forward a recommendation of approval to the Town Council for Special Use Permit #2500573 to allow an Automobile Parking Lot, Commercial (Tow Yard) located on a vacant lot on Kibler Street, and identified by Tax Map 20A4-4-5 with the following conditions:

1. ***The Vehicle Storage Facility shall be fully enclosed by commercial grade fence which does not restrict the flow of water and is at least six feet (6') tall.***
2. ***The north, west and south sides of the lot shall be screened to always obstruct view from the adjacent properties and public street with an Evergreen Hedge at least six feet (6') feet in height.***
3. ***The Vehicle Storage Facility lot shall have a graveled or paved surface.***
4. ***Wrecked or damaged vehicles shall not remain on site for a period longer than forty-eight (48) hours upon arrival on the lot."***

Moved Neel *Seconded* Fedoryka

Marshner Y *Marrazzo* Y *Neel* Y *Brooks* Y *Fedoryka* Y

CERTIFIED by the Planning Commission

Connie Marshner
Chairman Marshner

Town of Front Royal, Virginia
Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☑ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – 2500573

MEETING DATE: January 21, 2026

SUMMARY: 2500573 – A Special Use Permit Application, submitted by Property Connection, LLC, to allow an Automobile Parking Lot, Commercial (tow yard) located on a vacant lot on Kibler Street, identified by Tax Map 20A4-4-5. The property is zoned C-1, Community Business District.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The Vehicle Storage Facility shall be fully enclosed by commercial grade fence which does not restrict the flow of water and is at least six feet (6') tall.
2. The north, west and south sides of the lot shall be screened to always obstruct view from the adjacent properties and public street with an Evergreen Hedge at least six feet (6') feet in height.
3. The Vehicle Storage Facility lot shall have a graveled or paved surface.
4. Wrecked or damaged vehicles shall not remain on site for a period longer than forty-eight (48) hours upon arrival on the lot.

DRAFT MOTION:

"In furtherance of the purposes and objectives contained in Town Code 175-1(B), I move that the Planning Commission forward a recommendation of approval to the Town Council for Special Use Permit #2500573 to allow an Automobile Parking Lot, Commercial (Tow Yard) located on a vacant lot on Kibler Street, and identified by Tax Map 20A4-4-5 with the following conditions:

1. *The Vehicle Storage Facility shall be fully enclosed by commercial grade fence which does not restrict the flow of water and is at least six feet (6') tall.*
2. *The north, west and south sides of the lot shall be screened to always obstruct view from the adjacent properties and public street with an Evergreen Hedge at least six feet (6') feet in height.*
3. *The Vehicle Storage Facility lot shall have a graveled or paved surface.*
4. *Wrecked or damaged vehicles shall not remain on site for a period longer than forty-eight (48) hours upon arrival on the lot."*

"I move that the Planning Commission keep the public hearing open to allow staff time to ascertain additional information regarding _____."

"I move that the Planning Commission forward a recommendation of denial to the Town Council for Special Use Permit #2500573 to allow an Automobile Parking Lot, Commercial (Tow Yard) located on a vacant lot on Kibler Street, and identified by Tax Map 20A4-4-5 due to the following _____."

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Marshner _____ *Neel* _____ *Marrazzo* _____ *Brooks* _____ *Fedoryka* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

Planning Commission Regular Meeting
January 21, 2026

APPLICATION #:	**APPLICANT:**
2500573	Property Connection, LLC

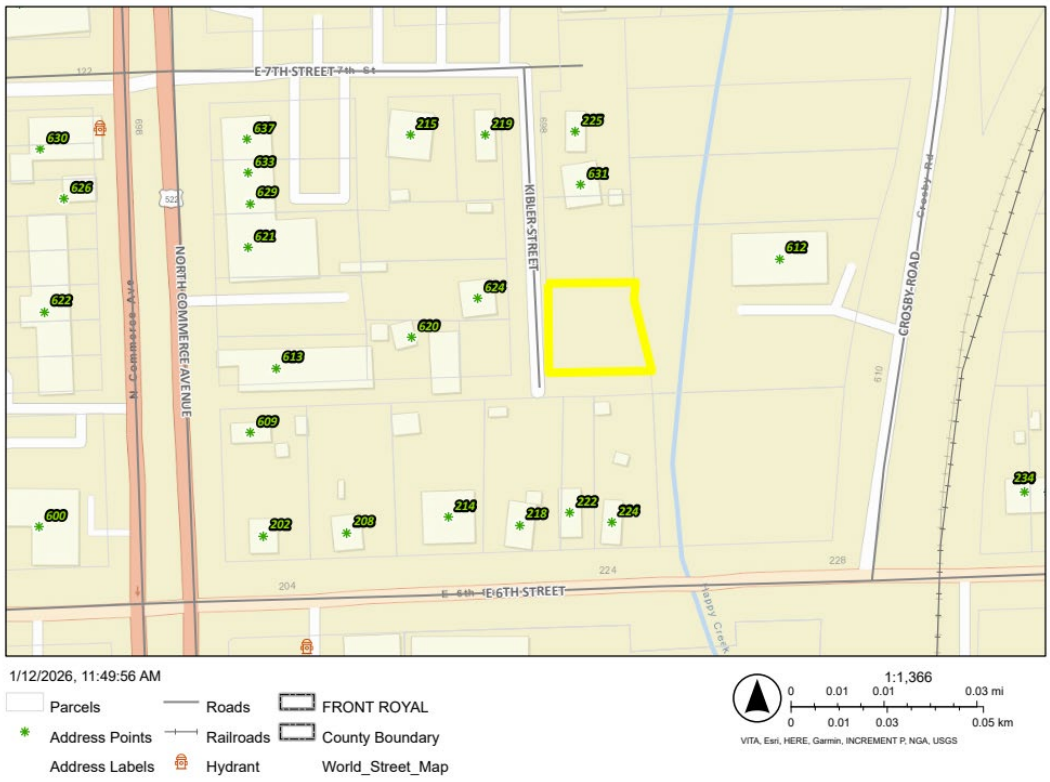
APPLICATION SUMMARY:

A Special Use Permit application has been submitted to allow an Automobile Parking Lot, Commercial (Tow Yard) located on a vacant lot on Kibler Street.

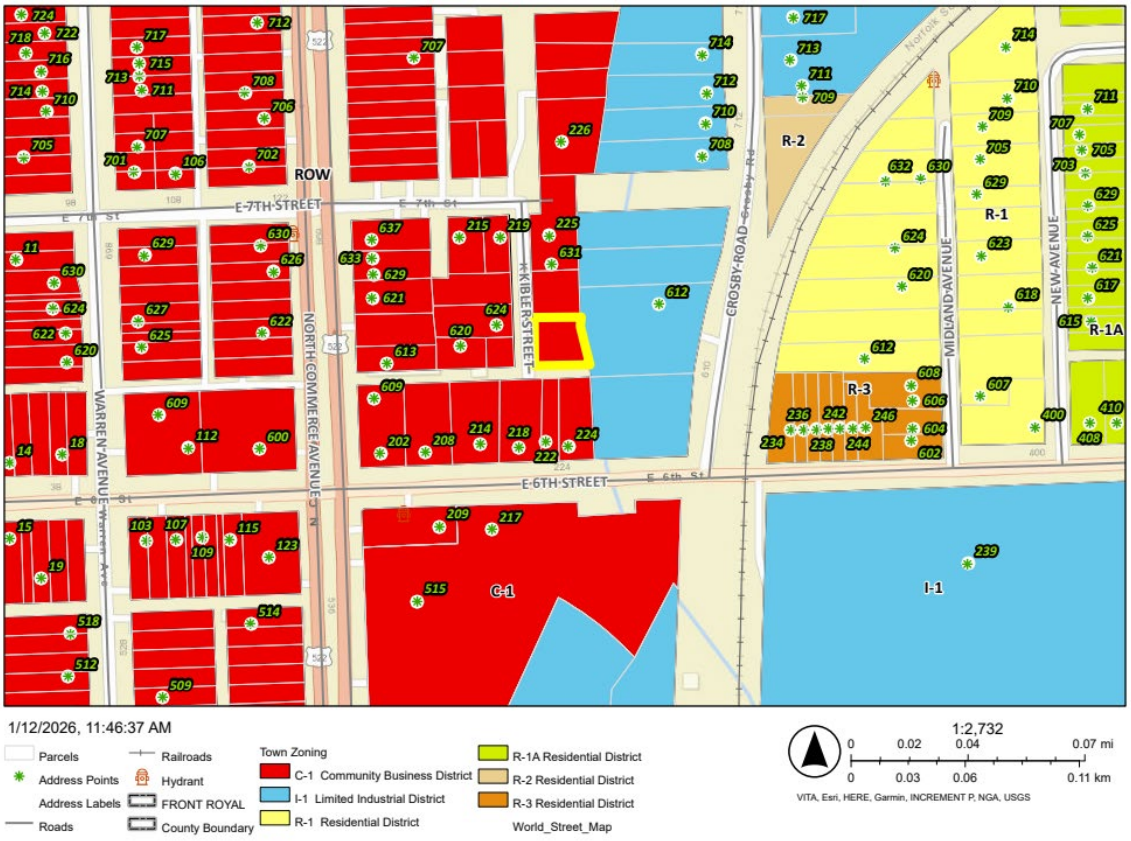
GENERAL INFORMATION:

Site Addresses	Kibler Street (Vacant Lot)
Property Owner(s)	Property Connection LLC
Existing Zoning	C-1, Community Business District
Historic District	No
Proposed Use	Automobile Parking Lot, Commercial (Tow Yard)
Tax Identification	20A4-4-5
Location	The vacant lot is located at the end of Kibler Street.

Vicinity Map (*Warren County GIS*)



Town Zoning Map (Warren County GIS)



Arial Map (Warren County GIS)



Kibler Street – Vacant Lot Identified by Tax Map No. 20A4-4-5





INFORMATION ON THE APPLICATION:

Town Code	**Town Code 175-3 – DEFINITIONS** **AUTOMOBILE PARKING LOT, COMMERCIAL –** A lot or portion thereof, other than an automobile sales lot, held out or used for the storage or parking of six (6) or more motor vehicles for a consideration, where service or repair facilities are not permitted. Such parking lot shall not be considered an accessory use; nor shall it be used for the storage of dismantled or wrecked vehicles, parts thereof or junk. **Chapter 158- VEHICLE AND TRAFFIC** **158-55 - DEFINITIONS** **TOWING OPERATOR** means a towing firm or service, with an established business office and location within Warren County, which meets the requirements of this article and has entered into an agreement to provide towing and recovery services at the request of the Sheriff's Office, Police Department or other law enforcement personnel. **158-56 General Requirements** B. *Storage and Security of Vehicles.* 1. All Towing Operators shall have a secured lot for vehicles towed under this article. Vehicles shall be stored at all times in said storage lot, storage facility or building or an adjacent service bay. 2. A Towing Operator shall maintain and own or lease a dedicated storage area able to contain all towed vehicles towed by the operator. Storage area shall be fully enclosed by a commercial grade fence which is at least six (6) feet tall, or enclosed by a permanent structure, have adequate lighting and remain reasonably clear of debris. Towing Operators shall not share storage lots unless the shared storage lot is divided by a six-foot high stationary fence with a separate locked entranced to each storage area. 3. The storage lot shall have a sign posted identifying the firm's name and telephone number. Wrecker service facilities and equipment, including vehicles, office, telephone lines, office equipment and storage facilities may not be shared with another wrecker service. Vehicles towed at the request of Law Enforcement Personnel must be placed in storage owned or leased and operated by the wrecker service on the Towing List. 4. The storage lot shall have a graveled or paved surface.

175-38 - STATEMENT OF INTENT (C-1)

The Community Business C-I District is intended to accommodate general business areas, highway-oriented commercial uses, and selected retailing operations. The Community Business C-I District recognizes the demand for a variety of land uses near or adjacent to the major traffic arteries in Town.

175-39 - USE REGULATIONS (C-1)

B. The following uses are permitted within the C-1 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the C-1 District:

RESIDENTIAL:

Apartments or dwelling units, with four (4) or more units or where located on the ground floor, subject to the provisions of Section 175-113.

COMMERCIAL:

Automobile garages, excluding where repairs work is only an accessory use, subject to the requirements of Section 175-110.3 where motor vehicle painting or body work services are provided.

Automobile Parking Lots, commercial.

Bed and Breakfasts, as set forth in Section 107.3.

Day Care Facilities and schools, subject to the provisions of Section 175-107.1.F, and any necessary improvements or changes to address the considerations of that section.

Farmers' markets, and flea markets, in accordance with Section 175-44.F.

Kennels.

Shopping centers as set forth in Section 175-111.

Tobacco, smoke or vape shop.

INDUSTRIAL:

Distribution facilities, subject to the standards and criteria for industrial uses provided in Section 175-70.

Wholesale establishments with storage and processing, subject to the standards and criteria for industrial uses provided in Section 175-70.

ORGANIZATIONAL:

Schools.

MISCELLANEOUS:

Any use permitted under Section 175-39, or specifically listed above under this subsection, that proposes to occupy a building or structure that exceeds the height requirements of Section 175-41, subject to the requirements of Section 175-136. Additional heights approved by a special use permit shall be required to increase the required setback and yard area requirements by an equivalent distance from each property line.

Conservation areas.

Communication towers, in accordance with Section 175-110.4.

Conversion of a structure originally designed and intended for occupancy as a single-family dwelling into a structure with more than one (1) dwelling.

Boarding Houses, Clubs and Lodging Houses.

Mini-warehouses, subject to the standards of Section 107-44.G.

Nursing homes, as set forth in Section 175-107.

Parking Structures.

Structures with a height between forty-five (45) feet and seventy (70) feet, and any residential structure not in conformance with the height limitation of Section 175-41.

Structures with a gross floor area of fifty thousand (50,000) square feet or more.

Townhouse-style commercial development, where the intent is to divide the property into individual lots.

Parking Requirements	**158-57 - APPLICATION FOR AGREEMENT** D. *Penalties and Towing:* 3. The location, size and security features of the storage lot on which the towed vehicles will be stored. The storage facility shall be described in detail to include the size, the lighting and the separate entrance. The storage facility may be a building or a lot which shall be a minimum of one thousand five hundred (1,500) square feet for regular Towing Operators or a minimum of three thousand (3,000) square feet for heavy-duty Towing Operators.
Staff Recommendation	Staff recommends approval with the following conditions: 1. The Vehicle Storage Facility shall be fully enclosed by commercial grade fence which does not restrict the flow of water and is at least six feet (6') tall. 2. The north, west and south sides of the lot shall be screened to always obstruct view from the adjacent properties and public street with an Evergreen Hedge at least six feet (6') feet in height. 3. The Vehicle Storage Facility lot shall have a graveled or paved surface. 4. Wrecked or damaged vehicles shall not remain on site for a period longer than forty-eight (48) hours upon arrival on the lot.

ATTACHMENTS: 1) Application and associated documents from the applicant.

SPECIAL USE PERMIT # 2500573

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING AND ZONING
102 EAST MAIN STREET, PO BOX 1560
FRONT ROYAL, VA 22630

Main 540-635-4236
Fax 540-631-2727
www.frontroyalva.com

SPECIAL USE PERMIT REQUEST

APPLICANT:
Name: Property Connection, LLC PHONE: [redacted]
Address: 204 Cloud St Front Royal, VA 22630
Email: [redacted]

PROPERTY OWNER:
Name: Property Connection, LLC PHONE: [redacted]
Address: 204 Cloud St Front Royal, VA 22630
Email: [redacted]

PROPERTY DESCRIPTION:
Property Address: 631 Kibler St, Front Royal, VA 22630
Tax Map 20A4-4-5 Section _____ Block _____ Lot 5
Subdivision Name: C.D. Binns Acreage: 0.14 ac± Zoning District: C-1

REQUEST:
Proposed Use of Property: TOW yard
Specific Special Use Permit Request: TOW yard

Attachments – The following ***must*** be submitted with the application. Additional information may be required depending on the nature of the request.

1. Survey Plat of property showing all **existing** improvements. **(3 Originals and a Digital Copy)**
2. Preliminary Site Development Plan required for new development or a Conceptual Drawing for existing structures.
3. Application Fee of $1000.00 Form of Payment: CASH Date Paid: 12-3-25
4. Additional information as required by the Department of Planning and Zoning. #0100213306 2

CERTIFICATION:
I certify that the information provided with this application is correct to the best of my knowledge and should the Special Use Permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Applicant Signature: _____ Date: 12/3/25
Property Owner Signature: _____ Date: 12/3/25

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

Revised 6-5-2025

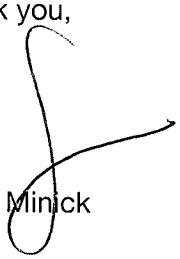
RECEIVED
DEC 03 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

12/3/25

To Whom it May Concern:

Emily Minick is an authorized signer to sign on behalf of Property Connection, LLC.

Thank you,



Emily Minick

KIBLER ST.
50' WIDE R/W
(UNIMPROVED)

20' WIDE DRAINAGE EASEMENT HEREBY DEDICATED TO THE TOWN OF FRONT ROYAL PER THIS PLAT

PROPERTY LINE HEREBY CREATED

ABOVE GROUND PROPANE TANK

L7
36" RCP

20'

EDGE OF GRAVEL

E. 7TH ST.
60' WIDE R/W

60'

PROPERTY LINE HEREBY CREATED
(PORTION OF E. 7TH ST.
3,390 SQ. FT.)

L6

5' BRL

15' BRL

(60.00')

E. 7TH ST.
60' WIDE R/W
(UNIMPROVED)

250' TO N. COMMERCE AVE

(PROPERTY LINE HEREBY VACATED)

NOTE: PROPOSED LOT 3A IS SERVED BY EXISTING SEWER LATERAL AND EXISTING WATERLINE WITH WATER METER.

PER P.B. 2/39

L5

CONC. WALK

(L8)
(ORIG. LOT 3)
(6,705 SQ. FT.)
(ZONED C-1)

R.O. CONC.

14.7'

3.4'

19.3'

14.0'

EX. 2 STY. VINYL SIDING DWELL. # 225

16.0'

ZONED C-1

165.00'

58.82'

5' BRL

26.2'

13.8'

11.0'

26.3'

116.85'

S 01°00'00" W

(90.00')

T.M. 20A4-4
NEW LOT 3A
7,699 SQ. FT.

22.2'

10' BRL

R.O. CONC.

12.2'

12.6'

5.3'

T.M. 20A4-11 PARCEL 6
N/F S. WAYNE PROPERTIES, L.L.C.
PER INST. # 110002705
ZONED I-1

L2

PROPERTY LINE HEREBY CREATED

EXISTING WATER AND SEWER LINES

29.4'

5.3'

20.0'

PIN SET AT 8.22'

LINE PER PLAT IN INST. # 110002364

CONC. WALK (PROPERTY) (LINE) (HEREBY) (VACATED)

(L4)

PROP. SEWER AND WATER LAT.

5' BRL

R.O. CONC.

32.2'

EX. 1 STY. STUCCO AND METAL SIDING DWELL. # 631

19.8'

4.8'

FR. BLDG.

12.2'

24.8'

(2,396 SQ. FT. ADDED) (TO LOT 4)

T.M. 20A4-11 PARCEL 7
N/F S. WAYNE PROPERTIES, L.L.C.
PER INST. # 110002705
ZONED I-1

CREEK

19.6'

CONC. AREA

106.18'

N 01°00'00" E

15' BRL

108.15'

T.M. 20A4-4
NEW LOT 4A
7,984 SQ. FT.
ZONED C-1

(ORIG. LOT 4)
(5,588 SQ. FT.)
(ZONED C-1)

69.5'

(75.00')

10' BRL

T.M. 20A4-11 PARCEL 8A
N/F S. WAYNE PROPERTIES, L.L.C.
PER INST. # 110002705
ZONED I-1

225.00'

HAPPY

PIN SET AT 11.87'

L3

KIBLER ST.
32' WIDE R/W

FUTURE FENCE

13.00'

32'

T.M. 20A4-4 PARCEL 5
N/F PROPERTY CONNECTION, LLC.
PER INST. # 220004123
ZONED C-1

L1

75.00

86.00'

N 88°59'57" W

20' WIDE ALLEY

DENOTES EXISTING PIN.
DENOTES PIN SET.
DENOTES RAILROAD SPIKE SET.
DENOTES WATER METER.
DENOTES OVERHEAD WIRES.
DENOTES FENCE LINE.
DENOTES WATER LINE.
DENOTES SAN. SEWER LINE.

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: PROPERTY CONNECTION, LLC.
PER INSTRUMENT # 220004123.

PLAT REF: INST. # 110002364 AND P.B. 2/39.

SUBJECT PARCELS SITUATED IN FLOOD ZONE AE
PER FIRM MAP # 51187C0112C EFFECTIVE DATE JUNE 3, 2008.

BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 3, 4,
AND A PORTION OF E. 7TH STREET PER
PLAT OF C.D. BINNS LOTS

NORTH RIVER MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

0 30 60
SCALE 1" = 30'

SHEET TWO OF TWO

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
1/15/24
LAND SURVEYOR

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
JANUARY 15, 2024

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 **Item: 04B**

Agenda Item: Shenandoah Avenue Lighting VDOT Revenue Sharing Project Update

Summary: The Town of Front applied for and was approved for a VDOT Revenue Sharing project for new lighting on Shenandoah Avenue in FY2021 and later in FY2025. The current total cost estimate is $1,552,121, of which the total Locality Revenue Sharing matching funds anticipated with this project is $765,080.

Currently the Town has saved $244,500 towards the project and is projected to appropriate the remaining $532,000 in the FY27 budget. However, in discussions with VDOT we have proposed two options regarding the project due to a shift in budget priorities. To date the Town has spent $50,464.70 on the project which will not be reimbursed.

1. Extend the current schedule one additional year to use proposed funding for priority needs.
2. Provide notice to VDOT that the Town is withdrawing our application for the project.

Budget/Funding: N/A

Staff Recommendation: Council may decide on a preferred option and provide notice to VDOT.

