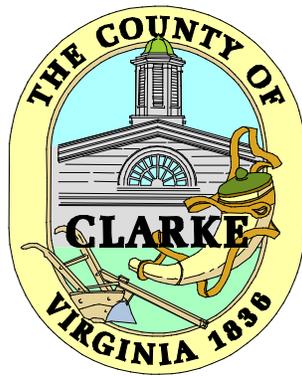


Clarke County Board of Supervisors



Regular Meeting Packet

February 20, 2024



Clarke County Board of Supervisors Regular Meeting Agenda

Main Meeting Room Berryville / Clarke County Government Center
101 Chalmers Court, 2nd Floor, Berryville, Virginia

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Afternoon Session 1:00 PM		
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5.	Introduce New Health Department Director	8
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8.	Set Public Hearing: 2024 Clarke County Transportation Plan (PH2024-03)	40
9.	Set Public Hearing: Horus Virginia I LLC Siting Agreement (PH2024-04)	117
10.	Set Public Hearing: Horus Virginia I LLC Special Use Permit & Site Development Plan (PH2024-05: SUP22-01/SP22-02)	121
11.	Personnel Committee Items from February 12, 2024:	215
	A. Expiration of Term for appointments expiring through April 2024. Action: The Personnel Committee recommends the following:	216
	– Appoint Ashley Hardesty to fill the unexpired portion of Reid Dodson's term on the Economic Development Advisory Committee, which will expire December 31, 2025.	
	– Reappoint Lee Coffelt as the Town of Boyce Representative to the Clarke County Sanitary Authority for a four-year term expiring February 15, 2028.	
	– Reappoint Ryan Reed to the Planning Commission for a four-year term expiring April 30, 2028.	
	– Reappoint Buster Dunning to the Planning Commission for a four-year term expiring April 30, 2028.	
	– Reappoint Gwen Malone to the Planning Commission for a four-year term expiring April 30, 2028.	
	– Recommend the reappointment of Stephanie Gray as the Career Representative to the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.	
	– Recommend the reappointment of Carolyn Trent as the Medical Professional to the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.	
	– Recommend the reappointment of Bryan Conrad as the Volunteer Representative on the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.	



Clarke County Board of Supervisors Regular Meeting Agenda

Main Meeting Room Berryville / Clarke County Government Center
101 Chalmers Court, 2nd Floor, Berryville, Virginia

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Clarke County Board of Supervisors

Call to Order

Clarke County Board of Supervisors

Adoption of Agenda

Clarke County Board of Supervisors

Citizen's Comment Period

Clarke County Board of Supervisors

VDOT Update

Introduce New Health Department Director

– Tara Blackley

Introduce New Clarke County Library Manager

– Alison Waddell

Clarke County Board of Supervisors

Approval of Minutes

- January 16, 2024 Regular Meeting

2) *Adoption of Agenda*

- Add Item 5A: “Approval of Minutes: December 19, 2023 Regular Meeting”
- Add Item 11A: “Update on Friant Property Rezoning Request”
- Add Item 13A: “Resolution of Recognition and Appreciation for Geneva Brown Jackson (2024-01R)”

Supervisor McKay moved to adopt the agenda as amended. The motion carried by the following vote:

Matthew E. Bass	-	Absent
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

3) *Citizen’s Comment Period*

Hunter Nicole Dickinson of E Main St in Berryville

I am curious if you have heard anything about mycoremediation for landfills. US researchers test the ability of mushrooms to absorb and break down soil contaminants. Restoring contaminated soil by disaggregating toxic substances and basically solving the problem of disposal: this is the mission of mushrooms, the unsuspected leading players in an experiment that will hopefully set a new standard. “Our control soils, if you dig into it, it smells like oil,” says Alex Thomas, a University of Wisconsin-Stevens Point researcher involved in the study explained to a local radio station. Where mushrooms grew, however, the soil “came back smelling really clean—to me it almost smelled like baby powder. That’s an early indication that hopefully we’ll see some results.”

Mushrooms can feed on the organic compounds and break down the lignin that bonds them. Previous studies have shown that they not only remove the petroleum-based contaminants from the soil, but also break them down in such a way that even the mushrooms themselves are nontoxic. We wouldn’t want to eat them, but they can simply be composted back in to the now-clean soil.

This is just one study, but multiple studies have shown that the mushrooms can break down completely and are a better option for landfills.

