



TOWN COUNCIL REGULAR MEETING

Monday, February 23, 2026 @ 7:00pm

Warren County Government Center

View LIVE on Government Access Channel 16 or <https://www.frontroyalva.com/673/Town-Hall-Live>

1. MOMENT OF SILENCE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

4. **APPROVAL OF MINUTES** – *I move that Council approve the minutes of February 2, 2026 Continued/Rescheduled Regular Meeting, February 2, 2026 Work Session and February 9, 2026 Work Session, as presented.*

5. **ADDITION/DELETION OF ITEMS FROM THE AGENDA (REQUIRES UNANIMOUS VOTE) AND/OR REVISION TO ORDER OF BUSINESS (REQUIRES MAJORITY VOTE)**

6. **RECOGNITIONS/AWARDS/REPORTS/PRESENTATIONS**

- A. Recognition of Officers – Chief Whited
 1. MADD Award to Officer Brooke Duvall and Officer Carrie Gibson
 2. Promotion of Corporal Mark Hajduk
 3. Introduction of New Police Officer Cooper Blake
- B. Recognition of Mark Snyder for Obtaining Class A Lineman Certification – Carey Saffelle

7. **PUBLIC HEARINGS**

- A. Special Use Permit to allow an Automobile Garage/General Repair Shop, at 3 West 14th Street – Gary Bunch
- B. Special Use Permit to Operate a Shopping Center in the C-1 Zoning District on South Street - AJM, LLC Front Royal VA on Behalf of The Boisseau Family LC ET AL
- C. Receive Public Comment Regarding a Request from West Brown to Vacate an 1,800 Square Foot Portion of the Unimproved Alley Between W. 13th and 14th Streets
- D. Receive Public Comment Regarding a Request from Paul Rush to Vacate an Unimproved Portion of Lowe Lane Located Off Braxton Road

8. **PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS**

9. **REPORTS**

- A. Report of Town Manager
- B. Report of Councilmembers
- C. Report of the Mayor

10. **CONSENT AGENDA ITEMS**

- A. Purchase of Replacement Police Department Patrol Vehicles
- B. FY26 Budget Amendment to Receive Funds from the Commonwealth of Virginia 9-1-1 Service Board
- C. FY26 Budget Amendment to Receive Funds from NOVA/DC ICAC Task Force
- D. Deed of Easement from CRP/TCC Front Royal Owner, LLC (Toray) for Public Water/Sewer Facilities

11. **BUSINESS ITEMS**

- A. Request to Waive Sidewalk Requirement for Squirrel Hill Development
- B. Resolution to Cancel Shenandoah Avenue Lighting Revenue Sharing Project, UPC #116862

12. **CLOSED MEETING**

13. **ADJOURN**



**Town Council Continued/Rescheduled
Regular Meeting Minutes of 1/26/26 on 2/2/26 - Page | 1**

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

This continued/rescheduled meeting was held in Town Hall.

Pledge of Allegiance was led by Vice Mayor Veitenthal.

Moment of Silence

ROLL CALL BY CLERK OF COUNCIL

PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman R. Wayne Sealock
Councilman Glenn E. Wood

OTHERS PRESENT: Town Manager Joseph W. Petty
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley

APPROVAL OF MINUTES – *Councilman Rappaport moved seconded by Vice Mayor Veitenthal that Council approve the minutes of December 8, 2025 Regular Meeting/Work Session, January 5, 2026 Work Session and January 12, 2026 Work Session, as presented.*

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS

Vice Mayor Veitenthal moved seconded by Councilman Wood that Council delete #6 Recognition/Awards/Reports and #12 Closed Meeting from the Agenda.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

RECOGNITIONS/AWARDS/REPORTS - REMOVED

- ~~A. Recognition of Officers – Chief Whited~~
- ~~1. MADD Award to Officer Brooke Duvall and Officer Carrie Gibson~~
- ~~2. Promotion of Corporal Mark Hajduk~~
- ~~3. Introduction of New Police Officer Cooper Blake~~

PUBLIC HEARINGS

Special Use Permit Request Submitted by Fussell Florist for an Artistic Mural at 202 E. 2nd Street

Staff – No comment

Applicant - No comment at this time.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Katie Bonnet, 112 Douglas Drive, Middletown, applicant and owner of Fussell Florist, advised that the current mural will be updated with a new one as presented in Council's packet displaying a positive message to the community.



**Town Council Continued/Rescheduled
Regular Meeting Minutes of 1/26/26 on 2/2/26 - Page | 2**

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council approve a Special Use Permit submitted by Fussell Florist [property owner CJMWO Family] for an artistic mural, exceeding sixty (60) square feet in size, on the east side of the building located at 202 E. 2nd Street, identified by Tax Map 20A8-1-4-33, as presented.

Vice Mayor Veitenthal suggested that this part of the Town Code be revisited due to the property owners' rights being affected. Councilman Rappaport appreciated the hard work.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Receive Public Comment on a Request from Zuckerman Metals, Inc. to Vacate a Portion of an Unimproved Street Located Between East 5th Street and Happy Creek

Staff - Town Manager Joe Petty advised that this item and the next two were related and located in the general area. He recommended a title exam if approved. Councilman Wood confirmed with him that the owners were aware of the costs associated with the purchase. Vice Mayor Veitenthal confirmed that the owner had been paying the taxes on the property for years and that staff had looked at the request commenting on the storm sewer.

Applicant – J. Daniel Pond III, attorney for the applicant, advised Council that he and the applicant(s) were available to answer any questions reiterating that they had been paying taxes on two of the three properties for many years.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant.

Vice Mayor Veitenthal advised that she was not typically in favor of this motion; however, the circumstances proved otherwise and suggested they purchase the land. Councilman Wood suggested putting to rest to any concerns with the easements. Councilman Ingram reiterated that they had been paying taxes on the property and suggested moving toward the purchase.

SUBSTITUTE MOTION: Councilman Rappaport moved *that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant conditioned that the applicant provide a title exam.*

MOTION DIED FOR LACK OF A SECOND ON SUBSTITUTE MOTION

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL ON ORIGINAL MOTION



**Town Council Continued/Rescheduled
Regular Meeting Minutes of 1/26/26 on 2/2/26 - Page | 3**

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Receive Public Comment on a Request from Zuckerman Metals, Inc. to Vacate a Portion of an Unimproved Street Located Between East 5th Street and Lot 17A

Staff – No comment

Applicant – No comment

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Vice Mayor Veitenthal moved seconded by Councilman Rappaport that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant.

Mayor Cockrell stated that in the past Council has approved the appointment of a Viewer's Committee to assess these requests more closely; however, the circumstances were different in these three requests. Vice Mayor Veitenthal agreed and reiterated that they had paid the taxes on the properties for many years.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Receive Public Comment on a Request from 218 E. 4th Street LLC to Vacate a Portion of an Unimproved Street Located Between East 4th Street and Lot 16.

Staff – No comment

Applicant – Mr. Pond, representative for the applicant, explained that the name of the property was being revised.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Vice Mayor Veitenthal moved seconded by Councilman Rappaport that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant.

Vice Mayor Veitenthal appreciated staff's input on these requests.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Receive Public Comment on a Request from James Heflin to Vacate a Portion of the Unimproved Randolph Avenue Between Washington Avenue and Lot 5

Staff – Mr. Petty explained the installation of the cul-de-sac and the need for a 20' and 10' drainage and utility easements along the northern and eastern boundaries. Councilman Wood confirmed with him that the owners were aware of the costs associated with the purchase. Mr. Petty confirmed that the easements did not appear on the survey and recommended they be referenced in the ordinance specifically noting that an updated survey would be recorded when the purchase was complete.

Applicant – No comment.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Councilman Rappaport moved seconded by Vice Mayor Veitenthal that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant.



**Town Council Continued/Rescheduled
Regular Meeting Minutes of 1/26/26 on 2/2/26 - Page | 4**

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

After a brief discussion about revising the wording of the ordinance, a substitute motion was made by Councilman Rappaport:

SUBSTITUTE MOTION: Councilman Rappaport moved seconded by Councilman Wood that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant with the following change, 20' wide drainage and utility easement running along the northern boundary of the property and a 10' wide drainage and utility easement running along the eastern boundary of the property, all as shown on a survey.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL ON THE SUBSTITUTE MOTION

Ordinance Amendment to Chapter 12 and Chapter 70 Pertaining to Electricity Fees and Procedures.

Staff – Councilwoman DeDomenico-Payne voiced concern over the new language in 70-50(3) *Upon completion of the work, the Town will reconcile the estimated payment with the actual time and materials expended. The Town will then either issue an additional invoice or provide a reimbursement to the developer, builder, or customer, as applicable.* Director of Energy Services Carey Saffell explained that his department reaches out to the developer on the costs of materials before ordering them. Vice Mayor Veitenthal advised that based on her personal experience, the Energy Services Department's communication response was immediate. Mr. Carey confirmed that this was only for commercial and industrial noting residential was a flat fee.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Councilman Ingram moved seconded by Councilman Rappaport that Council adopt ordinance amendments to Chapter 12 - Fees and Chapter 70 – Electricity pertaining to fees and procedures, as presented.

Councilman Rappaport was pleased to see 70-50(4)(C) - *Grid impact assessment: load studies, reliability analysis* as new language in the ordinance.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

Mark Bauer, 1070 Goodview Drive, member of the Executive Council of American Legion Post 53, thanked the Council for the Military Tribute Banners installed around Town, but voiced concern that they were too small and suggested that when the program comes back in two years to make them larger.

REPORTS

Town Manager Report – Mr. Petty thanked staff and their families for their hard work and long hours during the latest snowstorm, noting that he had talked with the schools and the Warren County Builders Association to determine how assistance could be better distributed for the next event. He advised that staff were currently handling many water breaks. He concluded that Town Business Offices would be closed on Monday, February 16, 2026 for Presidents Day.



Town Council Continued/Rescheduled Regular Meeting Minutes of 1/26/26 on 2/2/26 - Page | 5

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Town Council Reports

Councilman Sealock thanked Energy Services employees for their timely assistance on Virginia Avenue during a recent outage. He also thanked staff for their hard work during the snowstorm.

Councilman Rappaport gave the same sentiment to the Town Staff and asked the public to watch for those who were walking.

Vice Mayor Veitenthal gave the same sentiment to the Town Staff. She voiced concern about the emergency alert about the grid forcing a possible power outage that came across their phones during the storm. She opined about data centers and how they did not belong in Front Royal.

Councilman Wood gave the same sentiment to the Town Staff and stated that the public was not aware of what Town Staff endures a snowstorm of this magnitude, specifically noting those employees collecting trash in six-degree weather. He anticipated the results of the Solid Waste Study that would show how automated trash trucks could assist with this situation. Mr. Wood stated that it was unrealistic for the public to open sidewalks in front of their property since some snowbanks were seven feet tall.

Councilwoman DeDomenico-Payne gave the same sentiment to the Town Staff. She also voiced concern about the emergency alert mentioned by Vice Mayor Veitenthal. She attended the Liaison Committee Meeting.

Report of the Mayor – Mayor Cockrell attended the Community Book Fair, Smithsonian Meeting, Little League Meeting, Liaison Committee Meeting, The Front Royal Volunteer Fire Department Annual Awards Banquet, Recovery Court Meeting, Citizen Academy, and the Front Royal/Warren County Chamber's Annual Dinner/Awards - Stargazer's Gala. She mentioned the concern over the emergency alert and noted that the Town did respond to it. She stated that the current weather event had brought days of freezing temperatures making it a unique situation. She expressed her gratitude to Town Staff.

CONSENT AGENDA ITEMS

Purchase of ArcGIS Enterprise Software Licensing

Council approved the purchase of ArcGIS Enterprise Software Licensing from Environmental Systems Research institute, Inc. (Esri), in the amount of \$90,537, over a 3-year period, \$30,179 annually to support the newly created GIS position, in its duties, analysis, and data management.

FY26 Budget Amendment for Grant Award Operation Ceasefire Forensic and Analytical Technology

Council approved a FY26 Budget Amendment in the amount of \$110,143.00 to receive funds from the Virginia Department of Criminal Justice Services' Operation Ceasefire Forensic and Analytical Technology Grant Program for use by the Front Royal Police Department to purchase technology equipment for rapid, accurate, 3D documentation of crime scenes and crash sites, allowing the ability to create a "digital twin" for forensic analysis, evidence preservation, and court presentation.

Two (2) Year Extension of Automated Systems Speed Enforcement Systems Agreement with Blue Line Solutions LLC

Council approved a two-year extension of the Automated Systems Speed Enforcement Systems Contract Agreement with Blue Line Solutions LLC. for the continued deployment of speed cameras for school zone speed enforcement during drop off and pickup hours in four (4) school zones [Warren County Middle School, Skyline Middle School, A.S. Rhodes Elementary School and Ressie Jeffries Elementary School].



**Town Council Continued/Rescheduled
Regular Meeting Minutes of 1/26/26 on 2/2/26 - Page | 6**

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Standard Operating Procedures for Front Royal Small Unmanned Aircraft Systems (sUAS) Operations

Council approved the Standard Operating Procedures for Front Royal Small Unmanned Aircraft Systems (sUAS) Operations for the Town of Front Royal, as presented.

Rights of Requesters and Responsibilities of Town of Front Royal FOIA Policy Revisions

Council approved the revisions to the Rights of Requesters and Responsibilities of the Town of Front Royal FOIA Policy, as presented.

Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council approve the Consent Agenda as presented.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

BUSINESS ITEMS – None

~~CLOSED MEETING - REMOVED~~

The meeting adjourned at approximately 8:10pm.

Approved by Town Council

Date: _____



This meeting was held immediately after the regular meeting continued/rescheduled from January 26, 2026

Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman R. Wayne Sealock

ABSENT: Councilman Glenn E. Wood

OTHERS PRESENT: Town Manager Joseph W. Petty
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Various members of the staff and public

NEW BUSINESS

Special Use Permit Application - Gary Bunch to Allow an Automobile Garage/General Repair Shop, at 3 W. 14th St
– Director of Planning Lauren Kopishke explained that the current business is classified as a service station and for the applicant to expand the existing building to a garage/general repair shop a special use permit is required to bring the new use into compliance. She noted the Planning Commission recommended approval with three conditions, noting the applicant was aware of the conditions. Councilman Sealock voiced concern over the condition that closes the entrance to the business from 14th Street. Discussion ensued about the entrances and exits to the property. Councilman Rappaport voiced concern that N. Royal Avenue would be used for additional parking. It was noted that the owners purchased the property approximately twenty years ago and the same business has occupied the space for fifteen years. Council was reminded that it was up to them to determine the conditions during the public hearing. Council voiced concern that the installation of curb and gutter could be a financial burden to the owners. Mr. Petty advised that there was an opportunity to share in the cost of installation of curb/gutter. Council agreed to advertise for a public hearing on February 23rd.

Special Use Permit Application from Property Connection, LLC to allow an Automobile Parking Lot, Commercial (Tow Yard) on a Vacant Lot on Kibler Street – Ms. Kopishke advised that the Town Code did not define a tow yard and proceeded to explain the definition of a commercial automobile parking lot. She noted that the applicant would utilize the vacant lot off Kibler Street for a tow yard with the addition of a fence to enclose the vehicles. Councilman Rappaport voiced concern about wrecked vehicles leaking fluids into the ground which was close to a water source and suggested a paved surface as opposed to gravel. Ms. Kopishke advised that wrecked vehicles would have to be removed within 48 hours noting that violations would be complaint driven and enforced by the Zoning Officer. It was noted that the area was C-1; however, residential houses in the area pre-date the zoning ordinance. The Mayor advised that she and Mr. Petty would determine which work session agenda this item would come back to for further discussion.

Special Use Permit Application from AJM, LLC Front Royal VA on Behalf of the Boisseau Family LC ET AL to Operate a Shopping Center in the C-1 Zoning District on South Street – Ms. Kopishke advised that the shopping center was constructed in the late 60's or early 70's and predated the definition for a shopping center in the zoning ordinance. She stated that this Special Use Permit would bring the shopping center into compliance, explaining that the family trust wants a clean title. There was a brief discussion about outdoor activities and parking including the implements stored outside of Rural King. It was noted that the billboard on Remount Road would be leased through July 1st and then removed. Council agreed to advertise for a public hearing on February 23rd.



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Request to Vacate a portion of the unimproved Lowe Lane between Braxton Road and Lot 27A – Mr. Petty advised the applicant was requesting to vacate Lowe Lane to access his property. Ms. Kopishke gave a brief history on how the land was acquired and divided in the 70's. Mr. Petty advised that the survey showed an existing storm sewer easement. He confirmed that the owner was aware of the costs of purchasing the property. Council agreed to advertise for a public hearing on February 23rd.

UNFINISHED BUSINESS

Request to Reinstate Two Readings for Public Hearings – Councilman Wood questioned the need for two readings when the public hearing could be left open. Town Attorney George Sonnett explained that leaving the public hearing open must be a majority vote and include a date in the motion. Councilman Ingram voiced confusion to the public for having two separate votes on the readings. Vice Mayor Veitenthal noted that the two readings were how it was done in the past and that a lot of constituents have asked that it be reinstated. Councilman Wood reiterated that if new information comes before Council to leave the public hearing open. There was concern that some items did not need a second reading. Mr. Sonnett advised that Roberts' Rules of Order addresses motions 1) leave the public hearing open, 2) close the public hearing and postpone action or 3) reconsider at the next meeting. Discussion ensued about the current process and whether two readings were necessary. Mayor Cockrell advised that she would decide whether this item would be brought back up at a future work session.

CLOSED MEETING

Vice Mayor Veitenthal moved seconded by Councilman Wood 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 purposes 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.

Vote: Yes – Councilmembers Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilwoman DeDomenico-Payne moved seconded by Councilman Wood 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.

Vote: Yes – Councilmembers Wod, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Adjourned at approximately 10:44pm.

Approved by Town Council

Date: -----



Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman R. Wayne Sealock

ABSENT: Councilman Glenn E. Wood

OTHERS PRESENT: Town Manager Joseph W. Petty
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Various members of the staff and public

Presentation – Electric Cost of Service Study Overview – Town Manager Joe Petty introduced Director of Energy Services Carey Saffelle and Project Manager of RGrid Power LLC Kiel Blanton. Mr. Saffelle advised that tonight's study was for the electrical rates noting that the Town was \$1.1 million "in the hole". Mr. Blanton advised that he conducted the study and the analysis. He began with the Cost-of-Service Methodology that included the 1) Electric Utility Financial Review Examination; 2) Electric Utility Financial Models Using 2 years of Data (revenue and expenses); and 3) Financial Forecast. He continued with the Electric Utility's Financial History reiterating that the Town had been operating "in the hole" the last few years. Mayor Cockrell noted the system margins at \$3 million in FY25. Finance Director BJ Wilson explained the most recent outstanding purchase orders reiterating that it was actually tracking at \$1 million "in the hole. Councilwoman DeDomenico-Payne questioned depreciation. Mr. Wilson confirmed that while they did not have a number on hand tonight, it was not a large number noting that transfers were indirect expenses.

Mr. Blanton continued with Front Royal Load Projections that included Energy Requirements Forecast and Coincident Peak Forecast. He noted in the Utility Expenses Forecast that 49% of the non-power expenses were transfers, taxes and depreciation while 20% were salaries and benefits. Mr. Blanton continued with Base Revenue Projections noting that the load is weather dependent and showed the projected margin loss in a 5-year period if there were no changes made. He explained the recommendation of the rate study beginning with Phase 1 that included the current rates capturing the facilities, energy and PCA charges for three categories: residential, commercial and Town facilities. He explained that Phase 1 rates would be in place for approximately one year, generating an additional 11.8% revenue with Phase 2 beginning thereafter. Councilwoman De-Domenico-Payne questioned how it was kept stable for five years. Mr. Blanton advised the rates matched how the power was being used with the correct setting of the fixed charges.

There was a discussion about possibly implementing the new charges shown in Phase 2 for large commercial accounts such as the hospital and schools since they were not being charged correctly. Mr. Blanton advised that the idea for implanting the Phases was for the customers to be "eased" into the projected increase. He continued that the study showed that large commercial and residential were subsidizing the small businesses expressing the need to fix facility and demand charges to be fair across the board. Vice Mayor Veitenthal asked Town Attorney George Sonnett to research why the large commercial customers were not paying property taxes. Mr. Saffelle advised that congestion charges would also increase because the transmission charges were getting "hammered" because of load demand. There was an explanation and discussion pertaining to load factors which led to Mr. Burton explaining Power Cost Adjustment (PCA) changes.



Mr. Blanton reviewed the Utility Rate Comparison with other distributors noting the Town was currently the third lowest in the state with the implementation of Phase 1. He then explained Phase 2/ Long Term Rates where there would be a breakout with the Main Street businesses. This included 5 tiers (Residential, Small General Services, Medium General Services, Large General Services and Town Services). There was much discussion on how small general services were severely underpaying. It was noted that the Town's electric rates had not been reviewed since 2019 and the PCA was set in 2022. Vice Mayor Veitenthal stated that the purpose of the study and ultimately the increase was to be revenue neutral not to make money. Mr. Burton advised that Phase 1 was "riding the revenue ship" and Phase 2 was proposing the rate noting that most of the costs came from energy usage. Council agreed to bring back the ordinance for further discussion at the March 2nd Work Session to be advertised for a public hearing on March 23rd with rates beginning April 1st.

NEW BUSINESS

Purchase of Replacement Police Department Patrol Vehicles – Purchasing Manager Michelle Campbell advise that the request was to replace three patrol vehicles noting that there were two gasoline and one hybrid. She explained that the hybrid was included at no additional cost to evaluate its performance for potential future fleet use. Council agreed to add to the consent agenda of February 23rd.

FY26 Budget Amendment to Receive Funds from the Commonwealth of Virginia 9-1-1 Service Board – Finance Director BJ Wilson advised that this was to accept funds to reimburse funds for Call Handling Equipment (CHE) i3 services to support the dispatchers. Council agreed to add to the consent agenda of February 23rd.

Request for Sidewalk Waiver for Squirrel Hill Subdivision Submitted by Monteverde Engineering – Director of Planning Lauren Kopishke advised that the applicant was requesting a sidewalk waiver pursuant to Town Code that allowed the Council to waive requirements. She showed the proposed 32-dwelling unit subdivision where the sidewalks were required to be installed upon. Mayor Cockrell stated that there was a rule that new development was to provide sidewalks. Council agreed to place on the February 23rd agenda as a Business Item.

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 – Mr. Sonnett noted that this easement was outside Town limits therefore required an easement for the Town to maintain utilities. He noted that there were three lots to be consolidated into one parcel at the Toray and Baugh Drive intersection. Council agreed to add to the consent agenda of February 23rd.

FY26 Budget Amendment for Internet Crimes Against Children Funds – Chief Whited explained that this was to receive funds to reimburse for the purchase of technological equipment. Council agreed to add to the consent agenda of February 23rd.

UNFINISHED BUSINESS

Special Use Permit (SUP) Application from Property Connection, LLC to allow an Automobile Parking Lot, Commercial (Tow Yard) on a Vacant Lot on Kibler Street – Ms. Kopishke advised that there was an identical use nearby from a 1990 SUP. She noted that the applicant would install a 6-foot fence along the property's perimeter that would not restrict water flow. There was much discussion on whether to condition a paved or gravel lot due to the cars leaking fluids so close to a creek. Mr. Sonnett reminded Council they could put reasonable conditions on the SUP at the public hearing. Ms. Kopishke showed the five potential conditions listed by the Planning Commission and Staff noting that there was evergreen hedge to be installed to prevent some runoff. Council agreed to advertise for a public hearing on March 23rd.



Shenandoah Avenue Lighting VDOT Revenue Sharing Project Update – Mr. Petty explained how we got here tonight and that Council would need to decide on how to handle. The two options were 1) ask VDOT for an extension to push out another year or 2) withdraw and vote on a resolution at the next meeting. He advised that he had spoken with VDOT and they understood the reason for the withdrawal, advising that the Town would not be penalized. He confirmed that the \$50,000 already spent on the project could not be reimbursed. Council agreed to add a Resolution to withdraw the funding to the February 23rd under Business Items.

Ordinance Amendment to Chapter 72 Special Events Held on Town Streets and Public Property – Mr. Petty reviewed several areas of the amendment that included: Why Special Events; Current Events; Current Process; Notable Changes; New Process; Timeline; Fee Comparison; and Special Event Committee. He advised that he had feedback on the committee and event notification requirements and would continue to follow up. Councilwoman DeDomenico-Payne suggested non-interested parties be part of the committee to bring diverse ideals. Mr. Petty explained that the committee was not to dictate whether an event was to happen or not but rather how it impacted the Town.

There was discussion about fees and how the committee would determine what event organizer would pay based on the information given to them including those organizations that were not generating revenue. He understood Council's concern about the difficulty for some to pay the fees; however, the Town was subsidizing events, noting Front Royal had one of the lowest in the area. The fees, he explained, were mirrored after other localities and provided accountability, assisted event organizers with their budget and curb burn out of Town employees. There was a brief discussion pertaining to towing vehicles, acknowledging the Police Department for making many attempts to find the owner. Mr. Petty confirmed that the rules and fees would apply to everyone and any appeals could be made to the Town Council. Council agreed to bring back on the March 2nd Work session for more review.

CLOSED MEETING

Councilman Wood moved seconded by Councilwoman DeDomenico-Payne 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 purposes 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

Vote: Yes – Councilmembers Rappaport, DeDomenico-Payne, Ingram, Wood, Sealock, Veitenthal

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilman Rappaport moved seconded by Vice Mayor Veitenthal 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 following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

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.

Vote: Yes – Councilmembers Rappaport, DeDomenico-Payne, Ingram, Wood, Sealock, Veitenthal

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Adjourned at approximately 9:55pm.

Approved by Town Council

Date: -----

DRAFT



REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 07A

Agenda Item: PUBLIC HEARING – Special Use Permit to allow an Automobile Garage/General Repair Shop, at 3 West 14th Street – Gary Bunch

Summary: Council is requested to consider a Special Use Permit (SUP) application submitted by Gary Bunch, to allow an automobile garage/general repair shop at 3 W. 14th Street, identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63. The property is zoned C-1, Community Business District and located in the Entrance Corridor Overlay District. The current business is classified as an automobile service station. Before the applicant can expand, the property must be classified correctly under the current ordinance. The Planning Commission recommends approval with the following conditions:

1. The entrance off 14th street shall be removed and replaced with curb and gutter.
2. All work shall be conducted within an enclosed building.
3. All outdoor storage or display shall be screened to obstruct its visibility from any public street.

Adjacent property owners have been notified.

Budget/Funding: N/A

Meetings: Work Session held February 2, 2026

Proposed Motion: In furtherance of the purposes and objectives contained in Town Code 175-1(B), I move that Council approve a Special Use Permit (SUP) submitted by Gary Bunch, to allow an automobile garage/general repair shop at 3 W. 14th Street (Tax Map 20A2-3-63-24A, 25, 26, 27, B 63) with the following conditions:

1. The entrance off 14th street shall be removed and replaced with curb and gutter.
2. All work shall be conducted within an enclosed building.
3. All outdoor storage or display shall be screened to obstruct its visibility from any public street.

Moved _____ *Seconded* _____

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

**PLANNING COMMISSION REGULAR MEETING
AGENDA STATEMENT**

Meeting Date: January 21, 2026

Public Hearing Item 1: 2500571 – A Special Use Permit Application, submitted by Gary Bunch, to allow an Automobile Garage/General Repair Shop, located at 3 West 14th Street, identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63. The property is zoned C-1, Community Business District and is located in the Entrance Corridor.