RESOLUTION
OF THE
COUNCIL OF THE TOWN OF FRONT ROYAL, VIRGINIA
FOR BLANKET PROJECT FUNDING COMMITMENT AND
PROJECTS UNDER AGREEMENT WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION

Recitals

A. The Town of Front Royal administers transportation projects under agreement with the Virginia Department of Transportation;

B. The Town of Front Royal desires to provide clear commitment for funding these transportation projects and clean signature authority for signing the Project Administration agreements.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Front Royal, Virginia that:

1. the Town of Front Royal hereby commits to fund its local share of preliminary engineering, right-of-way and construction (as applicable) of the project(s) under agreement with the Virginia Department of Transportation in accordance with the project financial document(s).
2. the Town Manager or Acting/Interim Town Manager is authorized to execute all agreements and/or addendums for any approved projects with the Virginia Department of Transportation.

Adopted this 28 day of August, 2023.

Lori A. Cockrell

Lori A. Cockrell, Mayor

Attest: Tina L. Presley

Tina L. Presley, Clerk of Council

COPY

This Resolution was approved at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on August 28, 2023 upon the following recorded vote:

Melissa DeDomenico-Payne	✓ Yes __No	H. Bruce Rappaport	✓ Yes __No
Joshua L. Ingram	✓ Yes __No	Duane R. "Skip" Rogers	✓ Yes __No
Amber F. Morris	✓ Yes __No	R. Wayne Sealock	✓ Yes __No

****

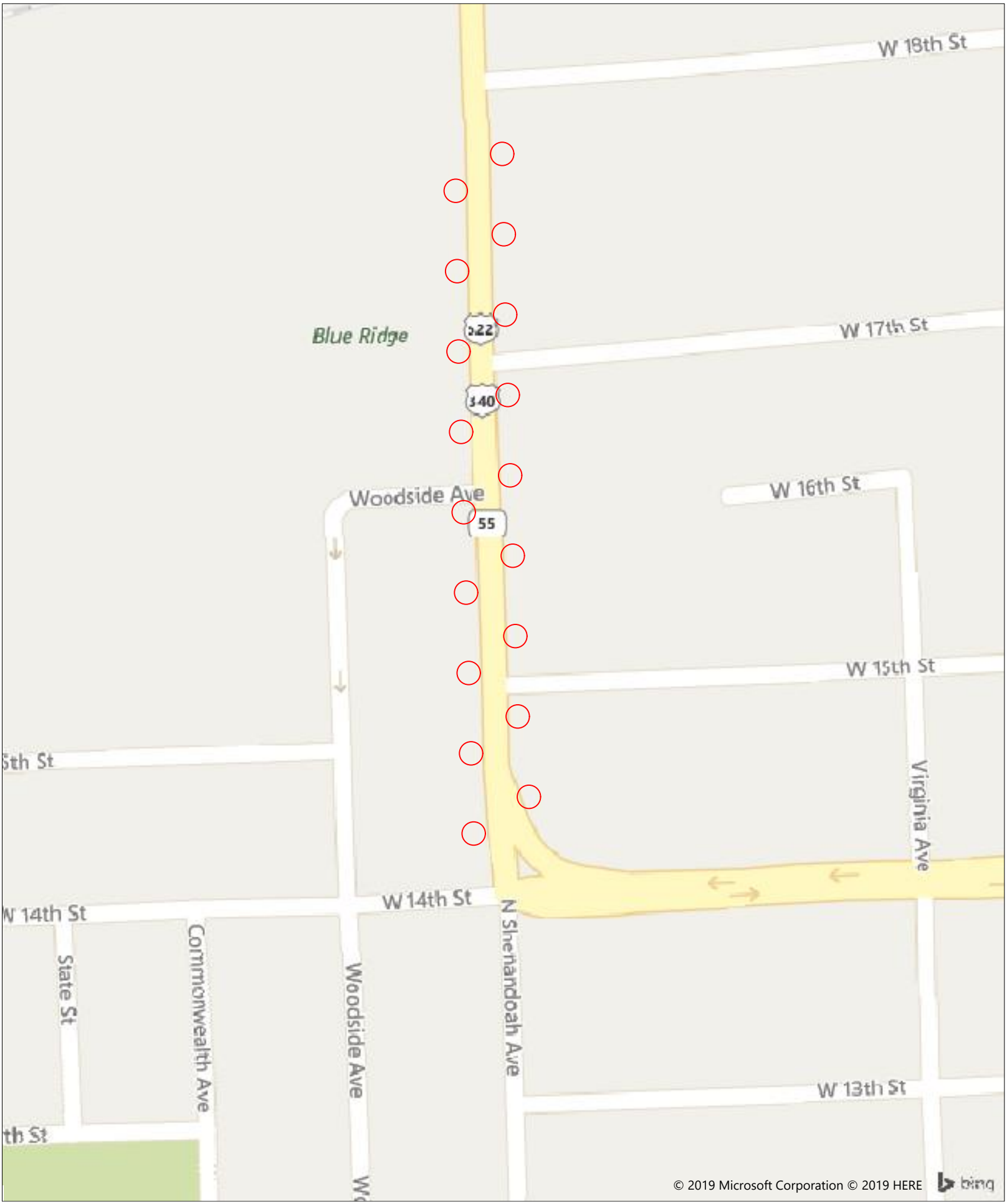
Approved as to Form and Legality:

George M. Sonnett, Jr., Town Attorney

Dated: 09-05-2023

COPY

APPROXIMATE LOCATIONS OF NEW LIGHTING FIXTURES



PROJECT MANAGER _XXXX_XXXX_(XXX).XXX-XXXX_____
SURVEYED BY, DATE N/A_____
DESIGN BY _Rummel,Klepper & Kahl, LLP _(703).246-0028 _____
SUBSURFACE UTILITY BY, DATE N/A_____
SUBSURFACE UTILITY BY, DATE N/A_____

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	1

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

GENERAL NOTES

POLES:

1. ALL EXISTING LIGHT POLES AND LUMINAIRES ARE TO BE REMAIN UNLESS OTHERWISE NOTED.
2. MOUNTING HEIGHTS SHOWN ON THE PLANS SHALL BE ADHERED TO WITHIN A TOLERANCE OF 1 FT., AND SHALL IN NO CASE BE LESS THAN THE MOUNTING HEIGHTS SHOWN. MOUNTING HEIGHT MUST BE MEASURED FROM LUMINAIRE TO SURFACE OF THE SAME ROADWAY AT THE EDGE OF THE TRAVELWAY.
3. ALL NEW LIGHTING POLES THROUGHOUT THE PROJECT SHALL BE PROVIDED WITH NON-CORROSIVE, METALLIC IDENTIFICATION TAGS, SIZED AS REQUIRED. BEARING THE POLE OWNER: TOWN OF FRONT ROYAL, POLE NUMBER, LUMINAIRE SIZE, CIRCUIT NUMBER, LENGTH OF THE POLE, ARM LENGTH, AND THE SERVICE PANEL NUMBER. THE IDENTIFICATION TAGS SHALL BE APPROVED AS FOLLOWS:
   TOWN OF FRONT ROYAL
   [THREE DIGIT POLE #]-[LUMINAIRE SIZE]-[CIRCUIT NUMBER]
   [LENGTH OF POLE]-[ARM LENGTH]
   [SERVICE PANEL NUMBER]
4. ALL LIGHTING POLES SHALL BE PROVIDED WITH INDIVIDUAL IDENTIFICATION DECALS PLACED ABOVE THE IDENTIFICATION TAG FACING THE DIRECTION OF APPROACHING TRAFFIC AND FORMATTED AS FOLLOWS:
   3 DIGIT SERVICE PANEL NUMBER TO BE PLACED HORIZONTALLY
   3 DIGIT POLE NUMBER TO BE PLACED VERTICALLY
5. TRANSFORMER BASES SHALL BE CALCULATED INTO THE TOTAL POLE LENGTH TO ACHEIVE THE REQUIRED LIGHT FIXTURE MOUNTING HEIGHT.
6. VDOT STANDARD LF-1 POLE FOUNDATION SHALL BE USED FOR ALL LIGHT POLES UNLESS OTHERWISE NOTED.

JUNCTION BOXES:

7. JUNCTION BOXES SHALL BE VDOT STANDARD JB-S2, UNLESS OTHERWISE NOTED.
8. JUNCTION BOX LOCATIONS DEPICTED IN THE PLANS ARE SCHEMATIC IN NATURE.
9. FOR LIGHTING CIRCUITS CONNECTED TO THE TOWN OF FRONT ROYAL SERVICE PANELS JUNCTION BOX LIDS SHALL BE LABELED "TOWN OF FRONT ROYAL"
10. JUNCTION BOXES MAY BE RELOCATED IN THE FIELD AS NECESSARY, PROVIDED THEY REMAIN WITHIN THE RIGHT-OF-WAY, DO NOT CONFLICT WITH UTILITIES, AND REMAIN OUTSIDE THE PAVEMENT SECTION.

CONDUIT:

11. CONDUIT LOCATIONS ARE DIAGRAMMATIC. FIELD ADJUSTMENTS SHALL BE MADE AS REQUIRED TO STAY WITHIN THE LIMITS OF CONSTRUCTION, OUT OF DITCH LINES, AWAY FROM FENCE POSTS, AND TO CLEAR OBSTRUCTIONS.
12. ALL NON-BORED CONDUITS SHALL BE INSTALLED WITH VDOT STANDARD EC1-1.
13. ALL PROPOSED CONDUIT BYPASSING LIGHT POLE FOUNDATIONS SHALL HAVE A 3 FT. PREFERRED CLEARANCE AND A 1 FT. MINIMUM CLEARANCE FROM EDGE OF FOUNDATION.
14. ALL EMPTY CONDUIT SHALL BE CAPPED.
15. CONDUIT SHALL BE DIRECTIONALLY BORED WHERE THE PLANS SHOW BORED CONDUIT.
16. VERIFY THE DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AT LOCATIONS WHERE PROPOSED CONDUIT BORE OR TRENCH IS CROSSING TO AVOID ANY DISRUPTION TO THE EXISTING UNDERGROUND UTILITIES.

ELECTRICAL:

17. CONDUCTOR CABLES TERMINATING IN JUNCTION BOXES OR LIGHT POLES SHALL BE TEST CAPPED AND HAVE A SLACK OF 3 FT. PER CONDUCTOR.
18. (2)-#10 AWG CONDUCTORS SHALL BE INSTALLED FROM SPLICES IN LIGHT POLE BASE TO LUMINAIRE. (1)-#10 AWG CONDUCTOR SHALL BE A GROUNDING CONDUCTOR WITH GREEN INSULATION AND SHALL BE INSTALLED FROM GROUNDING LUG AT BASE OF LIGHT POLE TO LUMINAIRE. FOR LIGHT POLES WITH 2 LUMINAIRES,(4)-#10 AWG CONDUCTORS SHALL BE INSTALLED FROM SPLICES IN LIGHT POLE BASE TO LUMINAIRE. (2)-#10 AWG CONDUCTORS SHALL BE A GROUNDING CONDUCTOR WITH GREEN INSULATION AND SHALL BE INSTALLED FROM GROUNDING LUG AT BASE OF LIGHT POLE TO LUMINAIRE.
19. ALL SPLICE KIT FUSES SHALL BE 20 AMPS BREAKAWAY FUSED AND RATED FOR A MINIMUM OF 600V SERVICE. CABLE CONNECTORS SHALL BE COMPRESSION TYPE, APPLIED BY MEANS OF A COMPRESSION TOOL. CONNECTORS SHALL BE FABRICATED FROM HIGH STRENGTH COPPER ALLOY.
    A. EACH CABLE CONNECTOR KIT SHALL BE FURNISHED WITH ALL COMPONENT PARTS DESCRIBED UNDER THE VARIOUS LISTED TYPES. EACH KIT SHALL CONTAIN SUFFICIENT SILICONE COMPOUND TO LUBRICATE METAL PARTS AND THE HOUSING FOR EACH ASSEMBLY ALONG WITH COMPLETE INSTALLATION INSTRUCTIONS.
    B. ALL HOUSINGS SHALL BE MADE OF WATER RESISTANT SYNTHETIC RUBBER SUITABLE FOR BURIAL IN THE GROUND OR EXPOSURE TO SUN LIGHT. EACH HOUSING SHALL FORM A WATERTIGHT SEAL AROUND THE CABLE AT THE POINT OF DISCONNECTION AND BETWEEN THE INSERT BODY AND ENVELOPING Y HOUSING.
    C. ALL COPPER PINS, SOCKETS, AND FUSE CONTACTS SHALL HAVE A MINIMUM CONDUCTIVITY OF 90 PERCENT. THE CRIMPABLE PORTION SHALL BE FULLY ANNEALED WHILE THE REST OF THE DEVICE IS MAINTAINED IN ITS ORIGINAL STATE.
    D. SLEEVES SHALL BE RIGID, MOLDED INSULATING MATERIAL OF SUFFICIENT OUTSIDE DIAMETER TO FORM A WATERTIGHT FIT WITH ITS RELATED HOUSING. WALL THICKNESS SHALL BE 0.10 INCH MAXIMUM, AND SLEEVE LENGTHS OF 4 INCHES AND 7 INCHES SHALL BE AVAILABLE.
    E. PLASTIC SLEEVES SHALL NOT BE USED.
20. THE EQUIPMENT GROUNDING CONDUCTOR (EGC) SHALL BE THE SAME SIZE AS THE LARGEST POWER CONDUCTOR.
21. INSTALLATION OF ELECTRICAL SERVICES SHALL BE COORDINATED WITH LOCAL POWER COMPANY.
22. ALL LIGHTING EQUIPMENT GROUNDING SHALL BE PROVIDED PER VDOT STD. 1310.20 AND 1312.90. ALL GROUND RODS UTILIZED IN THIS PROJECT SHALL MEET VDOT ROAD AND BRIDGE SPECIFICATION 238.02(h), PARAGRAPH 3. GROUND RODS SHALL BE INSTALLED IN ALL PROPOSED JUNCTION BOXES.
23. EQUIPMENT GROUNDING CONDUCTORS IN CONDUIT ENTERING AND EXITING LIGHT POLE FOUNDATIONS SHALL TERMINATE AT THE GROUND LUG AT BASE OF LIGHT POLE.
24. ALL CONDUCTORS IN JUNCTION BOXES, POLES AND EQUIPMENT ENCLOSURES SHALL BE PROVIDED WITH INDIVIDUAL BRASS TAGS, DIE STAMPED WITH SERVICE PANEL NUMBER, PHASE(S) AND CIRCUIT IDENTIFICATIONS. CONDUCTORS SHALL BE NEATLY ARRANGED AND SUPPORTED ON CABLE RACKS.

MISC:

25. ALL LUMINAIRES TO BE INSTALLED SHALL EITHER MEET OR EXCEED THE AVERAGE MAINTAINED ILLUMINANCE, UNIFORMITY, AND VEILING LUMINANCE RATIO RESULTS OF THE LUMINAIRE MANUFACTURER AND MODEL NO. USED IN THE PHOTOMETRIC ANALYSIS.
26. CONTRACTOR SHALL TEST PIT TO IDENTIFY ANY POTENTIAL UNDERGROUND UTILITY CONFLICTS PRIOR TO INSTALLING ALL PROPOSED LIGHTING EQUIPMENT FOUNDATIONS AND PRIOR TO BORING OR JACKING ALL CONDUITS.
27. THE CONTRACTOR SHALL DOCUMENT AND BE RESPONSIBLE FOR THE CONDITION OF EXISTING MATERIALS INCLUDING POLES. CONDUITS AND CONDUCTORS PRIOR TO REUSE.THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF ANY DEFECTIVE MATERIAL PRIOR TO BEING SENT TO STORAGE. ANY REPLACEMENT OF DEFECTIVE MATERIAL MUST BE APPROVED BY THE TOWN ENGINEER.

MISC (CONT.):

28. ALL SOIL REMOVED FOR JUNCTION BOXES, FOUNDATIONS, ETC.MUST BE COVERED WITH EROSION CONTROL MATTING TO PREVENT EROSION. SOIL NOT USED FOR BACKFILL MUST BE REMOVED ON THE SAME WORKING DAY.
29. ALL TRENCHING MUST BE BACKFILLED AND RESTORED TO ITS ORIGINAL CONDITION ON THE SAME WORKING DAY IN WHICH TRENCHING OCCURED. AREAS WHICH ARE NOT RESEEDED, MULCHED OR SODDED MUST BE COVERED WITH EROSION CONTROL MATTING TO PREVENT EROSION. ALL SOIL NOT USED FOR BACKFILL MUST BE REMOVED ON THE SAME WORKING DAY.
30. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER CONTRACTORS TO AVOID CONFLICTS WITH OTHER WORK. CONDUITS ARE TO AVOID BRIDGE PIERS, ABUTMENTS, GUARDRAILS, FOUNDATIONS, AND OTHER CIVIL WORKS.
31. THE CONTRACTOR SHALL INSPECT AND VERIFY ALL EXISTING EQUIPMENT PROPOSED TO BE RELOCATED AND/OR REUSED SUCH THAT PERFORMANCE SPECIFICATIONS ARE MET AND MATERIALS, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FOUNDATIONS AND LUMINAIRES ARE STRUCTURALLY SOUND FOR RELOCATION AND/OR REUSE.
32. ALL ABOVE GROUND STRUCTURES LOCATED BEHIND GUARDRAIL SHALL COMPLY WITH MINIMUM CLEARANCES PER VDOT STANDARD 1311.10 TO ACCOUNT FOR W BEAM BARRIER DEFLECTION. IF SITE CONSTRAINTS PREVENT THE INSTALLATION OF LIGHT POLES TO BE INSTALLED OUTSIDE ZONE OF BARRIER DEFLECTION, THEN THE LIGHT POLES SHALL BE INSTALLED ON BREAKAWAY TRANSFORMER BASES.
33. CONTRACTOR SHALL INCLUDE A COPY OF THE AS-BUILT LIGHTING PLANS IN ALL PROPOSED LIGHTING CONTROL CENTER CABINETS. THE PANEL SCHEDULE SHALL INCLUDE ALL POLE NUMBERS FOR POLES WITH LUMINAIRES THAT ARE ASSOCIATED WITH EACH CIRCUIT. THE POLE NUMBERS SHALL MATCH THE POLE NUMBERS ON THE IDENTIFICATION TAG INSTALLED ON EACH LIGHT POLE.
34. ALL UTILITIES SHALL BE MARKED PRIOR TO INITIATION OF CONSTRUCTION. ARRANGE FOR MISS UTILITIY TO MARK UNDERGROUND UTILITIES. IN ADDITION, CONTACT THE PROJECT ENGINEER ARRANGE FOR VDOT TO MARK VDOT'S CABLES AND CONDUITS, PROVIDING TWO WORKING DAYS NOTICE.

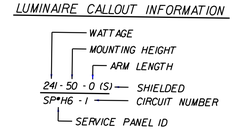
INDEX OF SHEETS

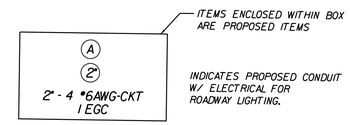
Sheet No.:	Sheet Description:
(1)	Index of Sheets,General Notes & Legend
(2)	Standard Light Pole Foundation
(3)	Custom Light Pole Foundation
(4)	Light Pole and Luminaire Details
(5)	Summary of Quantities
(6)	Panel Board Schedule
(7-9)	Lighting Photometric Sheets
(10-12)	Lighting Plan Sheets

LEGEND

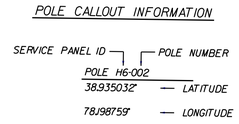
- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- 9 LUMINAIRE IDENTIFICATION NUMBER

LUMINAIRE CALLOUT INFORMATION





POLE CALLOUT INFORMATION



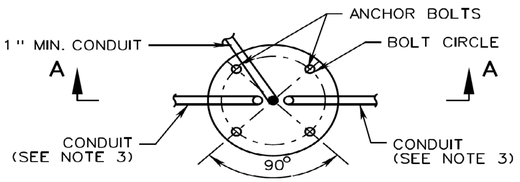
NONE	PROJECT	SHEET NO.
	XXXX-XXXX-XXXX	1

PROJECT MANAGER _XXXX_ XXXX, (XXX) XXX-XXXX_____
SURVEYED BY, DATE N/A_____
DESIGN BY _Rummel, Klepper & Kahl, LLP _ (703) 246-0028 _____
SUBSURFACE UTILITY BY, DATE N/A_____
SUBSURFACE UTILITY BY, DATE N/A_____

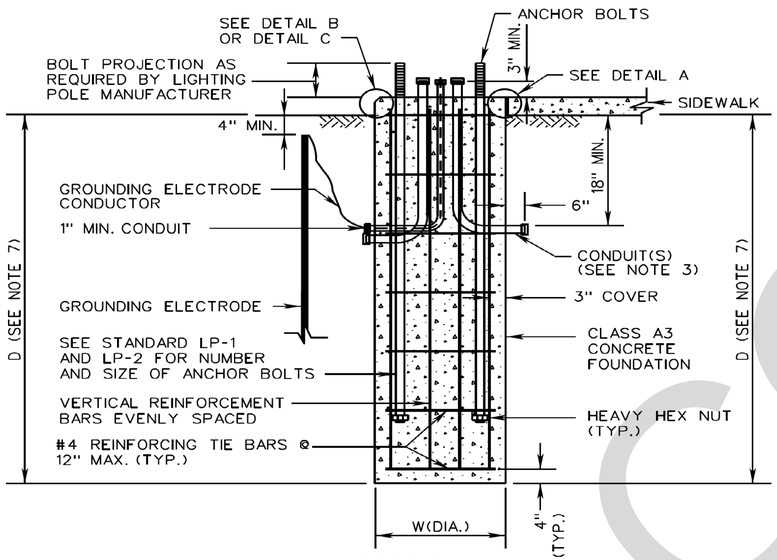
REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	2

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

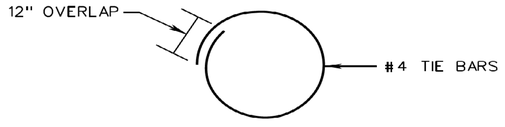
LF-1



PLAN VIEW



SECTION A-A



PLAN VIEW
OF TIE BAR

TYPE	W	D	VERTICAL BARS
A	2'-6"	8'	8 -# 8

NOTES:

1. CONDUIT ELBOWS SHALL HAVE A 90° BEND. THE BEND RADIUS SHALL BE IN ACCORDANCE WITH THE N.E.C.
2. THE BOLT TEMPLATE SHALL BE FURNISHED BY THE LIGHTING POLE MANUFACTURER. POLE SHALL BE CENTERED ON FOUNDATION.
3. THE NUMBER, ORIENTATION AND SIZE OF CONDUITS ENTERING AND EXITING FOUNDATIONS SHALL BE AS SHOWN IN THE CONTRACT DOCUMENTS. EACH FOUNDATION SHALL BE PERMANENTLY MARKED TO INDICATE ALL SIDES FROM WHICH CONDUITS PASS. THIS MARK SHALL BE MADE WITH A TROWEL WHEN FINISHING THE CONCRETE AND SHALL BE 1/4" DEEP AND 4" TO 6" LONG. LOCATIONS OF EMPTY CONDUITS SHALL HAVE AN ADDITIONAL 2" LONG MARK MADE PERPENDICULAR TO AND CENTERED ON THIS MARKING.
4. NO MORTAR, GROUT, OR CONCRETE SHALL BE PLACED BETWEEN BOTTOM OF BASE PLATE AND TOP OF FOUNDATION.
5. ANCHOR BOLTS SHALL BE STRAIGHT. THREADED REINFORCING STEEL IS NOT ALLOWED. 1/4" ANCHOR RING PLATE MAY BE USED TO KEEP ANCHOR BOLTS PLUMB DURING INSTALLATION.
6. FOUNDATIONS SHALL NOT BE INSTALLED IN THE CENTER OF A DRAINAGE DITCH. IF APPROVED BY THE ENGINEER, FOUNDATIONS MAY BE INSTALLED IN THE SLOPE OF A DRAINAGE DITCH AT AN APPROVED HEIGHT ABOVE GRADE. THE FOUNDATION SHALL NOT BE PLACED IN THE FRONT SLOPE UNLESS THE ENGINEER DETERMINES THAT BACK SLOPE PLACEMENT IS NOT FEASIBLE.
7. D IS THE MINIMUM DISTANCE FROM THE BOTTOM OF THE POLE FOUNDATION TO THE BOTTOM OF THE SIDEWALK OR THE POINT OF LOWEST GRADED ELEVATION ADJACENT TO THE FOUNDATION.
8. IF POOR SOIL CONDITIONS OR HIGH WATER TABLE IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH FOUNDATION INSTALLATION.