Chairman Weiss

- Offered compliments to the Board, staff, and citizens for their efforts in making 2023 a good year for all. Projects like Double Tollgate, the Courthouse Green, and the planned Health & Human Services building progressed, and Fire & EMS has made some great strides. The county is making good progress on all fronts while keeping taxes low.

4) *Employee of the Quarter Award – 4th Quarter 2023*

Chairman Weiss presented the award to Annabella Vega and read aloud the following:

Ms. Vega never fails to greet customers and coworkers with a kind smile and a willingness to help. Her office is one of the busiest in the government center, and she manages it with such grace and efficiency that it looks easy. She meets even the most challenging customers and situations with unparalleled professionalism and respect. By frequently taking on additional tasks and duties without being asked, she regularly goes above and beyond her role as permit technician and office manager to keep the whole department running smoothly and on-schedule. Annabella's sunny disposition, rock-solid work ethic, and steadfast commitment to her co-workers make her a tremendous asset to the county and deserving of the title Employee of the Quarter.

5) *VDOT Update*

No update provided and no VDOT representative in attendance.

5A) *Approval of Minutes*

Vice Chair Catlett moved to approve the minutes of December 19, 2023 as presented. The motion carried by the following vote:

Matthew E. Bass	-	Absent
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

6) Board of Supervisors Organizational & Work Session Items from January 8, 2024

Board of Supervisors Organizational & Work Session Items
 Berryville/Clarke County Government Center, 2nd Floor
 101 Chalmers Court, Berryville, Virginia 22611
 January 8, 2024, 10:00 am, Meeting Room AB

Board Members Present: David S. Weiss, Matthew E. Bass, Terri T. Catlett, Beverly B. McKay, Doug M. Lawrence
Board Members Absent: None
Officer / Staff Present: Chris Boies, Catherine Marsten, Cathy Kuehner, Brandon Stidham, Sheriff Travis Sumption
Others Present: None
Press Present: Mickey Powell, Winchester Star

2024-01-08 Summary: At 9:38 am, Chris Boies, County Administrator and Clerk to the Board of Supervisors, called the meeting to order.

- A. Organizational Items:
 - Elect 2024 Chair

Mr. Boies called for nominations for Chair.

Supervisor Catlett nominated Supervisor Weiss to serve as the 2024 Chair.

Supervisor Lawrence moved to close nominations and elect Supervisor Weiss as the 2024 Chair. The motion carried as follows:

Matthew E. Bass	-	Aye
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

Mr. Boies turned the meeting over to Chairman Weiss.

- Elect 2024 Vice Chair

Chairman Weiss called for nominations for Vice Chair.

Supervisor McKay nominated Supervisor Catlett to serve as the 2024 Vice-Chair.

Supervisor Lawrence moved to close nominations and elect Supervisor Catlett as the 2024 Vice Chair. The motion carried as follows:

- Matthew E. Bass - Aye
- Terri T. Catlett - Aye
- Doug M. Lawrence - Aye
- Beverly B. McKay - Aye
- David S. Weiss - Aye

- Set Meeting Dates, Times, and Locations

Vice Chair Catlett moved to adopt the 2024 Board of Supervisors Meeting Schedule as presented. The motion carried as follows:

- Matthew E. Bass - Aye
- Terri T. Catlett - Aye
- Doug M. Lawrence - Aye
- Beverly B. McKay - Aye
- David S. Weiss - Aye

- Adopt Rules of Procedure

Supervisor McKay moved to adopt the Rules of Procedure as presented. The motion carried as follows:

- Matthew E. Bass - Aye
- Terri T. Catlett - Aye
- Doug M. Lawrence - Aye
- Beverly B. McKay - Aye
- David S. Weiss - Aye

- 2024 Chair Appointments

The Board heard a summary of which county boards, committees, and commissions that the Chair appoints a voting member to and which are assigned a liaison.

Chairman Weiss noted that he would finalize the 2024 Chair appointments and announce them at the January 16, 2024 meeting.

At 10:10 am, Chairman Weiss adjourned the meeting.

2024-01-16 Action: Chris Boies reviewed the above summary.

Chairman Weiss

- Announced that he would replace Vice Chair Catlett as the Board of Supervisors Liaison to the Historic Preservation Commission but the rest of the Chair appointments would remain the same.