Recommendation of Approval ✓
Recommendation of Denial _____
Postponed _____

In furtherance of the purposes and objectives contained in Town Code 175-1(B), Commissioner Marrazzo moved, seconded by Commissioner Brooks that the Planning Commission forward a recommendation of approval to the Town Council for Special Use Permit #2500571 to allow an Automobile Garage/General Repair Shop, located at 3 West 14th Street, and identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63 with the following conditions:

- 1. The entrance off 14th street shall be removed and replaced with curb and gutter.*
- 2. All work shall be conducted within an enclosed building.*
- 3. All outdoor storage or display shall be screened to obstruct its visibility from any public street.*

Moved Marrazzo Seconded Brooks

Marshner ✓ Marrazzo ✓ Neel ✓ Brooks ✓ Fedoryka ✓

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 – 2500571

MEETING DATE: January 21, 2026

SUMMARY: 2500571 – A Special Use Permit Application, submitted by Gary Bunch, to allow an Automobile Garage/General Repair Shop, located at 3 West 14th Street, identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63. The property is zoned C-1, Community Business District and is located in the Entrance Corridor.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The entrance off 14th street shall be removed and replaced with curb and gutter.
2. All work shall be conducted within an enclosed building.
3. All outdoor storage or display shall be screened to obstruct its visibility from any public street.

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 #2500571 to allow an Automobile Garage/General Repair Shop, located at 3 West 14th Street, and identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63 with the following conditions:

1. *The entrance off 14th street shall be removed and replaced with curb and gutter.*
2. *All work shall be conducted within an enclosed building.*
3. *All outdoor storage or display shall be screened to obstruct its visibility from any public street.*

"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 #2500571 to allow an Automobile Garage/General Repair Shop, located at 3 West 14th Street, and identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63 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
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**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
January 21, 2026**

APPLICATION #:

2500571

APPLICANT:

Gary Bunch

APPLICATION SUMMARY:

A Special Use Permit application has been submitted to allow an Automobile Garage/General Repair Shop, located at 3 West 14th Street.

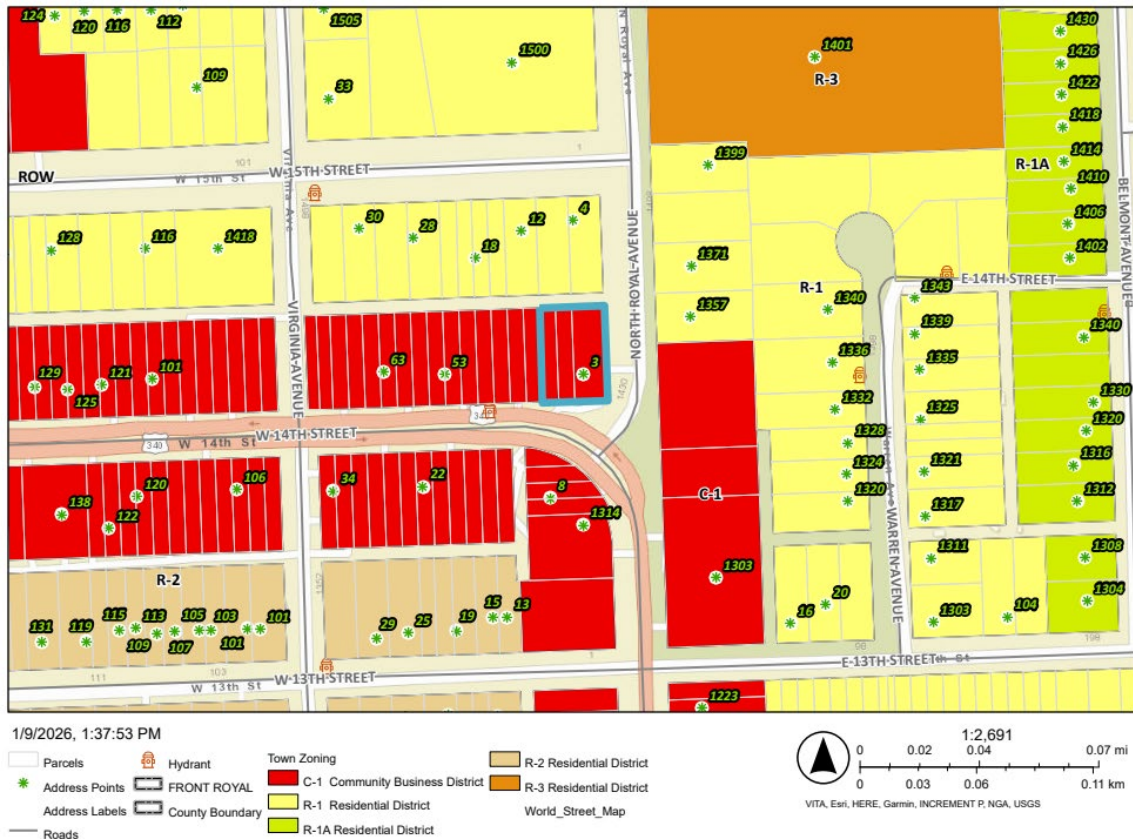
GENERAL INFORMATION:

<i>Site Addresses</i>	3 West 14 th Street
<i>Property Owner(s)</i>	Gary & Tammy Bunch
<i>Existing Zoning</i>	C-1, Community Business District (Entrance Corridor)
<i>Historic District</i>	No
<i>Proposed Use</i>	Automobile Garage/General Repair Shop
<i>Tax Identification</i>	20A2-3-63-24A, 25, 26, 27, B63
<i>Location</i>	The property is located at the intersection of W. 14 th Street and North Royal Avenue.

Vicinity Map (Warren County GIS)



Town Zoning Map (Warren County GIS)



Arial Map (Warren County GIS)



Front Left Elevation – Facing W. 14th Street



Rear Elevation – Corner of W. 14th Street and N. Royal Avenue



Rear Elevation – Facing N. Royal Avenue



INFORMATION ON THE APPLICATION:

Town Code

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.

148-870 Parking Requirements	Automobile, motor vehicle service facilities	Two (2) spaces per service bay or two (2) spaces for every three hundred sixty (360) square feet. Every such facility shall have a minimum of three (3) parking spaces.
Staff Recommendation	Staff recommends approval with the following conditions: 1. The entrance off 14th street shall be removed and replaced with curb and gutter. 2. All work shall be conducted within an enclosed building. 3. All outdoor storage or display shall be screened to obstruct its visibility from any public street.	

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

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: GARY BUNCH PHONE: 540-622-0369
Address: 106 WEST 14TH ST. FRONT ROYAL VA 22630
Email: TSBUNCH50@YAHOO.COM

PROPERTY OWNER:

Name: GARY + TAMMY BUNCH PHONE: 540-622-0369
Address: 106 WEST 14TH ST. FRONT ROYAL VA 22630
Email: TSBUNCH50@YAHOO.COM

PROPERTY DESCRIPTION:

Property Address: 3 WEST 14TH ST FRONT ROYAL VA 22630
Tax Map 20A2-363-27 Section 63 Block 63 Lot 424A-25-26-27 B63
Subdivision Name: FRONT ROYAL IMP. CORP. Acreage: 0.315 Zoning District: C-1

REQUEST:

Proposed Use of Property: AUTO REPAIR SHOP
Specific Special Use Permit Request: _____

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: _____ Date Paid: _____
4. Additional information as required by the Department of Planning and Zoning.

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: [Signature] Date: 12-3-2025

Property Owner Signature: [Signature] Date: 12-3-2025

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.

NOTES:

1. CURRENT OWNERS: WALTER GARY BUNCH SR. AND TAMMY LYNN SETTLE BUNCH, TRUSTEES AS SHOWN AT INSTRUMENT #230002825.
2. NO TITLE REPORT WAS FURNISHED. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS THAT MAY NOT BE SHOWN HEREON.
3. THIS PROPERTY IS **NOT** LOCATED IN A F.E.M.A. DEFINED 100-YEAR FLOOD ZONE.
4. THE LAND BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
5. ZONED: (C-1) COMMERCIAL BUSINESS
6. TAX MAP #'S: 20A2-363--24A, 25, 26, 27
7. SITE AREA: 13,720 SQ.FT.

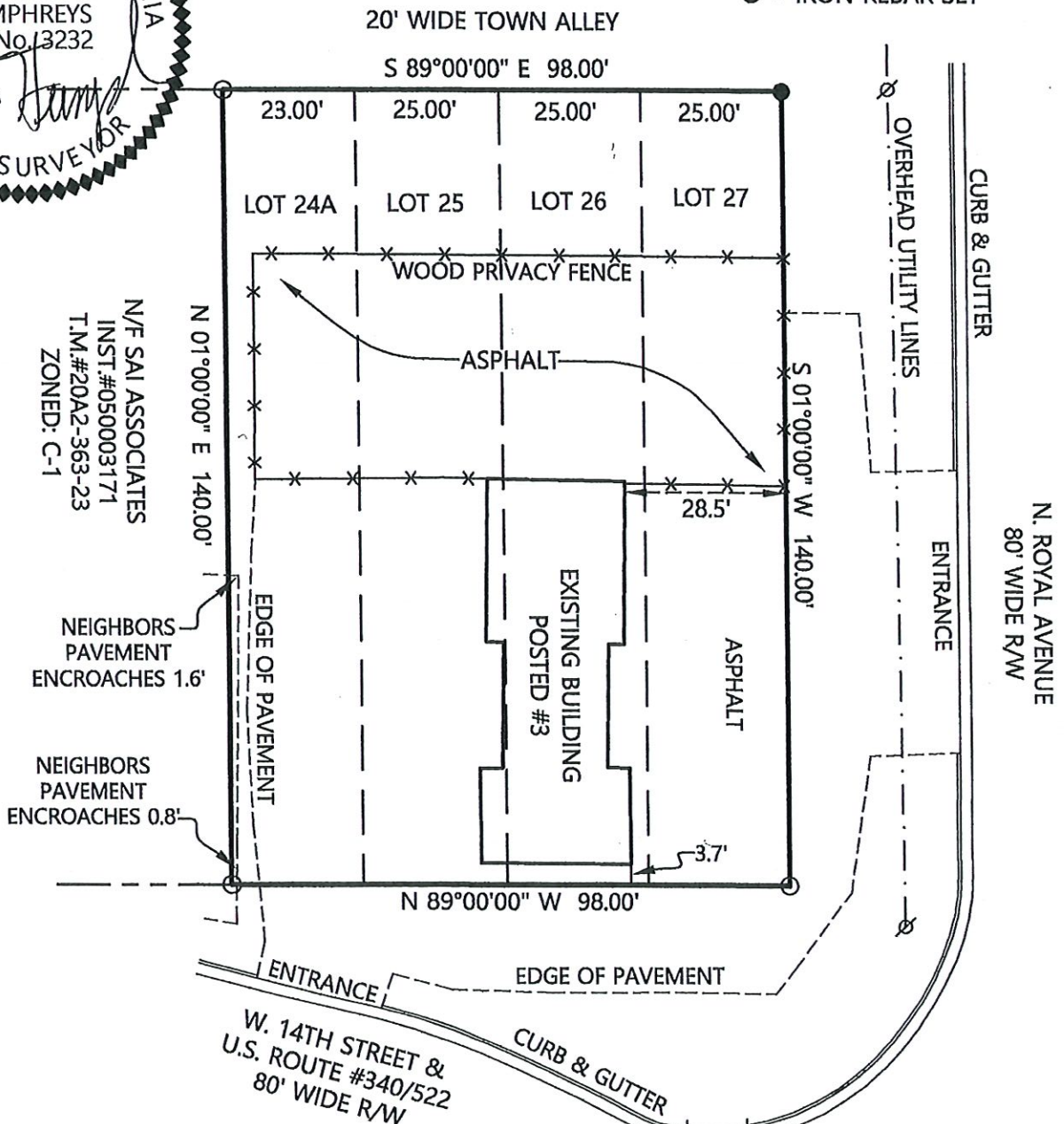
BOUNDARY SURVEY
 LOTS 24A, 25, 26 & 27, BLOCK 63,
 FRONT ROYAL-RIVERTON IMPROVEMENT CO.,
 DEED BOOK 'S' PAGE 300,
 NORTH RIVER DISTRICT, TOWN OF FRONT ROYAL
 WARREN COUNTY, VIRGINIA

SCALE: 1" = 30'	DATE: AUGUST 11, 2025	PREPARED BY: PIONEER LAND SURVEYS PLC P.O. BOX 1012, FRONT ROYAL, VA 22630 PH 540-631-0700
JOB: 25-040W	ORIGINAL PAPER SIZE: 8.5" x 11"	
DRAWING FILE: ADVANCED TIRE.dwg		SHEET 1 OF 1



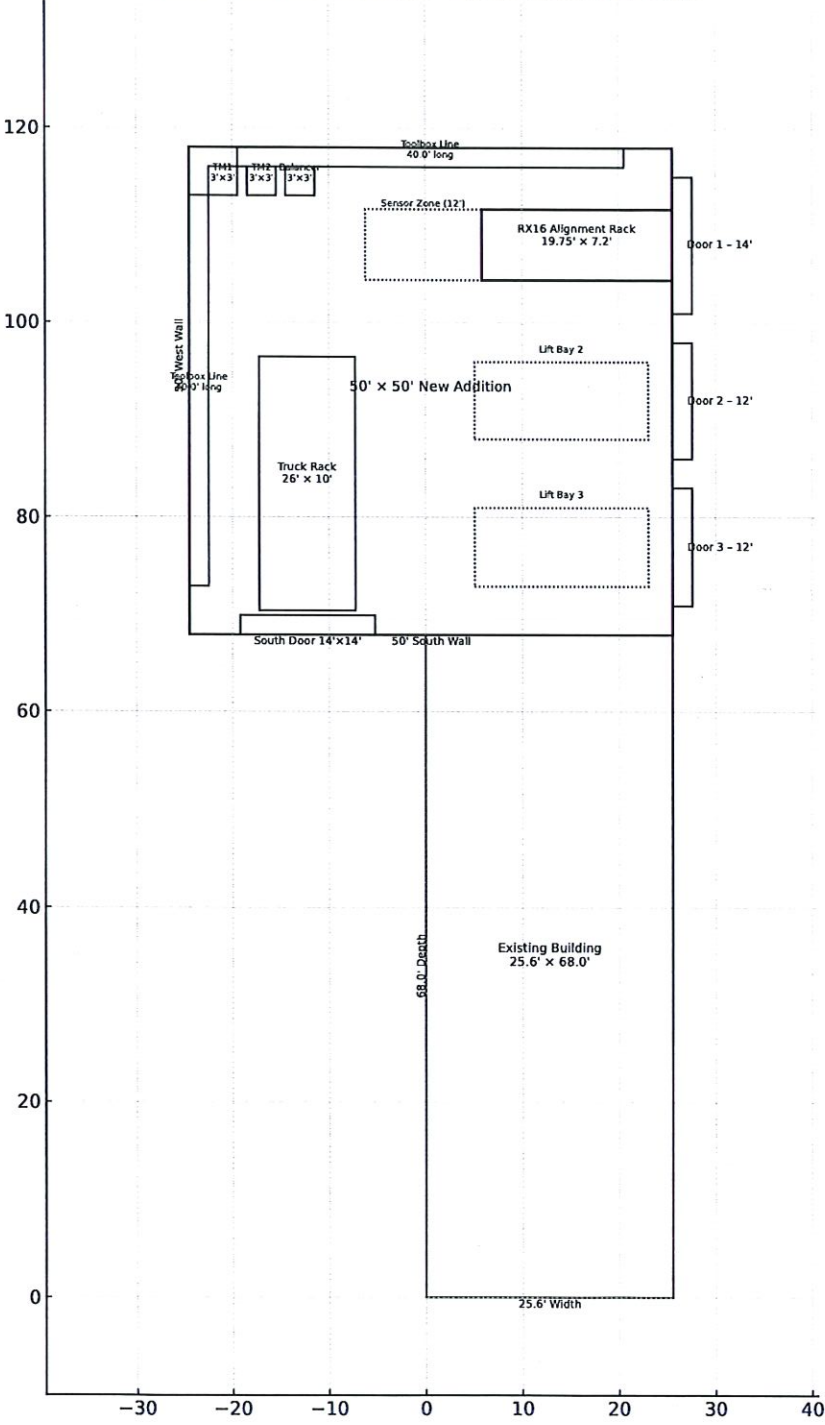
LEGEND

- = IRON PIN FOUND
- = IRON REBAR SET

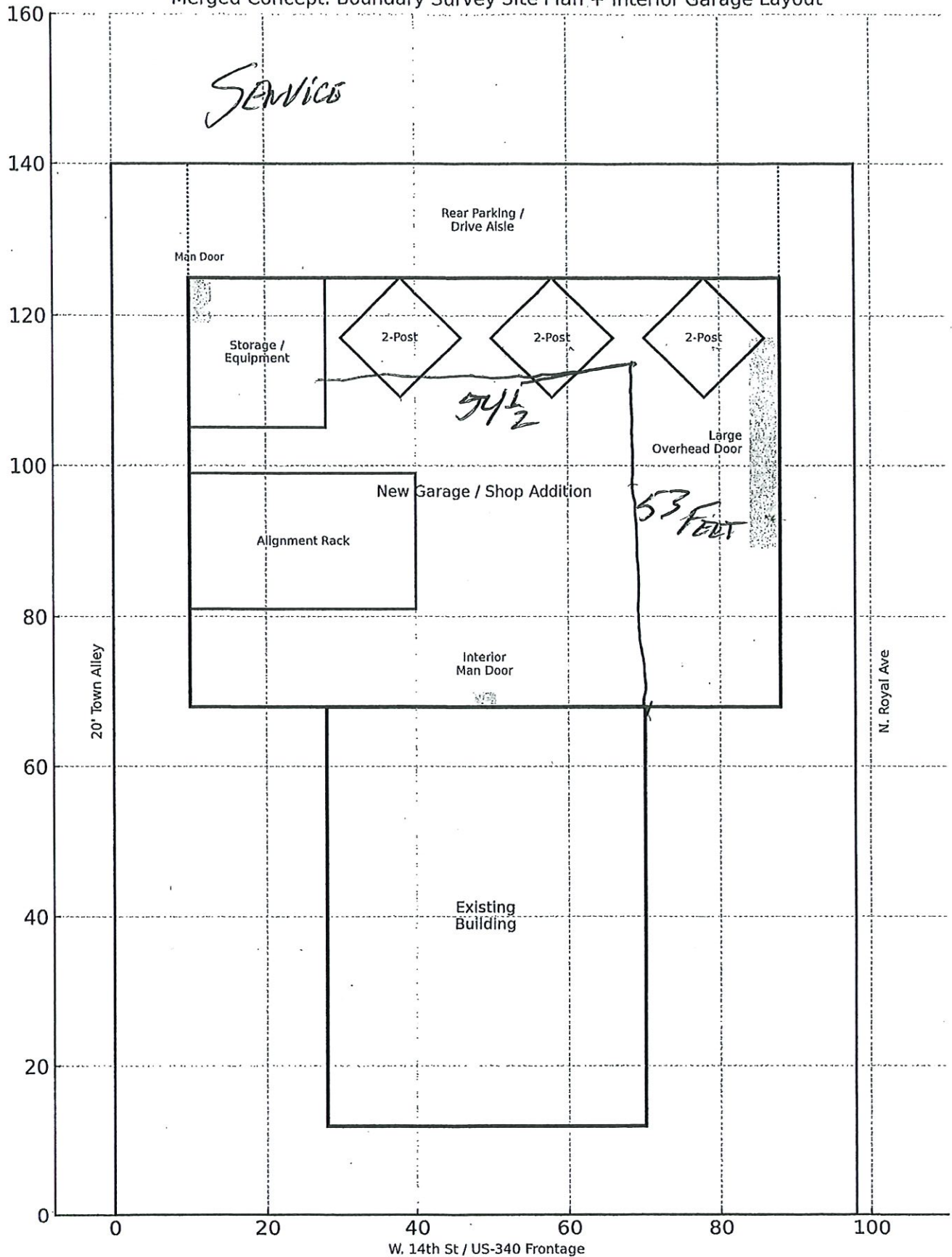


PER D.B.'S' PG.300

FULL EXISTING BUILDING + NEW ADDITION PLAN



Merged Concept: Boundary Survey Site Plan + Interior Garage Layout



Man Door

Storage/
equipment

2 Post

2 Post

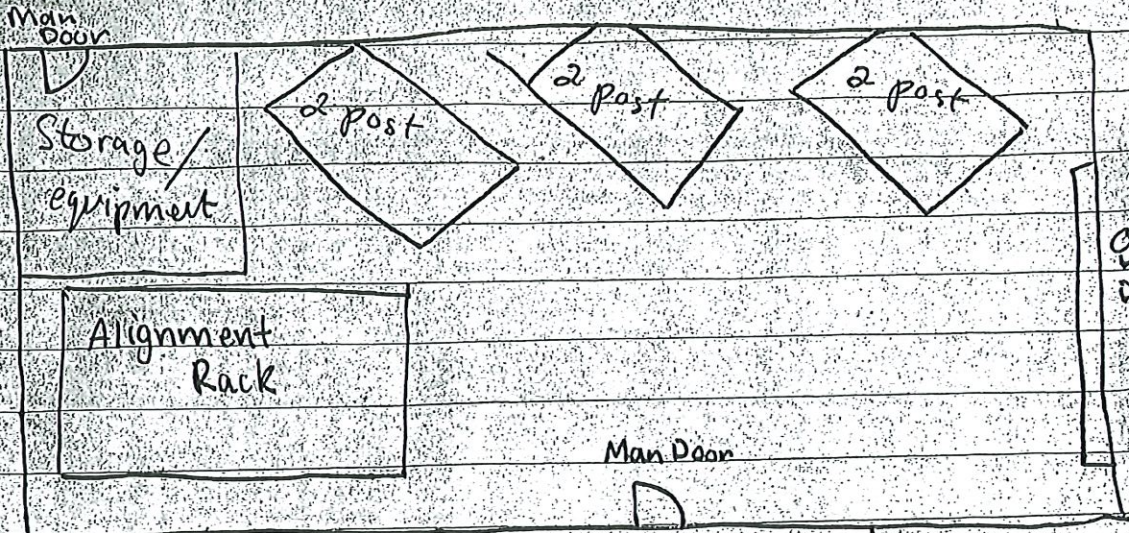
2 Post

Over
Head
Door

Alignment
Rack

Man Door

Existing Building





REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 07B

Agenda Item: PUBLIC HEARING – Special Use Permit to Operate a Shopping Center in the C-1 Zoning District on South Street - AJM, LLC Front Royal VA on Behalf of The Boisseau Family LC ET AL

Summary: Council is requested to consider a Special Use Permit (SUP) application submitted by AJM, LLC Front Royal VA on behalf of The Boisseau Family LC et al, to operate a shopping center (currently Royal Plaza Shopping Center) in the C-1 Zoning District pursuant to Town Code §175-39(B) on South Street identified by Tax Map 20A18-5-7. The property is zoned C-1, Community Business District. The existing shopping center was constructed prior to the current zoning code. Alterations and expansions of the shopping center occurred after the code was adopted which created a legally non-conforming situation. This application is simply to bring the use into compliance with the current code. The applicant has sufficient parking depicted on the submitted plan and just restriped the lot in late 2025. There is a billboard sign on the property, which is not in compliance with Town Code, that staff would like removed prior to the issuance of the permit. The Planning Commission recommends approval with the following conditions:

1. Required parking spaces shall remain unobstructed and reserved solely for parking purposes. No other use, including storage, loading, or outdoor activity, shall be permitted within the designated parking areas. All parking spaces shall be permanently and clearly striped in accordance with applicable standards.
2. The applicant shall remove all off-premises signs from the property.

Adjacent property owners have been notified.

Budget/Funding: N/A

Meetings: Work Session held February 2, 2026

Proposed Motion: In furtherance of the purposes and objectives contained in Town Code 175-1(B), I move that Council approve a Special Use Permit (SUP) submitted by AJM, LLC Front Royal VA on behalf of The Boisseau Family LC et al, to operate a shopping center in the C-1 Zoning District pursuant to Town Code §175-39(B) on South Street (Tax Map 20A18-5-7) with the following conditions:

1. Required parking spaces shall remain unobstructed and reserved solely for parking purposes. No other use, including storage, loading, or outdoor activity, shall be permitted within the designated parking areas. All parking spaces shall be permanently and clearly striped in accordance with applicable standards.
2. The applicant shall remove all off-premises signs from the property.

Moved _____ Seconded _____

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

**PLANNING COMMISSION REGULAR MEETING
AGENDA STATEMENT**

Meeting Date: January 21, 2026

Public Hearing Item 3: 2500581 – A Special Use Permit Application, submitted by AJM, LLC Front Royal VA on behalf of The Boisseau Family LC ET AL, to operate a shopping center in the C-1 zoning district pursuant to Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7. 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), Commissioner Brooks moved, seconded by Commissioner Fedoryka that the Planning Commission forward a recommendation of approval to the Town Council for Special Use Permit #2500581 to operate a shopping center in the C-1 zoning district pursuant to the Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7 with the following conditions:

- 1. Required parking spaces shall remain unobstructed and reserved solely for parking purposes. No other use, including storage, loading, or outdoor activity, shall be permitted within the designated parking areas. All parking spaces shall be permanently and clearly striped in accordance with applicable standards.*
- 2. The applicant shall remove all off-premises signs from the property.*

Moved Brooks 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 – 2500581

MEETING DATE: January 21, 2026

SUMMARY: 2500581 – A Special Use Permit Application, submitted by AJM, LLC Front Royal VA on behalf of The Boisseau Family LC ET AL, to operate a shopping center in the C-1 zoning district pursuant to the Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7. The property is zoned C-1, Community Business District.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. Required parking spaces shall remain unobstructed and reserved solely for parking purposes. No other use, including storage, loading, or outdoor activity, shall be permitted within the designated parking areas. All parking spaces shall be permanently and clearly striped in accordance with applicable standards.
2. The applicant shall remove all off-premises signs from the property.

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 #2500581 to operate a shopping center in the C-1 zoning district pursuant to the Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7 with the following conditions:

- 1. Required parking spaces shall remain unobstructed and reserved solely for parking purposes. No other use, including storage, loading, or outdoor activity, shall be permitted within the designated parking areas. All parking spaces shall be permanently and clearly striped in accordance with applicable standards.*
- 2. The applicant shall remove all off-premises signs from the property.*

"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 #2500581 to operate a shopping center in the C-1 zoning district pursuant to the Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7 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 #:

2500581

APPLICANT:

AJM, LLC Front Royal VA on behalf of (The)
Boisseau Family LC Et Al

APPLICATION SUMMARY:

A Special Use Permit application has been submitted to operate a shopping center in the C-1 zoning district pursuant to Town of Front Royal Municipal Code Section 175-38(B) located on South Street.