COPY

SPECIFICATION REFERENCE	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.	VDOT ROAD AND BRIDGE STANDARDS
700	LIGHTING POLE FOUNDATION INSTALLATION DETAILS VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE 08/17 / SHEET 1 OF 2 / 1310.20

NONE	PROJECT XXXX-XXXX-XXXX	SHEET NO. 2

dgn

PROJECT MANAGER _XXXX XXXX (XXX) XXX-XXXX_
SURVEYED BY, DATE N/A
DESIGN BY _Rummel, Klepper, & Kahl, LLP (703) 246-0028_
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO
	VA.	340	XXXX-XXXX-XXXX	3

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

STRUCTURAL GENERAL NOTES:

CONSTRUCTION SPECIFICATIONS:

VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, 2020. INCLUDING ALL SUPPLEMENTAL SPECIFICATIONSAND SPECIAL PROVISIONS INCLUDED IN THE CONTRACT DOCUMENTS.

DESIGN SPECIFICATIONS:

AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORT FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS, 6TH EDITION.

AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, 17TH EDITION.

MATERIALS:

CONCRETE:
CONCRETE SHALL BE CLASS A3 HAVING A MINIMUM COMPRESSIVE CYLINDER STRENGTH AT 28 DAYS EQUAL TO 3,000 PSI.

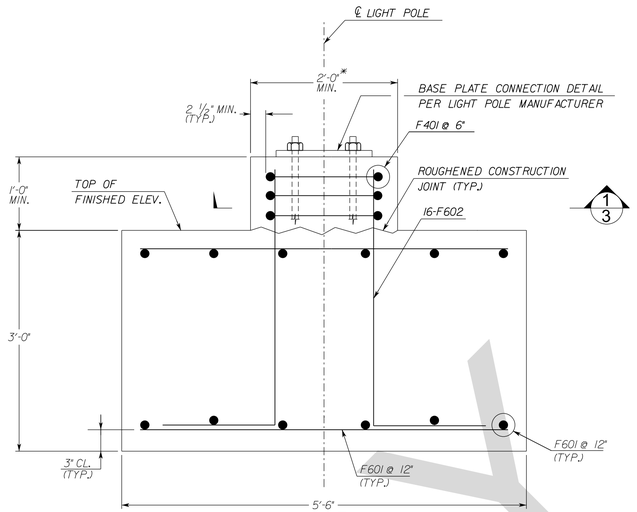
¾" CHAMFER MAY BE PROVIDED ON ALL EXPOSED EDGES.

REINFORCING STEEL:
ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET-STEEL CONFORMING TO ASTM A615, GRADE 60.

MINIMUM COVER FOR ANY BAR SHALL BE 3" UNLESS NOTED OTHERWISE.

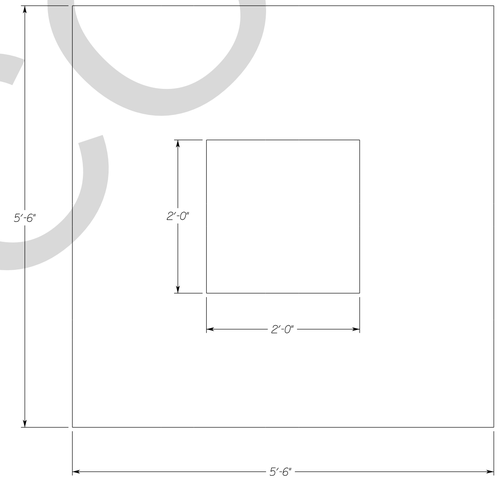
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF CONFLICTS FOUND IN CONTRACT DOCUMENTS AND/OR FIELD CONDITIONS.

ATROUGHENED CONSTRUCTION JOINT, CONCRETE SURFACES SHALL BE ROUGHENED TO A FULL ¼" AMPLITUDE AND AN EPOXY BONDING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERE'S INSTRUCTIONS.

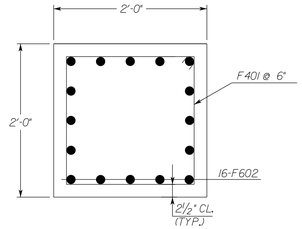


* THE WIDTH OF THE PEDESTAL SHALL BE COORDINATED WITH THE WIDTH OF THE BASE PLATE

LIGHT POLE FOOTING SECTION
SCALE: 1" = 1'-0"



LIGHT POLE FOOTING PLAN
SCALE: 1" = 1'-0"

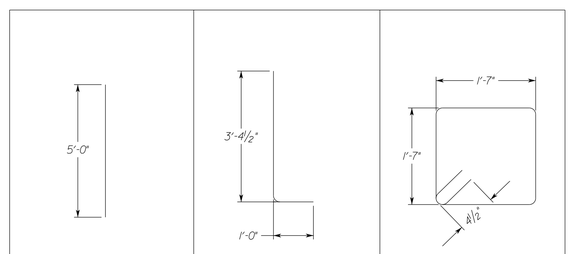


1 SECTION
SCALE: 1" = 1'-0"

LIGHT POLE FOUNDATION QUANTITIES		
ITEM	QUANTITY	UNITS
CONCRETE CLASS A3	3.6	CY
EPOXY COATED REINFORCING STEEL	260	LBS

NOTE : QUANTITIES ARE PER LIGHT POLE FOUNDATION AND BASED ON THE MINIMUM PEDESTAL DIMENSIONS SHOWN.

REINFORCING STEEL SCHEDULE				
MARK	QUANTITY	SIZE	LENGTH	LOCATION
F601	24	#6	5'-0"	FOOTING
F602	16	#6	4'-4½"	FOOTING/PEDESTAL
F401	3	#4	7'-1"	PEDESTAL



COPY

SCALE: AS NOTED	PROJECT XXXX-XXXX-XXXX	SHEET NO. 3

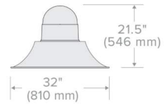
PROJECT MANAGER XXXX XXXX (XXX) XXX-XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	4

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

LED ARCHITECTURAL LUMINAIRE



UCL-FLR
47 lbs/21.3 kg
EPA: 1.05

COPY

Luminaire Schedule									
Luminaire Wattage/Type	Number of Fixtures	Foundation Type	Pole Type	Arm Type	Light Loss Factor (LLF)	Mounting Height	Color Temperature	Distribution	Initial Lumins
160 W Architectural LED	5	Existing Foundation	Town Std. Pole	Single Arm	0.86	35'	4000K	Type III	14738
160 W Architectural LED	2	Custom Foundation (See Sheet 3)	Town Std. Pole	Single Arm	0.86	35'	4000K	Type III	14738
160 W Architectural LED	14	VDOT Std LF-1	Town Std. Pole	Single Arm	0.86	35'	4000K	Type III	14738
160 W Architectural LED	2	VDOT Std LF-1	Town Std. Pole	Dual Arm	0.86	35'	4000K	Type III	14738

PROJECT MANAGER XXXX. XXXX. (XXX) XXX-XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	5

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

SUMMARY OF QUANTITIES

ITEM DESCRIPTION / ITEM NO. / UNIT / SHEET NO.	STD.COMB.CURB & GUTTER CG-6	2 CONDUCTOR CABLE	10 CONDUCTOR CABLE	CONDUCTOR CABLE,NO.2 EGC	CONCRETE FOUNDATION LF-ITY.A	NS LUMINAIRE ARM - 23 INCH SINGLE ARM	NS LUMINAIRE ARM - 23 INCH DUAL ARM	MODIFY EXISTING CONTROL CENTER CCW-ITYPE C	NS LUMINAIRE - 160W DECORATIVE FIXTURE	JUNCTION BOX JB-S2	BORED CONDUIT 3"	2" PVC CONDUIT	TRENCH EXCAVATION EC-I	NS LIGHTING - CUSTOM CONCRETE FOUNDATION	NS LIGHTING - DECORATIVE POLE	NS LIGHTING - REMOVE EX.	NS LIGHTING - CONDUCTOR CABLE,NO.10 EGC	CONCRETE CLASS A3	REINFORCING STEEL
ITEM NO.	12600	55020	55100	55126	55140	55179	55179	55352	55505	55587	56051	56053	56200	59000	59000	59000	59001	60403	14502
UNIT	LF	LF	LF	LF	EA	EA	EA	EA	EA	EA	LF	LF	LF	EA	EA	EA	LF	CY	LBS
10	16	8536	2202	1282	8	8	2	0	12	16	842	737	737	2	10	9	975	3.6	260
11	0	12716	1203	1590	7	9	0	0	9	22	660	759	759	0	9	11	602	0	0
12	0	8228	1003	1007	1	4	0	1	4	14	0	231	231	0	4	3	502	0	0

COPY

PROJECT MANAGER _XXXX_XXXX_(XXX)XXX-XXXX_____
SURVEYED BY, DATE N/A_____
DESIGN BY _Rummel, Klepper & Kahl, LLP _(703) 246-0028 _____
SUBSURFACE UTILITY BY, DATE N/A_____
SUBSURFACE UTILITY BY, DATE N/A_____

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	6

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

PANEL: EXISITING CONTROL CENTER TO REMAIN, RTE 340 & W.18TH ST

STANDARD	TYPE	VOLTAGE	SAFETY SWITCH VOLTAGE	SAFETY SWITCH AMPERAGE	
EX.SE-6	A	120/240 (LIGHTING)	240	125	

CCW-1 TYPE C

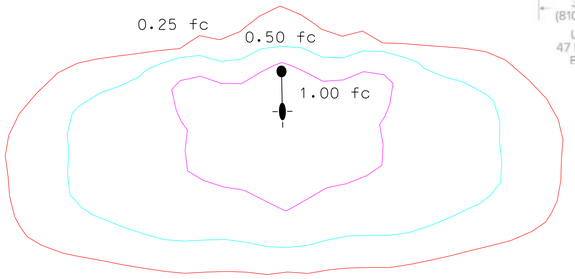
AMPERAGE LOAD DESCRIPTION	LOAD AMPS	CONTACTOR	CIRCUIT BREAKER	WIRE #	CIRCUIT NO.	CIRCUIT NO.	WIRE #	CIRCUIT BREAKER	CONTACTOR	LOAD AMPS	AMPERAGE LOAD DESCRIPTION
TO PHOTOCELL	1.70	20	15	10	1	2	2	15	20	5.33	PR.POLE 3,12,19,24
EX.POLE 1,PR.POLE 8,17	4.75	20	15	2	3	4	2	15	20	4.60	EX.POLE 2,PR.POLE 2,11,18
EX.POLE 3,PR.POLE 6,15	4.75	20	15	2	5	6	4	15	20	10.80	EX.ROADWAY LIGHTING
EX.ROADWAY LIGHTING	10.80	20	15	4	7	8	4	15	20	10.80	EX.ROADWAY LIGHTING
EX.ROADWAY LIGHTING	10.80	20	15	4	9	10	2	15	20	5.33	PR.POLE 2,9,16,23
PR.POLE 5,13,22	4.00	20	15	2	11	12	2	15	20	5.33	PR.POLE 3,7,14,21
PR.POLE 1,10,20	4.00	20	15	2	13	14					SPACE
SPACE					15	16					SPACE
SPACE					17	18					SPACE
SPACE					19	20					SPACE
SPACE					21	22					SPACE
SPACE					23	24					SPACE
SPACE					25	26					SPACE
SPACE					27	28					SPACE
SPACE					29	30					SPACE

COPY

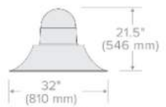
NONE	PROJECT XXXX-XXXX-XXXX	SHEET NO. 6

PROJECT MANAGER XXXX. XXXX. (XXX) XXX-XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

160W LED ARCHITECTURAL LUMINAIRE TEMPLATE



LED ARCHITECTURAL LUMINAIRE



UCL-FLR
47 lbs/21.3 kg
EPA: 1.05

Shenandoah Ave & W 14th St Trespass Values			
Quadrant	Zoning	Max Allowable	Provided
NE	C-1[1]	0.7	2.4
NW	C-1[1]	0.7	1.8
SE	C-1[1]	0.7	1.5
SW	C-1[1]	0.7	0.6

Shenandoah Ave & W 15th St Trespass Values			
Quadrant	Zoning	Max Allowable	Provided
NE	C-1[1]	0.7	0.6
SE	C-1[1]	0.7	0.5
W	C-1[1]	0.7	0.7

Notes:
1) Community business district (C-1) as defined in section 175-38 of the Zoning Ordinance of Front Royal, Virginia.

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	7

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

Notes:
1) Horizontal criteria for roadways are based on ANSI/IES Recommended Best Practice for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-00), table 2, major road classification with medium pedestrian area classification and R2 & R3 pavement classification.
2) Horizontal criteria for major/major intersections are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 12-1, major/major functional classification with medium pedestrian classification.
3) Horizontal criteria for major/local intersections are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 12-1, major/major functional classification with medium pedestrian classification.
4) Horizontal criteria for sidewalks are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 16-3, with medium density residential classification.
5) Vertical criteria for crosswalks are based on ANSI/IES Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (PR-8-18), section 12.4.5.2 Vertical Illuminance Recommendations.
6) Uniformities (Avg./Min.) are "not-to-exceed" criteria.

Luminaire Schedule							
Luminaire Wattage/Type	Number of Fixtures	Pole Type	Light Loss Factor (LLF)	Mounting Height	Color Temperature	Distribution	Initial Lumins
160 W Architectural LED	8	Town Std. Pole	0.86	35'	4000K	Type III	14738
160 W Architectural LED	2	Dual Arm Town Std. Pole	0.86	35'	4000K	Type III	14738

LEGEND

- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- 9 LUMINAIRE IDENTIFICATION NUMBER

N SHENANDOAH AVE (W 14TH ST - W 18TH ST)
PHOTOMETRIC ANALYSIS RESULTS

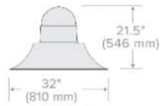
	CALC ZONE NUMBER	CALC TYPE	EAvg.(Fc)	Max.(Fc)	Min.(Fc)	E_{Avg}/E_{min} (Fc)[6]
MAJOR ROADWAY CRITERIA[1]			1.30	-	-	3.00
N SHENANDOAH AVE (W 14TH ST - W 15TH ST) NB	1	Horizontal	2.13	3.4	1.2	1.78
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) NB	2	Horizontal	1.83	2.7	1.0	1.83
N SHENANDOAH AVE (W 14TH ST - W 15TH ST) SB	4	Horizontal	2.01	3.6	0.9	2.23
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) SB	5	Horizontal	1.72	2.8	0.7	2.46
MAJOR/MAJOR INTERSECTION CRITERIA[2]			2.40	-	-	3.00
N SHENANDOAH AVE AT W 14TH ST	7	Horizontal	2.30	3.1	1.2	1.92
MAJOR/LOCAL INTERSECTION CRITERIA[3]			1.90	-	-	3.00
N SHENANDOAH AVE AT W 15TH ST	8	Horizontal	2.09	3.2	1.1	1.90
SIDEWALK CRITERIA[4]			0.50	-	-	4.00
N SHENANDOAH AVE (W 14TH ST - W 15TH ST) NB	11	Horizontal	1.57	3.3	0.4	3.93
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) NB	12	Horizontal	1.25	2.2	0.7	1.79
N SHENANDOAH AVE (W 14TH ST - BELOW) NB	14	Horizontal	0.83	1.4	0.2	4.15
N SHENANDOAH AVE (W 14TH ST - W 15TH ST) SB	15	Horizontal	0.81	1.5	0.4	2.03
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) SB	16	Horizontal	0.64	1.2	0.3	2.13
CROSSWALK CRITERIA[5]			2.40	-	-	-
NORTHSIDE - N SHENANDOAH AVE (14TH ST) EB	18	Vertical	2.04	2.4	1.4	1.46
NORTHSIDE - N SHENANDOAH AVE (14TH ST) WB	19	Vertical	1.40	1.5	1.3	1.08
EASTSIDE - N SHENANDOAH AVE (14TH ST) NB	20	Vertical	1.26	1.4	1.1	1.15
EASTSIDE - N SHENANDOAH AVE (14TH ST) SB	21	Vertical	0.90	0.9	0.9	1.00
SOUTHSIDE - N SHENANDOAH AVE (14TH ST) EB	22	Vertical	1.25	1.4	1.1	1.14
SOUTHSIDE - N SHENANDOAH AVE (14TH ST) WB	23	Vertical	0.94	1.0	0.8	1.18
WESTSIDE - N SHENANDOAH AVE (14TH ST) NB	24	Vertical	1.25	1.3	1.2	1.04
WESTSIDE - N SHENANDOAH AVE (14TH ST) SB	25	Vertical	0.50	0.5	0.5	1.00
N SHENANDOAH TO 14TH SW	33	Vertical	0.65	0.9	0.4	1.63
CROSSWALK CRITERIA[5]			1.90	-	-	-
N 15TH ST NB	26	Vertical	0.47	0.5	0.4	1.18
N 15TH ST SB	27	Vertical	1.48	1.6	1.2	1.23

SCALE 0 25' 50'

PROJECT	SHEET NO.
XXXX-XXXX-XXXX	7

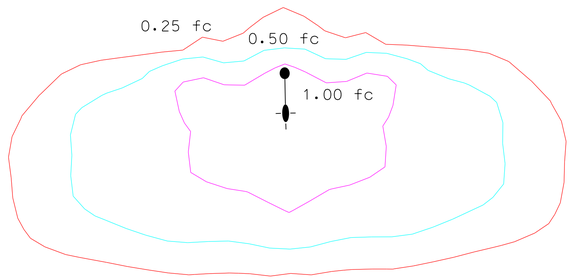
PROJECT MANAGER XXXX XXXX (XXX) XXX-XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

LED ARCHITECTURAL LUMINAIRE



UCL-FLR
47 lbs/21.3 kg
EPA: 1.05

160W LED ARCHITECTURAL LUMINAIRE TEMPLATE



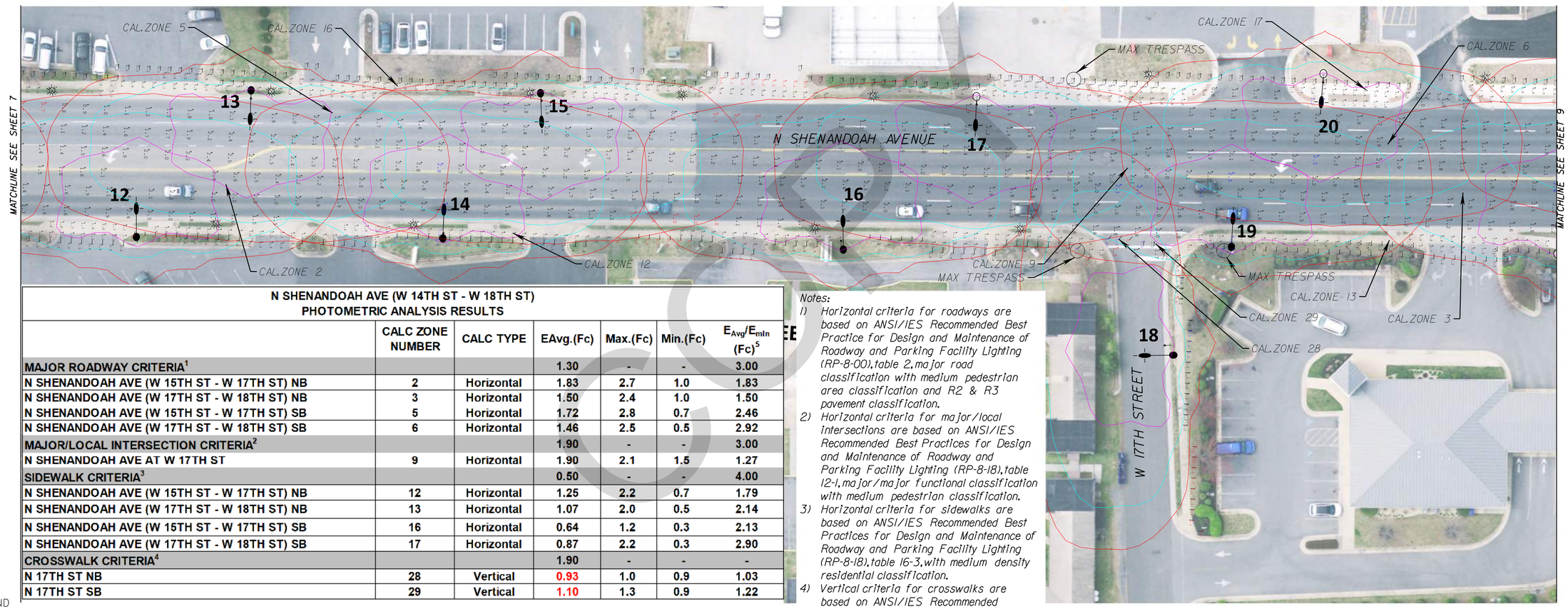
Shenandoah Ave & W 17th St Trespass Values			
Quadrant	Zoning	Max Allowable	Provided
NE	C-1[1]	0.7	0.4
SE	C-1[1]	0.7	0.7
W	C-1[1]	0.7	0.5

Notes:
1) Community business district (C-1) as defined in section 175-38 of the Zoning Ordinance of Front Royal, Virginia.