7) *Board of Supervisors Personnel Committee Items from January 8, 2024*

A. Expiration of Term for Appointments Expiring through March 2024

2024-01-08 Summary: Following review, the Personnel Committee recommends the following:

- Reappoint Doug Lawrence to the Northwestern Regional Jail Authority for a four-year term that will expire December 31, 2027.
- Appoint Sheriff Travis Sumption to fill the unexpired portion of Sheriff Anthony Roper’s term on the Old Dominion Alcohol Safety Action Policy Board, which will expire on December 31, 2025.
- Appoint Sheriff Travis Sumption to fill the unexpired portion of Sheriff Anthony Roper’s term on the Old Dominion Community Criminal Justice Board, which will expire on December 31, 2025.
- Appoint Sheriff Travis Sumption to fill the unexpired portion of Sheriff Anthony Roper’s term on the Northwestern Regional Juvenile Detention Center Commission, which will expire December 20, 2024.
- Reappoint Bob Glover as the Planning Commission representative on the Historic Preservation Commission for a four-year term that will expire December 31, 2027.
- Reappoint Randy Buckley as the Planning Commission alternate on the Board of Septic & Well Appeals for a one-year term that will expire January 31, 2025.
- Reappoint John Staelin as the Planning Commission citizen alternate on the Board of Septic & Well Appeals for a one-year term that will expire January 31, 2025.
- Reappoint George Ohrstrom II as the Planning Commission representative on the Board of Septic & Well Appeals for a one-year term that will expire January 31, 2025.

- Reappoint Jenny Irwin as the citizen representative on the Board of Septic & Well Appeals for a four-year term that will expire February 15, 2028.
- Recommend to the Circuit Court the reappointment of Alain Borel to the Board of Zoning Appeals for a five-year term that will expire February 15, 2029.
- Recommend to the Circuit Court the reappointment of Laurie Volk to the Board of Zoning Appeals for a five-year term that will expire February 15, 2029. Recommend to the Circuit Court the reappointment of Philip Shenk as alternate on the Board of Zoning Appeals for a five-year term that will expire February 15, 2029.
- Appoint David Ash to fill the unexpired portion of Chris Bates’ term on the Community Policy & Management Team, which will expire December 31, 2026.
- Appoint Bisma Sheikh to fill the unexpired portion of Linda Bodkin’s term on the Northwestern Community Services Board, which will expire December 31, 2024.

2024-01-16 Action: Chris Boies reviewed the above summary:

- On January 9, the Town of Berryville recommended the appointment of Nancy Merriman to replace Ronnie Huff as the Town of Berryville representative on the Parks & Recreation Advisory Board for a four-year term that will expire December 31, 2027.

Supervisor McKay moved to approve the Personnel Committee recommendations as presented. The motion carried by the following vote:

Matthew E. Bass	-	Absent
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

8) *Board of Supervisors Finance Committee Items from January 8, 2024*

- A. Budget Calendar As a reminder, the budget process begins on January 10 with a joint meeting of the School Board Finance Committee.

2024-01-08 Summary: The Finance Committee reviewed the budget calendar.

2024-01-16 Action: Chris Boies reviewed the above summary:

- The Finance Committee met with the School Finance Committee on January 10 for an initial discussion on the school board budget.

Chairman Weiss

- Clarke’s composite index increased from \$0.57 to \$0.60, meaning that the county is supposed to be able to pay \$0.60 on every dollar of school funding. Following the Governor’s budget, this would create a deficit of approximately \$600,000.
- The state has established a good program to help children overcome learning and social skills delays created by the pandemic. However, this program is costly. Other counties received millions for this program, while Clarke’s allotment was \$300,000. Program materials alone cost around \$240,000. The state has mandated this program but is not funding it; the county will have to use local tax dollars to meet these standards.

Supervisor Lawrence

- Asked for clarification on the composite index.
 - o Chris Boies explained that the composite index is a complex formula that examines a locality’s ability to pay. One factor used in this calculation is county citizen income levels, which is problematic because the county is not able to tax resident’s income. The county has argued for years that this calculation is flawed, considering that one of the richest counties in the country, Loudoun, pays less to local school funding than Clarke. Winchester and Frederick County’s composite index are \$0.41. Staff is reviewing the calculation process and requesting explanations from the Department of Education.

Vice Chair Catlett

- Noted that the Governor’s budget does not currently include any raises for teachers or staff.