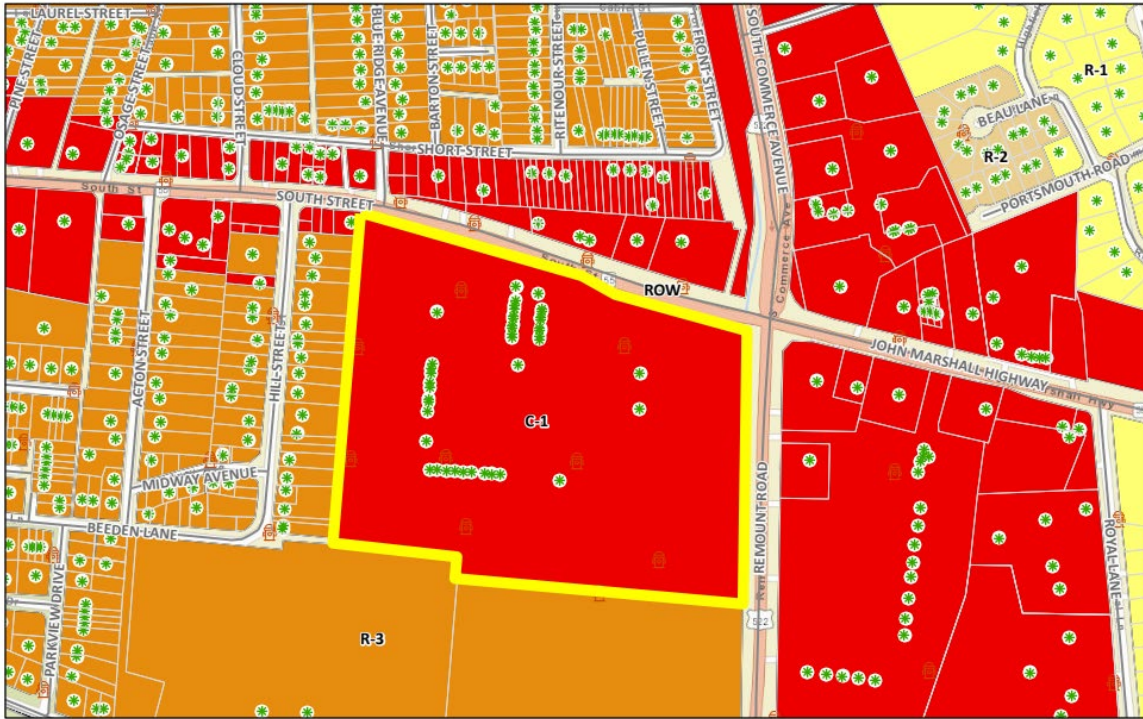
GENERAL INFORMATION:

Site Addresses	South Street
Property Owner(s)	(The) Boisseau Family LC Et Al
Existing Zoning	C-1, Community Business District
Historic District	No
Proposed Use	Shopping Center
Tax Identification	20A18-5-7
Location	The property is located at the intersection of South Street and Remount Road.

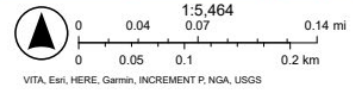
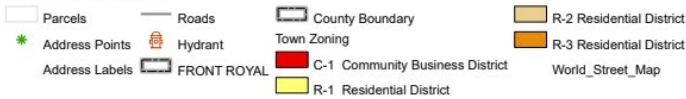
Vicinity Map (Warren County GIS)



Town Zoning Map (Warren County GIS)



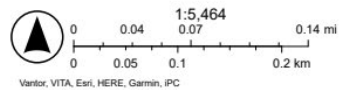
1/12/2026, 1:21:20 PM



Arial Map (Warren County GIS)



1/12/2026, 12:05:06 PM



Royal Plaza – South Street



INFORMATION ON THE APPLICATION:

Town Code

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.

**148-870
Parking
Requirements**

Shopping Centers

Five (5) spaces per one thousand (1,000) gross square feet for every shopping center facility ten thousand (10,000) square feet in size or less.

Four (4) parking spaces per one thousand (1,000) gross square feet for every shopping center over then thousand (10,000) square feet.

**Staff
Recommendation**

The purpose of this application is to bring an existing shopping center whose approval predates the current code into compliance with the Towns Ordinance.

Staff recommends approval with the following conditions:

1. Required parking spaces shall remain unobstructed and reserved solely for parking purposes. No other use, including storage, loading, or outdoor activity, shall be permitted within the designated parking areas. All parking spaces shall be permanently and clearly striped in accordance with applicable standards.
2. The applicant shall remove all off-premises signs from the property.

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

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: AJM, LLC Front Royal VA PHONE: 217-251-8998
Address: 4216 Dewitt Avenue, Mattoon, IL 61938
Email: ross@gaddislawoffice.com

PROPERTY OWNER:

Name: THE BOISSEAU FAMILY, L.C. PHONE: 540-635-9415
Address: 1126 Levelgreen Road, Lancaster, VA, 22503
Email: jsilek@silekpc.com

PROPERTY DESCRIPTION:

Property Address: 409 and 424 South Street, Front Royal, VA 22630
Tax Map 20A185-7 and 7A Section _____ Block _____ Lot _____
Subdivision Name: _____ Acreage: _____ Zoning District: C-1

REQUEST:

Proposed Use of Property: Shopping Center
Specific Special Use Permit Request: Applicant request a Special Use Permit to operate a Shopping Center in Zoning District C-1 pursuant to Town of Front Royal Municipal Code Section 175-39(B).

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: Credit Card Date Paid: 12/8/2025
4. Additional information as required by the Department of Planning and Zoning. **#01002133870**

CERTIFICATION:

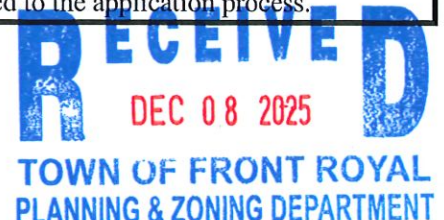
I certify that the information provided with this application is correct to the best of my knowledge and should the Special Use Permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Applicant Signature: Lowell Ross Gaddis Date: 12/5/25

Property Owner Signature: George Stuckey Richard W. Boissonau, III Date: 12/8/2025
George Stuckey (Dec 8, 2025 12:36:10 EST) Richard W. Boissonau, III (Dec 8, 2025 12:40:41 EST)
Dec 8, 2025 Dec 8, 2025

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



From: [Lauren Kopishke](#)
To: [Planning and Zoning](#)
Subject: Fw: Landowner Consent – Rural King Special Use Permit Application
Date: Monday, December 8, 2025 12:21:41 PM

Here is the affidavit from the property owner of the Rural King shopping center. Please add this into the iworq file.

Lauren Kopishke

Sent via the Samsung Galaxy A14 5G, an AT&T 5G smartphone

Get [Outlook for Android](#)

From: Amy Covey <amy.covey@thalhimer.com>
Sent: Monday, December 8, 2025 11:53:42 AM
To: Lauren Kopishke <lkopishke@frontroyalva.com>
Cc: RICHARD BOISSEAU III <rwb.iii@comcast.net>; Joseph Silek <jsilek@silekpc.com>; Catharine Spangler <catharine.spangler@thalhimer.com>
Subject: Landowner Consent – Rural King Special Use Permit Application

Ms. Kopishke,

As the landowner's representative, I am writing to confirm that we consent to Rural King filing the special use permit application for the property.

Please proceed with processing the application so that it may remain on schedule for the January public hearing before the Town Planning Commission.

If you need any additional information or documentation from us, please let me know.

Please confirm receipt of this email.

Thank you,

George Stuckey

George Stuckey
Thalhimer

Mobile 804 357 8035
george.stuckey@thalhimer.com

11100 West Broad Street
Glen Allen, VA, 23060 | USA

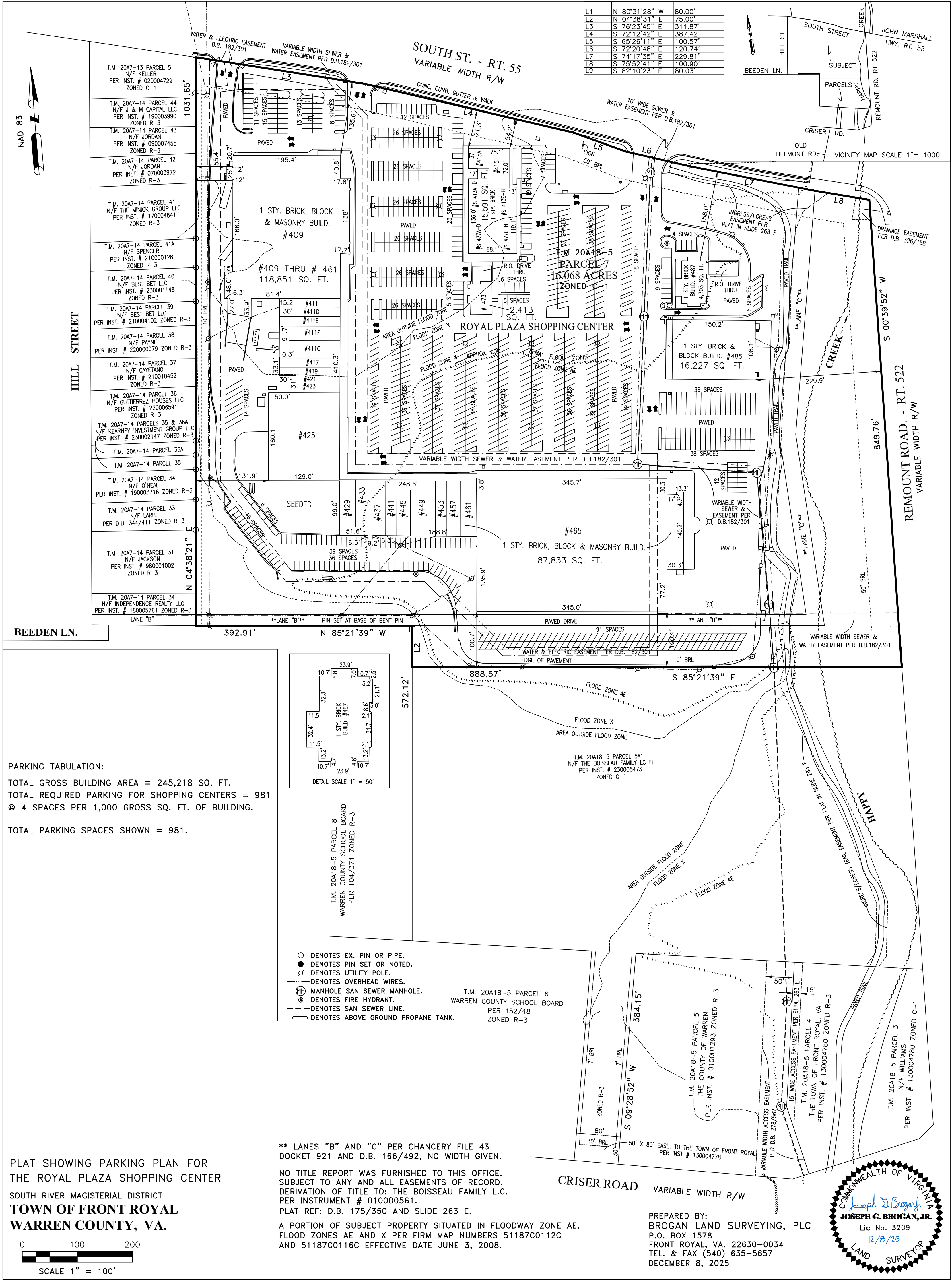
thalhimer.com

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

WE LEAD THE TRANSFORMATION OF COMMUNITIES WHERE WE LIVE, WORK, AND PLAY.

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REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 07C

Agenda Item: PUBLIC HEARING – Receive Public Comment Regarding a Request from West Brown to Vacate an 1,800 Square Foot Portion of the Unimproved Alley Between W. 13th and 14th Streets

Summary: Council is requested to receive public comment regarding a request from West Brown to conditionally vacate by ordinance certain public rights-of-way, an 1,800 square foot portion of the unimproved alley located between W. 13th Street and W. 14th Street.

Abutting property owners have been notified.

Budget/Funding: N/A

Meetings: Work Sessions held December 8, 2025 and January 5, 2026

Proposed Motion(s):

- 1) I move that Council appoint a committee of viewers to view the street vacation application from West Brown to discontinue, close and vacate a 1,800 square foot portion of the unimproved alley located between W. 13th Street and W. 14th Street and report any inconveniences to the public that would result from the discontinuance of said right-of-way.
- 2) I move that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant.
- 3) I move that council deny the vacation application from West Brown to discontinue, close and vacate a 1,800 square foot portion of the unimproved alley located between W. 13th Street and W. 14th Street.

Moved _____ Seconded _____

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

#2500472



VACATION OF STREETS AND ALLEYS and OTHER TOWN RIGHTS-OF-WAYS APPLICATION

APPLICANT INFORMATION

(please print)

Name West Brown

Mailing Address 160 Walnut Drive
Front Royal, Va. 22630

Phone # [REDACTED] E-mail [REDACTED]

VACATION INFORMATION

Description (please select all that apply)

☐ Street/Portion of Street

☒ Alley/Portion of Alley

☐ Other (please specify) _____

Location

Along the west line of Lot 35 Blk. 57 Front Royal and Riverton IMP. Co.

141 W. 13th St.

Reason for request This Portion of the alley dead ends to a grassy hill causing vehicles to cross over onto 141 w 13th St in order to continue forward. This creates dangerous scenarios for the residents at 141, with children and pets playing in the back yard.

☒ **Current Plat Attached Showing Property to be Vacated**

Applicant's Signature West M. Brown Date 9/17/25

Completed application shall be returned by mail or delivery to:

Planning and Zoning Office, Town Hall, 102 E. Main Street, P.O. Box 1560, Front Royal, VA 22630

Additional Information: Planning and Zoning (540)635-8007, Monday-Friday, 8:00am – 4:30m

RECEIVED
SEP 17 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

Revised
05/1/2025



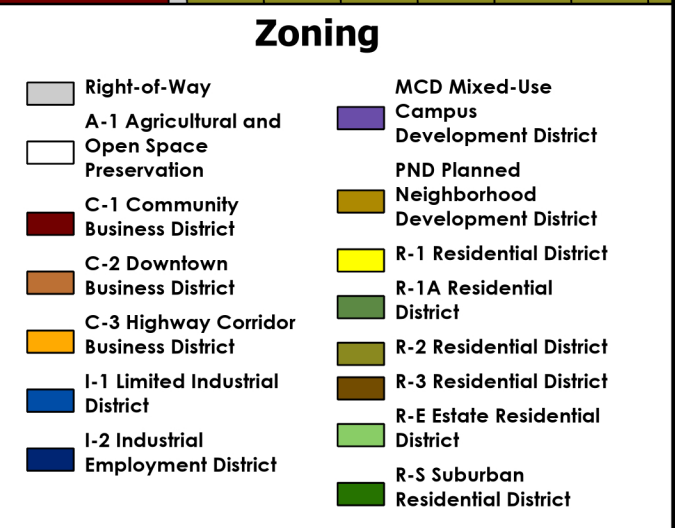
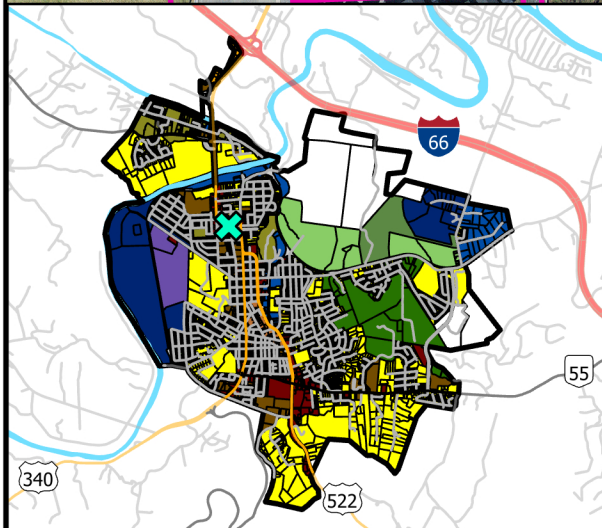
Town of Front Royal

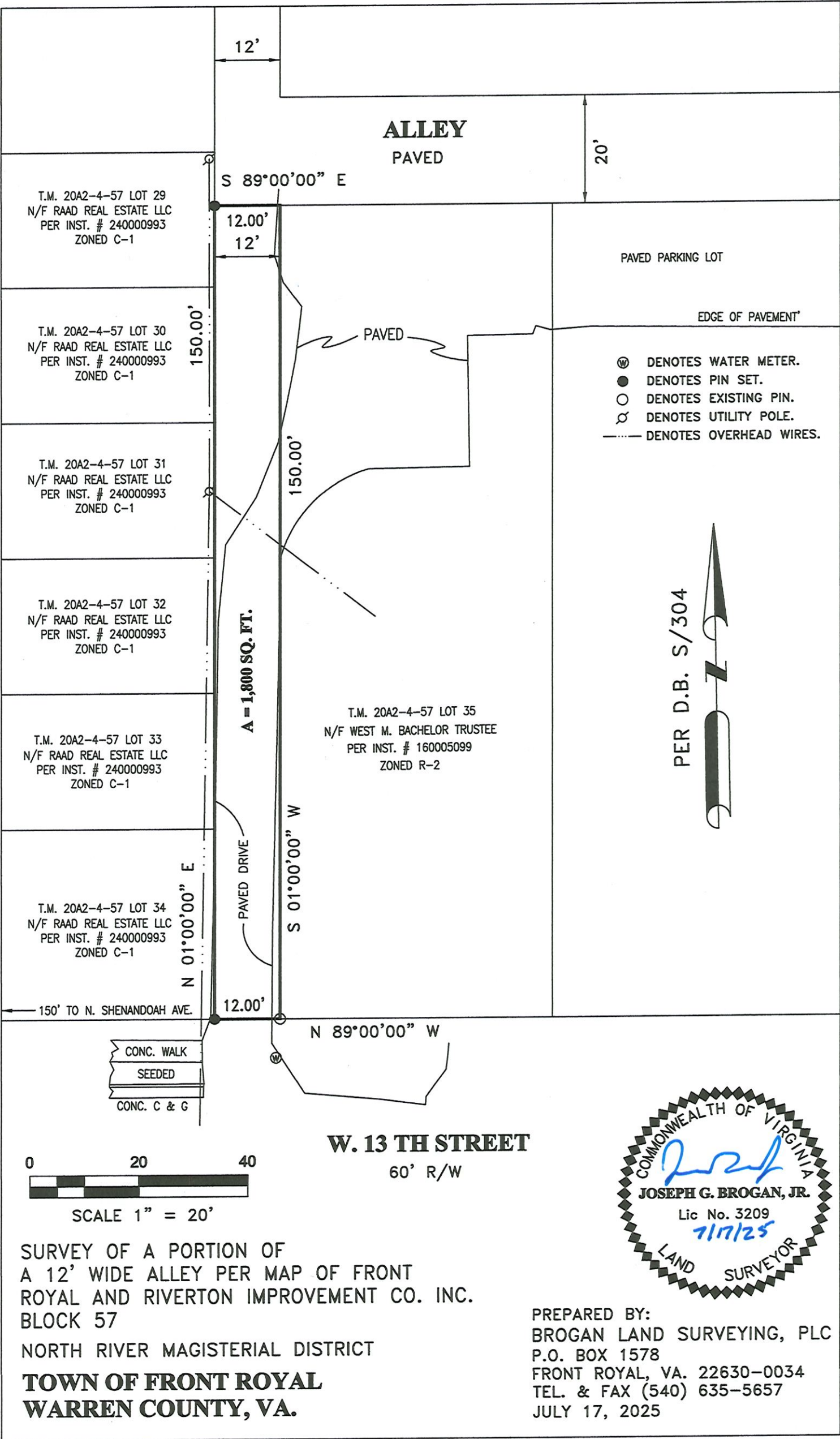
Location Map



Purpose: Alley Vacation
Applicant: West Brown

TM: Not Applicable
W 13th Street
File #2500472







Date: 10/30/2025

Permit #: 2500472

Permit Date: 09/17/2025

Review Date: 09/17/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Public Works Review

Target Date:

Scheduled Time: 00:00

Completed Date:

Description: Location: Along the west line of Lot 35 Blk. 57 Front Royal and Riverton Imp Co.
Reason for Request: This portion of the alley dead ends to a grassy hill causing vehicles to cross over onto 141 W 13th St. in order to continue forward. This creates dangerous scenarios for the residents at 141, with children and pets playing in the backyard.

Review Status: Complete

Assigned To: Robert B. Boyer

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

Public Works has no existing utilities in the portion of the alleyway; there's overhead electric lines that run through the alleyway.

10/07/2025

It looks like the resident along W. 13th St has been using part of this for a driveway and Melting Pot is using it for employee parking on the back side along the other alleyway, so they have it blocked from both sides.

Property Information

Parcel#: 20A2 457 35

BACHELOR ROBERT & WEST M TRUSTEE

141 W 13TH ST

Zoning: R-2Lot: 35Block: 57

BACHELOR ROBERT & WEST M TRUSTEE

160 WALNUT DR

FRONT ROYAL, VA 22630



Date: 10/30/2025

Permit #: 2500472

Permit Date: 09/17/2025

Review Date: 09/17/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Public Works Review

Target Date:

Scheduled Time: 00:00

Completed Date:

Description: Location: Along the west line of Lot 35 Blk. 57 Front Royal and Riverton Imp Co.
Reason for Request: This portion of the alley dead ends to a grassy hill causing vehicles to cross over onto 141 W 13th St. in order to continue forward. This creates dangerous scenarios for the residents at 141, with children and pets playing in the backyard.

Review Status: Complete

Assigned To: Steve Scheulen

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

10/07/2025 There are no underground utilities. Overhead electric present. No conflict.

Property Information

Parcel#: 20A2 457 35

BACHELOR ROBERT & WEST M TRUSTEE
141 W 13TH ST

Zoning: R-2Lot: 35Block: 57

BACHELOR ROBERT & WEST M TRUSTEE
160 WALNUT DR
FRONT ROYAL, VA 22630



Date: 10/30/2025

Permit #: 2500472

Permit Date: 09/17/2025

Review Date: 09/17/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Energy Services Review

Target Date: 10/01/2025

Scheduled Time: 00:00

Completed Date:

Description: Location: Along the west line of Lot 35 Blk. 57 Front Royal and Riverton Imp Co.
Reason for Request: This portion of the alley dead ends to a grassy hill causing vehicles to cross over onto 141 W 13th St. in order to continue forward. This creates dangerous scenarios for the residents at 141, with children and pets playing in the backyard.

Review Status: Complete

Assigned To: Mary Lynn

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

09/18/2025 If approved, a dedicated utility easement should be recorded and maintained to preserve access to existing utility poles & overhead utility lines.

Property Information

Parcel#: 20A2 457 35

BACHELOR ROBERT & WEST M TRUSTEE

141 W 13TH ST

Zoning: R-2Lot: 35Block: 57

BACHELOR ROBERT & WEST M TRUSTEE

160 WALNUT DR

FRONT ROYAL, VA 22630



Date: 10/30/2025

Permit #: 2500472

Permit Date: 09/17/2025

Review Date: 09/17/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Planning and Zoning Review

Target Date: 10/01/2025

Scheduled Time: 00:00

Completed Date:

Description: Location: Along the west line of Lot 35 Blk. 57 Front Royal and Riverton Imp Co.
Reason for Request: This portion of the alley dead ends to a grassy hill causing vehicles to cross over onto 141 W 13th St. in order to continue forward. This creates dangerous scenarios for the residents at 141, with children and pets playing in the backyard.

Review Status: Pending

Assigned To: John Ware

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

- 10/17/2025 Land Value Worksheet has been uploaded.
With overhead utility lines running the length of the Alley and existing utility poles present, access would be very limited if the vacation would be granted.
- 10/30/2025 Recommend that the 12-foot Alley be paved its entire length and width to accommodate better vehicular access from the 20-Foot Alley and W. 13th Street. If the Vacation is granted, recommend a Lot Consolidation be submitted to combine the Alley with the adjacent Lot (TM 20A2-4-57-35).

Property Information

Parcel#: 20A2 457 35

BACHELOR ROBERT & WEST M TRUSTEE

141 W 13TH ST

BACHELOR ROBERT & WEST M TRUSTEE

160 WALNUT DR

FRONT ROYAL, VA 22630

< Dec 31, 2002 >

1985 1997 2002 2005 2006 2007 2008 2010 2011 2013 2017 2020 2021 2022 2024 2025



< Apr 30, 2007 >

1985 1997 2002 2005 2006 2007 2008 2010 2011 2013 2017 2020 2021 2022 2024 2025



< Oct 21, 2013 >

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< Jun 12, 2025 >

1985 1997 2002 2005 2006 2007 2008 2010 2011 2013 2017 2020 2021 2022 2024 2025



TOWN COUNCIL OF THE TOWN OF FRONT ROYAL, VIRGINIA

**ORDINANCE APPROVING THE CLOSURE AND VACATION OF
APPROXIMATELY 1,800 SQUARE FEET OF PUBLIC RIGHTS-OF-WAY
IN ALLEY LOCATED BETWEEN W. 13TH AND W. 14TH STREETS**

WHEREAS, pursuant to Virginia Code §§15.2-2006 and 15.2-2008, abutting property owner Bachelor, Robert and West, M., Trustee, 141 W. 13th Street (“Applicant”), having applied for the vacation and sale of approximately 1,800 square feet of public rights-of-way in an alley located between W. 13th and W. 14th Streets, all as shown as “A = 1,800 SQ. FT.” and described on plat of survey entitled “Survey of a Portion of a 12’ Wide Alley per Map of Front Royal and Riverton Improvement Co. Inc. Block 57 North River Managerial District”, prepared by Brogan Land Surveying, PLC, dated July 17, 2025, or as otherwise determined from a search of the public records (“Rights-of-Way”), said plat of survey or such other public records being attached hereto and incorporated herein by reference; and,

WHEREAS, following notice to all affected landowners and a duly advertised public hearing held on February 23, 2026, upon the evidence (including any report issued by a duly appointed committee of viewers that no public inconvenience would result from the discontinuance of the rights-of-way), it being the judgment of Town Council that said rights-of-way should be discontinued, closed and vacated subject to certain conditions being satisfied within one hundred twenty (120) days of the adoption of this ordinance approving of the vacation; and,

WHEREAS, Virginia Code §§15.2-1800 authorizes towns to dispose of and sell their real property following a duly advertised public hearing.

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Town Council of the Town of Front Royal, Virginia (“Council”), that the public rights-of-way in the Rights-of-Way are discontinued, closed and vacated subject to the following stated conditions being satisfied within one hundred twenty (120) days of the adoption of this Ordinance, and that if said conditions are not satisfied within that time this Ordinance shall be null and void:

1. Following a second duly advertised public hearing, Council’s approval of the sale and conveyance of all of said Rights-of-Way, to the Applicant and/or to any other abutting property owner, by quit claim deed of an area as shown on a plat of survey to be attached as an exhibit to each deed, at a sale price negotiated by the Town Manager with abutting property owner(s), and,

2. Payment of the approved purchase price by abutting owner(s), along with payment of the statutorily prescribed costs and fees of publication (and appointment of viewers, if any), with the Town Manager and Town Attorney to approve and execute all documents to be prepared by Applicant and/or other abutting property owner(s) necessary to effectuate the sale and conveyance of Rights-of-Way by quit claim deed, and,

3. The Applicant and/or other abutting property owner shall re-subdivide, vacating internal boundary lines as necessary to consolidate abutting portions of Rights-of-Way into approved lot(s).

The Clerk of Council, upon the satisfaction of all conditions of this Ordinance, shall cause a certified copy of this Ordinance to be delivered to the Clerk of the Circuit Court for filing and recording in the land records, indexed with "Town of Front Royal" as Grantor and with Applicant, and/or other abutting property owner acquiring an interest in Rights-of-Way, indexed as Grantee, necessary to further effectuate this Ordinance.

This ordinance shall be effective upon enactment.