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	8

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



N SHENANDOAH AVE (W 14TH ST - W 18TH ST) PHOTOMETRIC ANALYSIS RESULTS						
	CALC ZONE NUMBER	CALC TYPE	EAvg.(Fc)	Max.(Fc)	Min.(Fc)	E_{Avg}/E_{min} (Fc)[5]
MAJOR ROADWAY CRITERIA[1]			1.30	-	-	3.00
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) NB	2	Horizontal	1.83	2.7	1.0	1.83
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) NB	3	Horizontal	1.50	2.4	1.0	1.50
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) SB	5	Horizontal	1.72	2.8	0.7	2.46
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) SB	6	Horizontal	1.46	2.5	0.5	2.92
MAJOR/LOCAL INTERSECTION CRITERIA[2]			1.90	-	-	3.00
N SHENANDOAH AVE AT W 17TH ST	9	Horizontal	1.90	2.1	1.5	1.27
SIDEWALK CRITERIA[3]			0.50	-	-	4.00
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) NB	12	Horizontal	1.25	2.2	0.7	1.79
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) NB	13	Horizontal	1.07	2.0	0.5	2.14
N SHENANDOAH AVE (W 15TH ST - W 17TH ST) SB	16	Horizontal	0.64	1.2	0.3	2.13
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) SB	17	Horizontal	0.87	2.2	0.3	2.90
CROSSWALK CRITERIA[4]			1.90	-	-	-
N 17TH ST NB	28	Vertical	0.93	1.0	0.9	1.03
N 17TH ST SB	29	Vertical	1.10	1.3	0.9	1.22

Notes:
1) Horizontal criteria for roadways are based on ANSI/IES Recommended Best Practice for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-00), table 2, major road classification with medium pedestrian area classification and R2 & R3 pavement classification.
2) Horizontal criteria for major/local intersections are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 12-1, major/major functional classification with medium pedestrian classification.
3) Horizontal criteria for sidewalks are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 16-3, with medium density residential classification.
4) Vertical criteria for crosswalks are based on ANSI/IES Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (PR-8-18), section 12.4.5.2 Vertical Illuminance Recommendations.
5) Uniformities (Avg./Min.) are "not-to-exceed" criteria.

LEGEND

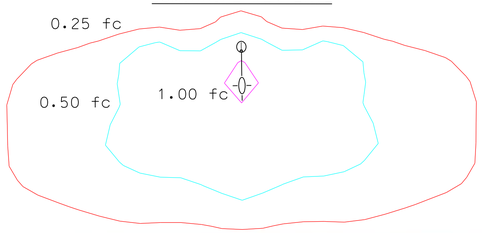
- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- 9 LUMINAIRE IDENTIFICATION NUMBER

Luminaire Schedule							
Luminaire Wattage/Type	Number of Fixtures	Pole Type	Light Loss Factor (LLF)	Mounting Height	Color Temperature	Distribution	Initial Lumins
160 W Architectural LED	9	Town Std. Pole	0.86	35'	4000K	Type III	14738

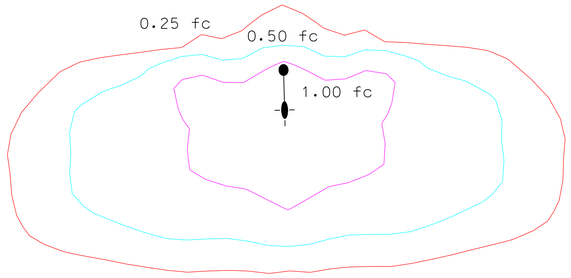
SCALE	PROJECT	SHEET NO.
0 25' 50'	XXXX-XXXX-XXXX	8

PROJECT MANAGER _XXXX_XXXX_(XXX)_XXX-XXXX_
SURVEYED BY, DATE N/A
DESIGN BY _Rummel, Klepper & Kahl, LLP _(703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

EXISTING ARCHITECTURAL LUMINAIRE TEMPLATE



160W LED ARCHITECTURAL LUMINAIRE TEMPLATE



LED ARCHITECTURAL LUMINAIRE



Shenandoah Ave & W 18th St
Trespass Values

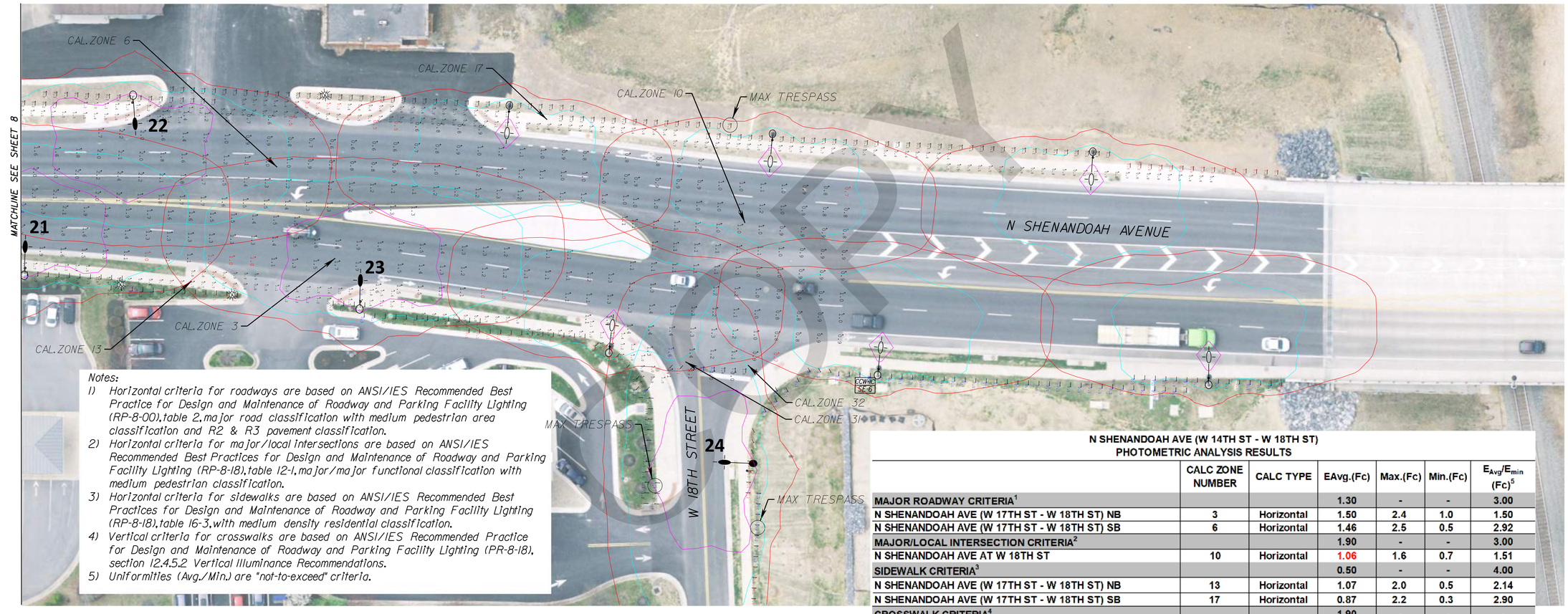
Quadrant	Zoning	Max Allowable	Provided
NE	C-1[1]	0.7	0.2
SE	C-1[1]	0.7	1.7
W	C-1[1]	0.7	0.2

Notes:
1) Community business district (C-1) as defined in section 175-38 of the Zoning Ordinance of Front Royal, Virginia.

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	9

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



Notes:
1) Horizontal criteria for roadways are based on ANSI/IES Recommended Best Practice for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-00), table 2, major road classification with medium pedestrian area classification and R2 & R3 pavement classification.
2) Horizontal criteria for major/local intersections are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 12-1, major/major functional classification with medium pedestrian classification.
3) Horizontal criteria for sidewalks are based on ANSI/IES Recommended Best Practices for Design and Maintenance of Roadway and Parking Facility Lighting (RP-8-18), table 16-3, with medium density residential classification.
4) Vertical criteria for crosswalks are based on ANSI/IES Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (PR-8-18), section 12.4.5.2 Vertical Illuminance Recommendations.
5) Uniformities (Avg./Min.) are "not-to-exceed" criteria.

N SHENANDOAH AVE (W 14TH ST - W 18TH ST)
PHOTOMETRIC ANALYSIS RESULTS

	CALC ZONE NUMBER	CALC TYPE	EAvg.(Fc)	Max.(Fc)	Min.(Fc)	E_{Avg}/E_{min} (Fc)[5]
MAJOR ROADWAY CRITERIA[1]			1.30	-	-	3.00
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) NB	3	Horizontal	1.50	2.4	1.0	1.50
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) SB	6	Horizontal	1.46	2.5	0.5	2.92
MAJOR/LOCAL INTERSECTION CRITERIA[2]			1.90	-	-	3.00
N SHENANDOAH AVE AT W 18TH ST	10	Horizontal	1.06	1.6	0.7	1.51
SIDEWALK CRITERIA[3]			0.50	-	-	4.00
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) NB	13	Horizontal	1.07	2.0	0.5	2.14
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) SB	17	Horizontal	0.87	2.2	0.3	2.90
CROSSWALK CRITERIA[4]			1.90	-	-	-
N 18TH ST NB	31	Vertical	0.10	0.1	0.1	1.00
N 18TH ST SB	32	Vertical	1.22	1.5	0.8	1.53

LEGEND

- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- 9 LUMINAIRE IDENTIFICATION NUMBER

Luminaire Schedule

Luminaire Wattage/Type	Number of Fixtures	Pole Type	Light Loss Factor (LLF)	Mounting Height	Color Temperature	Distribution	Initial Lumins
160 W Architectural LED	4	Town Std. Pole	0.86	35'	4000K	Type III	14738

SCALE 0 25' 50'

PROJECT	SHEET NO.
XXXX-XXXX-XXXX	9

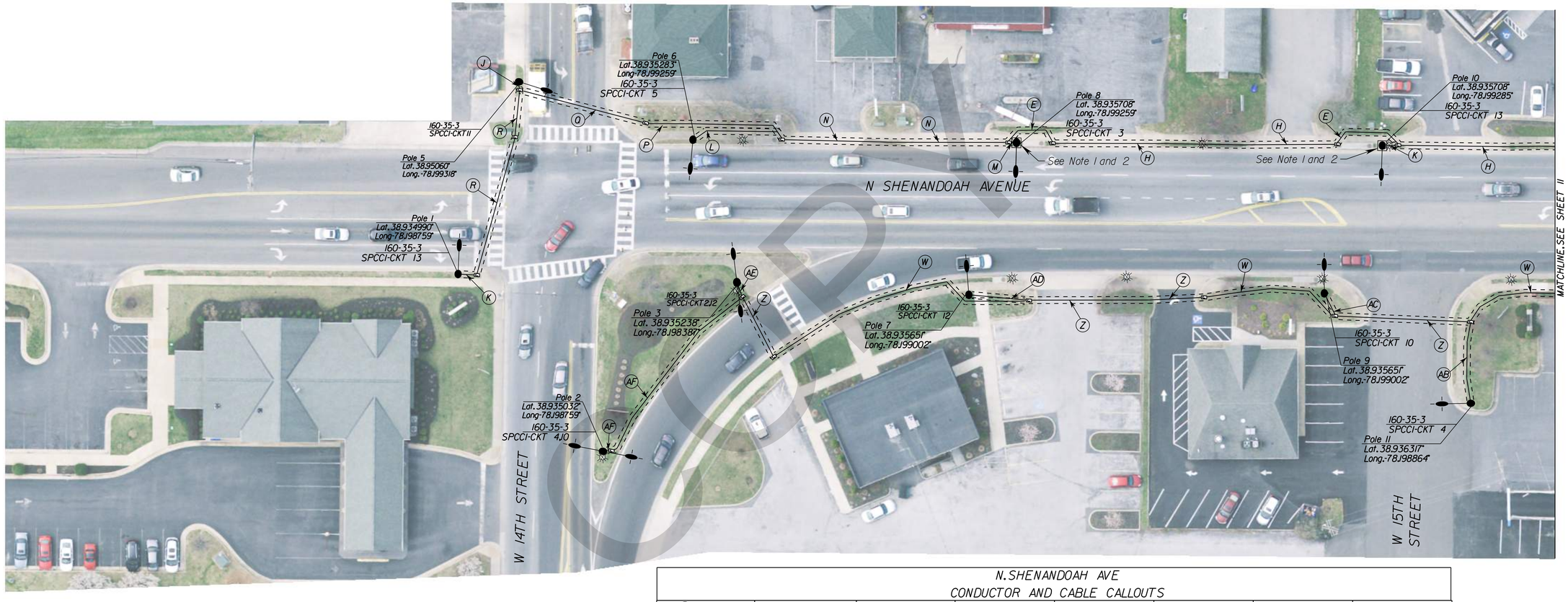
PROJECT MANAGER XXXX XXXX (XXX) XXX-XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

Notes:
1) Refer to Sheet 3 for Custom Foundation details.
2) Replace CG-6 as necessary, during foundation construction.

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	10

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia



N. SHENANDOAH AVE
CONDUCTOR AND CABLE CALLOUTS

(A) Existing Conduit 3" — Ex. 3"-Ex. Cables to Remain - 16 #2AWG-CKT + 2,3,4,5, 10J1J2J3 1 EGC	(B) Existing Conduit 3" — Ex. 3"-Ex. Cables to Remain - 8 #2AWG-CKT + 3,5J1J3	(C) Existing Conduit 2" — 2-#8 2AWG-CKT + 3,5J1J3 1 EGC	(D) Existing Conduit 2" — 2-2 #10AWG-CKT + 3 1 EGC	(E) Trenched 2" — 2"-#8 2AWG-CKT + 3,5J1J3 1 EGC	(F) Existing Conduit 2" — 2"-2 #10AWG-CKT + 5 1 EGC	(G) Existing Conduit 3" — 3"-#8 2AWG-CKT + 3,5, 11J3 1 EGC	(H) Bored Conduit 3" — 3"-8 #2AWG-CKT + 3,5J1J3 1 EGC
(J) Trenched 2" — 2"-2 #10AWG-CKT + 11 1 EGC	(K) Trenched 2" — 2"-2 #10AWG-CKT + 13 1 EGC	(L) Trenched 2" — 2"-2#10AWG-CKT + 5 1 EGC	(M) Trenched 2" — 2-2 #8AWG-CKT + 3 1 EGC	(N) Bored Conduit 3" — 3"-6 #2AWG-CKT + 5J1J3 1 EGC	(P) Trenched 2" — 2"-4 #2AWG-CKT + 11J3 1 EGC	(Q) Bored Conduit 3" — 3"-4#2AWG-CKT + 11J3 1 EGC	(R) Bored Conduit 3" — 3"-2#10AWG-CKT + 13 1 EGC
(S) Trench 2" — 2"-2#10AWG-CKT + 2 1 EGC	(T) Existing Conduit 2" — 2"-8 #2AWG-CKT + 2,6J0J2 1 EGC	(U) Existing Conduit 2" — 2-8 #2AWG-CKT + 2,4J0J2 1 EGC	(V) Existing Conduit 2" — 2-2 #10AWG-CKT + 4 1 EGC	(W) Trench 2" — 2"-8 #2AWG-CKT + 2,4J0J2 1 EGC	(X) Existing Conduit 2" — 2"-2#10AWG-CKT + 10 1 EGC	(Y) Existing Conduit 2" — 2-2 #10AWG-CKT + 12 1 EGC	(Z) Bored Conduit 3" — 3"-8 #2AWG-CKT + 2,4J0J2 1 EGC
(AA) Trench 2" — 2"-2#10AWG-CKT + 2 1 EGC	(AB) Trench 2" — 2"-2#10AWG-CKT + 4 1 EGC	(AC) Trench 2" — 2"-2#10AWG-CKT + 10 1 EGC	(AD) Trench 2" — 2"-2#10AWG-CKT + 12 1 EGC	(AE) Trench 2" — 2"-4#10AWG-CKT + 2J2 1 EGC	(AF) Trench 2" — 2"-4#10AWG-CKT + 4J0 1 EGC		

LEGEND

- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED

SCALE	PROJECT	SHEET NO.
0 25' 50'	XXXX-XXXX-XXXX	10

PROJECT MANAGER XXXX XXXX (XXX) XXX-XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

Notes:
1) Refer to Sheet 3 for Custom Foundation details.

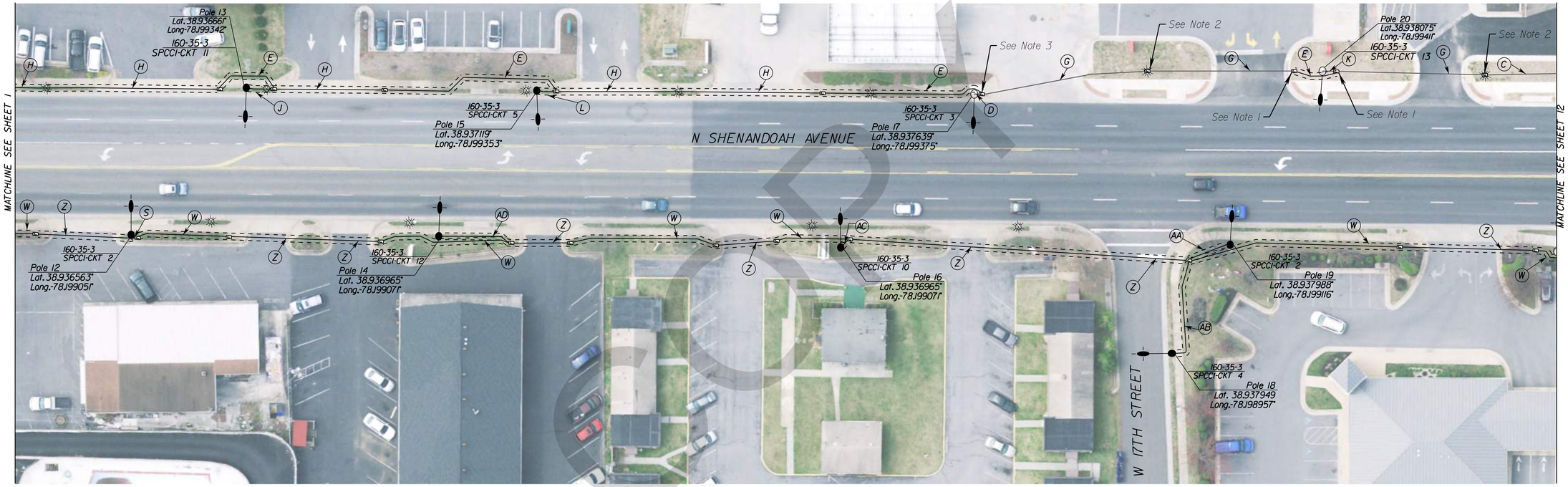
2) Remove existing pole and foundation. Install proposed junction box to intercept existing conduit.

3) Install proposed junction box to intercept existing conduit.