B. Bills and Claims

2024-01-08 Summary: Following review, the Finance Committee recommends approving the December 2023 Invoice History report.

2024-01-16 Action: Chris Boies reviewed the above summary.

Vice Chair Catlett moved to approve the December 2023 Invoice History Report as presented. The motion carried by the following vote:

Matthew E. Bass	-	Absent
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

C. Standing Reports

- a. Year to Date Budget Report
- b. Reconciliation of Appropriations
- c. Capital Projects Report

2024-01-16 Action: Information Only.

9) *Joint Administrative Services Board Update*

Chris Boies advised the following:

- The Joint Administrative Services Board will meet on January 22, 2024.
- Staff continues to work to resolve two outstanding issues with Benefit Plan Administrators (BPA).

10) *Government Projects Update*

Chris Boies provided the following update:

- Thanks to the Maintenance Department's excellent work plowing and shoveling snow this morning, all county facilities were ready to open on time.
- Mary Meredith submitted her resignation to the Sanitary Authority earlier today. She provided great service to the Authority during her tenure and will be missed. Her last day will be February 9 and staff will be getting the position posted and advertised soon.
- The engineering firm has submitted the as-builts for Jack Enders Boulevard, so the county's to-do list has finally been completed on that project.
- If the Board votes tonight to remove the Fire & EMS Commission, the Fire & Rescue Joint Agreement will need to be updated.

11) *Miscellaneous Items*

A. Update on Friant Property Rezoning by Brandon Stidham

- The town’s Planning Commission has a public hearing scheduled for January 23.
- Town staff reports that they are still working with the applicant to resolve outstanding questions.
- Apparently, the applicant has now secured an agreement to cross the Bel Voi property; town staff is awaiting documentation. A transportation plan for the neighborhood is critical to determine if they are able to access additional dwelling units.
- Staff believes that the storm water issues have also been resolved.

Chairman Weiss

- Noted that the Board of Supervisors is in an odd position. The property is in the town, because they annexed it, but citizens still reach out to the Board on the issue. Local traffic is a big concern. If approved, the number of houses planned would require the county to reopen the Cooley Upper Campus, which would cost millions.

Supervisor McKay

- Observed that the area is rocky, swampy, and environmentally sensitive due to karst and opined that it is not an area that is suitable for that much development.

12) *Summary of Required Action*

<u>Item</u>	<u>Description</u>	<u>Responsibility</u>
1.	Process approved minutes	Catherine Marsten
2.	Execute appointment letters	David Weiss
3.	Process appointments	Catherine Marsten
4.	Process Employee of the Quarter award	Catherine Marsten
5.	Execute approved resolution	David Weiss
6.	Process approved resolution	Catherine Marsten
7.	Process approved text amendments	Catherine Marsten
8.	Process bills & claims	Brenda Bennett

13) Board Member Committee Status Reports

Supervisor Doug Lawrence

Board of Social Services

- Meets January 17.

School Board

- Nothing to report.

Regional Jail Authority

- Nothing to report.

Broadband Implementation Committee

- The recent staff report from the Northern Shenandoah Valley Regional Commission did not provide any update on the All Points Broadband project.

Vice Chair Terri Catlett

Career and Technical Education

- Has not met.

Historic Preservation Commission

- Has not met.

Clarke County Humane Foundation

- Meets January 31.

Village of Millwood

- Community is still discussing plan for speed tables.

Planning Commission

- Public hearing for proposed solar facility on the Horus project was continued to February.
- The camping regulations text amendment will go back to committee.

Community Policy & Management Team

- Continuing discussions on providing services to children in need.

Supervisor Bev McKay

Town of Boyce

- Nothing to report.

Northern Shenandoah Valley Regional Commission

- Has not met much recently; will meet January 18.

Regional Airport Authority

- Nothing to report.

Economic Development Advisory Committee

- Meets January 17.

Conservation Easement Authority

- Annual awards luncheon will be February 9.
- Working on two large easements that are quite complex.

Sanitary Authority

- Effigy installed on the Boyce water tower has reduced the number of birds.
- Trying to budget for repairs and maintenance at the treatment plant.

Berryville-Clarke County Joint Building Committee

- Some uneven sidewalk sections may need to be repaired.
- The parking lot will need to be resealed in the future.

Supervisor Bass entered the meeting at 1:51 pm.

Supervisor Matthew Bass

Board of Septic and Well Appeals

- Meets January 29.