APPROVED:

Lori A. Cockrell, Mayor

ATTEST:

Tina L. Presley, Clerk of Council

This Ordinance was adopted at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on _____, 2026 upon the following recorded vote:

R. Wayne Sealock	☐ Yes ☐ No	H. Bruce Rappaport	☐ Yes ☐ No
Joshua L. Ingram	☐ Yes ☐ No	Melissa DeDomenico-Payne	☐ Yes ☐ No
Amber F. Veitenthal	☐ Yes ☐ No	Glenn E. Wood	☐ Yes ☐ No

A public hearing on the above was held on _____ having been advertised in the Northern Virginia Daily on February 9 and February 13, 2026.

Approved as to Form and Legality:

George M. Sonnett, Jr., Town Attorney

Dated: _____



REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 07D

Agenda Item: PUBLIC HEARING – Receive Public Comment Regarding a Request from Paul Rush to Vacate an Unimproved Portion of Lowe Lane Located Off Braxton Road

Summary: Council is requested to receive public comment regarding a request from Paul Rush [owners Paul and Sheila Rush] to conditionally vacate by ordinance certain public rights-of-way a 6,211 square foot portion of the unimproved Lowe Lane located between Braxton Road and Lot 27A.

Abutting property owners have been notified.

Budget/Funding: N/A

Meetings: Work Session held February 2, 2026

Proposed Motion(s):

- 1) I move that Council appoint a committee of viewers to view the street vacation application from Paul Rush [owners Paul and Sheila Rush] to discontinue, close and vacate a 6,211 square foot portion of the unimproved Lowe Lane located between Braxton Road and Lot 27A and report any inconveniences to the public that would result from the discontinuance of said right-of-way.
- 2) I move that Council adopt an ordinance as presented approving the conditional vacation and sale request from the applicant.
- 3) I move that council deny the vacation application from Paul Rush [owners Paul and Sheila Rush] to discontinue, close and vacate a 6,211 square foot portion of the unimproved Lowe Lane located between Braxton Road and Lot 27A.

Moved _____ *Seconded* _____

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

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
planning@frontroyalva.com

APPLICATION
VACATION OF STREETS AND ALLEY and OTHER TOWN RIGHTS-OF-WAYS

APPLICANT INFORMATION (please print)

NAME: Paul Rush
MAILING ADDRESS: 3746 Guard Hill Road
CITY: Front Royal STATE: VA ZIP CODE: 22630
PHONE NUMBER: 540-486-3759 EMAIL: Tjlpaving@yahoo.com

VACATION INFORMATION**DESCRIPTION (please select all that apply)**☒ STREET/PORTION OF STREET☐ ALLEY/PORTION OF ALLEY☒ OTHER (please specify) portion of Unimproved Lowe Lane, 6211 sqft

LOCATION: Off of Braxton Road

REASON FOR REQUEST: To get access to my property, it has no other access

☐ **CURRENT PLAT ATTACHED SHOWING PROPERTY TO BE VACATED**

APPLICANT'S SIGNATURE: Paul Rush DATE: 11-21-2025

Completed application shall be returned by mail or delivery to: Department of Planning and Zoning, Town Hall, 102 E. Main Street, P.O. Box 1560, Front Royal, VA 22630.

For Additional Information: Planning and Zoning Office 540.635.4236, Monday – Friday, 8:00 am – 4:30 pm

Revised 10/15/2025

RECEIVED
NOV 21 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT



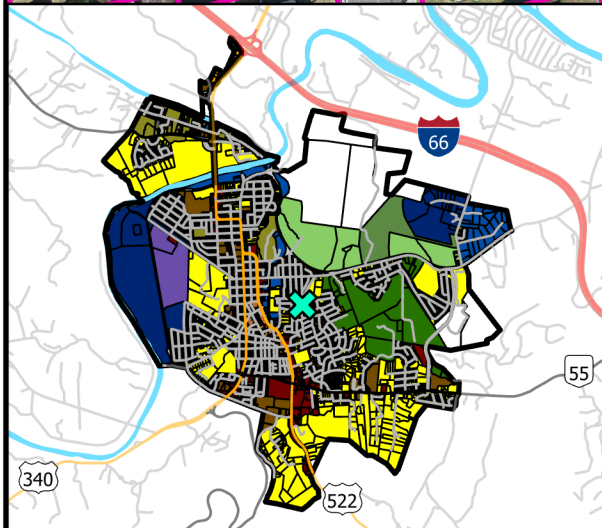
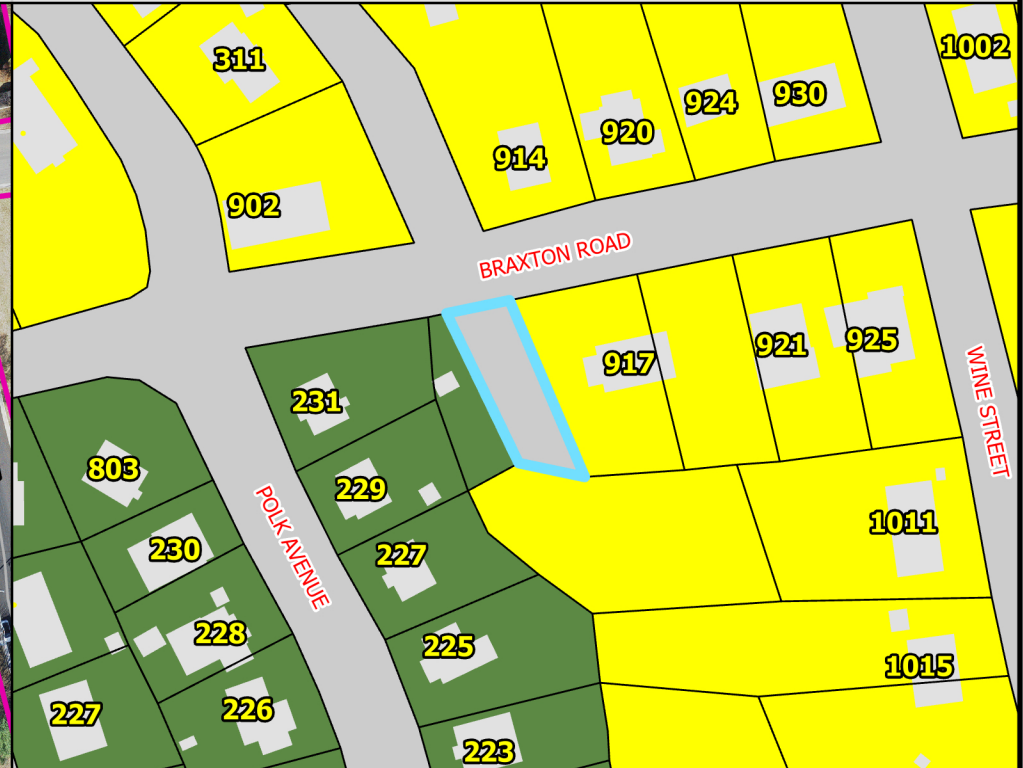
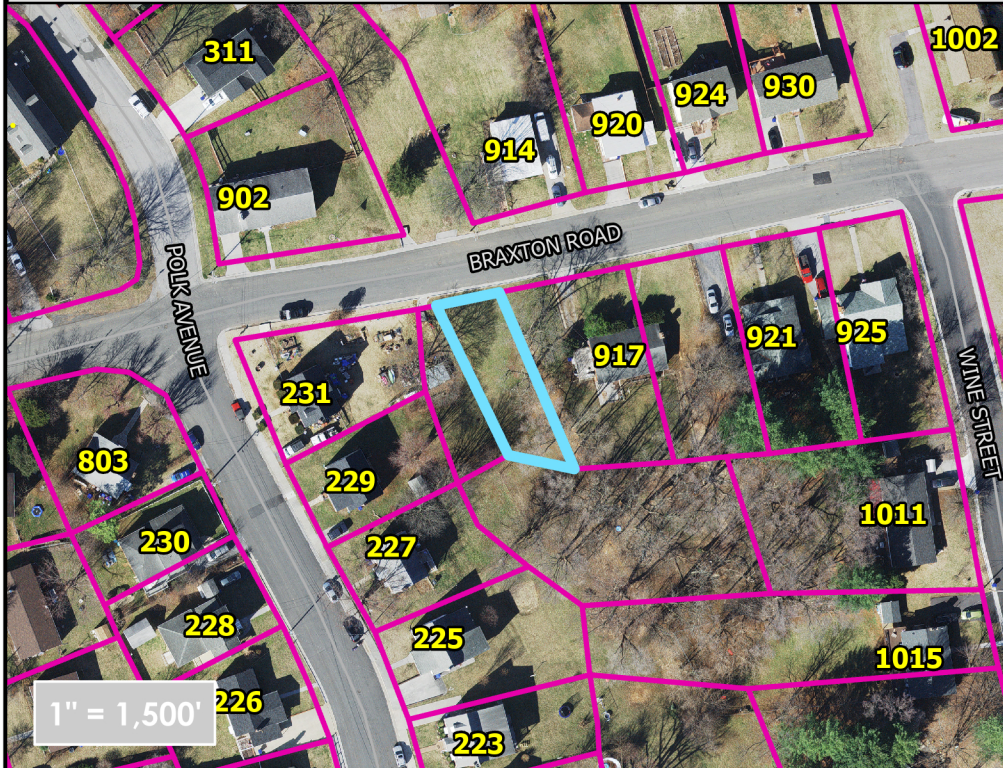
Town of Front Royal

Location Map



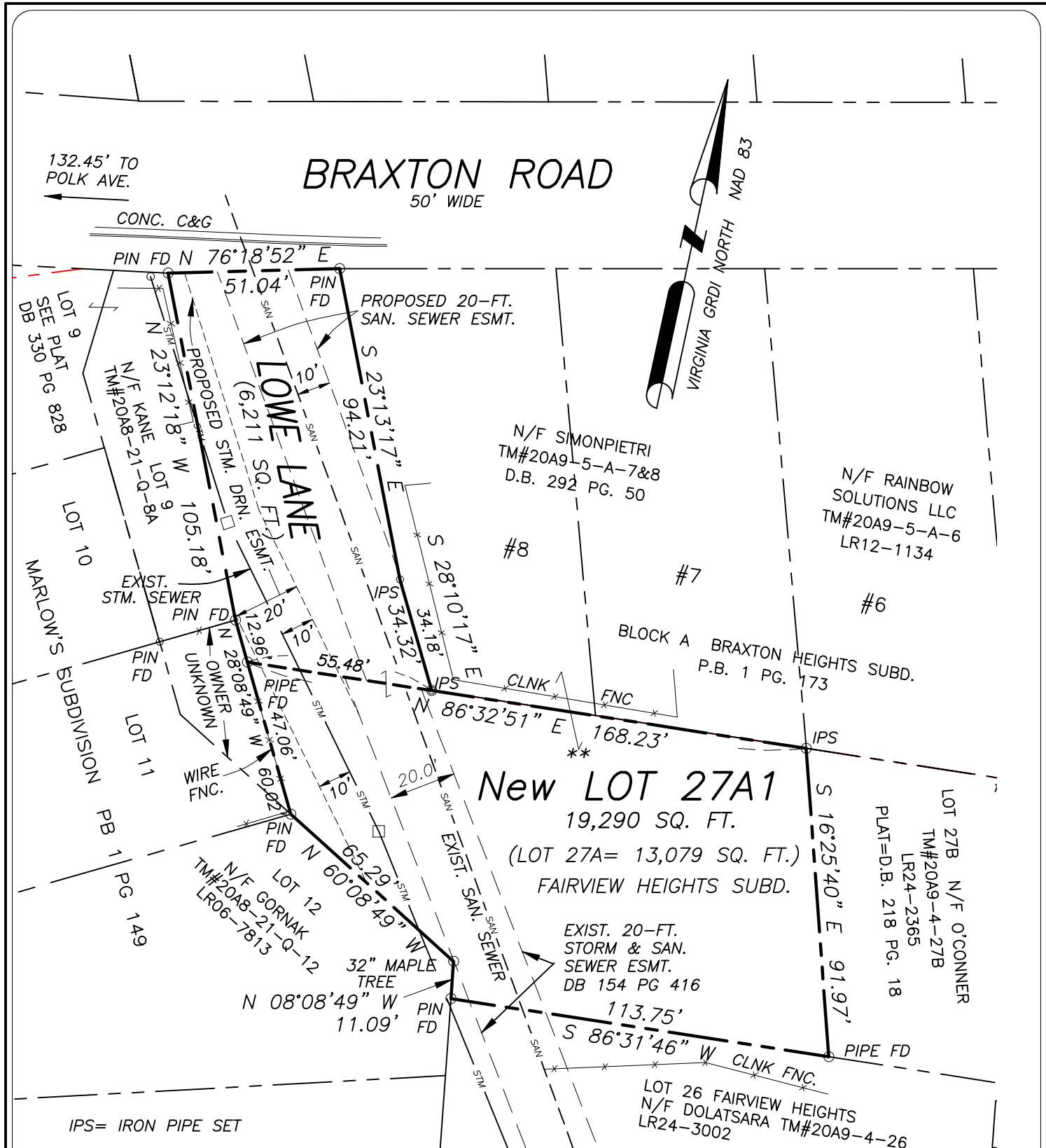
Purpose: Alley Vacation
Applicant: Paul & Sheila Rush

TM: Not Applicable
Braxton Road
File #2500559



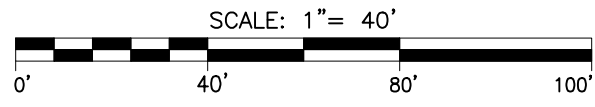
Zoning

Right-of-Way	MCD Mixed-Use
A-1 Agricultural and Open Space Preservation	Campus Development District
C-1 Community Business District	PND Planned Neighborhood Development District
C-2 Downtown Business District	R-1 Residential District
C-3 Highway Corridor Business District	R-1A Residential District
I-1 Limited Industrial District	R-2 Residential District
I-2 Industrial Employment District	R-3 Residential District
	R-E Estate Residential District
	R-S Suburban Residential District



NOTE:

** PLAT SHOWING RESUBDIVISION OF LOT 27, FAIRVIEW HEIGHTS PREPARED BY J.G. BROGAN, SR., DATED NOVEMBER 19, 1973, AND APPROVED ON DECEMBER 17, 1973 BY THE TOWN COUNCIL, WAS NOT RECORDED AMONG THE LAND RECORDS. SAID PLAT SHOWS LOT 27A TO BE ATTACHED TO LOTS 7 & 8, BLOCK A, BRAXTON HEIGHTS.



survey@measure-map.com
540-636-4949

Darryl G. Merchant
Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630

DGM

PLAT SHOWING PROPOSED STREET VACATION
A PORTION OF LOWE LANE
BRAXTON HEIGHTS SUBDIVISION
TO BE ATTACHED TO
LOT 27B, OF THE RESUBDIVISION
OF LOT 27, FAIRVIEW HEIGHTS SUBD.
TOWN OF FRONT ROYAL – WARREN COUNTY, VIRGINIA
DATE: 15 DECEMBER 2025 SHEET 2 OF 2

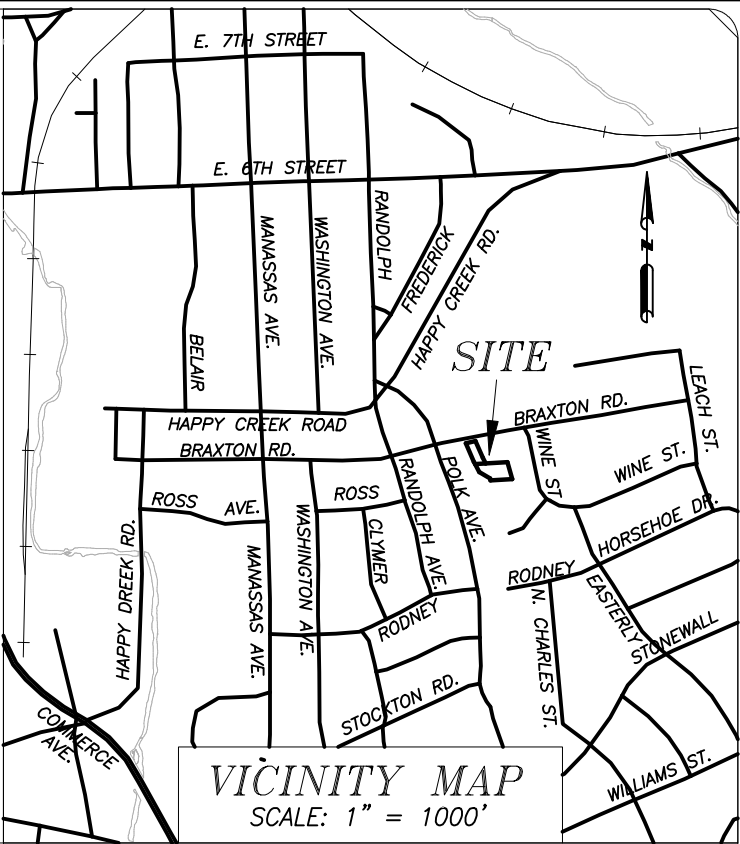
REVIEWED AND APPROVED BY
THE TOWN OF FRONT ROYAL

DATE TOWN MANAGER

DATE PLANNING DIRECTOR

ALL REAL ESTATE TAXES HAVE
BEEN PAID IN FULL.

DATE FINANCE DIRECTOR



NOTES:

1. NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.
2. PLAT REF.: P.B. 1 PG. 173
D.B. 154 PG. 416
3. TAX MAP #20A9-4-27A
New Tax Map #20A9-4-27A1
4. ZONED R-1
SETBACKS: FRONT= 35'
SIDE= 10', TOTAL 25'; REAR= 30'

THE PROPERTY SHOWN HEREON IS LOCATED
WITHIN ZONE X, AN AREA DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,
PER FEMA FIRM MAP #51017C0116C, 6/03/2008.

AREA TABULATION

VACATED LOWE LANE = 6,211 SQ. FT.
LOT 27A = 13,079 SQ. FT.
NEW LOT 27A1 = 19,290 SQ. FT.

OWNER'S DEDICATION:

THIS PLAT WAS PREPARED WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRE OF THE
UNDERSIGNED OWNER.

DATE PAUL RUSH

DATE SHEILA RUSH:

ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ 2025.

MY COMMISSION EXPIRES: _____

NOTARY REGISTRATION No.: _____

NOTARY: _____



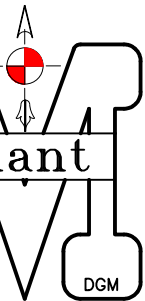
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY
ON THE GROUND: THAT THIS PLAT IS CORRECT TO THE
BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF: THAT
THIS IS ALL OF THE LAND ACQUIRED BY PAUL RUSH AND
SHELIA RUSH BY DEED DATED 28 AUGUST 2024 AND
RECORDED AS INSTRUMENT #240004077; AND THAT PROPERTY
CORNERS ARE MONUMENTED AS SHOWN.

survey@measure-map.com
540-636-4949

Darryl G. Merchant

Consulting Land Surveyor
P.O. BOX 1508
FRONT ROYAL, VA 22630



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25-F116

DWG. No. AM-1881

PLAT SHOWING PROPOSED STREET VACATION
A PORTION OF LOWE LANE
BRAXTON HEIGHTS SUBDIVISION
TO BE ATTACHED TO
LOT 27B, OF THE RESUBDIVISION
OF LOT 27, FAIRVIEW HEIGHTS SUBD.
TOWN OF FRONT ROYAL - WARREN COUNTY, VIRGINIA
DATE: 15 DECEMBER 2025 SHEET 1 OF 2



Date: 12/18/2025

Permit #: 2500559

Permit Date: 11/21/2025

Review Date: 11/21/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Energy Services Review

Target Date: 12/05/2025

Scheduled Time: 00:00

Completed Date:

Description: Portion of Street Vacation -Unimproved portion of Lowe Ln, 6211 sq ft

Review Status: Complete

Assigned To: Mary Lynn

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

11/25/2025 No concerns from the Department of Energy Services.

Property Information

Parcel#: 20A9 4 ----27A

RUSH PAUL & SHEILA

0 UNASSIGNED

Zoning: R-1Lot: 27ABlock:

RUSH PAUL & SHEILA

3746 GUARD HILL RD

FRONT ROYAL , VA 22630



Date: 12/18/2025

Permit #: 2500559

Permit Date: 11/21/2025

Review Date: 11/21/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Public Works Review

Target Date: 12/05/2025

Scheduled Time: 00:00

Completed Date:

Description: Portion of Street Vacation -Unimproved portion of Lowe Ln, 6211 sq ft

Review Status: Complete

Assigned To: Robert B. Boyer

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

12/12/2025 Public Works has no comments or concerns at this time regarding this request.

Property Information

Parcel#: 20A9 4 ----27A

RUSH PAUL & SHEILA

0 UNASSIGNED

Zoning: R-1Lot: 27ABlock:

RUSH PAUL & SHEILA

3746 GUARD HILL RD

FRONT ROYAL , VA 22630



Date: 12/18/2025

Permit #: 2500559

Permit Date: 11/21/2025

Review Date: 11/21/2025

Permit Type: Vacation of Alleys, Streets & Rights-Of-Ways

Review Type: Department of Planning and Zoning Review

Target Date: 12/05/2025

Scheduled Time: 00:00

Completed Date:

Description: Portion of Street Vacation -Unimproved portion of Lowe Ln, 6211 sq ft

Review Status: Complete

Assigned To: John Ware

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

12/18/2025 Recommend a 20' wide Sanitary Sewer Easement to be centered on the existing sewer line and a 20' wide Storm Sewer Easement to be centered on the existing Storm line. Also, highly recommend that the Town acquire a Storm Sewer Easement for the existing line that is on Lot 8A (adjacent property) that currently has NO easement.

Property Information

Parcel#: 20A9 4 ----27A

RUSH PAUL & SHEILA

0 UNASSIGNED

Zoning: R-1Lot: 27ABlock:

RUSH PAUL & SHEILA

3746 GUARD HILL RD

FRONT ROYAL , VA 22630

Uploaded Files

Date	File Name
12/18/2025	29970323-Alley & Street Vacation #2500559.pdf

Uploaded By
John Ware

TOWN COUNCIL OF THE TOWN OF FRONT ROYAL, VIRGINIA

**ORDINANCE APPROVING THE CLOSURE AND VACATION OF
APPROXIMATELY 6,211 SQUARE FEET OF PUBLIC RIGHTS-OF-WAY
IN AN UNIMPROVED PORTION OF LOWE LANE LOCATED BETWEEN
BRAXTON ROAD AND LOT 27A FAIRVIEW HTS (TAX MAP 20A9-4-27A)**

WHEREAS, pursuant to Virginia Code §§15.2-2006 and 15.2-2008, abutting property owner Rush, Paul and Sheila (“Applicant”) having applied for the vacation and sale of approximately 6,211 square feet of public rights-of-way in an unimproved portion of Lowe Lane located between Braxton Road and an unimproved parcel Lot 27A Fairview Heights (Tax Map 20A9-4-27A), all as shown as “Lowe Lane” and described on plat of survey entitled “Plat Showing Proposed Street Vacation a Portion of Lowe Lane Braxrton Heights Subdivision to be Attached to Lot 27B, of the Resubdivision of Lot 27, Fairview Heights Subd.” prepared by Darryl G. Merchant, Consulting Land Surveyor, dated December 15, 2025, or as otherwise determined from a search of the public records (“Rights-of-Way”), said plat of survey or such other public records being attached hereto and incorporated herein by reference; and,

WHEREAS, following notice to all affected landowners and a duly advertised public hearing held on February 23, 2026, upon the evidence (including any report issued by a duly appointed committee of viewers that no public inconvenience would result from the discontinuance of the rights-of-way), it being the judgment of Town Council that said rights-of-way should be discontinued, closed and vacated subject to certain conditions being satisfied within one hundred twenty (120) days of the adoption of this ordinance approving of the vacation; and,

WHEREAS, Virginia Code §§15.2-1800 authorizes towns to dispose of and sell their real property following a duly advertised public hearing.

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Town Council of the Town of Front Royal, Virginia (“Council”), that the public rights-of-way in the Rights-of-Way are discontinued, closed and vacated subject to the following stated conditions being satisfied within one hundred twenty (120) days of the adoption of this Ordinance, and that if said conditions are not satisfied within that time this Ordinance shall be null and void:

1. Following a second duly advertised public hearing, Council's approval of the sale and conveyance of all of the Rights-of-Way to the Applicant and/or any other abutting property owner, by quit claim deed of an area as shown on a plat of survey, less and except a 20' wide storm drainage easement and a 20' wide sanitary sewer easement, all as shown on the aforementioned plat of survey to be attached as an exhibit to the deed, at a sale price negotiated by the Town Manager with abutting property owner(s), and,

2. Payment of the approved purchase price by abutting owner(s), along with payment of the statutorily prescribed costs and fees of publication (and appointment of viewers, if any), with the Town Manager and Town Attorney to approve and execute all documents to be prepared by Applicant and/or other abutting property owner(s) necessary to effectuate the sale and conveyance of Rights-of-Way by quit claim deed, reserving in the Town of Front Royal a 20' wide storm drainage easement and a 20' wide sanitary sewer easement, and,

3. The Applicant and/or other abutting property owner shall re-subdivide, vacating internal boundary lines as necessary to consolidate abutting portions of Rights-of-Way into approved lot(s).

The Clerk of Council, upon the satisfaction of all conditions of this Ordinance, shall cause a certified copy of this Ordinance to be delivered to the Clerk of the Circuit Court for filing and recording in the land records, indexed with "Town of Front Royal" as Grantor and with Applicant, and/or other abutting property owner acquiring an interest in Rights-of-Way, indexed as Grantee, necessary to further effectuate this Ordinance.

This ordinance shall be effective upon enactment.

APPROVED:

Lori A. Cockrell, Mayor

ATTEST:

Tina L. Presley, Clerk of Council

This Ordinance was adopted at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on _____, 2026 upon the following recorded vote:

R. Wayne Sealock	__Yes __No	H. Bruce Rappaport	__Yes __No
Joshua L. Ingram	__Yes __No	Melissa DeDomenico-Payne	__Yes __No
Amber F. Veitenthal	__Yes __No	Glenn E. Wood	__Yes __No

A public hearing on the above was held on _____ having been advertised in the Northern Virginia Daily on February 9 and February 13, 2026.

Approved as to Form and Legality:

George M. Sonnett, Jr., Town Attorney

Dated: _____

DRAFT



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 10A

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 from Sheehy Ford of Richmond, Virginia in the amount of \$137,290.56. The three Ford Police Interceptor Utility vehicles (two 3.3L gasoline and one 3.3L hybrid) replace three 2020 Ford Explorers (#s 226, 227, and 228). The hybrid is included at no additional cost to evaluate its performance for potential future fleet use.

Budget/Funding: 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.

3102-47005	Police Patrol – Motor Vehicles	\$159,000
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Meetings: Work Session held February 9, 2026

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve the purchase and replacement of three Ford Police Interceptor Utility Police Department patrol vehicles (two 3.3L gasoline and one 3.3L hybrid) to replace three 2020 Ford Explorers (#s 226, 227, and 228), with the hybrid included at no additional cost to evaluate its performance for potential future fleet use, from Sheehy Ford of Richmond, Virginia in the amount of \$137,290.56.

Moved _____ Seconded _____

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



Brian Whited
Chief of Police

FRONT ROYAL POLICE DEPARTMENT

900 MONROE AVE

FRONT ROYAL, VA

540.635.2111

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
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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@virginia sheriffs.org



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 10B

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:	<u>Revenue</u>	
	1000-3310010 General Fund Grant Proceeds	\$18,800.59
	<u>Expenditure</u>	
	1204-43005 Information Technology Maintenance Service Contract	\$18,800.59

Meetings: Work Session held February 9, 2026

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council 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.

Moved _____ Seconded _____

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



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



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**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.