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	11

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia



LEGEND

- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED

N. SHENANDOAH AVE
CONDUCTOR AND CABLE CALLOUTS

(A) 3" Existing Conduit — Ex. 3"-Ex. Cables to Remain • 16 #2AWG-CKT • 2,3,4,5, 10,11,12,13 1 EGC	(B) 3" Existing Conduit — Ex. 3"-Ex. Cables to Remain • 8 #2AWG-CKT • 3,5,11,13	(C) 2" Existing Conduit — 2"-8 #2AWG-CKT • 3,5,11,13 1 EGC	(D) 2" Existing Conduit — 2"-2 #10AWG-CKT • 3 1 EGC	(E) 2" Trenched — 2"-8 #2AWG-CKT • 3,5,11,13 1 EGC	(F) 2" Existing Conduit — 2"-2 #10AWG-CKT • 5 1 EGC	(G) 3" Existing Conduit — 3"-8 #2AWG-CKT • 3,5,11,13 1 EGC	(H) 3" Bored Conduit — 3"-8 #2AWG-CKT • 3,5,11,13 1 EGC
(J) 2" Trenched — 2"-2 #10AWG-CKT • 11 1 EGC	(K) 2" Trenched — 2"-2 #10AWG-CKT • 13 1 EGC	(L) 2" Trenched — 2"-2 #10AWG-CKT • 5 1 EGC	(M) 2" Trenched — 2"-2 #8AWG-CKT • 3 1 EGC	(N) 3" Bored Conduit — 3"-6 #2AWG-CKT • 5,11,13 1 EGC	(P) 2" Trenched — 2"-4 #2AWG-CKT • 11,13 1 EGC	(Q) 3" Bored Conduit — 3"-4 #2AWG-CKT • 11,13 1 EGC	(R) 3" Bored Conduit — 3"-2 #10AWG-CKT • 13 1 EGC
(S) 2" Trench — 2"-2 #10AWG-CKT • 2 1 EGC	(T) 2" Existing Conduit — 2"-8 #2AWG-CKT • 2,6,10,12 1 EGC	(U) 2" Existing Conduit — 2"-8 #2AWG-CKT • 2,4,10,12 1 EGC	(V) 2" Existing Conduit — 2"-2 #10AWG-CKT • 4 1 EGC	(W) 2" Trench — 2"-8 #2AWG-CKT • 2,4,10,12 1 EGC	(X) 2" Existing Conduit — 2"-2 #10AWG-CKT • 10 1 EGC	(Y) 2" Existing Conduit — 2"-2 #10AWG-CKT • 12 1 EGC	(Z) 3" Bored Conduit — 3"-8 #2AWG-CKT • 2,4,10,12 1 EGC
(AA) 2" Trench — 2"-2 #10AWG-CKT • 2 1 EGC	(AB) 2" Trench — 2"-2 #10AWG-CKT • 4 1 EGC	(AC) 2" Trench — 2"-2 #10AWG-CKT • 10 1 EGC	(AD) 2" Trench — 2"-2 #10AWG-CKT • 12 1 EGC	(AE) 2" Trench — 2"-4 #10AWG-CKT • 2,12 1 EGC	(AF) 2" Trench — 2"-4 #10AWG-CKT • 4,10 1 EGC		

SCALE	PROJECT	SHEET NO.
0 25' 50'	XXXX-XXXX-XXXX	11

PROJECT MANAGER _XXXX_ XXXX_ (XXX) XXX-XXXX_
SURVEYED BY, DATE N/A
DESIGN BY _Rummel, Klepper & Kahl, LLP _ (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

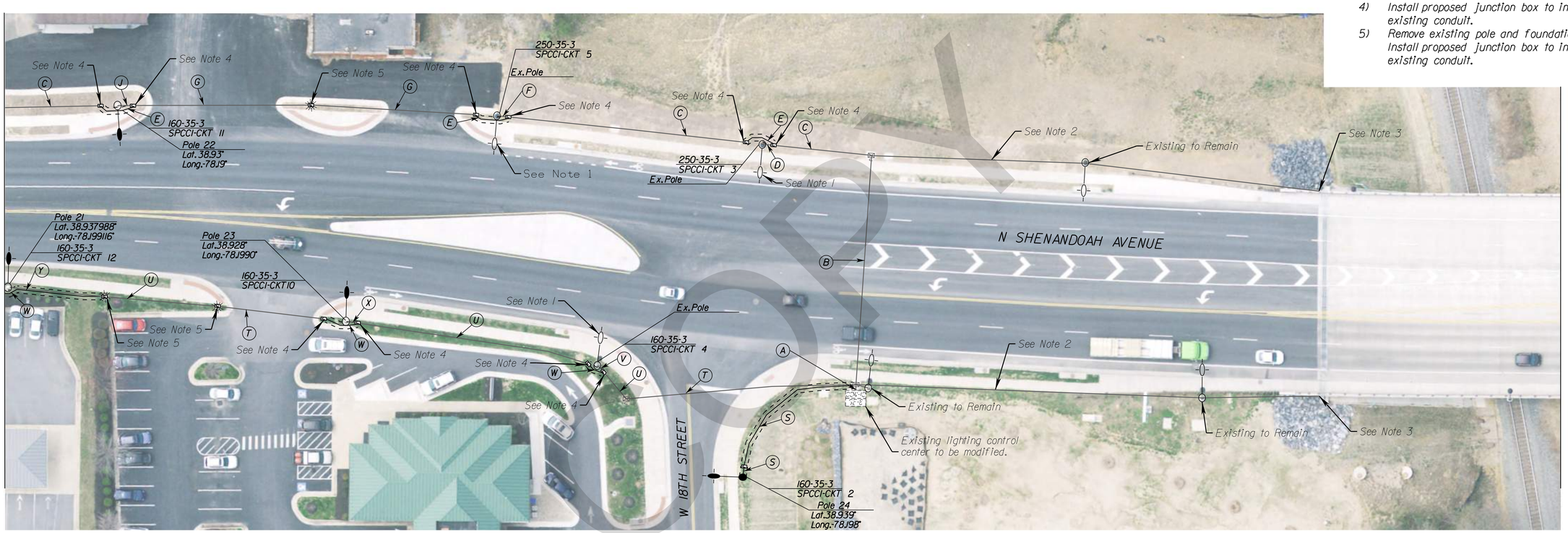
REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	340	XXXX-XXXX-XXXX	12

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

Notes:

1) Existing Pole and Luminaire to remain.Contractor shall re-wire existing fixtures according to plan.
2) Existing Cables and Conduit to Remain.
3) Existing conduit and cables continues to feed existing fixtures.
4) Install proposed junction box to intercept existing conduit.
5) Remove existing pole and foundation. Install proposed junction box to intercept existing conduit.



LEGEND

- EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
- EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
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- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED

N. SHENANDOAH AVE
CONDUCTOR AND CABLE CALLOUTS

(A) Existing Conduit 3" — Ex.3"-Ex.Cables to Remain • 16 #2AWG-CKT• 2,3,4,5, 10,11,12,13 1 EGC	(B) Existing Conduit 3" — Ex.3"-Ex.Cables to Remain • 8#2AWG-CKT• 3,5,11,13	(C) Existing Conduit 2" — 2"-8#2AWG-CKT•3,5,11,13 1 EGC	(D) Existing Conduit 2" — 2"-2 #10AWG-CKT• 3 1 EGC	(E) Trenched 2" — 2"-8#2AWG-CKT•3,5,11,13 1 EGC	(F) Existing Conduit 2" — 2"-2#10AWG-CKT• 5 1 EGC	(G) Existing Conduit 3" — 3"-8#2AWG-CKT•3,5, 11,13 1 EGC	(H) Bored Conduit 3" — 3"-8 #2AWG-CKT•3,5,11,13 1 EGC
(J) Trenched 2" — 2"-2 #10AWG-CKT• 11 1 EGC	(K) Trenched 2" — 2"-2 #10AWG-CKT• 13 1 EGC	(L) Trenched 2" — 2"-2#10AWG-CKT• 5 1 EGC	(M) Trenched 2" — 2"-2 #8AWG-CKT• 3 1 EGC	(N) Bored Conduit 3" — 3"-6 #2AWG-CKT•5,11,13 1 EGC	(P) Trenched 2" — 2"-4 #2AWG-CKT• 11,13 1 EGC	(Q) Bored Conduit 3" — 3"-4#2AWG-CKT• 11,13 1 EGC	(R) Bored Conduit 3" — 3"-2#10AWG-CKT•13 1 EGC
(S) Trench 2" — 2"-2#10AWG-CKT•2 1 EGC	(T) Existing Conduit 2" — 2"-8#2AWG-CKT•2,6,10,12 1 EGC	(U) Existing Conduit 2" — 2"-8 #2AWG-CKT•2,4,10,12 1 EGC	(V) Existing Conduit 2" — 2"-2 #10AWG-CKT• 4 1 EGC	(W) Trench 2" — 2"-8 #2AWG-CKT• 2,4,10,12 1 EGC	(X) Existing Conduit 2" — 2"-2#10AWG-CKT• 10 1 EGC	(Y) Existing Conduit 2" — 2"-2 #10AWG-CKT• 12 1 EGC	(Z) Bored Conduit 3" — 3"-8#2AWG-CKT•2,4,10,12 1 EGC
(AA) Trench 2" — 2"-2#10AWG-CKT•2 1 EGC	(AB) Trench 2" — 2"-2#10AWG-CKT•4 1 EGC	(AC) Trench 2" — 2"-2#10AWG-CKT•10 1 EGC	(AD) Trench 2" — 2"-2#10AWG-CKT•12 1 EGC	(AE) Trench 2" — 2"-4#10AWG-CKT•2,12 1 EGC	(AF) Trench 2" — 2"-4#10AWG-CKT•4,10 1 EGC		

SCALE	PROJECT	SHEET NO.
0 25' 50'	XXXX-XXXX-XXXX	12

Department Name:	Electric	Attachments:	No	Director:	David Jenkins
Dept#/Division Code:	9401			Manager/Supervisor	Carey Saffelle
Estimated Total Project Cost:	$ 210,730.00			Priority Level	Normal

PROJECT: NEW STREET LIGHTS - N SHENANDOAH AVE

	Prior Funding	FY20	FY21	FY22	FY23	FY24	Future Project	Total
Cost			$ 210,730.00					$ 210,730.00
Grants/Revenue Sharing/Profffers								$ -
Total	$ -	$ -	$ 210,730.00	$ -	$ -	$ -	$ -	$ 210,730.00

OVERVIEW

Replacement of Street Lights along N. Shenandoah Avenue to the intersection of W. 14th Street that will be a match to those on the South and North Fork bridges.

Location of project, if applicable:	N. Shenandoah Avenue
If project is not addressed will it result in higher future costs?	Yes
Safety concerns related to project?	None
Amount of expected cost savings?	N/A
Life expectancy/cost associated?	N/A
Return on investment?	N/A
Grants/Revenue Sharing/Proffer Expected:	No

Replacement Vehicle/Equipment Data if applicable

Unit # Replacing	N/A	Year:		Make:		Model:	
Mileage/Hours Expected when replaced:							
Additional Description of replacement equipment:							

COPY

Code of Virginia Section 15.2-2298 states "No proffer shall be accepted by a locality unless it has an adopted capital improvement plan"

Project *- items costing more than $5,000 or any items classified as rolling stock; such as purchase of land, constructing new facilities, improving infrastructure, enlarging or renovating facilities, purchase of major equipment, engineering study or design related to a major project*

Overview *- should include details of the project, assessment of need, provide clarity of purpose, & applicable service level standards/efficiency. The overview should answer what will be done, how it will be done, and why it should be done*

Higher future costs *- explain the possible future impact if the project is not addressed*

Amount expected for cost savings *- will the project enable the Town to be more efficient or remain the same, is the project required or mandated for a service/outside entity*

Life expectancy/cost associated *- the estimated useful life of the project, training expense associated, maintenance, or any extraordinary operating expense associated*

Return on investment *- is the project expected to generate additional revenue for the Town, allow the Town to provide additional services, or otherwise benefit the Town*

N. Shenandoah Avenue Lighting Estimate (November 2022)									
SPEC	ITEM NO.	DESCRIPTION	UNIT	SHEET 10	SHEET 11	SHEET 12	QUANTITY	UNIT COST	TOTAL
502	12600	STD. COMB. CURB & GUTTER CG-6	LF	16	0	0	16	$ 80.00	$ 1,280.00
700	55020	2 CONDUCTOR CABLE	LF	8536	12716	8228	29480	$ 3.50	$ 103,180.00
700	55100	10 CONDUTCTOR CABLE	LF	2202	1203	1003	4409	$ 3.00	$ 13,226.40
700	55126	CONDUCTOR CABLE, NO. 2 EGC	LF	1282	1590	1007	3878	$ 2.25	$ 8,724.38
700	55140	CONCRETE FOUNDATION LF-1 TY. A	EA	8	7	1	16	$ 3,000.00	$ 48,000.00
700	55179	NS LUMINAIRE ARM - 23 INCH SINGLE ARM	EA	8	9	4	21	$ 800.00	$ 16,800.00
700	55179	NS LUMINAIRE ARM - 23 INCH DUAL ARM	EA	2	0	0	2	$ 1,000.00	$ 2,000.00
705	55352	MODIFY EXSITING CONTROL CENTER CCW-1 TYPE C	EA	0	0	1	1	$ 2,500.00	$ 2,500.00
700	55505	NS LUMINAIRE - 160W DECORATIVE FIXTURE	EA	12	9	4	25	$ 4,000.00	$ 100,000.00
700	55587	JUNCTION BOX JB-S2	EA	16	22	14	52	$ 1,500.00	$ 78,000.00
700	56051	BORED CONDUIT 3"	LF	842	660	0	1502	$ 40.00	$ 60,060.00
700	56053	2" PVC CONDUIT	LF	737	759	231	1727	$ 6.00	$ 10,362.00
700	56200	TRENCH EXCAVATION EC-1	LF	737	759	231	1727	$ 15.00	$ 25,905.00
705	59000	NS LIGHTING - CUSTOM CONCRETE FOUNDATION	EA	2	0	0	2	$ 3,000.00	$ 6,000.00
705	59000	NS LIGHTING - DECORATIVE POLE	EA	10	9	4	23	$ 7,500.00	$ 172,500.00
705	59000	NS LIGHTING - REMOVE EX	EA	9	11	3	23	$ 500.00	$ 11,500.00
700	59001	NS LIGHITNG - CONDUCTOR CABLE, NO. 10 EGC	LF	975	602	502	2078	$ 1.50	$ 3,116.85
404	60403	CONCRETE CLASS A3	CY	3.6	0	0	3.6	$ 4,500.00	$ 16,200.00
700	ATTD	REINFORCING STEEL	LBS	260	0	0	260	$ 3.50	$ 910.00
								Subtotal	$ 680,264.63
								Contingency (15%)	$ 102,039.69
								Total Estimate	$ 782,304.32

COPY

RESOLUTION
FY2020-2021 REVENUE SHARING PROGRAM

WHEREAS, the Front Royal Town Council desires to submit an application for an allocation of funds of up to $336,500. through the Virginia Department of Transportation (VDOT) Fiscal Year 2021 – 2022 Revenue Sharing Program; and,

WHEREAS, $336,500. of these funds are requested to fund the following projects:

- Prospect Street Bridge – a project to replace the deck and install railings that comply with current standards, repave asphalt approaches. Revenue Sharing application amount - $100,000.
- North Royal Avenue Paving – a pavement resurfacing project from 14th Street to Commerce Street. Revenue Sharing application amount - $104,000.
- North Shenandoah Avenue Lighting – a project to replace the current decorative light poles with overhead light poles matching the ones installed on the adjacent bridge/interchange project. Revenue Sharing application amount - $132,500.

WHEREAS, the Front Royal Town Council hereby supports this application for an allocation of $336,500 through the Virginia Department of Transportation Fiscal Year 2021-2022 Revenue Sharing Program.

NOW THEREFORE BE IT RESOLVED THAT the Front Royal Town Council hereby commits to fund its local share of preliminary engineering, right of way, and construction (as applicable) of the projects under agreement with the Virginia Department of Transportation in accordance with the project financial documents.

BE IT FURTHER RESOLVED THAT the Front Royal Town Manager is authorized to execute all agreements and/or addendums for any approved projects with the Virginia Department of Transportation.

APPROVED:

Matthew A. Tederick, Interim Mayor

Attest:

Jennifer E. Berry, MMC, Clerk of Council

THIS RESOLUTION was approved at the Regular Meeting of the Town of Front Royal, Virginia, Town Council conducted on September 23, 2019 upon the following recorded vote:

William A. Sealock	(Yes)/No	Gary L. Gillispie	(Yes)/No
Eugene R. Tewalt	(Yes)/No	Jacob L. Meza	(Yes)/No

COPY

Chris Holloway Yes/No Letasha T. Thompson Yes/No

****

Approved as to Form and Legality:

~~Douglas W. Napier~~ Asst., Town Attorney Dated: 9-23-19

George M. Sonnett

COPY

Union Metal
CORPORATION

November 1, 2013

CERTIFICATION

Mr. Jon J Bondanella, PE
V.P. Engineering and Sales
Traffic Systems & Technology, Inc.
7853 Coppermine Road
Manassas, Virginia 20109

Subject: Flutted Tapered Steel Lighting Pole Structure
Front Royal, Virginia
UMC Quote No. 51154
PO # 5517-11056

Dear Mr. Bondanella,

Union Metal Corporation hereby certifies that all structure for the above referenced project per UMC Drawings N1715X-9718-B3 R3 meet the project loading criteria and are in accordance with the 1994 AASHTO "Standard Specifications for Structural Supports for Highway Sign, Luminaries, and Traffic Signals" for an 80 MPH wind speed. The designs were completed in accordance with the 2007 Road and Bridge Specifications of the Virginia Department of Transportation, and special provisions for section 700 dated December 1, 2009.

I am a registered Professional Engineer holding a valid license in Virginia.

Respectfully,

COMMONWEALTH OF VIRGINIA
11/1/13
DAVID N. FRITZ
Lic. No. 040948
PROFESSIONAL ENGINEER

David N. Fritz, P.E.

Project No (NFO) 0340-093-127, B609, C501
FHWA No BR-093-8(026)
Spec No/Line Item 59006/3440
"Union Metal Pole B1715X-9718-B3-Y1"

COPY

1432 Maple Avenue N. E., Canton, OH 44705 (330) 456-7653 - Fax (330) 456-0196

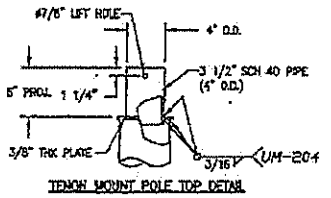
MATERIAL SPECIFICATIONS	
TAPERED TUBE	ASTM A595 GR A
PLATE	ASTM A36
HANDHOLE FRAME	ASTM A27 GR65-12, A576
HANDHOLE COVER	ASTM A36 or A1011
ANCHOR BOLTS	ASTM A276 TYPE 430 OR 410 ANNEALED
FLAT WASHERS	ASTM F436
ORNAMENTAL CASTINGS	ASTM B26 (356.0F)
PIPE	ASTM A53 GR B or A500 GR B
S.S. HARDWARE	AISI-300 SERIES (18-8)
STRUCTURE FINISH	HD GALV TO ASTM A123 & POWDER COAT
HARDWARE FINISH	HD GALV TO ASTM A153

SEE TENON MOUNT POLE TOP DETAIL

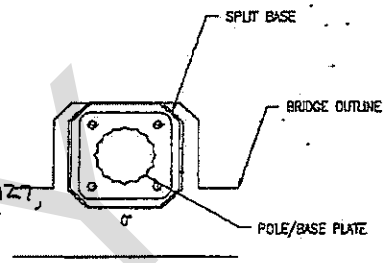
FINISH IS SEMI-GLOSS BLACK #27038 OVER HD GALVANIZED.

DESIGN CRITERIA

1. DESIGNED IN ACCORDANCE WITH 1994 AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS" FOR 80 M.P.H. WIND ZONE
2. ANCHOR BOLTS ANALYZED FOR STEEL STRENGTH ONLY. THE ANCHOR BOLT EMBEDMENT LENGTH SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE FOUNDATION ENGINEER.
3. THE EXPOSED LENGTH OF THE ANCHOR BOLT BETWEEN THE TOP OF THE FOUNDATION AND THE BOTTOM OF THE LEVELING NUT SHOULD NOT EXCEED ONE BOLT DIAMETER.



TENON MOUNT POLE TOP DETAIL



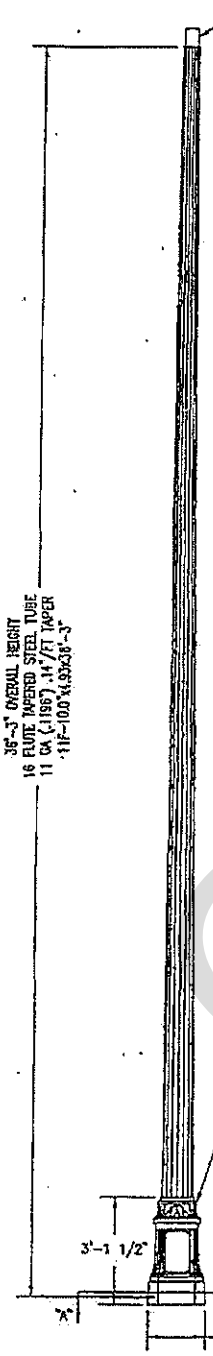
PLAN VIEW
BASE INSTALLATION ON BRIDGE PARAPET. SEE SHEET 2 FOR BASE DETAIL.

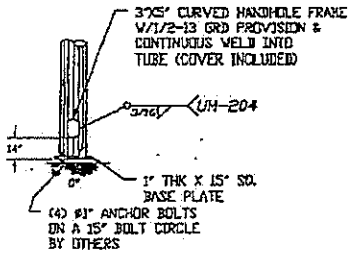
Project No (NFO) 0340-093-127, B609, C501

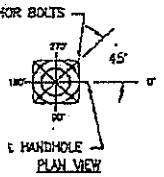
FHWA No BR-093-B(026)

Spec No/Line Item 59000/3440

"Union Metal Pole B1715X-9718-B3-Y1"







PLAN VIEW

COMMONWEALTH OF VIRGINIA
DAVID N. FRITZ
Lic. No. 040948
11/1/13
PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE	BY	CHK'D
R3	TENON TOP WAS SCREWING ONTO PIPE LUMINAIRE	10/29/13	DMS	DND
R2	6' LUMINAIRE ARM WAS 5'	3/12/09	DMS	MB
R1	REMOVED PED LUM AT 18' MP	2/23/09	DMS	MB

STATE: VIRGINIA | RDWY / SO# : NVA-51154-1
PROJECT NAME: NORTH FORK BRIDGE, FRONT ROYAL

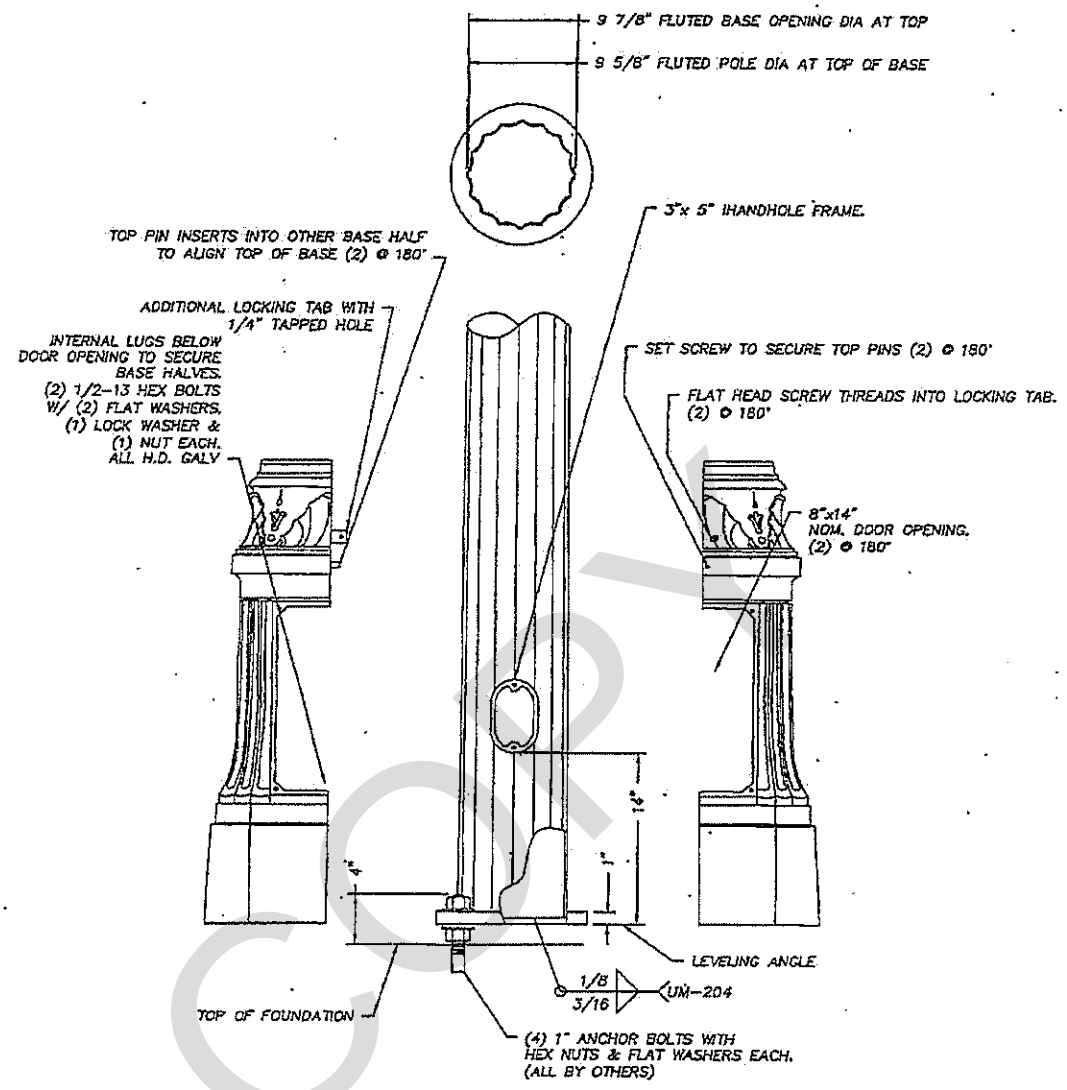
ORNAMENTAL LIGHTING STANDARD, 8 FOOT LUMINAIRE ARM W/ GUY RODS
DESIGN NUMBER B1715X-9718-B3-Y1

Union Metal Corporation

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DESIGNED BY	CHECKED BY	DATE	SCALE	DWG REF
MB	MB	2/19/09	1:36	B2735-G2
N1715X-9718-B3			REVISION R3	SHEET 1 OF 2

COPY



FINISH IS SEMI-GLOSS
BLACK #27038 OVER HD GALVANIZED.