1 of 2

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



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 10C

Agenda Item: FY26 Budget Amendment to Receive Funds from NOVA/DC ICAC Task Force

Summary: Council is requested to 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

Meetings: Work Session held February 9, 2026

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council 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.

Moved _____ *Seconded* _____

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



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.**

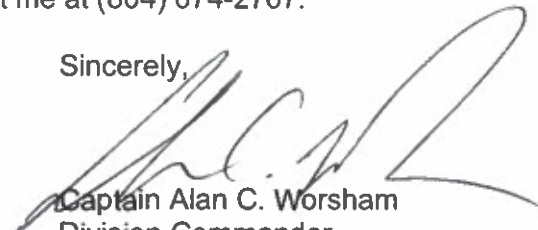
Unless prior written notice is received by Crystal Hopson (crystal.hopson@vsp.virginia.gov), unexpended funds from your allocation may be redistributed for other purposes after **April 1, 2026**.

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, mice, 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



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 10D

Agenda Item: Deed of Easement from CRP/TCC Front Royal Owner, LLC (Toray) for Public Water/Sewer Facilities

Summary: Council is requested to 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.

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).

Meetings: Work Session held February 9, 2026

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move 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) and authorize the Town Manager and Town Attorney to execute the Deed of Easement on behalf of the Town.

Moved _____ Seconded _____

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

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**”).

WITNESSETH:

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

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.

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]

[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]

[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: [Signature]
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

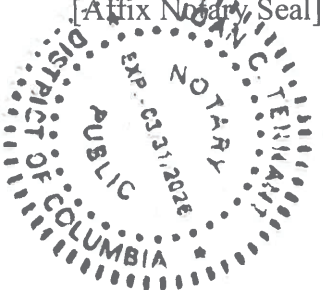


EXHIBIT A
Legal Description of Property

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

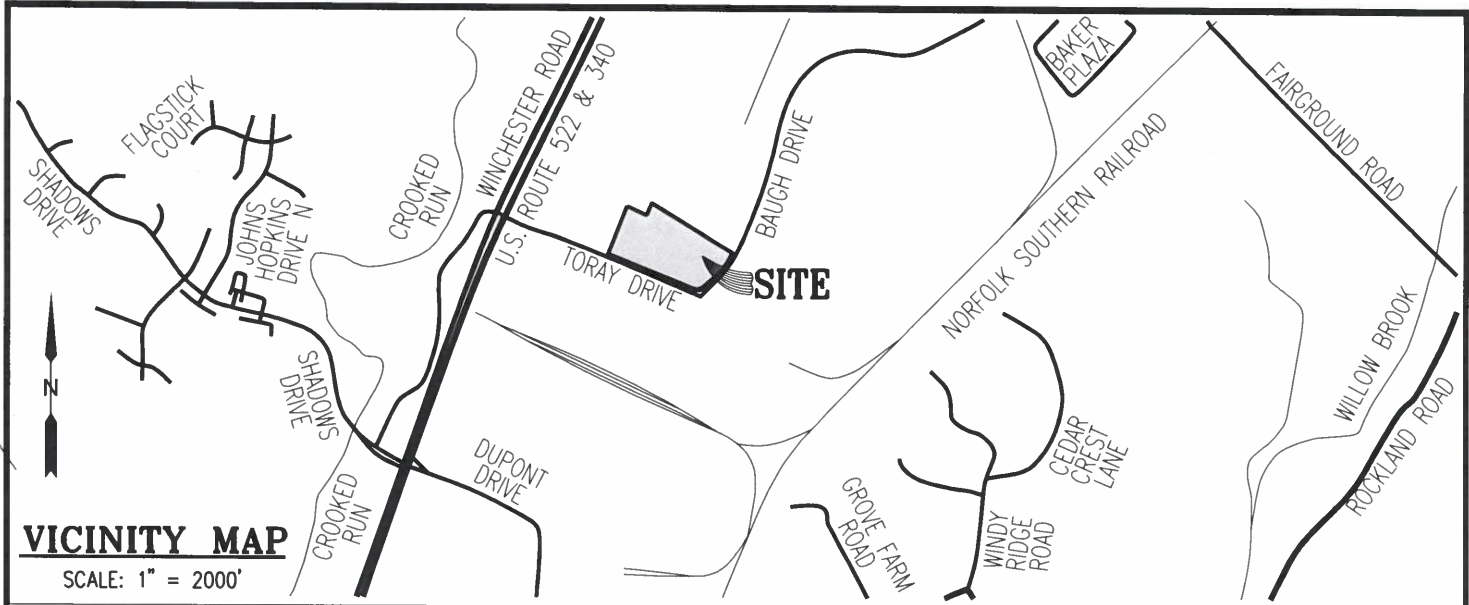
Tax Map No. 12G-1-2-8A

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

EXHIBIT B
Plat

[See attached]

COPY



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.

[Signature]

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

2/2/26

DATE

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

[Signature]

NOTARY PUBLIC'S SIGNATURE
NOTARY REGISTRATION NUMBER
MY COMMISSION EXPIRES

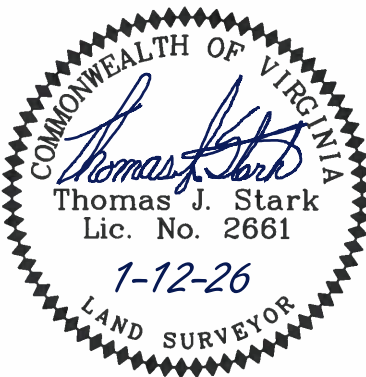
March 31, 2026

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



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.

[Signature]

THOMAS J. STARK, L.S. #2661

1-12-26

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



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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

EX. VDOT GRADING
AND DRAINAGE EASEMENT
INSTRUMENT #180000929

TAX MAP #12G-1-2-1A1
N/F LISPEN, L.L.C.
INSTRUMENT #160005240

N 22°01'11" E 555.03'

232.04'
S 65°55'45" E

N24°10'46"E
138.59'

LOT 5A1
16.1513 ACRES±

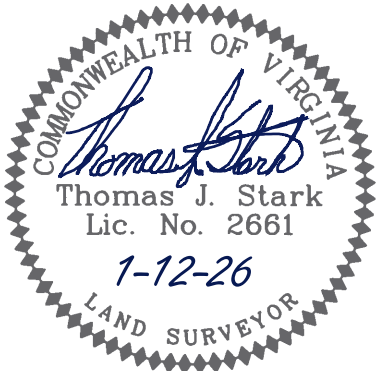
TORAY DRIVE ~ VA. SEC. ROUTE #720
EX. 60' WIDE RIGHT OF WAY

N 67°58'49" W 999.04'

EX. STORM DRAINAGE EASEMENT
DEED BOOK 551 PAGE 117

S 58°49'48" E 1,023.26'

N/F SYSCO MERCHANDISING AND SUPPLY CHAIN SERVICES, INC.
TAX MAP #12-85
INSTRUMENT #020009453
INSTRUMENT #120004975



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

BAUGH DRIVE
VA. SEC. ROUTE #702
EX. VARIABLE WIDTH RIGHT OF WAY

SEE DETAIL "A"
SHEET 3

VARIABLE WIDTH
WATER MAIN EASEMENT
HEREBY CREATED

EX. DRAINAGE EASEMENT
INSTRUMENT #030004672

EX. DRAINAGE EASEMENT
INSTRUMENT #040007711

EX. DRAINAGE EASEMENT
INSTRUMENT #030004672

20' WIDE
SANITARY SEWER
EASEMENT
HEREBY CREATED



GRAPHIC SCALE: 1" = 150'

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:

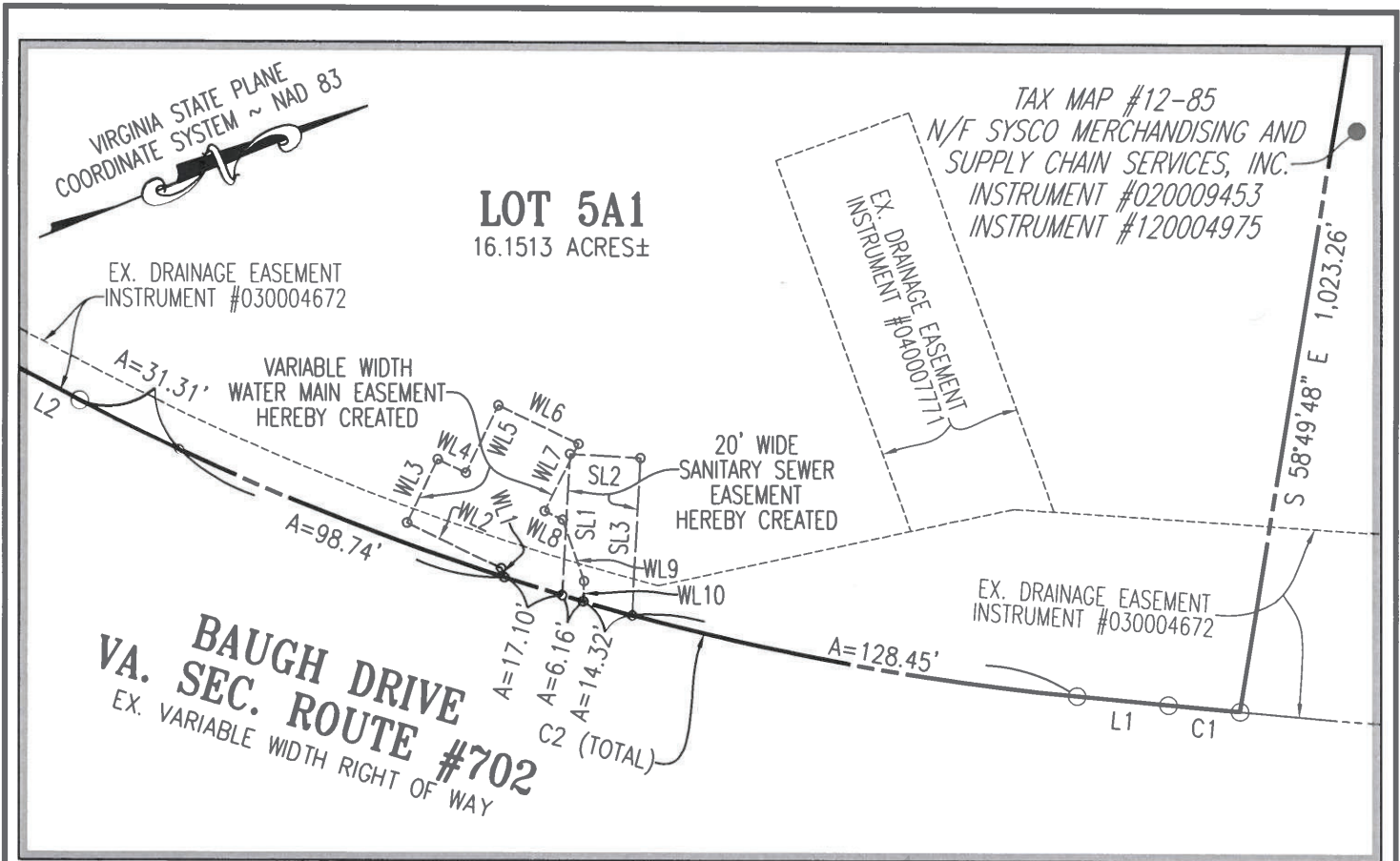
TITLE DEED: INSTRUMENT #250005867
LOT CONSOLIDATION PLAT: INSTRUMENT #250000682



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DETAIL "A"
SCALE: 1"=50'



GRAPHIC SCALE: 1" = 50'

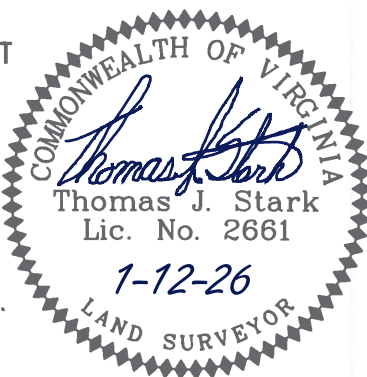
WATER MAIN EASEMENT
LINE TABLE

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'

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: 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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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;

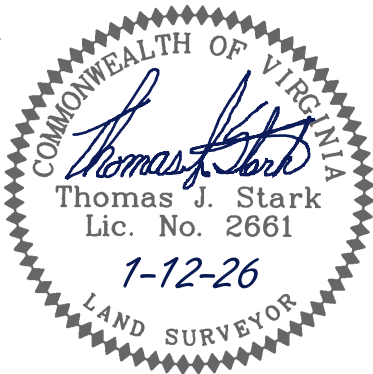
SOUTH 41°10'08" EAST A DISTANCE OF 21.31 FEET TO A POINT;

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.

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

STATE OF Virginia)
COUNTY OF Fairfax) ss:
)

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. #8034671
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT 31, 2027

Notary Public
My Commission expires: 10/31/27



REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 11A

Agenda Item: Request for Sidewalk Waiver for Squirrel Hill Development Submitted by Monteverde Engineering

Summary: Council has received a request from Seth Roderick, PE, Managing Partner of Monteverde Engineering & Design Studio on behalf of the Squirrel Hill Development and its stakeholders, to consider a waiver of the sidewalk requirement along Viscose Avenue, Orchard Street and North Street pursuant to Town Code §148-850.D.1. There is intention to construct sidewalk along W. Main Street only. This is a major subdivision with (32) proposed dwelling units. The Town Code requires new subdivision to install sidewalks on public streets. This is a relatively high-density residential neighborhood.

Town Code allows Council to waive the requirement 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.

Meetings: Work Session held February 9, 2026

Proposed Motion(s):

- 1) I move that Council approve the waiver of the sidewalk requirement for Squirrel Hill Development along Viscose Avenue, Orchard Street and North Street.
- 2) I move that Council deny the request to waive the sidewalk requirement for Squirrel Hill Development.

Moved _____ *Seconded* _____

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



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,

A handwritten signature in black ink, appearing to read 'S. Roderick', with a stylized flourish at the end.

Seth Roderick, PE

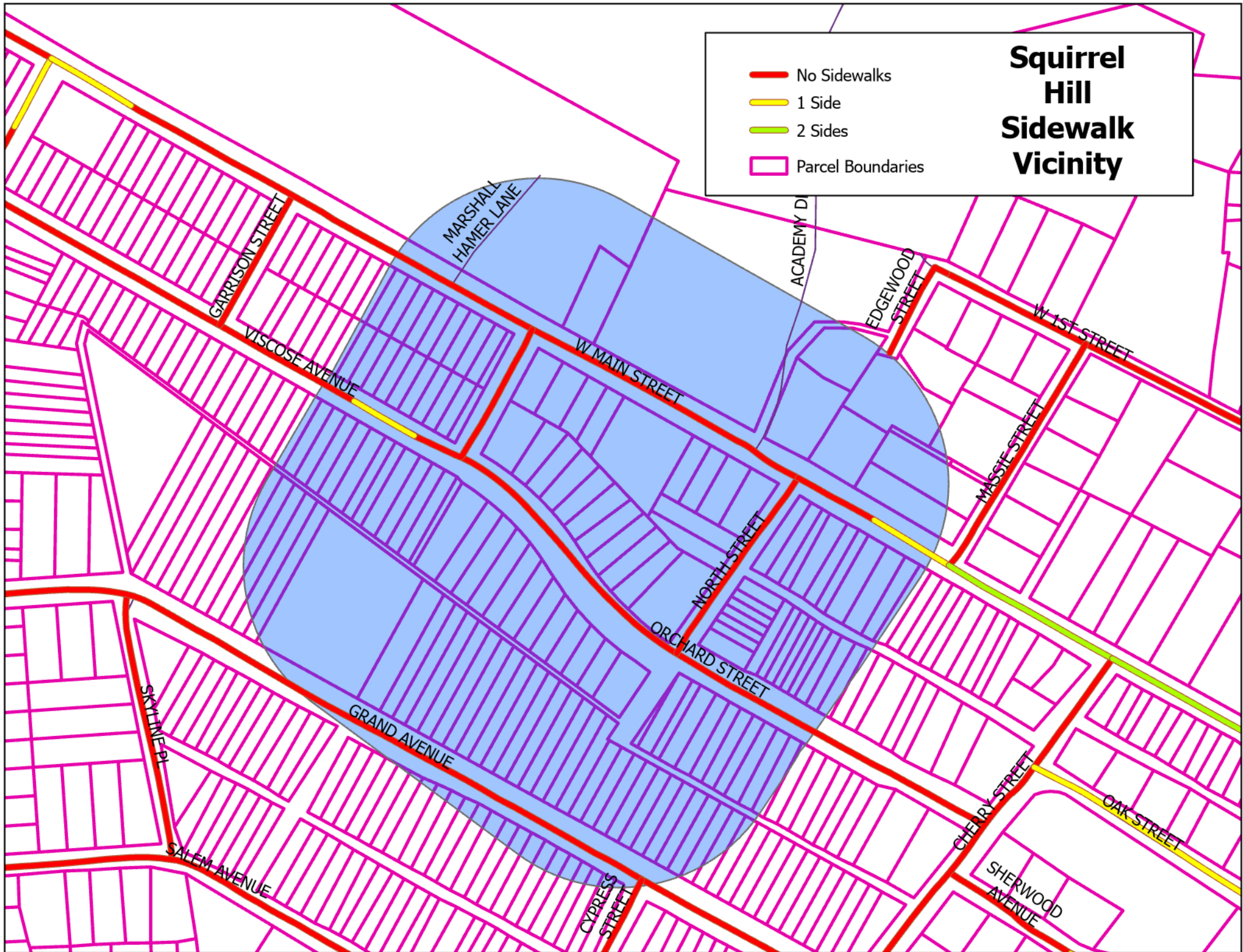
Managing Partner

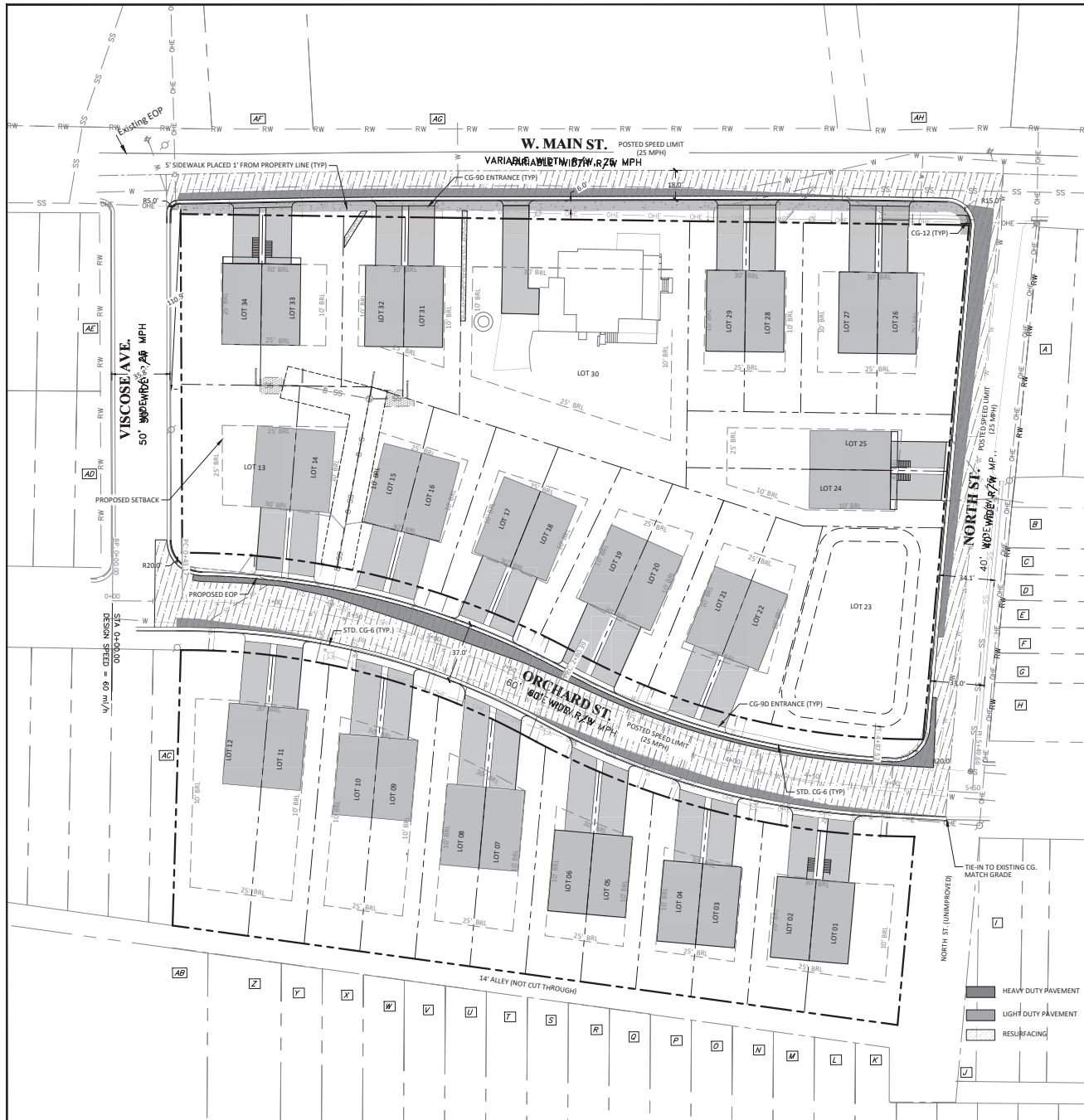
Monteverde Engineering & Design Studio



Squirrel Hill Sidewalk Vicinity

- No Sidewalks
- 1 Side
- 2 Sides
- Parcel Boundaries





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 R5-1, 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 PERFORMED THERMOPLASTIC (TYPE B, CLASS I ALKYL).
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.



SUBDIVISION DEVELOPMENT PLAN SQUIRREL HILL DEVELOPMENT

344 W MAIN ST
FRONT ROYAL, VA 22650

Revisions:		
No.	Description	Date
#1	Warren County E&S Comments	09/07/25
#2	DEQ Comments	06/09/25
#3	AHI 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.*

-
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 23, 2026

Item: 11B

Agenda Item: Resolution to Cancel Shenandoah Avenue Lighting Revenue Sharing Project, UPC #116862

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.

A work session was held on February 9, 2026

Budget/Funding: N/A

Proposed Motion: I move that Council approve a Resolution to request the cancellation for the North Shenandoah Avenue Lighting Project, UPC #11682, referred to in the 2019 Resolution – FY2020-2021 Revenue Sharing Program, as presented.

RESOLUTION
Request to Cancel VDOT Revenue Sharing Project for
North Shenandoah Avenue Lighting, UPC #116862

WHEREAS, on September 23, 2019, the Front Royal Town Council supported an application for an allocation of funds up to \$336,500 through the Virginia Department of Transportation (VDOT) Fiscal Year 2021-2022 Revenue Sharing Program for three projects; and,

WHEREAS, the Front Royal Town Council committed to fund its local share of preliminary engineering, right of way and construction (as applicable) of the three project including the 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 in the revenue sharing application amount of \$132,500; and,

WHEREAS, the current total cost estimate of the project is \$1,552,121.00 of which the total matching funds is \$765,080; and,

WHEREAS, the Town has set aside funds for the project including expenses associated with engineering for on the project; and

WHEREAS, the Town has determined that due to the increased costs and the existing lighting infrastructure in place, the project may no longer provide sufficient benefit to other high priority needs in the Town; and,

NOW THEREFORE BE IT RESOLVED THAT the Front Royal Town Council hereby requests to cancel the North Shenandoah Avenue Lighting Project, UPC #11682, referred to in the 2019 Resolution – FY2020-2021 Revenue Sharing Program.

APPROVED:

Lori A. Cockrell, Mayor

ATTEST:

Tina L. Presley, Clerk of Council

This Resolution was approved at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on _____, 2026 upon the following recorded vote:

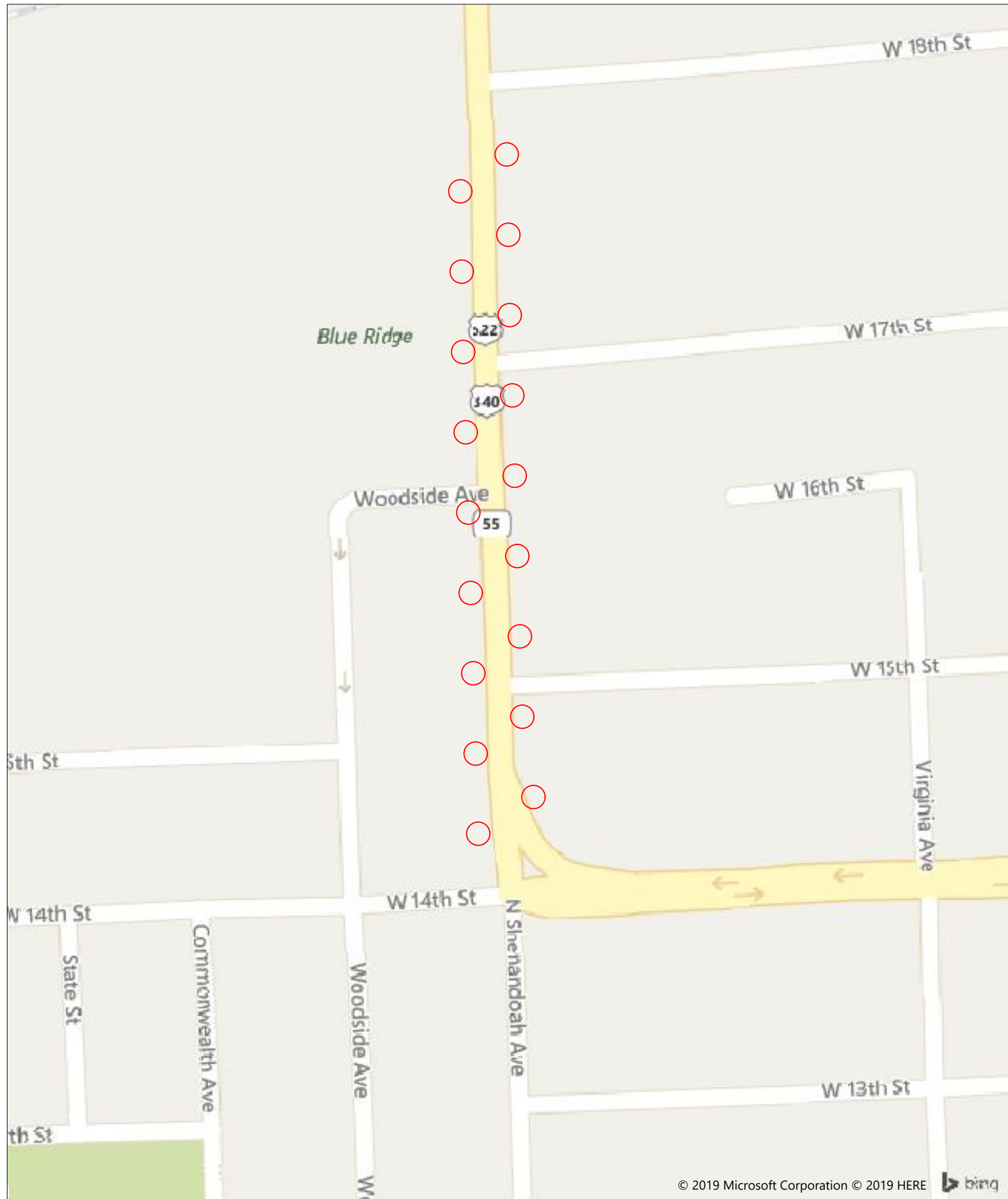
R. Wayne Sealock	☐ Yes ☐ No	H. Bruce Rappaport	☐ Yes ☐ No
Joshua L. Ingram	☐ Yes ☐ No	Melissa DeDomenico-Payne	☐ Yes ☐ No
Amber F. Veienthal	☐ Yes ☐ No	Glenn A. Wood	☐ Yes ☐ No

Approved as to Form and Legality:

George M. Sonnett, Jr., Town Attorney

Dated: _____

APPROXIMATE LOCATIONS OF NEW LIGHTING FIXTURES



PROJECT MANAGER: XXXX-XXXX-XXXX-XXXX-XXXX-
SURVEYED BY, DATE: N/A
DESIGN BY: BummeL, Klepper & Kahn, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE: N/A
SUBSURFACE UTILITY BY, DATE: N/A

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

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:

- ALL EXISTING LIGHT POLES AND LUMINAIRES ARE TO BE REMAIN UNLESS OTHERWISE NOTED.
- 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.
- 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]
- 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
- TRANSFORMER BASES SHALL BE CALCULATED INTO THE TOTAL POLE LENGTH TO ACHIEVE THE REQUIRED LIGHT FIXTURE MOUNTING HEIGHT.
- VDOT STANDARD LF-1 POLE FOUNDATION SHALL BE USED FOR ALL LIGHT POLES UNLESS OTHERWISE NOTED.

JUNCTION BOXES:

- JUNCTION BOXES SHALL BE VDOT STANDARD JB-S2, UNLESS OTHERWISE NOTED.
- JUNCTION BOX LOCATIONS DEPICTED IN THE PLANS ARE SCHEMATIC IN NATURE.
- FOR LIGHTING CIRCUITS CONNECTED TO THE TOWN OF FRONT ROYAL SERVICE PANELS JUNCTION BOX LIDS SHALL BE LABELED "TOWN OF FRONT ROYAL"
- 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:

- 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.
- ALL NON-BORED CONDUITS SHALL BE INSTALLED WITH VDOT STANDARD ECI-I.
- ALL PROPOSED CONDUIT BYPASSING LIGHT POLE FOUNDATIONS SHALL HAVE A 3 FT. PREFERRED CLEARANCE AND A 1 FT. MINIMUM CLEARANCE FROM EDGE OF FOUNDATION.
- ALL EMPTY CONDUIT SHALL BE CAPPED.
- CONDUIT SHALL BE DIRECTIONALLY BORED WHERE THE PLANS SHOW BORED CONDUIT.
- 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:

- CONDUCTOR CABLES TERMINATING IN JUNCTION BOXES OR LIGHT POLES SHALL BE TEST CAPPED AND HAVE A SLACK OF 3 FT. PER CONDUCTOR.
- (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.
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - PLASTIC SLEEVES SHALL NOT BE USED.
- THE EQUIPMENT GROUNDING CONDUCTOR (EGC) SHALL BE THE SAME SIZE AS THE LARGEST POWER CONDUCTOR.
- INSTALLATION OF ELECTRICAL SERVICES SHALL BE COORDINATED WITH LOCAL POWER COMPANY.
- 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.
- EQUIPMENT GROUNDING CONDUCTORS IN CONDUIT ENTERING AND EXITING LIGHT POLE FOUNDATIONS SHALL TERMINATE AT THE GROUND LUG AT BASE OF LIGHT POLE.
- 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:

- 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.
- 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.
- 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.

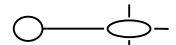
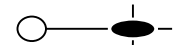
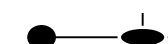
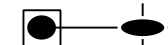
MISC (CONT.):

- 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.
- ALL TRENCHING MUST BE BACKFILLED AND RESTORED TO ITS ORIGINAL CONDITION ON THE SAME WORKING DAY IN WHICH TRENCHING OCCURED. AREAS WHICH ARE NOT RESEEDDED, 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.
- 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.
- 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.
- 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.
- 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.
- ALL UTILITIES SHALL BE MARKED PRIOR TO INITIATION OF CONSTRUCTION. ARRANGE FOR MISS UTILITY 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
-
- 
- LUMINAIRE IDENTIFICATION NUMBER

LUMINAIRE CALLOUT INFORMATION

WATTAGE
MOUNTING HEIGHT
ARM LENGTH
241-50-0 (S) SHIELDED
SP*HG-1 CIRCUIT NUMBER
SERVICE PANEL ID

ITEMS ENCLOSED WITHIN BOX ARE PROPOSED ITEMS
INDICATES PROPOSED CONDUIT W/ ELECTRICAL FOR ROADWAY LIGHTING.
2'-4" *6AWG-CKT 1 EGC

POLE CALLOUT INFORMATION

SERVICE PANEL ID POLE NUMBER
POLE H6-002
38.935032° LATITUDE
78.98759° LONGITUDE

NONE

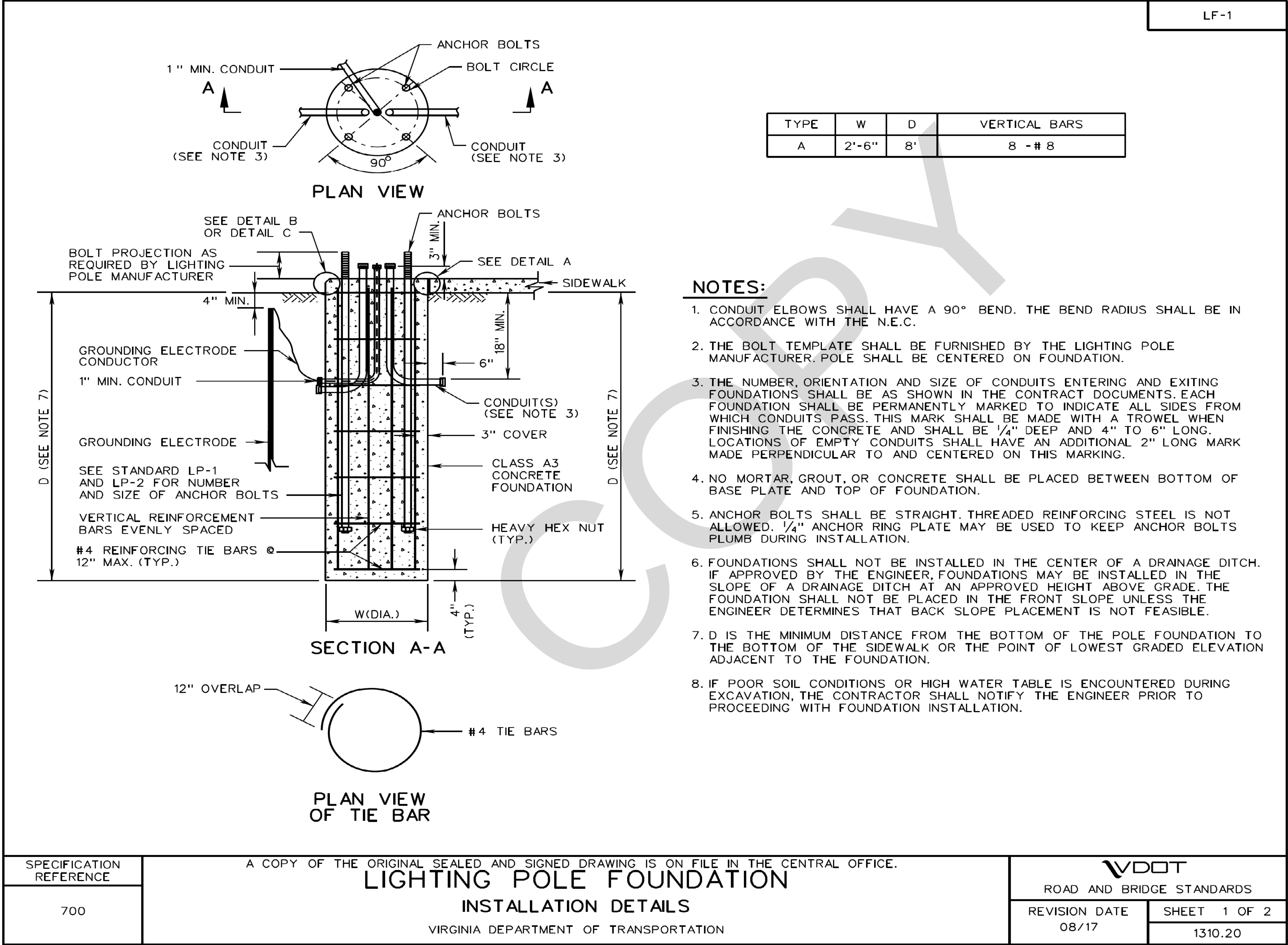
PROJECT
XXXX-XXXX-XXXX

SHEET NO.
1

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

REVISED	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



NONE	PROJECT XXXX-XXXX-XXXX	SHEET NO. 2
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PROJECT MANAGER: XXXX-XXXX-XXXX-XXXX-XXXX
 SURVEYED BY, DATE: N/A
 DESIGN BY: Rummel, Klepper & Kahl, LLP - J031246-0020
 SUBSURFACE UTILITY BY, DATE: N/A
 SUBSURFACE UTILITY BY, DATE: N/A

STRUCTURAL GENERAL NOTES:

CONSTRUCTION SPECIFICATIONS:

VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, 2020, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND 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.

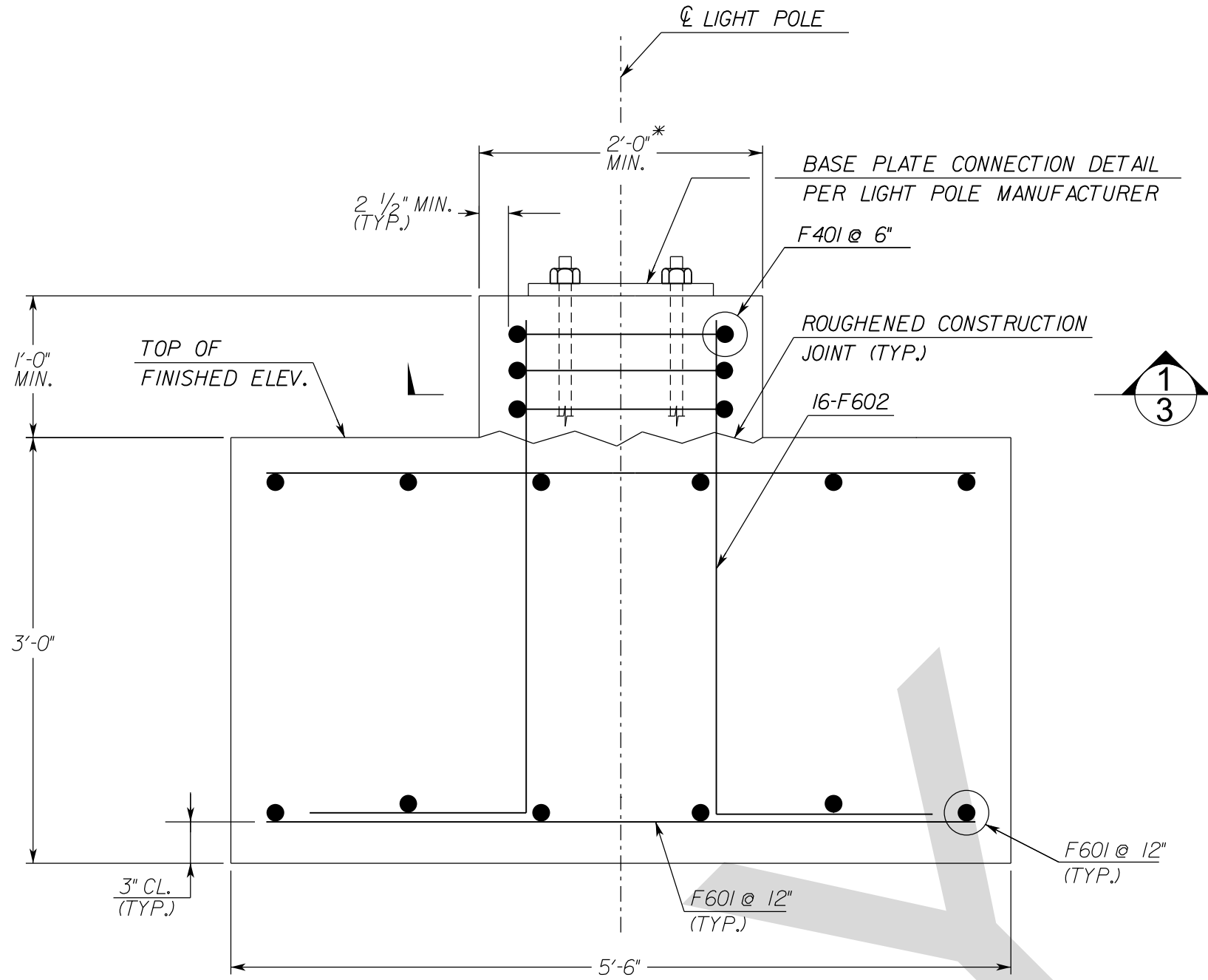
3/4" CHAMFER MAY BE PROVIDED ON ALL EXPOSED EDGES.

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.

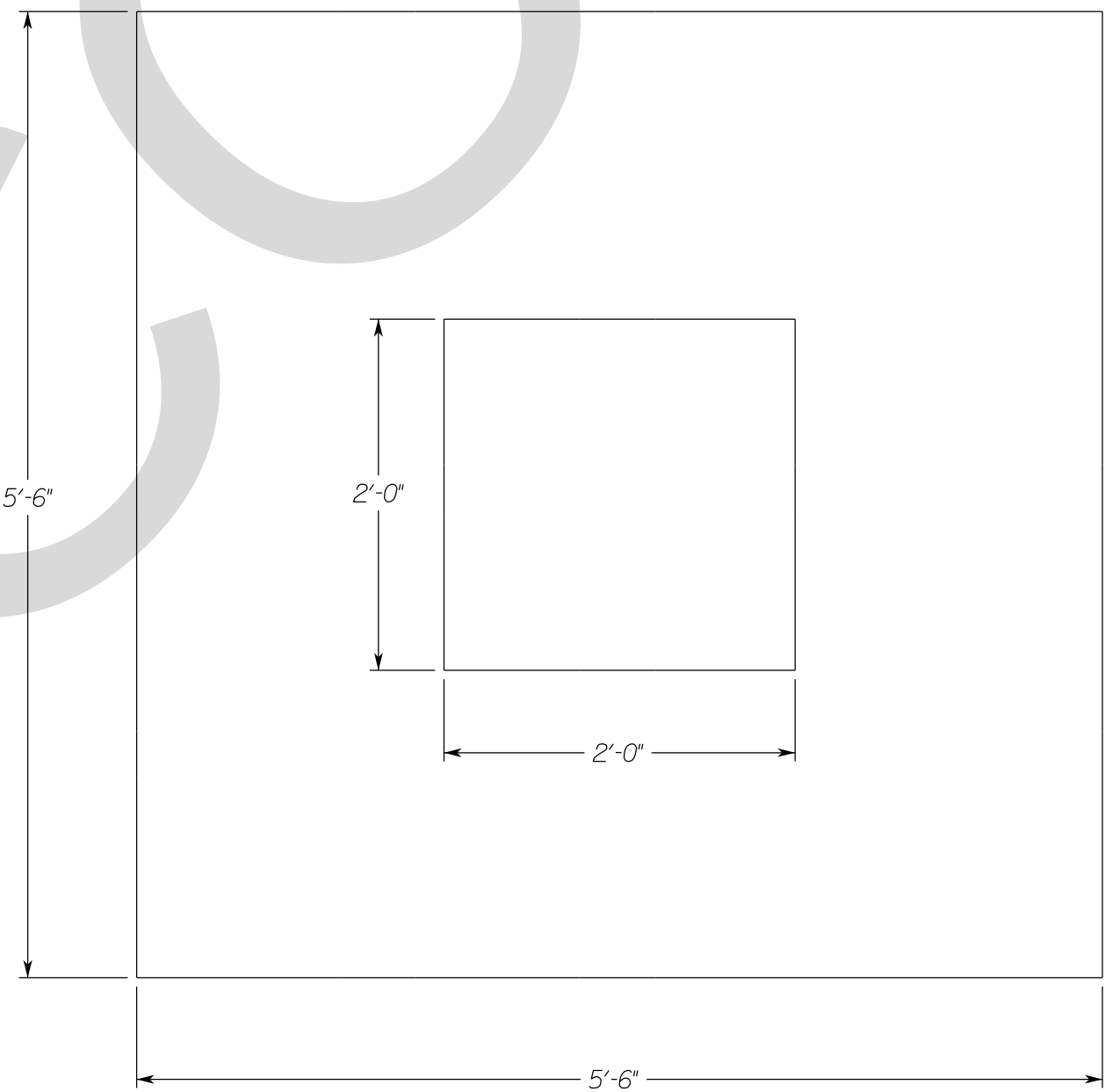
AT ROUGHENED CONSTRUCTION JOINT, CONCRETE SURFACES SHALL BE ROUGHENED TO A FULL 1/4" AMPLITUDE AND AN EPOXY BONDING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



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

LIGHT POLE FOOTING SECTION

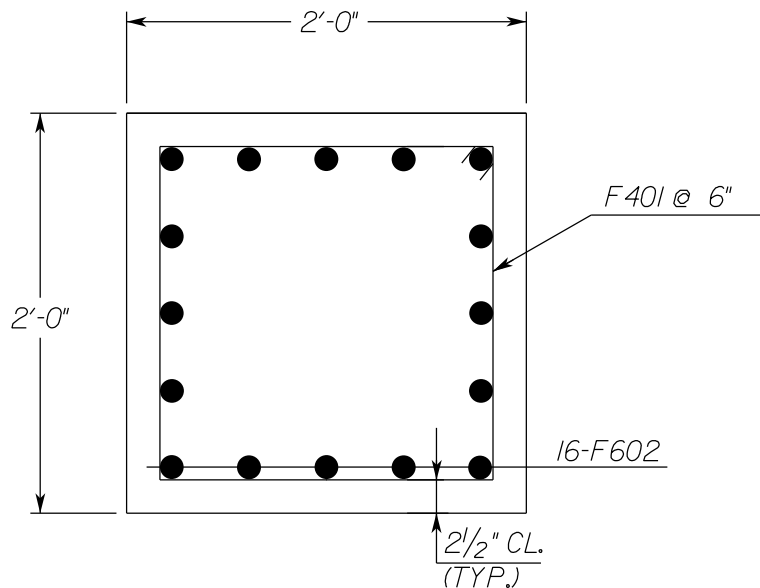
SCALE: 1" = 1'-0"



LIGHT POLE FOOTING PLAN

SCALE: 1" = 1'-0"

REVISED	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				

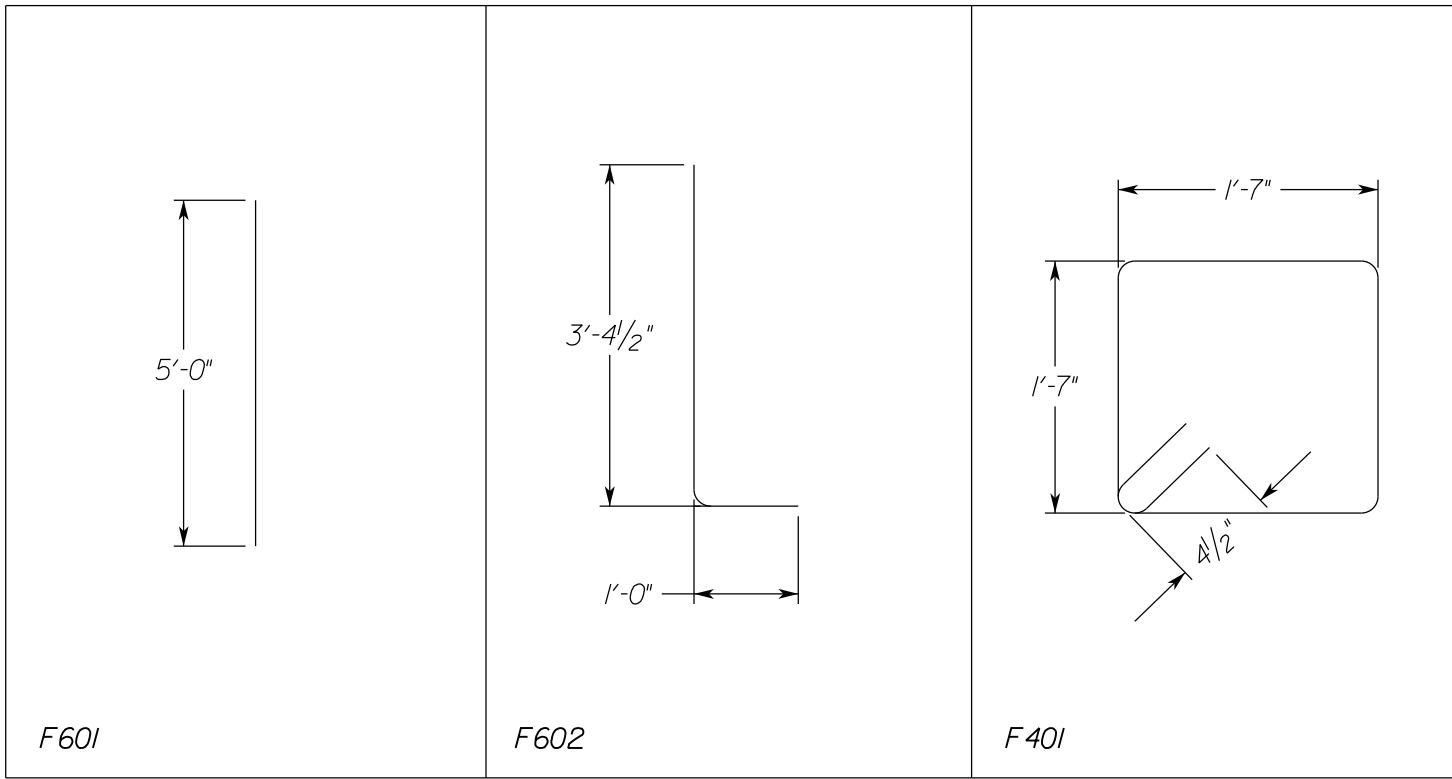


1 SECTION
 SCALE: 1" = 1'-0"

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'-4 1/2"	FOOTING/PEDESTAL
F401	3	#4	7'-1"	PEDESTAL

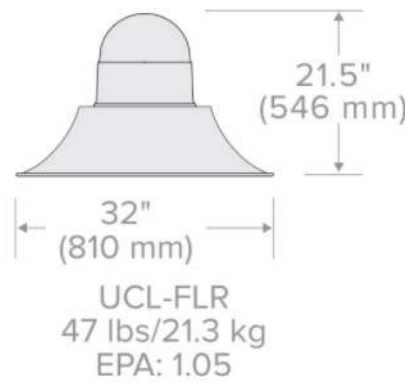


SCALE: AS NOTED	PROJECT XXXX-XXXX-XXXX	SHEET NO. 3
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PROJECT MANAGER XXXX XXXX XXXX XXXX
SURVEYED BY, DATE N/A
DESIGN BY Rummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

	REVISED	STATE	STATE		SHEET NO.
			ROUTE	PROJECT	
		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



Luminaire Schedule									
Luminaire Wattage/Type	Number of Fixtures	Foundation Type	Pole Type	Arm Type	Light Loss Factor (LLF)	Mounting Height	Color Temperature	Distribution	Initial Lumens
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 Gummel, Klepper & Kahl, LLP (703) 246-0028
SUBSURFACE UTILITY BY, DATE N/A
SUBSURFACE UTILITY BY, DATE N/A

REVISED	STATE	STATE		SHEET NO.
		ROUTE	PROJECT	
	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 NO.	UNIT	SHEET NO.	ITEM DESCRIPTION																		
			STD.COMB.CURB & GUTTER CG-6	2 CONDUCTOR CABLE	10 CONDUCTOR CABLE	CONDUCTOR CABLE,NO.2 EGC	CONCRETE FOUNDATION LF-I TY.A	NS LUMINAIRE ARM - 23 INCH SINGLE ARM	NS LUMINAIRE ARM - 23 INCH DUAL ARM	MODIFY EXISTING CONTROL CENTER CCW-I TYPE C	NS LUMINAIRE - I60W 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
			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		

<i>NONE</i>	PROJECT <i>XXXX-XXXX-XXXX</i>	SHEET NO. <i>5</i>
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PROJECT MANAGER_XXXX-XXXX-XXXX-XXXX-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	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					

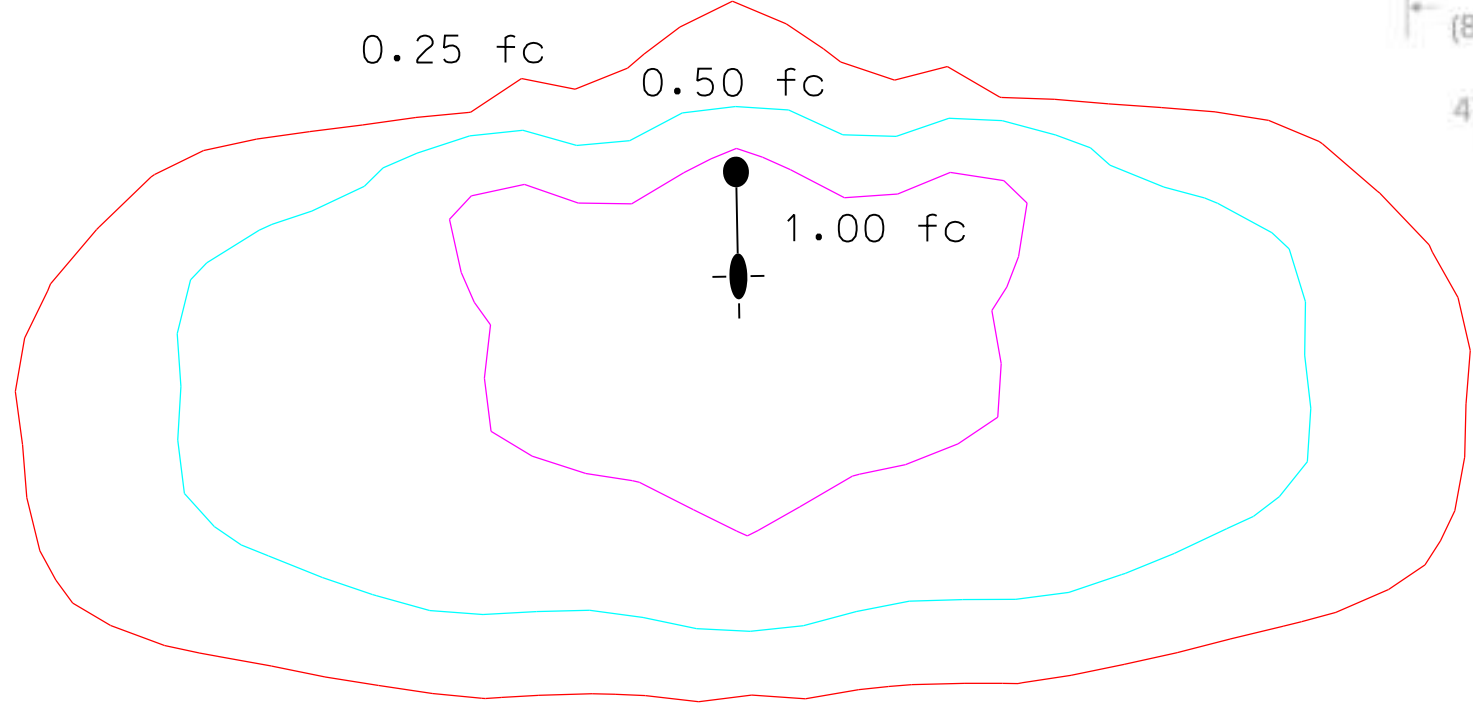
PANEL: EXISITING CONTROL CENTER TO REMAIN, RTE 340 & W.18TH ST											
STANDARD	TYPE	VOLTAGE	SAFETY SWITCH								
			VOLTAGE			AMPERAGE					
EX.SE-6	A	120/240 (LIGHTING)	240			125					
CCW-I TYPE C											
AMPERAGE					AMPERAGE						
LOAD DESCRIPTION	LOAD AMPS	CONTACTOR	CIRCUIT BREAKER	WIRE *	CIRCUIT NO.	CIRCUIT NO.	WIRE *	CIRCUIT BREAKER	CONTACTOR	LOAD AMPS	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