Project No (NFO) 0340-093-127, B609, C501

FHWA No BR-093-8(026)

Spec No/Line Item 59000/3440

"Union Metal Pole B171SX-9718-83-X1"

COMMONWEALTH OF VIRGINIA
DAVID N. FRITZ
Lic. No. 040948
11/1/13
PROFESSIONAL ENGINEER

STATE: VIRGINIA	REQ'D / SUB #: NVA-53154-1	REV	DESCRIPTION	DATE	BY/CHK'D
PROJECT NAME: NORTH FORK BRIDGE, FRONT ROYAL			REVISIONS		

BASE INSTALLATION DETAIL

Union Metal Corporation

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DESIGNED BY	CHECKED BY	DATE	SCALE	DWG NO
KB	[illegible]	2/18/09		N1715X-9718-B3
			REVISION R3	SHEET 2 of 2

COPY

Union Metal
CORPORATION
CANTON, OHIO 44705

10/21/13 1:35 PM

COMPUTER ANALYSIS OF:

ORNAMENTAL TAPERED STEEL LIGHTING STANDARD

FOR

FRONT ROYAL, VA

DESIGNED TO:
80 MPH WIND - 1994 AASHTO
AND
CUSTOMER SPECIFICATIONS

INTERSECTION	PAGE NO.
LIGHTING POLE - 36.25' POLE HT.	2-4

COMMONWEALTH OF VIRGINIA
DAVID N. FRITZ
Lic. No. 040948
11/1/13
PROFESSIONAL ENGINEER

Project No (NFO)0340-093-127, B609, C5
FHWA No BR-093-8(026)
Spec No / Line Item No 59000/3440
"Union Metal Pole B1715X-9718-83-41"

CALCULATIONS BY:
NICK GALLUCCI
PRODUCT ENGINEER

REQ NO. 51154-1

COPY

UNION METAL CORPORATION
1432 Maple Avenue NE, Canton, Ohio 44705
Phone:330-456-7653 Fax: 330-456-0196
Mast Arm and Pole Design Program - Version 2.0.2 - July 15, 2007
Engineer: Nick Gallucci
Phone: 330-456-5151
Fax: 330-456-5276
Email: ngallucci@unionmetal.com
Computer File: P:\Eng\PE\VA\51154-1\36.25' POLE.dat
10/21/2013 12:04:00 PM

UMC Reference No. 51154-1
Structure Description: ORNAMENTAL TAPERED STEEL LIGHTING STANDARD
Project Description: FRONT ROYAL - VIRGINIA
Design Code: 1994 AASHTO SPECIFICATION
Basic Wind Speed: 80 mph
Wind Pressure Method: 1994 AASHTO
Gust Effect Factor: 1.30
Allowable Stress Increase for Wind: 1.40
Ice Loading: 3.0 psf

Structure Identification: DECORATIVE LIGHTING STANDARD - 36.25' POLE HT.

Pole - Structure Data
Number of Tubes: 2
Total Pole Length: 36.75 ft
Tube 1: 0.120 in wall x 10.00 in OD x4.93 in OD x 36.25 ft length
Tube 2: 0.226 in wall x 4.00 in OD x 4.00 in OD x 0.50 ft length
Pole Base Connection Type: Base Plate with Embedded Anchor Bolts
Anchor Bolt Specification: A276 TYPE 410-A
Anchor Bolt Diameter: 1.00 in
Number of Bolts: 4
Base Plate Shape: Polygon
Anchor Bolt Orientation: X-axis between bolts
Base Plate Type: Socket - Fillet
Plate Specification: ASTM-A36
Base Plate Thickness: 1.00 in
Bolt Circle: 15 in
Plate Width: 15 in
Outside Fillet Weld Size: 0.188 in
Inside Fillet Weld Size: 0.125 in
Weld Line Offset: 0.375 in
Weld Electrode: ER70S-X
Pole Signal Loads (lbs)(ft)

No.	Height	Orientation	Weight	Front Area	Side Area	Ice Area	Horz. Cd	H. Offset
1	36.75	90	75	5	5	10	1.0	3

Pole - Member Geometry (ft) - Section Properties (in)

Member	Yi	Yj	Length	WindHt	Wall	ODi	ODj	AveOD	Si	Sj	Ai	Aj	Ri	Rj	Taper	Shape	Material
1	0.00	4.53	4.53	2.27	0.120	10.00	9.37	9.68	8.55	7.49	3.72	3.48	4.94	4.62	0.14	16 Flute	ASTM A595 GR A
2	4.53	9.06	4.53	6.80	0.120	9.37	8.73	9.05	7.49	6.50	3.48	3.24	4.62	4.31	0.14	16 Flute	ASTM A595 GR A
3	9.06	13.59	4.53	11.33	0.120	8.73	8.10	8.41	6.50	5.57	3.24	3.01	4.31	3.99	0.14	16 Flute	ASTM A595 GR A
4	13.59	18.13	4.53	15.86	0.120	8.10	7.46	7.78	5.57	4.72	3.01	2.77	3.99	3.67	0.14	16 Flute	ASTM A595 GR A
5	18.13	22.66	4.53	20.39	0.120	7.46	6.83	7.15	4.72	3.94	2.77	2.53	3.67	3.35	0.14	16 Flute	ASTM A595 GR A
6	22.66	27.19	4.53	24.92	0.120	6.83	6.19	6.51	3.94	3.23	2.53	2.29	3.35	3.04	0.14	16 Flute	ASTM A595 GR A
7	27.19	31.72	4.53	29.45	0.120	6.19	5.56	5.88	3.23	2.59	2.29	2.05	3.04	2.72	0.14	16 Flute	ASTM A595 GR A

COPY

Project No (NFO) 0340-093-127, B609, C501
FHWA No BR-093-8(026)
Spec No / Line Item 59000/3440
"Union Metal Pin B1715x-9718-B3-41"

8	31.72	36.25	4.53	33.98	0.120	5.56	4.93	5.24	2.59	2.02	2.05	1.81	2.72	2.40	0.14	16 Flute	ASTM A595 GR A
9	36.25	36.75	0.50	36.50	0.226	4.00	4.00	4.00	2.39	2.39	2.68	2.68	1.89	1.89	0.00	Round	ASTM A53 GR B

Pole - Member Forces (ft & lbs)

Group I

Member	FxiW	FyiW	FziW	MxiW	MyiW	MziW	Fxi	Fyi	Fzi	Mxi	Myi	Mzi	Fxj	Fyj	Fzj	Mxj	Myj	Mzj
1	0	421	0	0	0	233	0	421	0	0	0	233	0	365	0	0	0	233
2	0	365	0	0	0	233	0	365	0	0	0	233	0	313	0	0	0	232
3	0	313	0	0	0	232	0	313	0	0	0	232	0	265	0	0	0	232
4	0	265	0	0	0	232	0	265	0	0	0	232	0	221	0	0	0	231
5	0	221	0	0	0	231	0	221	0	0	0	231	0	180	0	0	0	229
6	0	180	0	0	0	229	0	180	0	0	0	229	0	143	0	0	0	228
7	0	143	0	0	0	228	0	143	0	0	0	228	0	109	0	0	0	227
8	0	109	0	0	0	227	0	109	0	0	0	227	0	80	0	0	0	226
9	0	80	0	0	0	225	0	80	0	0	0	225	0	75	0	0	0	225

Group II

Member	FxiW	FyiW	FziW	MxiW	MyiW	MziW	Fxi	Fyi	Fzi	Mxi	Myi	Mzi	Fxj	Fyj	Fzj	Mxj	Myj	Mzj
1	0	421	-641	15,047	471	231	0	417	-643	15,047	471	228	0	362	-586	12,261	471	228
2	0	365	-585	12,261	470	231	0	356	-590	12,262	471	223	0	305	-534	9,715	471	223
3	0	313	-529	9,715	470	230	0	299	-538	9,715	471	218	0	252	-483	7,405	471	217
4	0	265	-478	7,405	469	230	0	248	-485	7,405	471	213	0	205	-418	5,360	471	212
5	0	221	-410	5,360	467	229	0	202	-420	5,360	471	208	0	164	-355	3,606	471	207
6	0	180	-347	3,606	465	228	0	161	-356	3,606	471	203	0	127	-293	2,138	471	202
7	0	143	-286	2,137	462	227	0	125	-294	2,138	471	199	0	96	-227	961	471	198
8	0	109	-220	960	460	226	0	95	-227	962	471	196	0	69	-163	81	471	195
9	0	80	-158	80	457	225	0	69	-163	82	471	194	0	65	-157	2	471	194

Group III

Member	FxiW	FyiW	FziW	MxiW	MyiW	MziW	Fxi	Fyi	Fzi	Mxi	Myi	Mzi	Fxj	Fyj	Fzj	Mxj	Myj	Mzj
1	0	665	-374	8,575	240	331	0	664	-376	8,575	240	330	0	574	-340	6,953	240	330
2	0	575	-338	6,953	240	331	0	572	-344	6,953	240	328	0	488	-308	5,478	240	327
3	0	491	-303	5,478	239	330	0	486	-311	5,478	240	326	0	409	-275	4,153	240	324
4	0	413	-269	4,153	238	328	0	407	-277	4,153	240	323	0	338	-238	2,987	240	321
5	0	340	-231	2,987	237	326	1	334	-240	2,987	240	320	0	269	-201	1,990	240	318
6	0	274	-194	1,990	235	324	1	268	-202	1,991	240	317	1	209	-164	1,162	240	314
7	0	214	-157	1,162	233	321	1	208	-165	1,163	240	313	1	155	-124	511	240	310
8	0	160	-118	510	231	318	1	155	-124	511	240	310	1	108	-84	42	240	307
9	0	111	-80	41	229	316	1	108	-84	42	240	307	1	102	-80	1	240	306

Pole - Member Stresses (psi)

Group I

Member	fai	fvi	fbi	Fai	Fvi	Fbi	CSRi	faj	fvj	fbj	Faj	Fvj	Fbj	CSRj
1	113	0	327	33,000	18,150	36,300	0.012	105	0	373	33,000	18,150	36,300	0.013
2	105	0	373	33,000	18,150	36,300	0.013	97	0	429	33,000	18,150	36,300	0.015
3	97	0	429	33,000	18,150	36,300	0.015	88	0	498	33,000	18,150	36,300	0.018
4	88	0	498	33,000	18,150	36,300	0.016	80	0	586	33,000	18,150	36,300	0.019
5	80	0	586	33,000	18,150	36,300	0.019	71	0	698	33,000	18,150	36,300	0.021
6	71	0	698	33,000	18,150	36,300	0.021	62	0	847	33,000	18,150	36,300	0.025
7	62	0	847	33,000	18,150	36,300	0.026	53	0	1,049	33,000	18,150	36,300	0.031
8	53	0	1,049	33,000	18,150	36,300	0.031	44	0	1,336	33,000	18,150	36,300	0.038
9	30	0	1,128	21,000	11,550	23,100	0.050	28	0	1,128	21,000	11,550	23,100	0.050

Group II

Member	fai	fvi	fbi	Fai	Fvi	Fbi	CSRi	faj	fvj	fbj	Faj	Fvj	Fbj	CSRj
1	112	720	21,118	46,200	25,410	50,820	0.419	104	763	19,653	46,200	25,410	50,820	0.390
2	102	765	19,653	46,200	25,410	50,820	0.380	94	819	17,951	46,200	25,410	50,820	0.356
3	92	821	17,951	46,200	25,410	50,820	0.356	84	890	15,948	46,200	25,410	50,820	0.317
4	82	892	15,948	46,200	25,410	50,820	0.317	74	971	13,630	46,200	25,410	50,820	0.271

Project No NFO 0340-093-127, B609, C52
FHWA No BR-093-8(026)
Spec No/Line Item 59000/3440
"Union Metal Pole B17/15X-9718-B3-41"

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5	73	973	13,630	46,200	25,410	50,820	0.271	85	1,078	10,996	46,200	25,410	50,820	0.220
6	64	1,080	10,996	46,200	25,410	50,820	0.220	55	1,226	7,973	46,200	25,410	50,820	0.160
7	55	1,227	7,973	46,200	25,410	50,820	0.160	47	1,424	4,544	46,200	25,410	50,820	0.094
8	46	1,425	4,544	46,200	25,410	50,820	0.094	38	1,712	1,253	46,200	25,410	50,820	0.030
9	26	1,239	1,057	29,400	16,170	32,340	0.039	24	1,235	974	29,400	16,170	32,340	0.037

Group III

Member	fai	fvi	fbi	Fai	Fvi	Fbi	CSRi	faj	fvj	fbj	Faj	Fvj	Fbj	CSRj
1	178	393	12,043	46,200	25,410	50,820	0.241	165	413	11,154	46,200	25,410	50,820	0.223
2	164	416	11,154	46,200	25,410	50,820	0.223	150	439	10,138	46,200	25,410	50,820	0.203
3	150	441	10,138	46,200	25,410	50,820	0.203	136	473	8,968	46,200	25,410	50,820	0.180
4	135	474	8,968	46,200	25,410	50,820	0.180	121	513	7,634	46,200	25,410	50,820	0.153
5	121	514	7,634	46,200	25,410	50,820	0.153	106	566	6,136	46,200	25,410	50,820	0.124
6	106	567	6,136	46,200	25,410	50,820	0.124	91	638	4,471	46,200	25,410	50,820	0.091
7	91	638	4,471	46,200	25,410	50,820	0.091	76	734	2,767	46,200	25,410	50,820	0.057
8	76	734	2,767	46,200	25,410	50,820	0.057	60	873	1,837	46,200	25,410	50,820	0.039
9	40	832	1,552	29,400	16,170	32,340	0.051	38	629	1,536	29,400	16,170	32,340	0.050

Pole Base - Connection Stresses (psi) - Strength Design

	Group I	Group II	Group III
Bolt Stress			
Applied Tensile	217	14,267	8,317
Applied Shear	0	575	313
Allowable Tensile	18,000	25,200	25,200
Allowable Shear	10,800	15,120	15,120
Bolt Ratio	0.012	0.567	0.331
Base Plate Stress			
Applied Bending	249	16,104	9,184
Allowable Bending	23,760	33,264	33,264
Ratio	0.010	0.484	0.276
Fillet Weld Stress			
Applied Outside Socket	207	6,960	4,070
Applied Inside Socket	157	10,167	5,798
Allowable Stress	21,000	29,400	29,400
Outside Socket Ratio	0.010	0.237	0.138
Inside Socket Ratio	0.007	0.346	0.197

COPY

Project No (NFO) 0340 -093-127, B609, C501
FHWA No BIZ -093-8(026)
Spec No/Line Item 59000/3440
"Union Metal Pole B1715X-9718-B3-Y1"

LETTER OF TRANSMITTAL

B&B SIGNAL COMPANY, L.L.C.
Manassas, Virginia

Date	Job No.
4/3/2014	BB1342
Attention: G.A. & F.C. Wagman	
RE: Submittals For AAL Lighting Items	

To Scott Miller
3290 N. Susquehanna Trail
York, PA 17406

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☑ Shop drawings. . Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	4/3/14		Arch. Area Lighting Items

THESE ARE TRANSMITTED as checked below.

☑ For approval ☐ Approved as submitted ☐ Resubmit ___ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit ___ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return ___ corrected prints

☐ For review and comment ☐ FOR BIDS DUE PRINTS RETURNED AFTER LOAN TO US

REMARKS Feel free to contact me w/ any questions!

COPY TO: FILE

SIGNED:

Should there be any questions regarding the above, please do not hesitate to call.

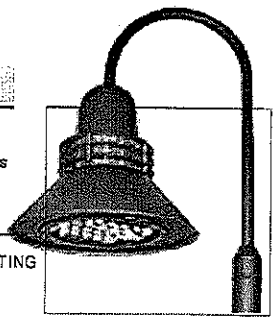
B&B Signal Company, L.L.C.
12051 TAC Court
Manassas, Virginia 20109
Phone: (703) 393-8238
Fax: (703) 393-4780

COPY

UCL – Universe Large Housing Scale

TYPE | RESET

- Part of AAL's Designer SSL Series
- MicroEmitter® reflector technology
- DLC approved (Types 3 and 5, 5000K)
- Even illumination, less glare
- Field replaceable LED EmitterDeck® upgrade kits
- LifeShield™ Protection System
- 0 - 10v dimming capabilities
- Surge protection included
- Powder coat finish in 13 standard colors with a polymer primer sealer



UCL

1. LUMINAIRE	2. LUMINOUS HOOD	3. OPTICS	4. LAMP/ BALLAST	5. COLOR	6. HOOD OPTIONS	7. OPTIONS	8. MOUNTING

1. LUMINAIRE

☑ UCL Universe large

2. LUMINOUS /HOOD

NO LUMINOUS & HOOD

ANGLED	BELL	FLARED	SKIRTED
☐ ANG	☐ BEL	☑ FLR	☐ SKB

LUMINOUS & HOOD

4 LUMINOUS WINDOWS	SOLID RINGS	VERTICAL SLOTS	LUMINOUS RINGS
☐ WND-ANG	☐ SR-ANG	☐ VSL-ANG	☐ LUM-ANG
☐ WND-BEL	☐ SR-BEL	☐ VSL-BEL	☐ LUM-BEL
☐ WND-FLR	☐ SR-FLR	☐ VSL-FLR	☐ LUM-FLR
☐ WND-SKB	☐ SR-SKB	☐ VSL-SKB	☐ LUM-SKB

3. OPTICS

LED *(120 light emitting diode array. 138 watts. Class 1, 120 thru 277 volt. Warm white (3000K), Neutral white (4000K), Bright white (5000K))*

☐ T2-120LED-WW	☐ T4-120LED-WW
☐ T2-120LED-NW	☐ T4-120LED-NW
☐ T2-120LED-BW	☐ T4-120LED-BW
☐ T3-120LED-WW	☐ T5-120LED-WW
☐ T3-120LED-NW	☐ T5-120LED-NW
☐ T3-120LED-BW*	☐ T5-120LED-BW*

DLC Listed

HORIZONTAL REFLECTOR *(sag lens)*

☐ H2 *(Type 2)*	☐ H3 *(Type 3)*
☐ H4 *(Type 4)*	☐ H5 *(Type 5)*

OPAL LENS *(Acrylic)*

☐ OAL *(Maximum 250 watts)*

4. LAMP/BALLAST

PULSE START METAL HALIDE *(120/208/240/277 volt)*

Medium base, ED-17 lamp

☐ 150PSMH *(150W, Opal lens only)*

Mogul base, ED-17 lamp

☐ 175PSMH *(175W, Opal lens only)*

Mogul base, ED-28 lamp

☐ 150PSMH *(150W, Horizontal lens only)*

☐ 200PSMH *(200W, Opal lens only))*

☑ 250PSMH *(250W)*

☐ 320PSMH *(320W, Horizontal lens only)*

☐ 350PSMH *(350W, Horizontal lens only)*

☐ 400PSMH *(400W, Horizontal lens only)*

HIGH PRESSURE SODIUM *(120/208/240/277 volt)*

Mogul base, ED-23 1/2 lamp

☐ 150HPS *(150W, Opal lens only)*

Mogul base, ED-18 lamp

☐ 250HPS

☐ 400HPS *(Horizontal lens only)*

INDUCTION LAMP *(Hi frequency generator, specify 120, 208, 240 or 277 volt. -25° C start temp. Less Luminous Element. Opal lens only)*

☐ IL-55 *(55W)* ☐ IL-85 *(85W)*

All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED.

4. COLOR

☐ AWT *(Arctic White)*	☐ CRT *(Corten)*
☑ BLK *(Black)*	☐ MAL *(Matte Aluminum)*
☐ MTB *(Matte Black)*	☐ MDG *(Medium Grey)*
☐ DGN *(Dark Green)*	☐ ATG *(Antique Green)*
☐ DBZ *(Dark Bronze)*	☐ LGY *(Light Grey)*
☐ WRZ *(Wheathered Bronse)*	☐ RAL/PREMIUM COLOR *(Provide RAL)*
☐ BRM *(Metallic Bronze)*	
☐ VBL *(Verde Blue)*	☐ CUSTOM COLOR *(Provide color chip for matching)*

6. OPTIONS - HOOD *(Natural copper hood is unfinished to develop a patina over time)*

☐ COP *(Copper)* ☐ STS *(Stainless steel)*

7. OPTIONS

☐ SLC *(Internal sleeve to block light when luminous element chosen)*

☐ FLD *(Lightly diffused finish on flat glass lens. Not for opal lens)*

☐ HSS *(House side shield. Horizontal reflector only)*

☐ 347V *(120/240/347 volt ballast. For HID lamp)*

☐ QL *(T-4 socket. Horizontal reflector only)*

☐ QRS *(T-4 restrike controller & socket. Horizontal reflector only)*

☐ PM *(Post top mount. Opal lens only)*

☐ PMS *(Pendant mount, 48"/1220mm stem & canopy with swivel)*

INNER LENS – *(Lum only. Optional inner lens adds color to the ring edges when illuminated)*

☐ BL *(Blue)* ☐ GRN *(Green)* ☐ RD *(Red)*

8. MOUNTING – *Must choose one*

WALL MOUNT

☐ WMA4	☐ WMA5	☐ WMA6	☐ WMA8
☐ WMA9D	☐ WMA10	☐ WMA11	☐ WMA12
☐ WMA16	☐ WMA17	☐ WMA18	☐ WMA20
☐ WMA22D	☐ WMA24	☐ WMA37	☐ WMA38
☐ WMA39			

POLE MOUNT

☐ SLA2	☐ SLA3	☐ SLA4	☐ SLA4-2
☐ SLA7	☐ SLA7-2	☐ SLA7(5)	☐ SLA7(5)-2
☐ SLA8D	☐ SLA9	☐ SLA9-2	☐ SLA10
☐ SLA10-2	☐ SLA16	☐ SLA16-2	☑ SLA17
☐ SLA17-2	☐ SLA17(5)	☐ SLA17(5)-2	☐ SLA18
☐ SLA18-2	☐ SLA20	☐ SLA20-2	☐ SLA20A
☐ SLA20A-2	☐ SLA20B	☐ SLA20B-2	☐ SLA20C
☐ SLA20C-2	☐ SLA20D	☐ SLA20D-2	☐ SLA22D
☐ SLA24	☐ SLA24-2	☐ SLA24(5)	☐ SLA24(5)-2
☐ TRA4	☐ TRA7	☐ TRA7-2	☐ TRA8
☐ TRA8-2	☐ TRA9	☐ TRA9-2	

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The fixture ballast housing shall be one-piece die-cast aluminum. The luminous rings shall be clear acrylic with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shade with molded silicone gaskets. The hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel.

The fixture shall consist of die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a molded silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for relamping. The tempered sag glass lens is held in the door frame with a molded silicone gasket.

OAL – Molded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping.

FULL CUTOFF *(Horizontal only)*

The reflector models, less luminous element, is classified as full cutoff, meaning there is zero light emitted at 90° horizontal or above.

OPTICAL ASSEMBLY *(Horizontal only)*

The reflector module shall be composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum tray. The reflector shall be easily removed by loosening four screws and lifting it out the tray. The reflector tray shall be rotatable on 90° centers for orienting the light distribution. The reflectors shall meet ANSI-IES standards for full cutoff (without luminous element).

See next page

Project No
(NFO) 0340 - 093 - 127, L501, B609
FHWA No
BR - 093 - 8(016)
Item 34001 59000
"Lighting Arch. Area Lighting Luminaire"
Qty 39/EA

| CLEAR |

TYPE _____

JOB _____

NOTES _____

COPY

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P 626.968.5666 | F 626.369.2695 | www.aal.net
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UCL – Universe Large Housing Scale TYPE

ELECTRICAL
LED MODEL
120 thru 277 volt. All electrical components are mounted directly to the driver tray for maximum heat dissipation. Class 1 electrical classification. 0 - 10v dimming capabilities. LifeShield™ Protection System included for extreme temperature locations (-30°C to 60°C). 120/277 volt Universal with 9mA maximum input current and 1mA maximum drive current. Input power 0.5 watt for 120 volt and 1.25 watt for 277 volt. The onboard surge protector shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave. The surge protector shall have a clamping voltage of 320V and surge rating of 372J. The case shall be a high-temperature, flame resistant plastic enclosure. LED constant current driver operates at 350mA.

OTHER MODELS
The ballast shall be mounted on a prewired tray with a quick disconnect plug and removed by loosening two captive screws. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium or G12 base, pulse rated porcelain. Ballasts are wired at the factory for 277 volts.

MICROEMITTER™ REFLECTOR
Precision injection molded, highly specular reflectors are positioned to achieve directional control toward desired task. Secondary reflectors with a concave, specular medium hammertone finish are used to redirect light downward. The entire assembly fastens to the housing as a one-piece module and features wiring quick-connects for easy installation. Standard color temperatures are 3000K, 4000K and 5000K. Rated luminous efficacy is ≥40 lm/W, with rated light output of ≥2864 for 5000K LED, standard mount. MicroEmitters are field replaceable.

MOUNTING
The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.

PM – The post top version shall slip over a 4"/100mm O.D. pole or tenon, and secured with six stainless steel set screws.

FINISH
Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION
Listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no.250 standard.

WARRANTY
Universe LED, including housing, LEDs and electrical components, is warranted for five years, other fixtures are three years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover poles, arms, mounting, or any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

AAL reserves the right to change product specifications without notice.

DIMENSIONS

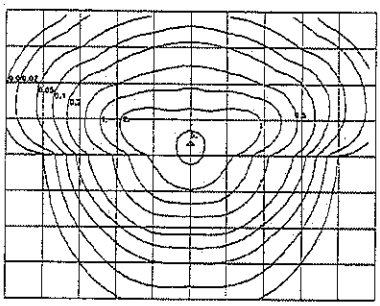
The first dimension is the height of fixtures with LEDs or horizontal reflectors. The second is for the opal lens.

HOOD	NO LUMINOUS	4 LUMIOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMIOUS RINGS (LUM)
ANG DIA: 30"/760mm	21.4"/545mm 24.5"/630mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm
BEL DIA: 30"/760mm	22"/560mm 25"/635mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm
FLR DIA: 32"/810mm	21"/535mm 25"/635mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm	26.7"/680mm 30"/760mm	26.7"/680mm 32"/810mm
SKB DIA: 32"/810mm	27.25"/693mm 27.25"/693mm	32.5"/826mm 32.5"/826mm	32.25"/820mm 32.25"/820mm	32.5"/826mm 32.5"/826mm	32.25"/820mm 32"/810mm

UCL H3 250MH WATTAGE: 295 LUMEN OUTPUT: 15141 EFFICACY: 71.2

B3 U0 G3

FORWARD LIGHT			LUMEN
FL	30°	5.8%	1209
FM	60°	22.4%	4713
FH	80°	21.1%	4430
FVH	90°	0.2%	42
BACK LIGHT			
BL	30°	4.5%	935
BM	60°	12.3%	2583
BH	80°	5.7%	1187
BVH	90°	0.2%	35
UPLIGHT			
UL	100°	0%	0
UH	180°	0%	0



20' MOUNTING HEIGHT

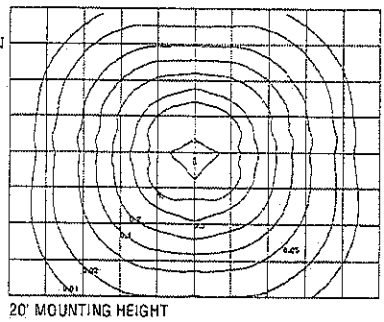
Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 0%
DOWNLIGHT 100%

UCL T5 120LED BW FTG WATTAGE: 138 LUMEN OUTPUT: 6236 EFFICACY: 45.2

B3 U0 G1

FORWARD LIGHT			LUMEN
FL	30°	3.6%	227
FM	60°	30.9%	1921
FH	80°	14.9%	930
FVH	90°	0.3%	17
BACK LIGHT			
BL	30°	2.5%	153
BM	60°	28.9%	1805
BH	80°	18.2%	1137
BVH	90°	0.7%	46
UPLIGHT			
UL	100°	0%	0
UH	180°	0%	0



20' MOUNTING HEIGHT

Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 0%
DOWNLIGHT 100%

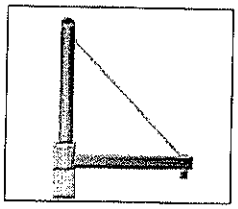
IES files can be found at www.aal.net

COPY

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SLA17/SLA17(5)/SLA17-2/SLA17(5)-2 – Contemporary Arms | TYPE

RESET



SLA17

1. ARM | 2. COLOR

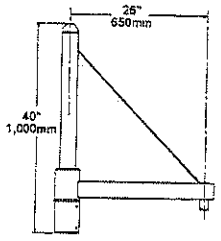
1. ARM

- [x] SLA17 *(Slips over 4" pole. Weight: 18 lbs. EPA: 1.50)*
- [ ] SLA17(5) *(Slips over 5" pole. Weight: 24 lbs. EPA: 2.20)*
- [ ] SLA17-2 *(Twin arms, slips over 4" pole. Weight: 24 lbs. EPA: 2.05)*
- [ ] SLA17(5)-2 *(Twin arms, slips over 5" pole . Weight: 33 lbs. EPA: 2.09)*

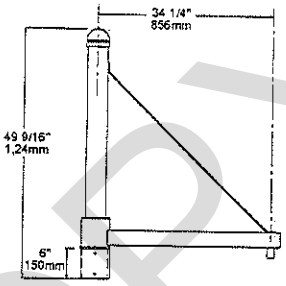
2. COLOR

- [ ] AWT *(Arctic White)*
- [x] BLK *(Black)*
- [ ] MTB *(Matte Black)*
- [ ] DGN *(Dark Green)*
- [ ] DBZ *(Dark Bronze)*
- [ ] WRZ *(Wheathered Bronse)*
- [ ] BRM *(Metallic Bronze)*
- [ ] VBL *(Verde Blue)*
- [ ] CRT *(Corten)*
- [ ] MAL *(Matte Aluminum)*
- [ ] MDG *(Medium Grey)*
- [ ] ATG *(Antique Green)*
- [ ] LGY *(Light Grey)*
- [ ] RAL/PREMIUM COLOR *(Provide RAL)*
- [ ] CUSTOM COLOR *(Provide color chip for matching)*

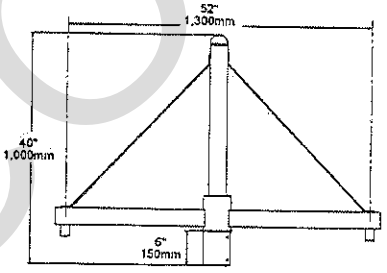
DIMENSIONS



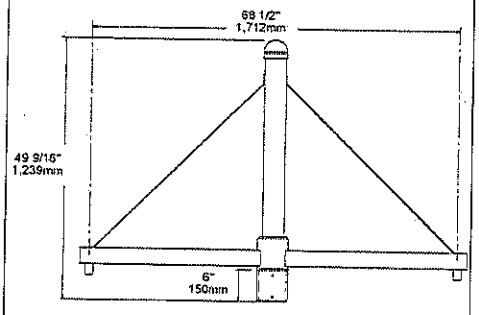
SLA17 *(4" pole)*



SLA17(5) *(5" pole)*



SLA17-2 *(4" pole)*



SLA17(5)-2 *(5" pole)*

SPECIFICATIONS

The arm shall be of one piece unitized aluminum construction, fully welded and assembled. The slip fitter shall be cast aluminum with an internal wireway and pole stop. The arm shall be prewired with a quick connector for easy installation.

The arm shall have a cast aluminum fitter welded to the top of the arm(s) for attaching the fixture. The fixture shall be mounted with three stainless steel bolts through the top of the arm fitter into the fixture. The attachment point shall have a silicone pad for sealing the fixture to arm connection.

The arm shall slip over a 4"/100mm or 5"/125mm diameter pole or tenon. The cast aluminum slip fitter shall have six stainless steel cup point set screws for securing the arm to the pole or tenon.

Project No
(NFO) 0340-093-127, C501, 860
FHWA No
BR-093-B(016)
Item 3410/59000
"Lighting Arch- Area Lighting Ar
Assembly 3"
391EA
Supplier Current Identity is
AAL's Catalog "09A-1290"

COPY

| CLEAR |

JOB _____
TYPE _____
NOTES _____

architectural area lighting
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COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: February 9, 2026 **Item:** 04C

Agenda Item: Amendment to Town Code Chapter 72 – Special Events held on Town Streets and Public Property

Summary: The Town of Front Royal adopted an updated Special Events policy in 2021 that set guidelines for events held on Town property or streets. In the following years, many successful events have been held in Front Royal, creating new economic and community development. During this time Town staff has also been reviewing and strategizing on the process, operations, and fiscal impact of special events.

The provided draft amendment transforms a Town policy into Town Code. In an effort to provide better accountability for the Town and Event Organizers, the code identifies new procedures that may ensure events are successful and safe for our residents, businesses, and visitors.

Some of the notable changes are provided below:

- Special Event Committee
- Extended Application Schedule
- Public Safety Plan
- Fee Schedule
- Reoccurring Events
- Neighborhood Block Parties
- Event Notification Requirements
- After Action Reporting

After the first works session discussion on January 12, 2026, staff forwarded the draft to previous event organizers for feedback.

Budget/Funding: N/A

Staff Recommendation: Council to provide feedback and staff may present any final updates at the March 2, 2026, work session.

Town of Front Royal

Special Events

February 9, 2026



Why Special Events

Economic Impact: Events can bring visitors to local retailers and restaurants, increasing sales and boosting awareness for local businesses.

Community Engagement: Creating a sense of shared identity and local pride, offering spaces for social gathering and celebrations.

Cultural & Historical: Events can provide entertainment, education, and unique experiences, such as concerts, parades, or art festivals.

Utilizing Public Spaces: Events activate public spaces like parks, plazas, and streets, transforming them into vibrant community hubs.





Current Events

- 40+ Annual Events
  - Festival of Leaves
  - Wine & Craft
  - Family Fun Day
  - Lone Pine Day
  - Walks and Processions
- Reoccurring Events
  - Farmers Market
  - Gazebo Gatherings

Current Process

- Application with Fee
- Reviewed by Staff
- Comments provided by Departments
- Most events have been annual



Notable Changes



- Special Event Committee
- Extended Application Schedule
- Public Safety Plan
- Fee Schedule
- Reoccurring Events
- Neighborhood Block Parties
- Event Notification Requirements
- After Action Reporting

New Process


Application with Fees
Special Event Committee review with Applicant
Review of Public Safety Plan
Approval with recommendations
Event
After Action Report with Committee

Timeline

Current Timeline

- Special Event: 30 days
- Parade or Races: 60 days
- Events with Alcohol: 120 days

Proposed Timeline

- Special Event: 45 days minimum
- Parade or Races: 60 days
- Events with Alcohol: 90 days
- Applications must be provided at least one week prior to Special Events Committee
- Special Events Committee will meet monthly



Fee Comparison

EVENT COMPARISON - 8 HOUR EVENT (1HR SETUP/6HR EVENT/1HR BREAKDOWN)

	FRONT ROYAL FEES (CURRENT)	QUANTITY	TOTAL	FRONT ROYAL FEES (PROPOSED)	QUANTITY	TOTAL
Application	$0	1	$0	$25	1	$ 25.00
Event	$50 - $200		$200	$100	0	$ -
Street Closure			$0			
Full Street Closure	$100	1	$100	$50/hr	8	$ 400.00
Partial Street Closure	$50		$0			
Gazebo Parking Lot Closure	$50	1	$50	$25/hr	8	$ 200.00
Police	$0	4	$0	$40/hr	24	$ 960.00
Public Works/Electric/Sanitation	$0	5	$0	$30/hr	30	$ 900.00
Services						
Trash Cans (20)	$0	15	$0	$50 flat rate	1	$ 50.00
Trash Cans (over 20)	$0	0	$0	$5/each	0	$ -
Cones/Barricades	$0	1	$0	$50 flat rate	1	$ 50.00
Hard Barricades	$0	0	$0	$20/vehicle	0	$ -
No Parking Signs	$0	0	$0	Incl. in closure fee	0	$ -
Message Board	$0	2	$0	$50/day	2	$ 100.00
Lighting Tower	$0	0	$0	$50/day	0	$ -
Street Sweeper	$0	1	$0	$50/event	1	$ 50.00
		TOTAL	**$350**		**TOTAL**	**$ 2,735.00**



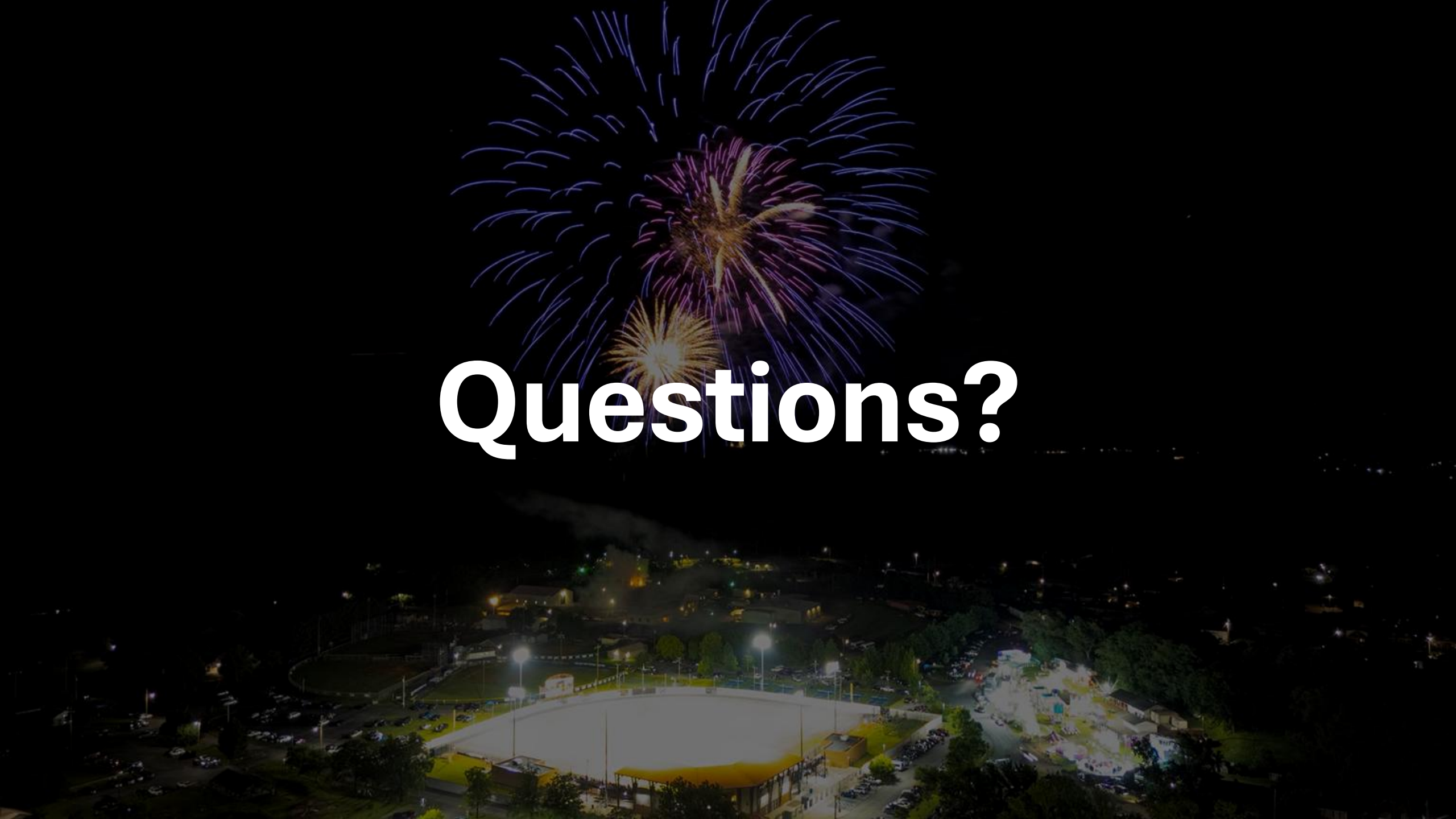
Fee Comparison

Festival of Leaves 53 years ($5,516)	Wine Festival 38 years ($5,541)	Front Royal Pride ($475)	Nonprofit or Religious Organization procession (3-5 a year) ($524)
• 10 FRPD Staff, 5 Vehicles, No Parking Signs: $2,700 • Barricades, employees, solid waste: $2,416 • Energy Services: $400	• 10 FRPD Staff, 5 Vehicles, No Parking Signs: $2,700 • Barricades, employees, solid waste: $2,441 • Energy Services: $400	• 4 FRPD Staff, 2 Vehicles, No Parking Signs: $390 • Barricades: $85	• 4 FRPD Staff, 4 Vehicles, No Parking Signs: $274 • Barricades, opening & closing roads: $250



Special Event Committee

- **Town Manager or Designee** – Overall administrative authority; final approval for many events
- **Police Department** – Traffic control, public safety, staffing, road closures
- **Fire & Rescue / Emergency Services** – Fire safety, EMS access, crowd safety
- **Public Works** – Street closures, barricades, sanitation, utilities
- **Community Development & Tourism Director-** Impact on downtown, businesses,, and tourism
- **Local Community Development and Tourism Organizations** – To provide stakeholder input related to downtown vitality, economic development, tourism, and business engagement, including Chamber of Commerce, Downtown Front Royal, Inc. (DFRi) and the Front Royal Independent Business Alliance (FRIBA)



Questions?

Chapter 72

SPECIAL EVENTS HELD ON TOWN STREETS AND PUBLIC PROPERTY

72-1 PURPOSE OF CHAPTER

The purpose of this chapter is to accommodate competing demands for the public use of Town streets, and public property that are requested to be used for a special event. Policy and Procedures regulating these areas of demand is necessary to maintain public peace, safety, acceptable conditions of traffic flow and prevention of any illegal or unlawful activity.