PROJECT MANAGER: XXXX-XXXX-XXXX-XXXX-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



160W LED ARCHITECTURAL
LUMINAIRE TEMPLATE



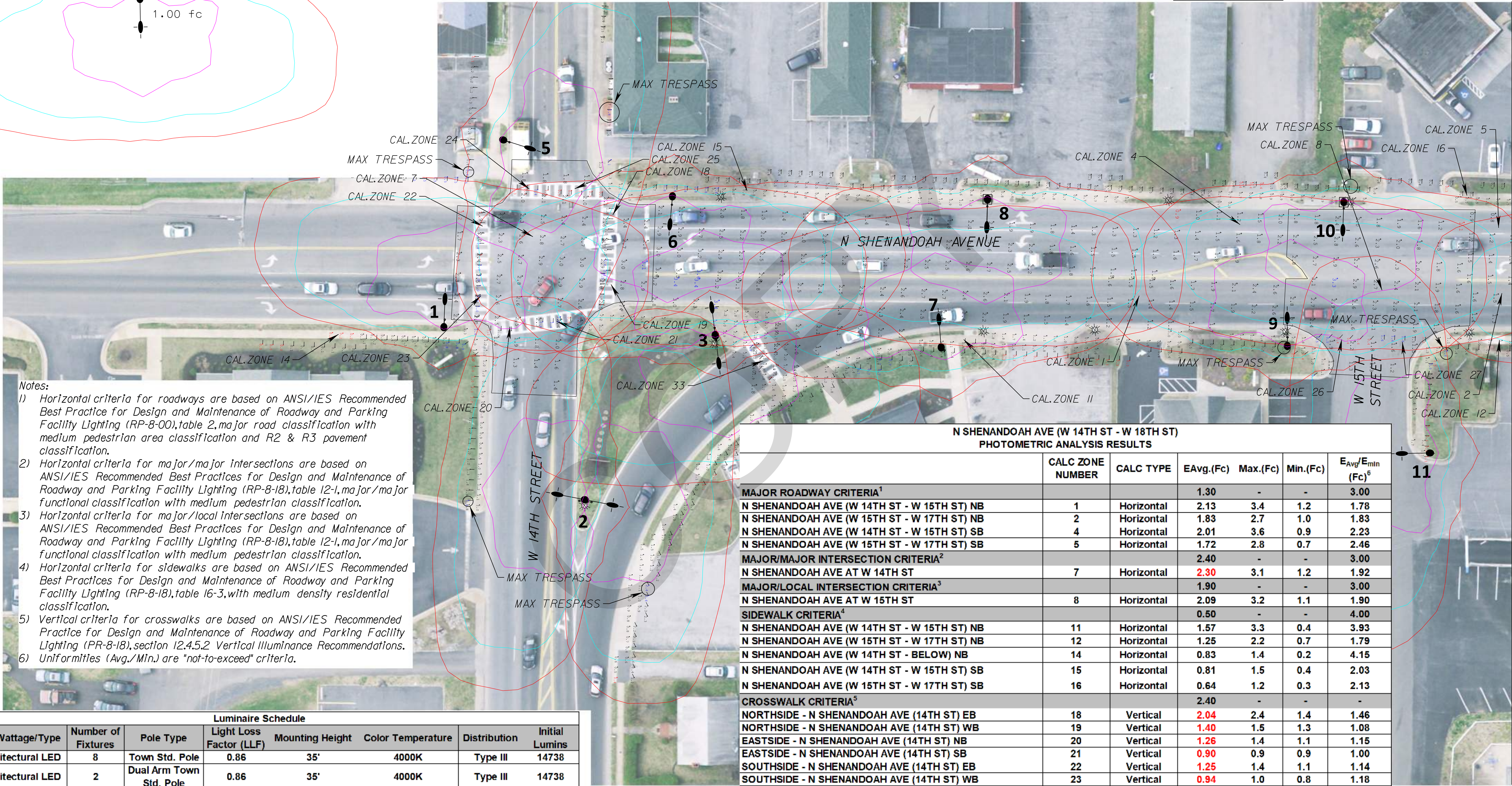
Shenandoah Ave & W 14th St			
Trespass Values			
Quadrant	Zoning	Max Allowable	Provided
NE	C-1 ¹	0.7	2.4
NW	C-1 ¹	0.7	1.8
SE	C-1 ¹	0.7	1.5
SW	C-1 ¹	0.7	0.6

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.



	REVISED	STATE	STATE		SHEET NO.
			ROUTE	PROJECT	
		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				
Rummel, Klepper & Kahl, LLP Fairfax, Virginia					



- Notes:
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 Lumens
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

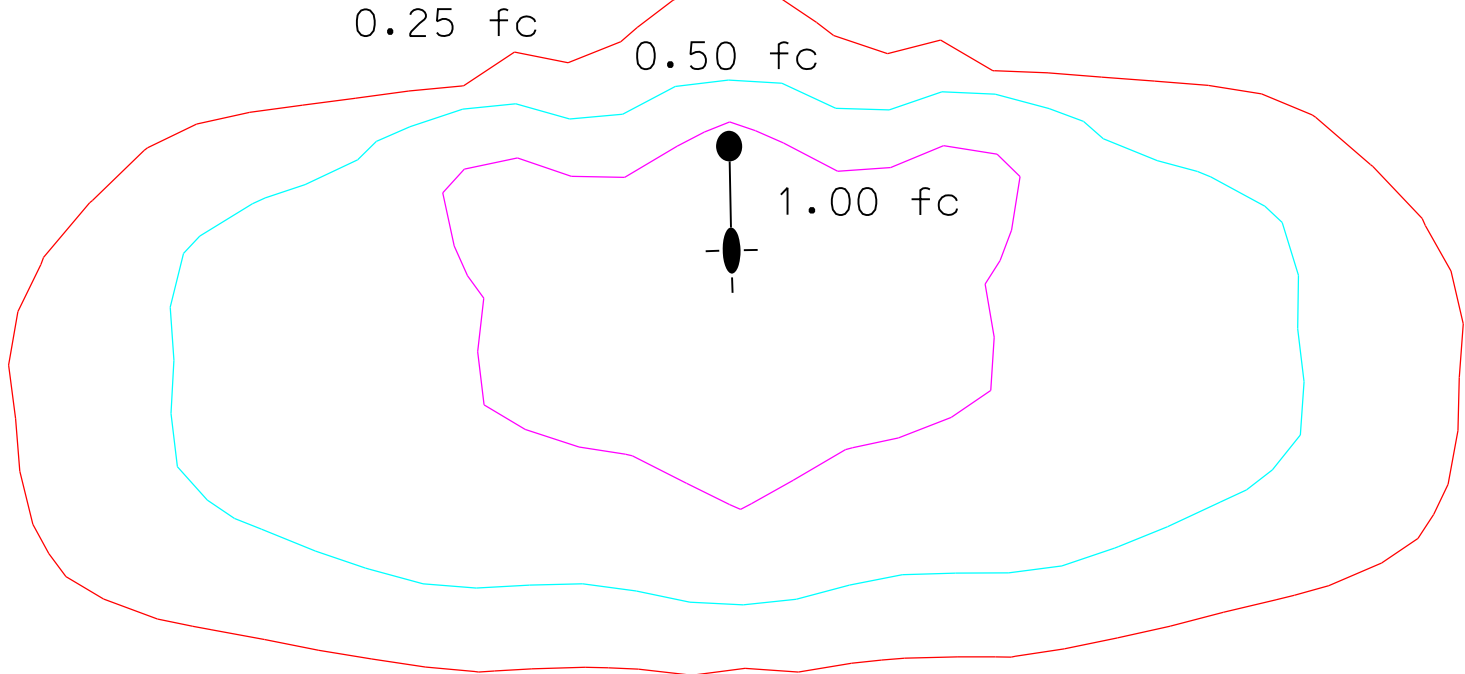
- PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
- PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE WITH CUSTOM FOUNDATION (SEE SHEET 3). EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
- LUMINAIRE IDENTIFICATION NUMBER

N SHENANDOAH AVE (W 14TH ST - W 18TH ST) PHOTOMETRIC ANALYSIS RESULTS						
	CALC ZONE NUMBER	CALC TYPE	E _{Avg} .(Fc)	Max.(Fc)	Min.(Fc)	E _{Avg} /E _{min} (Fc) ⁶
MAJOR ROADWAY CRITERIA ¹						
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						
N SHENANDOAH AVE AT W 14TH ST	7	Horizontal	2.40	-	-	3.00
N SHENANDOAH AVE AT W 15TH ST	8	Horizontal	2.30	3.1	1.2	1.92
MAJOR/LOCAL INTERSECTION CRITERIA ³						
N SHENANDOAH AVE AT W 15TH ST	8	Horizontal	1.90	-	-	3.00
N SHENANDOAH AVE AT W 15TH ST	8	Horizontal	2.09	3.2	1.1	1.90
SIDEWALK CRITERIA ⁴						
N SHENANDOAH AVE (W 14TH ST - W 15TH ST) NB	11	Horizontal	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						
NORTH SIDE - N SHENANDOAH AVE (14TH ST) EB	18	Vertical	2.40	-	-	-
NORTH SIDE - N SHENANDOAH AVE (14TH ST) WB	18	Vertical	2.04	2.4	1.4	1.46
EAST SIDE - N SHENANDOAH AVE (14TH ST) NB	19	Vertical	1.40	1.5	1.3	1.08
EAST SIDE - N SHENANDOAH AVE (14TH ST) SB	20	Vertical	1.26	1.4	1.1	1.15
SOUTH SIDE - N SHENANDOAH AVE (14TH ST) EB	21	Vertical	0.90	0.9	0.9	1.00
SOUTH SIDE - N SHENANDOAH AVE (14TH ST) WB	22	Vertical	1.25	1.4	1.1	1.14
WEST SIDE - N SHENANDOAH AVE (14TH ST) NB	23	Vertical	0.94	1.0	0.8	1.18
WEST SIDE - N SHENANDOAH AVE (14TH ST) SB	24	Vertical	1.25	1.3	1.2	1.04
N SHENANDOAH TO 14TH SW	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						
N 15TH ST NB	26	Vertical	1.90	-	-	-
N 15TH ST SB	26	Vertical	0.47	0.5	0.4	1.18
N 15TH ST SB	27	Vertical	1.48	1.6	1.2	1.23

PROJECT MANAGER: XXXX-XXXX-XXXX-XXXX-XXXX-
SURVEYED BY, DATE: N/A
DESIGN BY: Rummel, Klepper & Kahl, LLP - 17031.246-0028
SUBSURFACE UTILITY BY, DATE: N/A
SUBSURFACE UTILITY BY, DATE: N/A

160W LED ARCHITECTURAL
LUMINAIRE TEMPLATE

LED ARCHITECTURAL
LUMINAIRE

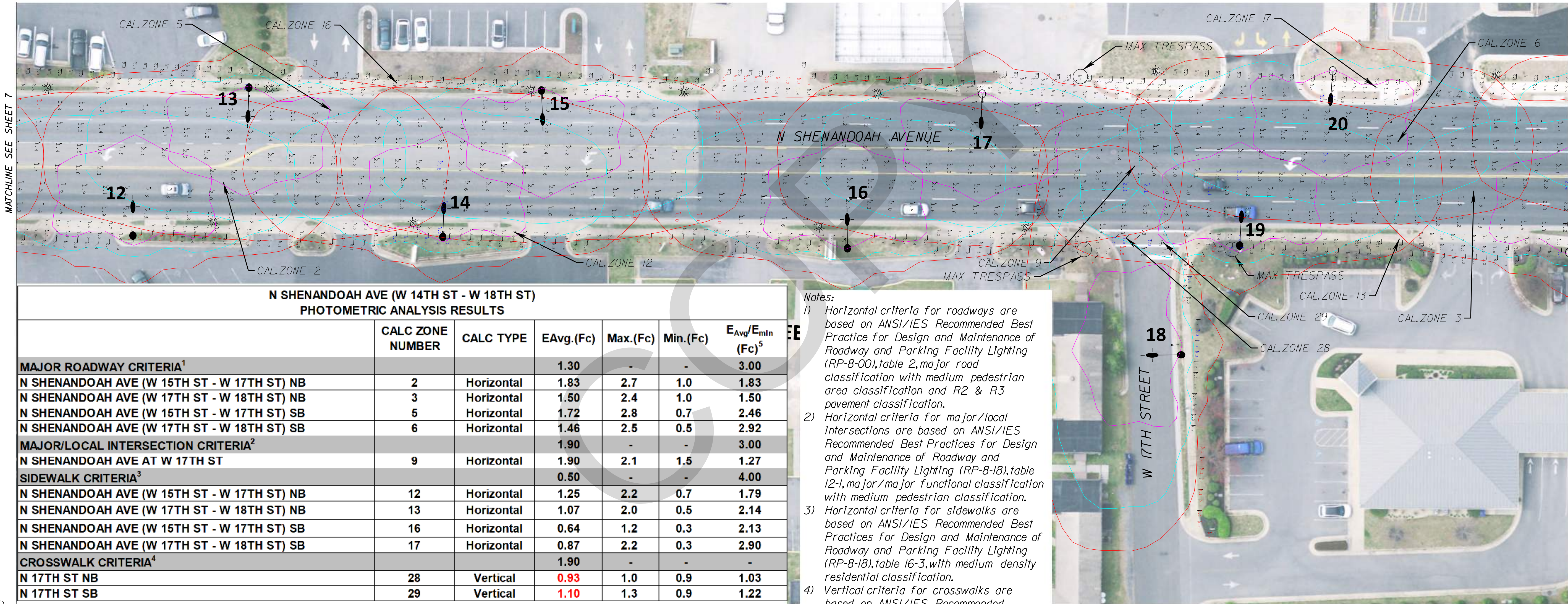


Shenandoah Ave & W 17th St			
Trespass Values			
Quadrant	Zoning	Max Allowable	Provided
NE	C-1 ¹	0.7	0.4
SE	C-1 ¹	0.7	0.7
W	C-1 ¹	0.7	0.5

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



	REVISED	STATE	STATE		SHEET NO.
		ROUTE	PROJECT		
		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				
Rummel, Klepper & Kahl, LLP Fairfax, Virginia					



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:
- 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.
 - 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.
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 - 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 Lumens
160 W Architectural LED	9	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
- LUMINAIRE IDENTIFICATION NUMBER

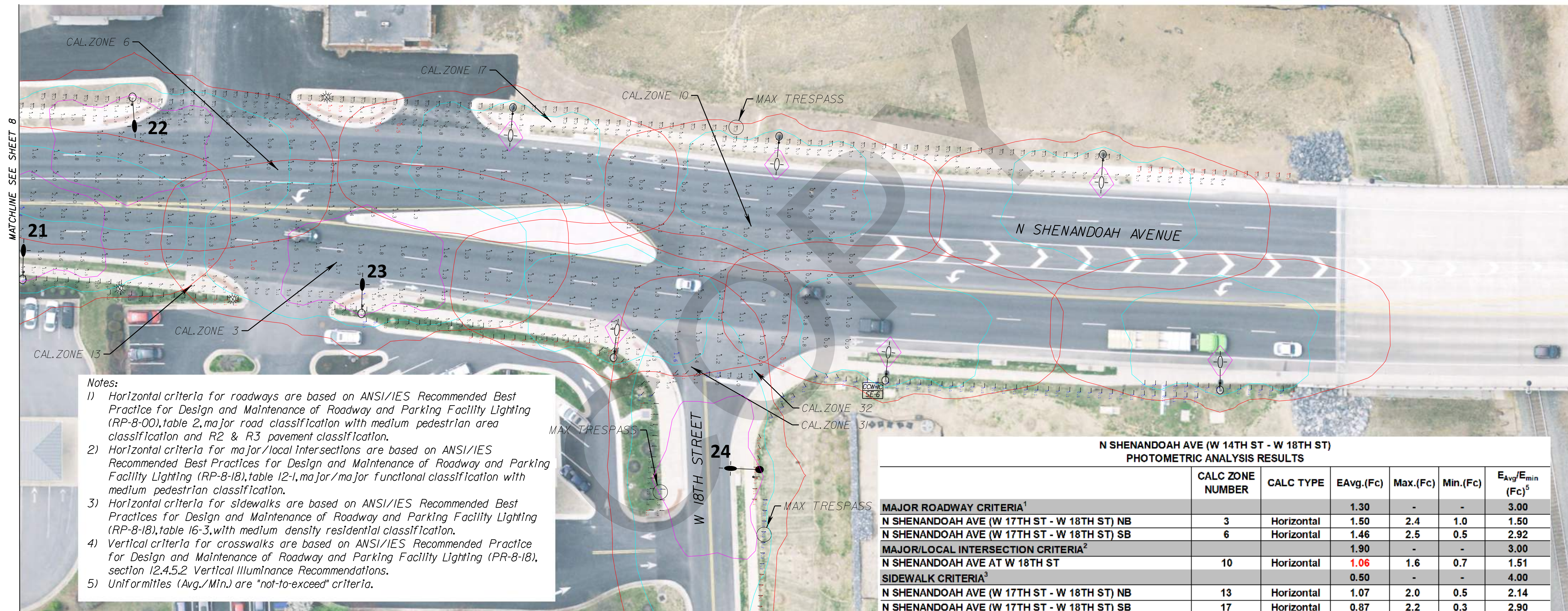
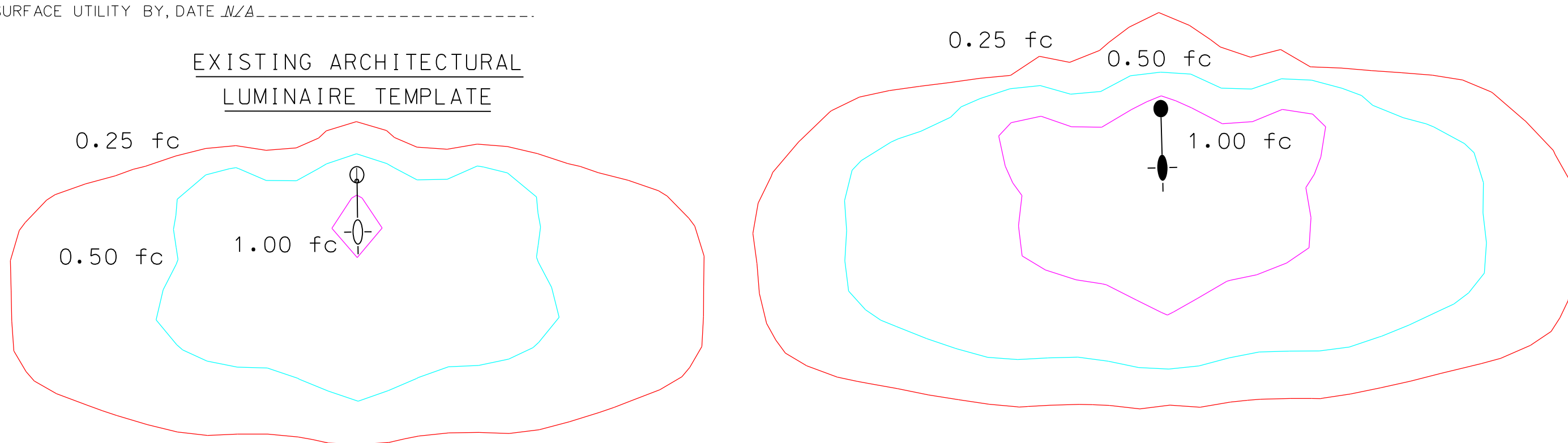
Shenandoah Ave & W 18th St			
Trespass Values			
Quadrant	Zoning	Max Allowable	Provided
NE	C-1 ¹	0.7	0.2
SE	C-1 ¹	0.7	1.7
W	C-1 ¹	0.7	0.2

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

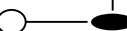
DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia

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

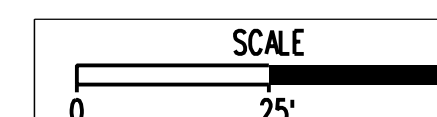


N SHENANDOAH AVE (W 14TH ST - W 18TH ST) PHOTOMETRIC ANALYSIS RESULTS						
	CALC ZONE NUMBER	CALC TYPE	E _{Avg.} (Fc)	Max.(Fc)	Min.(Fc)	E _{Avg.} /E _{min} (Fc) ⁵
MAJOR ROADWAY CRITERIA ¹			1.30	-	-	3.00
N SHENANDOAH AVE (W 17TH ST - W 18TH ST) NB	3	Horizontal	1.50	2.4	1.0	1.50
N SHENANDOAH AVE (W 17TH 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

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



	PROJECT
	XXXXX-XXXXX-XXXXX

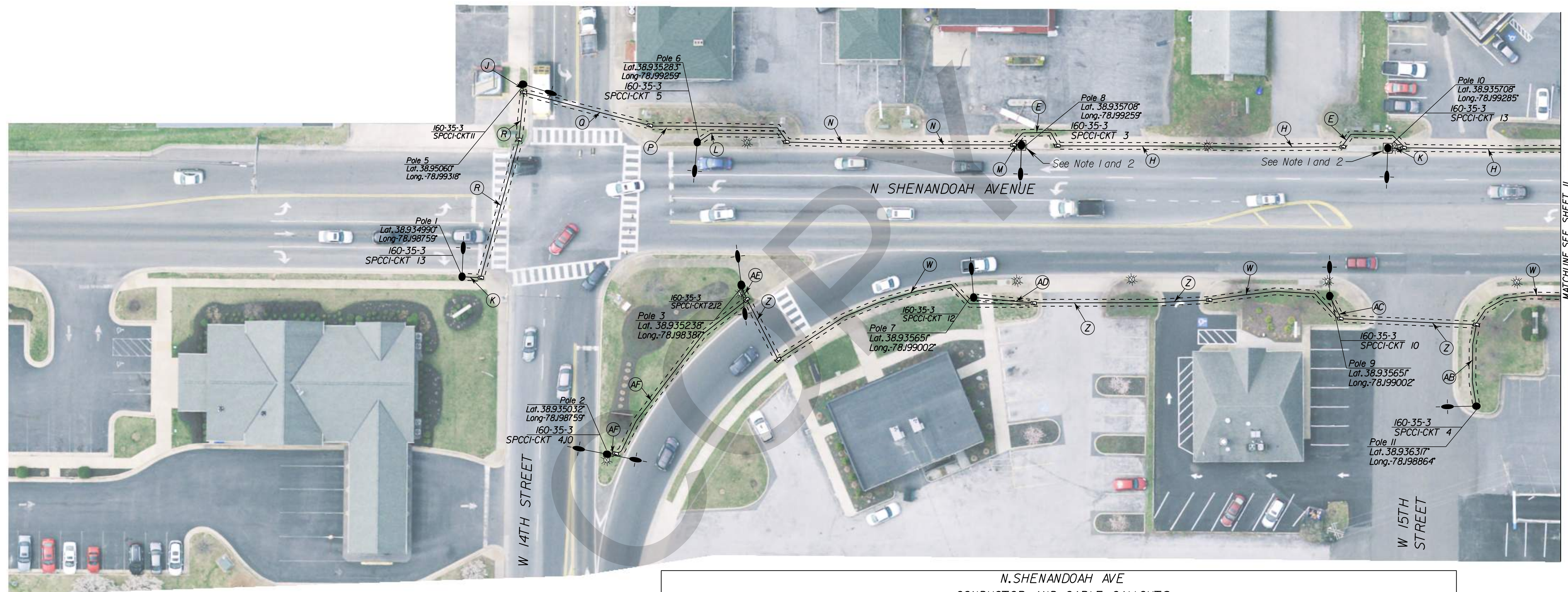
SHEET NO.	9
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Notes:

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

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

Rummel, Klepper & Kahl, LLP
Fairfax, Virginia



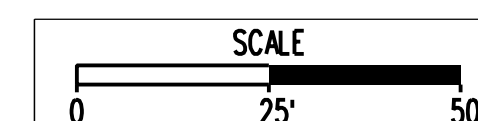
N.SHENANDOAH AVE CONDUCTOR AND CABLE CALLOUTS							
(A) Existing Conduit Ex. 3"-Ex.Cables to Remain • 16 *2AWG-CKT* 2,3,4,5, 10,11,12,13 1 EGC	(B) Existing Conduit Ex. 3"-Ex.Cables to Remain • 8*2AWG-CKT* 3,5,11,13	(C) Existing Conduit 2"-8*2AWG-CKT*3,5,11,13 1 EGC	(D) Existing Conduit 2"-2 *10AWG-CKT* 3 1 EGC	(E) Trenched 2"-8*2AWG-CKT*3,5,11,13 1 EGC	(F) Existing Conduit 2"-2*10AWG-CKT* 5 1 EGC	(G) Existing Conduit 3"-8*2AWG-CKT*3,5,11,13 1 EGC	(H) Bored Conduit 3"-8 *2AWG-CKT*3,5,11,13 1 EGC
(J) Trenched 2"-2 *10AWG-CKT* 11 1 EGC	(K) Trenched 2"-2 *10AWG-CKT* 13 1 EGC	(L) Trenched 2"-2*10AWG-CKT* 5 1 EGC	(M) Trenched 2"-2 *8AWG-CKT* 3 1 EGC	(N) Bored Conduit 3'-6 *2AWG-CKT*5,11,13 1 EGC	(P) Trenched 2"-4 *2AWG-CKT* 11,13 1 EGC	(Q) Bored Conduit 3"-4*2AWG-CKT* 11,13 1 EGC	(R) Bored Conduit 3'-2*10AWG-CKT*13 1 EGC
(S) Trench 2"-2*10AWG-CKT*2 1 EGC	(T) Existing Conduit 2"-8*2AWG-CKT*2,6,10,12 1 EGC	(U) Existing Conduit 2"-8 *2AWG-CKT*2,4,10,12 1 EGC	(V) Existing Conduit 2"-2 *10AWG-CKT* 4 1 EGC	(W) Trench 2"-8 *2AWG-CKT* 2,4,10,12 1 EGC	(X) Existing Conduit 2"-2*10AWG-CKT* 10 1 EGC	(Y) Existing Conduit 2"-2 *10AWG-CKT* 12 1 EGC	(Z) Bored Conduit 3'-8*2AWG-CKT*2,4,10,12 1 EGC
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SCALE

	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

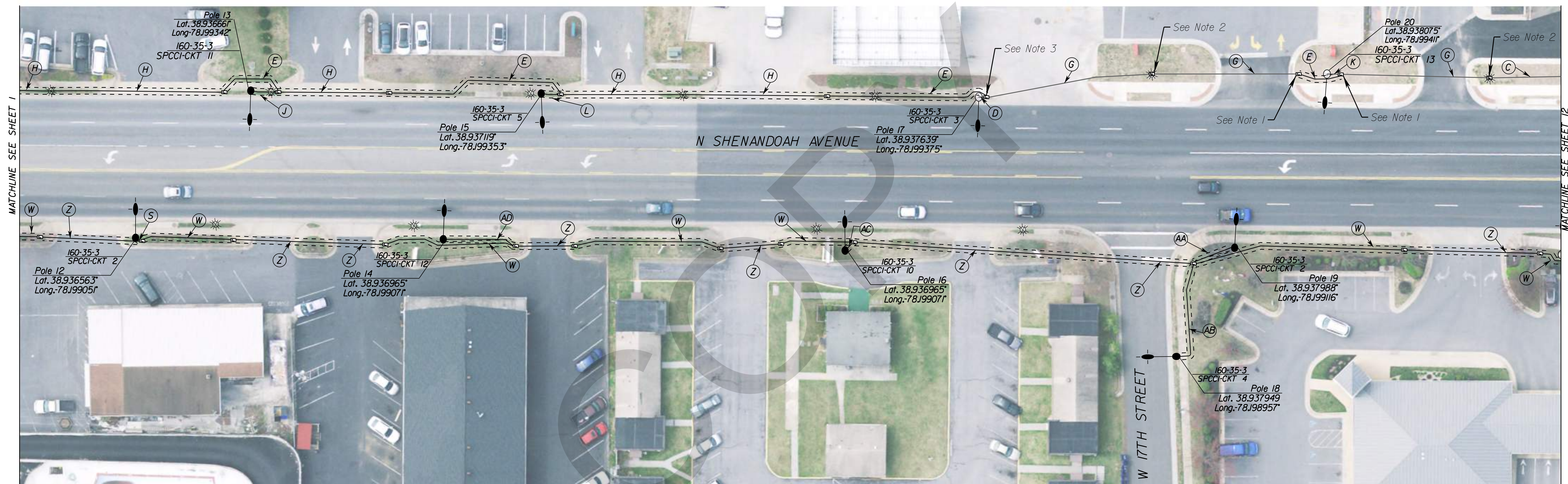


PROJECT	SHEET NO.
XXXX-XXXX-XXXX	10

Notes:

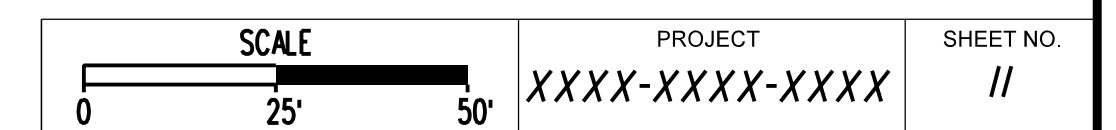
- 1) Refer to Sheet 3 for Custom Foundation details.
- 2) Remove existing pole and foundation. Install proposed junction box to intercept existing conduit.
- 3) Install proposed junction box to intercept existing conduit.