72-2 DEFINITIONS

DRAFT

AFTER ACTION REPORT – analyzing what happened, why it happened, and how it can be done better by the participants and those responsible for the project or event in subsequent years.

AMPLIFY – increase the volume of the noise coming through a microphone and/or speakers so that everyone in the vicinity of you can hear.

CERTIFICATE OF LIABILITY INSURANCE (COI) – a document that verifies the existence of general liability insurance coverage and summarizes the key aspects and conditions of the policy. The Virginia Risk Sharing Association (VRSA) Tenant Use Liability Insurance Program is available.

CODE OF CONDUCT – posted in Town of Front Royal public space/property for all the public to adhere to at all times.

DECORATIONS/STRUCTURES – props, displays, tents, inflatables, amusement rides, booths, wagons, carts, and all similar types of property which might tend to harm town land or street areas, including aesthetic interests.

DOWNTOWN AREA – includes Main Street, Chester Street, Crescent Street, Peyton Street, Laura Virginia Hale Place, High Street, Kidd Lane, Water Street, Jackson Street and portions of Church Street and Blue Ridge Avenue. The Town Commons Area also includes the John Marlow Plaza, Gazebo, Pavilion, and Parking Lot.

EVENT ORGANIZER – the individuals(s) who signs, or whose authorized representative(s), an application for an event permit and who will be responsible under the permit, if issued, for ensuring that the event will be conducted in accordance with these regulations. Also referred to as the "applicant".

GATHERING – an assembly or meeting of less than twenty-five (25) individuals, held for a specific purpose.

NEIGHBORHOOD BLOCK PARTY - a single-day, small scale neighborhood event that involves the closure of a limited portion of a single local public street, usually residential, that has attendance of not more than fifty (50) people, and does not include an admission charge, the sale or distribution of alcohol, or the consumption of alcohol within the public right-of-way.

PARADE – procession, with or without vehicles, requiring closure of town streets to normal traffic; any march, demonstration, procession, or motorcade upon public space that interferes with or presents a significant probability of interfering with the normal flow or regulation of pedestrian or vehicular traffic upon public space.

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PUBLIC SAFETY PLAN – a comprehensive document that outlines the strategies and protocols for ensuring the safety and security of everyone involved in an event, including attendees, staff, and volunteers.

PUBLIC SPACE/PROPERTY/RIGHT-OF-WAY – any street, sidewalk, alley, or any other property of the Town which is open to the public.

RACES/WALKS – a race or walk with a defined distance organized as a fundraising event.

RECURRING EVENT – an event with the same programming occurring periodically or repeatedly within the same month or calendar year.

SPECIAL EVENT – an outdoor event where a public forum of expressive activity occurs on any public space, property, or right-of-way during a particular interval of time hosted outside of the event organizers' normal business or organization programs or activities, where the public is invited.

SPECIAL EVENT COMMITTEE – a group that meets regularly to review applications for special events in the Town of Front Royal. The committee comprises of members, including but not limited to Town

Manager, Public Works, Police, Energy Services, Community Development, Health Department, Fire & Rescue, and Virginia Department of Alcoholic Beverage Control.

SPONTANEOUS GATHERING – an unplanned or unannounced coming together of persons which may occur in response to unforeseen circumstances.

SPONSOR – an individual or organization that pays some or all of the costs involved in staging a special event in return for advertising or similar recognition.

TOWN SPONSORED OR CO-SPONSORED EVENTS – all events the Town of Front Royal sponsors entirely or in conjunction with another organization.

72-3 TOWN STREETS AND PUBLIC PROPERTY REQUESTED FOR USE

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Town streets and public property may be requested for public use in the following areas:

A. Downtown Area that includes East Main Street, Chester Street, Crescent Street, Peyton Street, Laura Virginia Hale Place, High Street, Kidd Lane, Water Street, Jackson Street and portions of Church Street and Blue Ridge Avenue. The Town Commons Area also includes the John Marlow Plaza, Gazebo, Pavilion, and Parking Lot.
B. All other areas that are not included in the Downtown Area mentioned in Section 72-3.A but are Town streets or Town public property.

72-4 APPLICATION, POLICY AND PROCEDURES AND PERMIT

Unless otherwise specifically provided by this section or other law, no organized public gathering, shall be conducted, allowed or maintained on or within public areas or facilities without first obtaining a permit therefor from the Town.

A. Application. Except as provided in 72-8, an application for a permit and application fee shall be filed with the Town as follows; at least forty-five (45) days prior to the event, parade/race/walk requests are due sixty (60) days prior, and events including alcohol are due ninety (90) days prior to the Special Event.

B. The application for a special event permit shall include a public safety plan if required by 72-5. The applicant must pay all applicable fees to the Town prior to the event. The application will set forth:
    1. The name of the applicant and the names of the persons who will be in charge of the event, at least one (1) of whom will be present at all times during the event and one (1) alternate person.
    2. The date, time, duration, nature and place or route of the proposed event.
    3. No Special Event shall operate between the hours of 11:00 PM and 6:00 AM, except for authorized set up and breakdown.
    4. An estimate of the number of persons expected to attend over the course of the event and the maximum expected at any one time.
    5. A statement or description of equipment and facilities to be used.

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C. Recurring Events. Events that consist of the same type of programming and occur multiple times a month or year may submit a single application. In addition to the Chapter requirements, recurring events shall also meet the following:
    1. Special event fees will be assessed per occurrence.
    2. Any change in schedule or cancellation of approved dates shall be reported to the Town Manager.
    3. Farmers Markets shall meet requirements in Chapter 73.
    4. Any violation of this Chapter, or other local and state codes may be subject to termination of remaining events or referred to the Special Events Committee for review.
D. Special Event Committee. The Committee shall review and meet with the applicant to review the completed package of information on the proposed special event, including a site plan, activities, schedule and public safety plan involved with the event.
    1. The Committee shall make a recommendation on the application and provide any conditions and fees, in accordance with Town Code with the understanding that all specific permit requirements shall be met by the applicant fifteen (15) days prior to the event date.
    2. Any changes to the approved plans, must be approved by Town Manager. If the requested changes are determined to be substantial in nature they shall be submitted to the Committee for review and comments no less than thirty (30) days prior to the event.

E. Issuance or denial. The Town shall issue a permit within five (5) business days after the Special Event Committee meeting; unless grounds exist under this subsection to request additional details or deny the permit. If the permit is denied, the Town will inform the applicant of the reason for denial and of the applicant's appeal rights granted by subsection 72-16. A permit may be denied only if one or more of the following grounds exist:

1. An approved Special Event or Town-Sponsored Event for the same time, place, or overlapping schedule occurs
2. A repair or construction project is underway or scheduled for that time and place.
3. It has been determined the nature of the events or projects does not reasonably allow the occupancy of that area. In such cases, the Town may suggest an alternative space or time.
4. It reasonably appears that the event will present an unreasonable danger to the public health or safety.
5. The application is for an area in excess of the reasonable needs of the applicant given the number of people expected at the event.
6. The applicant has failed to pay any costs owed to the Town.
7. A public safety plan has not been submitted, or the public safety plan has been rejected.
8. The application is for a parade or street closure and would unreasonably interfere with pedestrian or motor vehicle traffic, in which case the Town may suggest an alternative time, route or location for the event.
9. The applicant or sponsor violated any provision of this Chapter in relation to an event within the previous twelve (12) months.
10. The application is for a gathering focused on and taking place in front of a residence or dwelling place and would impair the peace and tranquility of the residence or dwelling place.
11. The application is for a parade or street closure requiring the use of Town police or public works staff where the proposed dates of the event impact the Town's ability to adequately meet its operational needs.

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72-5 SPECIAL EVENT PUBLIC SAFETY PLAN

When required by this subsection, the applicant shall submit a public safety plan to the Town to address traffic disruption, pedestrian safety, starting and ending times, lighting, and any other factors bearing on the safety, order, and accessibility of streets and sidewalks, including sign size, maximum number of persons in an area, sound amplification, and control of animals. The Town shall, upon request, assist the applicant in preparing the public safety plan. A public safety plan may be rejected if it is determined the event would create an unreasonable risk of injury to pedestrians or interference with lawful businesses, commerce, professions, non-profit organizations, or civic events.

A. Public safety plans are required with the special event application under the following circumstances:
    1. Street closures and parades require a public safety plan.
        a. Pursuant to Virginia Code §15.2-2013(2), the public safety plan shall be accompanied by proof of insurance with an insurance company licensed to do business in the commonwealth and insuring against personal injury, death, and property damage resulting from the temporary use of the street in a coverage amount of at least one million dollars ($1,000,000.00), naming the Town of Front Royal as an additional insured. However, under Virginia Code § 15.2-2014, the Town Manager may temporarily close any public right-of-way to vehicular traffic when in his or her judgment the public safety so requires, and shall do so if an applicant is unable to obtain insurance.
        b. The public safety plan shall provide for law enforcement personnel to direct traffic for any parade or for a street closure if necessary for public safety. The number of officers required shall be based solely on the reasonably anticipated number of participants and the location of the event. For purposes of this section, counter-demonstrators are not participants.
    2. If a sidewalk gathering involves a procession of more than fifty (50) persons crossing streets as part of the event, a public safety plan is required. The plan shall provide for law enforcement personnel for traffic control at any major intersections along the route of the procession.
B. Any person hired to provide security under a public safety plan shall be either law enforcement personnel or a security officer licensed by or registered with the Virginia Department of Criminal Justice Services. Any persons or company hired to provide emergency medical services

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shall be licensed by or registered with the Virginia Department of Health Office of Emergency Medical Services.

C. The Special Event Committee will review all public safety plans. No changes may be made to an approved public safety plan without the express, written consent of the town as stated in 72-4.D.2.

D. No person may violate any of the terms of a public safety plan while participating in an organized public gathering.

72-6 PERMITTED AND PROHIBITED ACTIVITIES

Unless otherwise expressly provided by a public safety plan or special event permit, the following general rules apply to all activities governed by this section, whether a permit is required or not:

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A. Prohibited Activities
    1. Obstruct the entrance to any building, property, or vehicle, except to the extent expressly permitted by a public safety plan.
    2. Cross restricted police lines, perimeters or barricades set up.
    3. Trespass on private property.
    4. Obstruct the free passage of others, except to the extent expressly permitted by a public safety plan.
    5. Create an unlawful assembly or riot.
    6. Engage in disorderly conduct.
    7. Noise exceeding the standards set out in Chapter 106 of Town Code.
    8. Encroach or extend the event area beyond the approved permit defined boundaries.
    9. Overnight sleeping is not permitted as part of any Special Event.
    10. No structures or signs may be built or placed on public property except as permitted by a public safety plan or specified in the application.
    11. No person in an organized public gathering may coerce, intimidate, or harass any other person with physical contact, lights, or noise.

B. Permitted activities
    1. The minimum area required for a sidewalk gathering is calculated at the rate of five (5) linear feet of sidewalk per person.

2. Any animals must be under constant control as provided for in the public safety plan.
3. The police may mark off areas needed for sight distance by drivers, and persons participating in the event shall stand clear of such areas.
4. Accepting payment for goods or services is permitted only if the applicant has all necessary licenses.
5. Food and drink preparation, services, and sales are permitted only if the applicant has all necessary licenses. This includes alcoholic beverages.

72-7 NEIGHBORHOOD BLOCK PARTY

Town streets may be requested for neighborhood block parties as permitted below:

A. Provide an application and public safety plan.
B. All the addresses affected by the neighborhood block party shall be informed about the block party and sign an event notification sheet.
C. Neighborhood block parties shall only be approved on local residential streets. Arterials, collectors, emergency snow routes, or other streets necessary for traffic safety cannot be blocked.
D. Emergency vehicle access must be maintained at all times. Participants in the neighborhood block party shall not park cars or place other obstructions, which prevent emergency vehicle access.
E. No open fires or fireworks shall be allowed. Fires may be used for cooking only and must be screened.
F. Amplified music shall meet Chapter 106 of Town Code.
G. Alcoholic beverages may be consumed on private property only. Alcoholic beverages cannot be sold at the neighborhood block party.
H. Block parties are permitted from 10:00 AM to 9:00 PM on weekdays, and 9:00 AM to 10:00 PM on weekends and holidays.
I. Traffic barricades shall be removed and party materials and garbage shall be cleaned from the streets, sidewalks, and public right-of way within one hour of the end of the party.
J. Applicants agree that the Town of Front Royal and its official representatives shall not be held responsible for any and all claims or losses, which may occur as a result of the neighborhood block party.

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K. The issued neighborhood block party permit shall be available on-site upon demand from any Town official, police officer, or firefighter. Failure to do so shall terminate and revoke any permit for a neighborhood block party immediately.

72-8 PERMIT EXCEPTIONS

This Chapter shall not apply to:

A. Gatherings or events on private property.
B. Gatherings or events on Warren County owned property located within the Town's corporate limits.
C. Gatherings or events on public or privately owned school property.
D. Spontaneous gatherings.
E. Funeral processions where law enforcement either provides traffic control or determines that no traffic control is needed.

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72-9 FINANCIAL RESPONSIBILITY

The applicant is responsible for any and all damage to public facilities caused by the applicant or by any agent or partner of the applicant. If a person receives a permit for an event and does not hold the event, then he or she shall pay the town for the reasonable cost of assisting the applicant in developing any public safety plan for that event as well as any reasonable overtime or third-party costs incurred by the town in relation to the event.

A. The Town Manager shall recommend to the Town Council, as part of the annual budget process, charges and fees related to the provision of Town personnel and services to support Special Events. These charges and fees also will account for the cost of protecting the safety of each event's participants, as well as Town of Front Royal residents, visitors, and businesses.
B. All fees and charges assessed to applicants and organizers for Town personnel and services shall be based on the Town's incurred costs, with the exception of administrative fees, such as application fees, which may be billed at a flat rate.

C. Assessed fees may include charges for application review and any subsequent reviews or other action by Town staff to support the applicant's request prior to, during, or following the respective Special Event.

D. Assessed fees may include charges for the following services and support: police, signage, street cleaning, street closures, solid waste collection/disposal, electrical, facility and equipment fees.

E. Vehicles may be towed if the parking area is clearly posted "No Parking" and only pre-determined Special Event organizers or representatives may request that the police have a car towed during a Special Event. It shall be the responsibility of the vehicle owner to pay any fees associated to the towing.

F. The fees and charges outlined in this section shall be in addition to, and not in lieu of, other state and local fees and licenses, as applicable, including, but not limited to, business license fees, food establishment license fees, and Virginia Department of Alcoholic Beverage Control license fees.

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72-10 FEES, CHARGES AND EXPENSES

A. The Town Council hereby establishes the following schedule of fees, charges, and expenses for special events and other matters pertaining to this chapter.

Application	$50
STREET OR FACILITY USE	
Main & Chester Full Street Closure	$50/hr
Other Full Street Closures*	$25/hr
Public Parking Lot Closure	$25/hr
John Marlow Plaza (no street/lot closures)	$10/hr
Bowman Park (no street/lot closures)	$10/hr
Luray Avenue River Park (no street/lot closures)	$10/hr
ON-SITE STAFF ASSISTANCE	
Community Development	$35/hr
Police	$40/hr
Public Works/Electric/Sanitation	$30/hr

SERVICES	
Trash Cans: Up to 20	$50 flat rate
Trash Cans: Over 20	$5/can
Cones/Barricades	$50 flat rate
Hard Barricade	$20/vehicle
No Parking Signs	Incl. in closure fee
Message Board	$50/day
Lighting Tower	$50/day
Street Sweeper	$50/event
**Does not include abutting side streets when Main or Chester is closed*	

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72-11 EVENT NOTIFICATION

The Applicant shall be responsible for notifying within ten (10) days after approval all businesses and residences which abut any street or property where the event, parade, or racecourse will be held.

A. Each notification must include the following:
    1. Name of event
    2. Sponsoring organization
    3. Date and timeframe of event
    4. Description of street closures (locations and times)
    5. Information and timeframe for potential noise impacts
    6. Organizer's name and contact information
B. Notification must be provided in at least one form of communication as follows. Records shall be kept by the Event Organizer detailing when and how notification was provided.
    1. Mailed Postcards or Letters: Event organizers may mail postcards postmarked at least ten (10) days after permit approval. The Town may provide assistance in providing mailing addresses.
    2. Individualized Notification: Event organizers may individually contact affected businesses and residences in person, over the phone, or via email. For businesses, the owner or general manager must be notified.

3. Apartment or Business Complex Notification: Event organizers may coordinate with property managers to alert all tenants of a large complex.

C. Event organizers are encouraged to use additional notification means such as social media, local calendars and newspapers. These forms of notification do not replace the required communication listed in subsection 72-11.A.

72-12 POST EVENT PROCEDURE

The Special Events Committee will complete an After Action Report following the event to measure the success of event organizers in conforming to all policies and permitted activities. This evaluation will help event organizers improve events from year to year, identify issues which adversely impact public agencies, and provide the approving agencies with a means to prioritize the reservation of dates in the approval process. Events with an unsatisfactory evaluation risk losing the preferred date, having additional fees imposed, or the denial of permits for future events. Event organizers will receive their evaluation shortly after their event.

A. All trash, signs, markings or other event supplies shall be removed promptly following the event. If the items remain 24 hours after the event, the Town may remove them at the expense of the applicant.
B. All event related vehicles, parade floats, stages, portable restrooms or structures located within public parking spaces shall be removed promptly following the event. If the items remain 12 hours after the event, the Town may remove them at the expense of the applicant.

72-13 PERMIT REVOCATIONS/SUSPENSION

The Town Manager or his designee shall be authorized to revoke or suspend any permit previously granted:

A. For violation of any provisions of this Chapter.
B. For any material misrepresentation, intentional or otherwise, made in connection with the application or the permit.
C. When weather conditions render the subject activity unsafe.

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D. When otherwise required in the interest of public health, safety and welfare or environmental considerations.

72-14 PROVISIONS OF THIS CHAPTER

The Town Manager may designate one (1) or more officers and/or employees of the Town to administer the provisions of this Chapter and be the final authority for all events held on Town streets and public property.

72-15 VIOLATIONS OF THIS CHAPTER

Any person who shall violate any provision of this Chapter shall be suspended from having any future events for one (1) year from time of event or as the Town Manager or designee deems appropriate based on the violation.

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72-16 APPEALS OF ANY DECISIONS

Appeals of any decisions made by the Town Manager or his designee must be made to the Town Council within fifteen (15) days of decision. Town Council may take any action regarding the appeal if they determine to discuss the item at a future public meeting.

Chapter 72
SPECIAL EVENTS HELD ON TOWN STREETS AND PUBLIC PROPERTY[1]

72-1 PURPOSE OF CHAPTER

The purpose of this chapter is to accommodate competing demands for the public use of Town streets, and public property that are requested to be used for a special event. Policy and Procedures regulating these areas of demand is necessary to maintain public peace, safety, acceptable conditions of traffic flow and prevention of any illegal or unlawful activity.

(Ord. of 3-13-06)

72-2 TOWN STREETS AND PUBLIC PROPERTY REQUESTED FOR USE

Town streets and public property may be requested for public use in the following areas:

1. Downtown Area that includes Main Street, Chester Street, Crescent Street, Peyton Street, Laura Virginia Hale, High Street, Kidd Lane, Water Street, Jackson Street and portions of Church Street and Blue Ridge Avenue. This Area also includes the Town Commons Area that includes the Gazebo, Pavilion, Parking Lot and Visitor Center.
2. All Other Areas that are not included in the Downtown Area mentioned in Section 72.2.1 but are Town Streets or a public place.

(Ord. of 3-13-06)

CURRENT ORDINANCE

72-3 APPLICATION, POLICY AND PROCEDURES AND PERMIT

No special events shall be held on Town streets and public property without an authorized permit from the Town Manager or his designee. Policy and Procedures including the application shall be found in the Town Manager's Office or on the Town's website.

72-4 PERMIT EXCEPTIONS

This Chapter shall not apply to:

1. Gatherings or events on private property;
2. Gatherings or events on Warren County owned property located within the Town's corporate limits;
3. Gatherings or events on public or privately owned school property;
4. Activities the Town Manager or his designee deem acceptable as an exception.

[1]Editor's note(s)—Amended 1-23-12; 1-14-19; 6-1-21.

72-5 PERMIT REVOCATIONS/SUSPENSION

The Town Manager or his designee shall be authorized to revoke or suspend any permit previously granted:

1. For violation of any provisions of this Chapter;
2. For any material misrepresentation, intentional or otherwise, made in connection with the application or the permit;
3. When weather conditions render the subject activity unsafe;
4. When otherwise required in the interest of public health, safety and welfare or environmental considerations.

72-6 PROVISIONS OF THIS CHAPTER

The Town Manager may designate one (1) or more officers and/or employees of the Town to administer the provisions of this Chapter and be the final authority for all events held on Town streets and public property.

(Ord. of 3-13-06)

72-7 VIOLATIONS OF THIS CHAPTER

Any person who shall violate any provision of this Chapter shall be suspended from having any future events for one (1) year from time of event or as the Town Manager or designee deems appropriate based on the violation.

72-8 APPEALS OF ANY DECISIONS

Appeals of any decisions made by the Town Manager or his designee must be made to the Town Council within thirty (30) days of decision.

(Ord. of 3-13-06)

CURRENT ORDINANCE

CLOSED MEETING
AGENDA STATEMENT

Meeting Date: February 9, 2026 Item# 5

MOTION ON TO GO INTO CLOSED MEETING

To be approved by affirmative recorded vote, with motion set forth in detail in the minutes. Council may TAKE ACTION in open session following closed meeting.

I move that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose:

1) pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, more specifically, a) the insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia, and b) the Amendment to Voluntary Settlement Agreement Between the County of Warren, Virginia and the Town of Front Royal, Virginia, Regarding the Compromise for PILOT Meals and Lodging Taxes, entered into April 11, 2018; and,

2) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, more specifically, the Clerk of Council

Motion to Certify Closed Meeting at its Conclusion

[At the conclusion of the Closed Meeting, immediately re-convene in open meeting and take a roll call vote on the following:]

I move that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Moved _____ ***Seconded*** _____

Rappaport _____ ***DeDomenico-Payne*** _____ ***Ingram*** _____ ***Wood*** _____ ***Sealock*** _____ ***Veitenthal*** _____