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



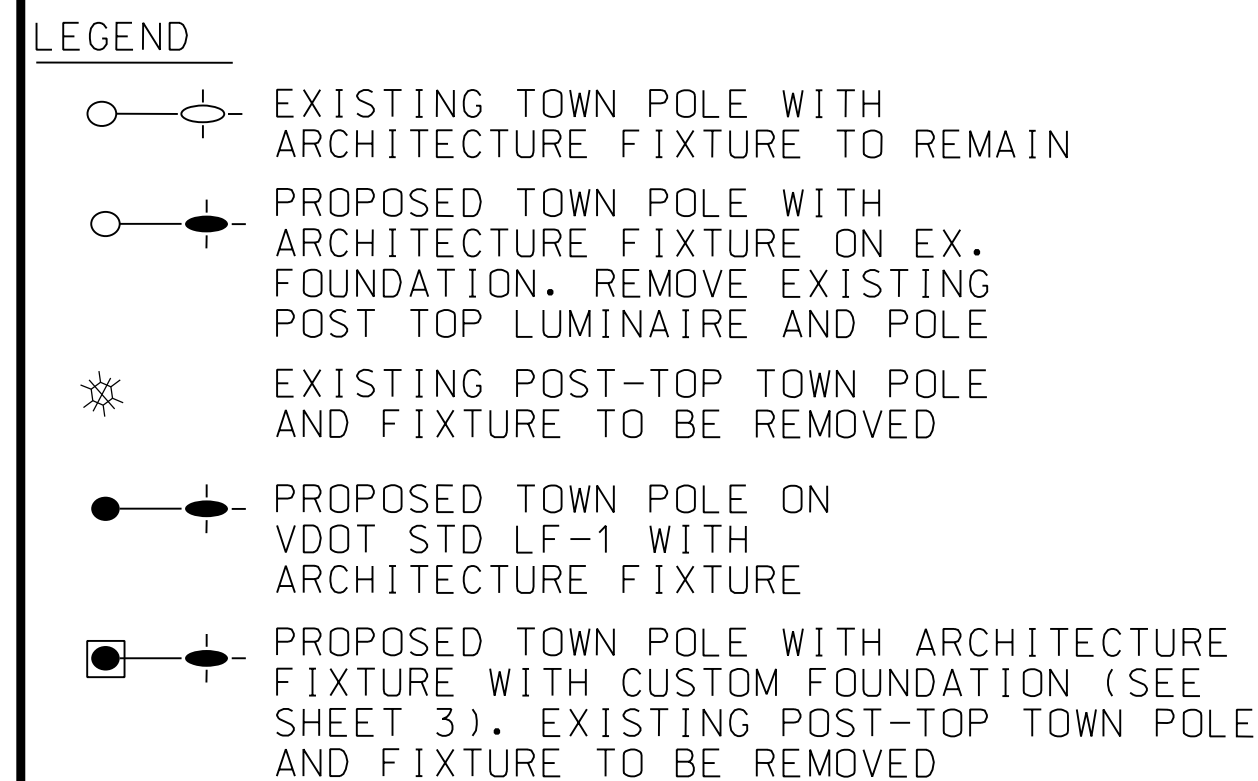
LEGEND	
	EXISTING TOWN POLE WITH ARCHITECTURE FIXTURE TO REMAIN
	PROPOSED TOWN POLE WITH ARCHITECTURE FIXTURE ON EX. FOUNDATION. REMOVE EXISTING POST TOP LUMINAIRE AND POLE
	EXISTING POST-TOP TOWN POLE AND FIXTURE TO BE REMOVED
	PROPOSED TOWN POLE ON VDOT STD LF-1 WITH ARCHITECTURE FIXTURE
	PROPOSED 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) Existing Conduit Ex. 3"-Ex. Cables to Remain *16 *2AWG-CKT* 2,3,4,5, 10,11,2,13 1 EGC	(B) Existing Conduit Ex. 3"-Ex. Cables to Remain *8*2AWG-CKT* 3,5,11,13 1 EGC	(C) Existing Conduit 2"-8*2AWG-CKT* 3,5,11,13 1 EGC	(D) Existing Conduit 2"-2 *10AWG-CKT* 3 1 EGC	(E) Trenched 2"-8*2AWG-CKT* 3,5,11,13 1 EGC	(F) Existing Conduit 2"-2*10AWG-CKT* 5 1 EGC	(G) Existing Conduit 3"-8*2AWG-CKT* 3,5,11,13 1 EGC	(H) Bored Conduit 3"-8 *2AWG-CKT* 3,5,11,13 1 EGC
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(S) Trench 2"-2*10AWG-CKT* 2 1 EGC	(T) Existing Conduit 2"-8*2AWG-CKT* 2,6,10,12 1 EGC	(U) Existing Conduit 2"-8 *2AWG-CKT* 2,4,10,12 1 EGC	(V) Existing Conduit 2"-2 *10AWG-CKT* 4 1 EGC	(W) Trench 2"-8 *2AWG-CKT* 2,4,10,12 1 EGC	(X) Existing Conduit 2"-2*10AWG-CKT* 10 1 EGC	(Y) Existing Conduit 2"-2 *10AWG-CKT* 12 1 EGC	(Z) Bored Conduit 3"-8*2AWG-CKT* 2,4,10,12 1 EGC
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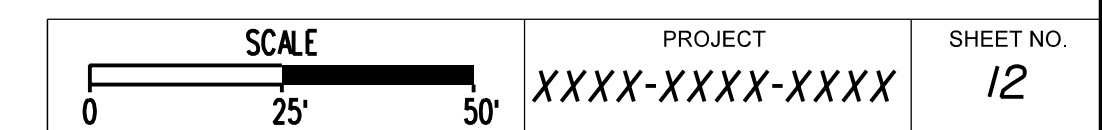


	REVISED	STATE	STATE		SHEET NO.
			ROUTE	PROJECT	
			VA.	340	XXXX-XXXX-XXXX
	DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT				
	Rummel, Klepper & Kahl, LLP Fairfax, Virginia				
	Notes:				

- 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.



N.SHENANDOAH AVE CONDUCTOR AND CABLE CALLOUTS							
(A) Existing Conduit Ex. 3"-Ex. Cables to Remain *16 *2AWG-CKT* 2,3,4,5, 10,11,2,13 1 EGC	(B) Existing Conduit Ex. 3"-Ex. Cables to Remain *8*2AWG-CKT* 3,5,11,13 1 EGC	(C) Existing Conduit 2"-8*2AWG-CKT* 3,5,11,13 1 EGC	(D) Existing Conduit 2"-2 *10AWG-CKT* 3 1 EGC	(E) Trenched 2"-8*2AWG-CKT* 3,5,11,13 1 EGC	(F) Existing Conduit 2"-2*10AWG-CKT* 5 1 EGC	(G) Existing Conduit 3"-8*2AWG-CKT* 3,5,11,13 1 EGC	(H) Bored Conduit 3"-8 *2AWG-CKT* 3,5,11,13 1 EGC
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Department Name:	Electric	Attachments:	No	Director:	David Jenkins
Dept#/Division Code:	9401	Manager/Supervisor	Carey Saffelle	Priority Level	Normal
Estimated Total Project Cost:	\$ 210,730.00				

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:							

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:

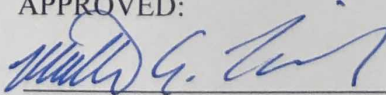
- Prospect Street Bridge – a project to replace the deck and install railings that comply with current standards, repave asphalt approaches. Revenue Sharing application amount - \$100,000.
- North Royal Avenue Paving – a pavement resurfacing project from 14th Street to Commerce Street. Revenue Sharing 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.

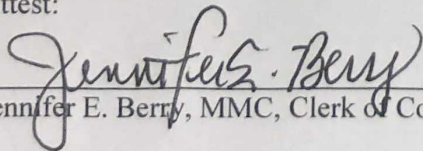
BE IT FURTHER RESOLVED THAT the Front Royal Town Manager is authorized to execute all agreements and/or addendums for any approved projects with the Virginia Department of Transportation.

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

Chris Holloway

Yes/No

Letasha T. Thompson

Yes/No

Approved as to Form and Legality:

Asst.
Douglas W. Napier, Town Attorney

Dated: 9-23-19

George M. Sonnett

COPY



November 1, 2013

CERTIFICATION

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

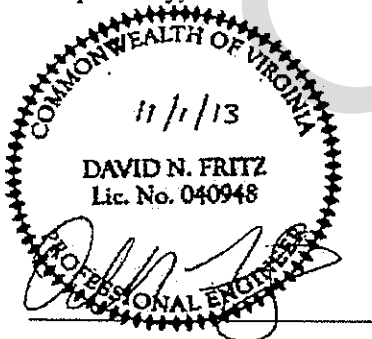
Subject: Fluted Tapered Steel Lighting Pole Structure
Front Royal, Virginia
UMC Quote No. 51154
PO # 5517-11056

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,



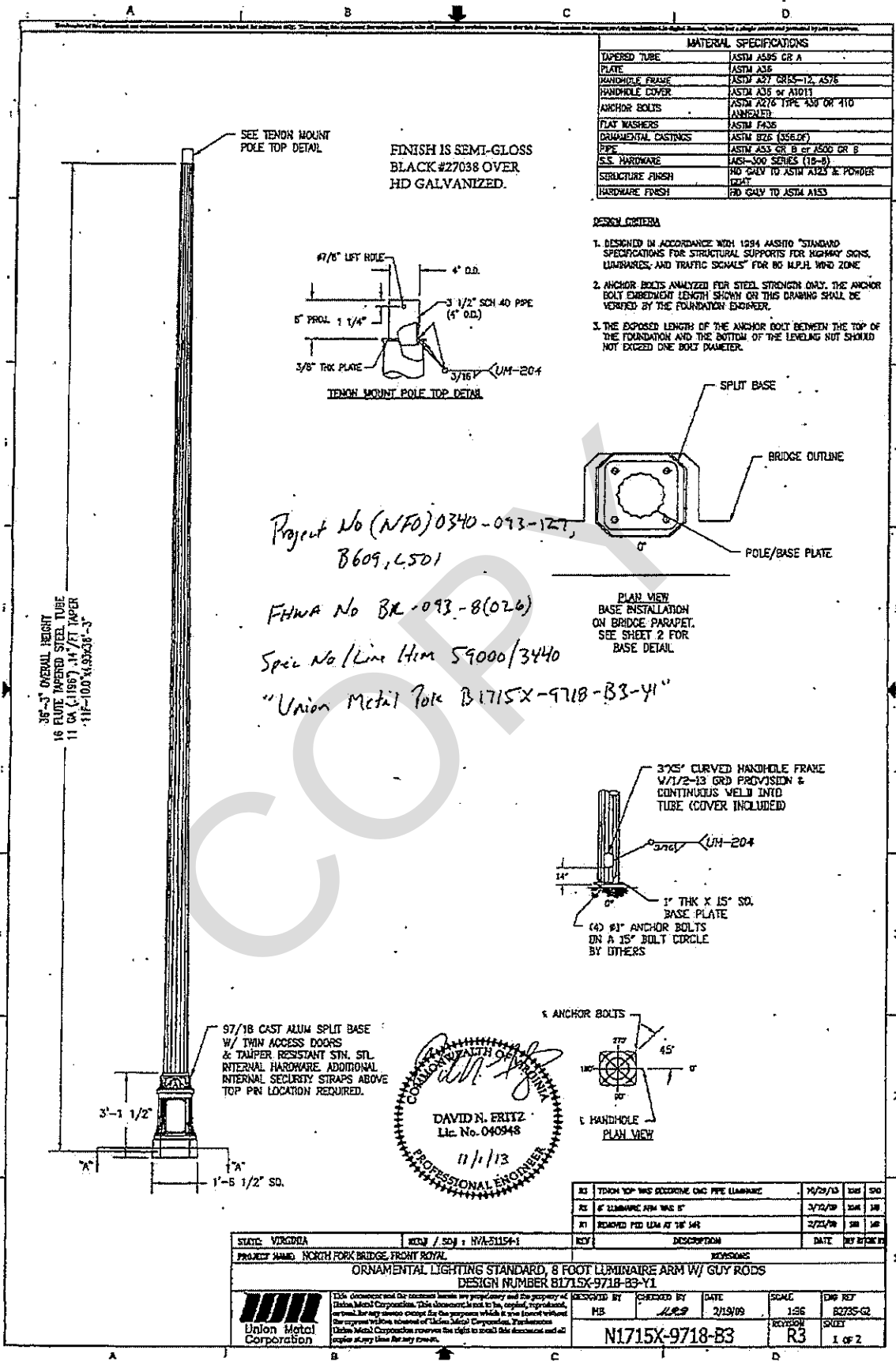
David N. Fritz, P.E.

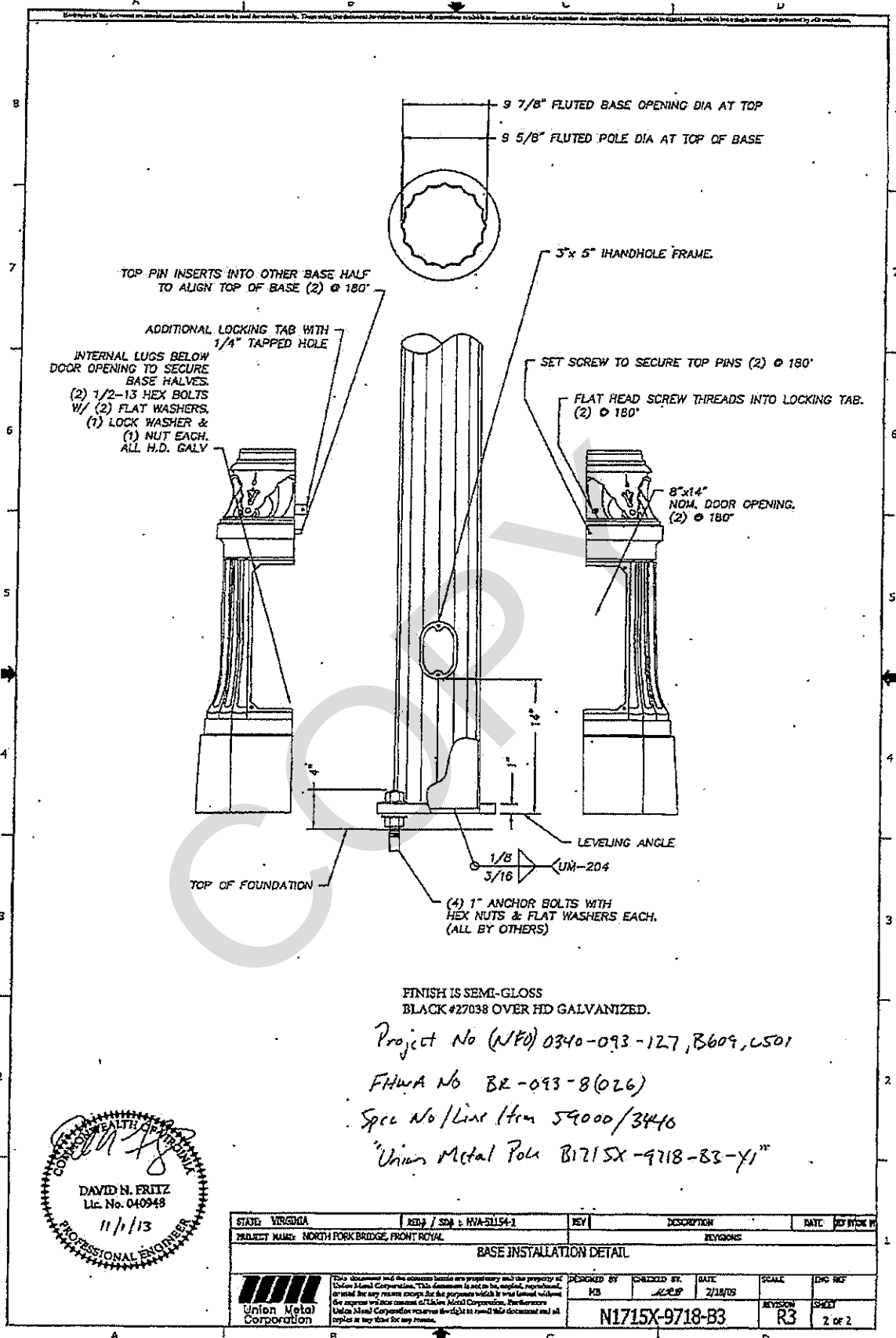
Project No (NFO) 0340-093-127, B609, C501

FHWA No BA-093-8(026)

Spec No/Line/Item 59006/3440

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







10/21/13 1:35 PM

COMPUTER ANALYSIS OF:

ORNAMENTAL TAPERED STEEL LIGHTING STANDARD

FOR

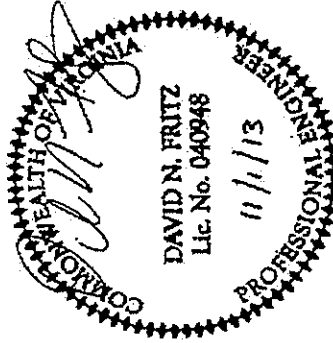
FRONT ROYAL, VA

DESIGNED TO:

80 MPH WIND - 1994 AASHTO

AND

CUSTOMER SPECIFICATIONS



Project No. (WFO) 0340 - 093 - 127, 8609, CS

FHWA No. BR - 093 - 8 (026)

Spec No. / Curve Hm No. 59000 / 3446

"Union Metal Pole B1715X-9718-83-yi"

INTERSECTION	PAGE NO.
LIGHTING POLE - 38.25 POLE HT.	24

CALCULATIONS BY:

Nick Gallucci

NICK GALLUCCI

PRODUCT ENGINEER

REQ. NO. 51154-1

UNION METAL CORPORATION
 1432 Maple Avenue NE, Canton, Ohio 44705
 Phone: 330-458-7653 Fax: 330-456-0196
 Mast Arm and Pole Design Program - Version 2.0.2 - July 15, 2007
 Engineer: Nick Gallucci
 Phone: 330-458-5151
 Fax: 330-456-5776
 Email: ngallucci@unionmetal.com
 Computer File: P:\Eng\BEVA\51154-1\38.25 POLE.dwg
 10/21/2013 12:34:00 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 - 38.25 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 x 4.93 in OD x 36.25 ft length

Tube 2: 0.226 in wall x 4.00 in OD x 0.50 ft length

Pole Base Connection Type: Base Plate with Embedded Anchor Bolts

Anchor Bolt Specification: A325 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: E70S-X

Pole Signal Loads (lbs/ft)

No.	Height	Orientation	Weight	Front Area	Side Area	Ice Area	Horz. Cd	H. Offset
1	30.75	90	75	5	5	10	1.0	3

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

Member	Y1	Y2	Length	WindHt	Wall	ODI	ODJ	AveOD	SI	SJ	AI	AI	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	4.82	0.14	16 Flute	ASTM A595 GR A
2	4.53	9.05	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	7.76	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

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

FHWA No BR-093-8(026)

Spec No/Lin Item S9000/3446

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

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	1,060	10,906	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	fail	fb	fb	Fail	Fv	Fb	CSRI	fb	fj	fb	Faj	Fvj	Fbj	CSRI
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	160	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	78	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	632	1,552	29,400	16,170	32,340	0.031	38	629	1,536	29,400	16,170	32,340	0.030

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	576	313
Allowable Tensile	18,000	25,200	25,200
Allowable Shear	10,800	16,120	16,120
Bolt Ratio	0.012	0.587	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
Flillet Weld Stress			
Applied Outside Socket	207	6,960	4,070
Applied Inside Socket	157	10,167	5,788
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

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

FHWA No B12-093-8(026)

Spec No/Lin Item S9000/3440

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

LETTER OF TRANSMITTAL



Date 4/13/2014	Job No. BB1347
Attention: G.A. & F.C. Wagner	
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	4/13/14		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

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

SIGNED: [Signature]

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

UCL – Universe Large Housing Scale

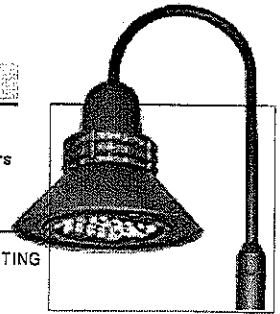
TYPE

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 (Weathered Bronze) | ☐ RAL/PREMIUM |
| ☐ BRM (Metallic Bronze) | COLOR (Provide RAL) |
| ☐ 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)
☐ OL (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).

Project No (WFO) 0340-093-127, L501, B609

FHWA No Br - 093-8(016)

Item 3400/59000

"Lighting Arch. Area Lighting Luminaires"
Qty 39/EA | CLEAR |

TYPE	
JOB	
NOTES	



ARCHITECTURAL AREA LIGHTING
 16555 East Gale Ave. | City of Industry | CA 91745
 P 626.968.5686 | 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 1/100mm 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.

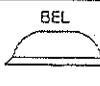
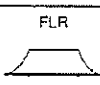
WARRANTY

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 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS 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
BEL	 DIA: 30"/760mm	 22"/560mm 25"/635mm	 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 32"/810mm
SKB	 DIA: 32"/810mm	 27.25"/693mm 27.25"/693mm	 32.5"/826mm 32.25"/820mm	 32.5"/826mm 32.25"/820mm	 32.25"/820mm 32"/810mm

UCL H3 250MH

WATTAGE: 295

LUMEN OUTPUT: 15141

EFFICACY: 71.2

B3 U0 G3

FORWARD LIGHT LUMEN

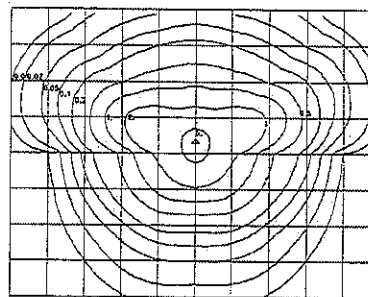
FL	30°	5.8%	1209
FM	60°	22.4%	4713
FH	80°	21.1%	4430
FVH	90°	0.2%	42

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

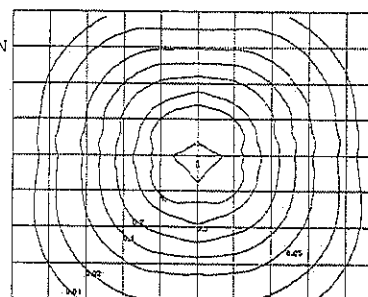
FL	30°	3.6%	227
FM	60°	30.9%	1921
FH	80°	14.9%	930
FVH	90°	0.3%	17

BACK LIGHT

BL	30°	2.5%	153
BM	60°	26.9%	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%

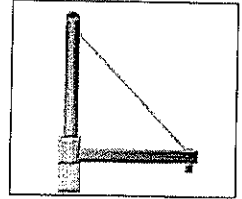
IES files can be found at www.aal.net



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

RESET



SLA17

1. ARM

2. COLOR

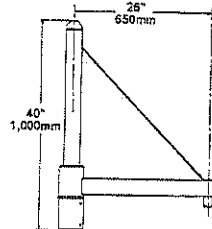
1. ARM

- ☒ 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)

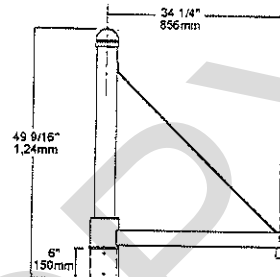
2. COLOR

- | | |
|---|---|
| ☐ AWT (Arctic White) | ☐ 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 (Weathered Bronze) | ☐ RAL/PREMIUM |
| ☐ BRM (Metallic Bronze) | COLOR (Provide RAL) |
| ☐ VBL (Verde Blue) | ☐ CUSTOM COLOR |
| | (Provide color chip for matching) |

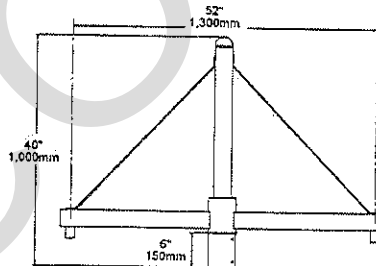
DIMENSIONS



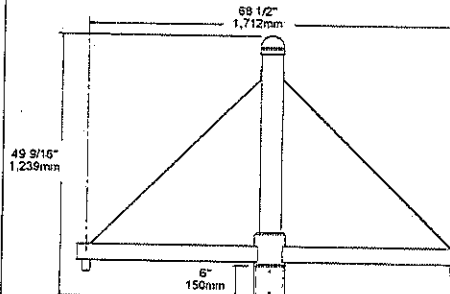
SLA17 (4" pole)



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 filter 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 filter 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 filter 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 filter shall have six stainless steel cup point set screws for securing the arm to the pole or tenon.

Project No
(NFO) 0340-093-127, CS01, B66

FHWA No
BR-093-8(016)

Item 3410/59000

"Lighting Arch-Area Lighting Assembly 3"

391EA

Supplier cannot identify in
AAL's Catalog "09A-1290"

[CLEAR]

JOB	_____
TYPE	_____
NOTES	_____



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CLOSED MEETING AGENDA STATEMENT

Meeting Date: February 23, 2026

Item# 12

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, 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 Deputy Clerk of Council Appointment.

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 _____