Library Advisory Council

- Alison Waddell is new Clarke County Branch Manager.

Litter Committee

- Next meeting in February.

Josephine School Community Museum Board

- Nothing to report.

Legislative Updates

- General Assembly is in session.

Northwestern Regional Adult Drug Treatment Court Advisory Committee

- Has not met.

Northwestern Regional Juvenile Detention Center Commission

- Clarke's percentage is very small.
- Need to budget for significant roof and HVAC work.

Sheriff's Office

- Sheriff Sumption is settling into new role well.

Town of Berryville

- Update on rezoning application already given.

Parks and Recreation Advisory Board

- Tracy Smith elected Chair, Mitch Hoff elected Vice Chair.
- Discussed upcoming budget, which could be affected by potential minimum wage increase.

Chairman David Weiss

Berryville-Clarke County Joint Committee on Economic Development & Tourism

- o Meets January 26.

Fire/EMS Commission

- o Final outcome will be decided at the evening session.

Industrial Development Authority

- o Meets January 25.

At 2:11 pm, Chairman Weiss recessed the meeting.

At 6:30 pm, Chairman Weiss reconvened the meeting.

13A) *Resolution of Recognition & Appreciation for Geneva Brown Jackson (2024-01R)*

Supervisor Lawrence moved to adopt the Resolution of Recognition & Appreciation for Geneva Brown Jackson (2024-01R) as presented. The motion carried by the following vote:

Matthew E. Bass	-	Aye
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

Chairman Weiss read the resolution aloud:

Clarke County Board of Supervisors



Berryville Voting District
Matthew E. Bass
(540) 955-5175

Millwood Voting District
Terri T. Catlett – Vice Chair
(540) 837-2328

Russell Voting District
Doug Lawrence
(540) 955-2144

Buckmarsh Voting District
David S. Weiss – Chair
(540) 955-2151

White Post Voting District
Bev B. McKay
(540) 837-1331

County Administrator
Chris Boles
(540) 955-5175

Resolution of Recognition and Appreciation for Geneva Brown Jackson 2024-01R

WHEREAS, Geneva Brown Jackson was born in White Post, Virginia, on Nov. 3, 1933, the third of 10 children; and she began her life of service to others after her mother’s death, when young Geneva stepped into the role of caregiver to her siblings; and

WHEREAS, Geneva began working as a domestic for a Clarke family while she was still in high school, honing her cooking skills; and

WHEREAS; after marrying and moving to Josephine City where the Jacksons raised their five children, Geneva joined the Josephine Improvement Association to help her neighborhood; and

WHEREAS, Geneva then began serving – often as a board member – other local non-profit organizations, including FISH of Clarke County, Help With Housing, American Cancer Society, AIDS Response Effort, Blue Ridge Hospice, and The Laurel Center shelter for abused women; and,



WHEREAS, Geneva has served as a Clarke County Officer of Elections since 1990; and

WHEREAS, Geneva is a renowned cook who worked as a caterer for many years – her license plate “GJ Cooks” announcing her arrival – she also amassed more than 500 ribbons at county fairs for her baking, canning, and needlework and, as a certified food judge, she has handed out many ribbons, too; and

WHEREAS, she sold her baked goods at the Clarke County Farmers’ Market for 21 years and continues to raise money for The Laurel Center by judging an annual pie-baking contest at the market; and

WHEREAS; of her life of service Geneva simply says, “Volunteering is like paying rent to live on this Earth.”

NOW, THEREFORE the Clarke County Board of Supervisors does hereby express its deepest gratitude by honoring Geneva Brown Jackson for sharing her many extraordinary talents and boundless love with our community for the past seven decades.

APPROVED AND ORDERED ENTERED in the official records by the unanimous vote of the Clarke County Board of Supervisors’ members assembled on the 16th day of January 2024.

Attest: 2024-01R

David Weiss, Chair

www.clarkecounty.gov

101 Chalmers Court, Suite B
Berryville, VA 22611

Telephone: [540] 955-5175

14) *Public Hearing: Solar Power Plant Use & Regulations Text Amendment (PH2024-01:TA23-01)*

Planning Director Brandon Stidham presented the following:



**Clarke County Board of Supervisors
January 16, 2024 Meeting**

Public Hearing

- **TA-23-04, Solar Power Plant Use and Regulations**

TA-23-04, Solar Power Plant Use and Regulations

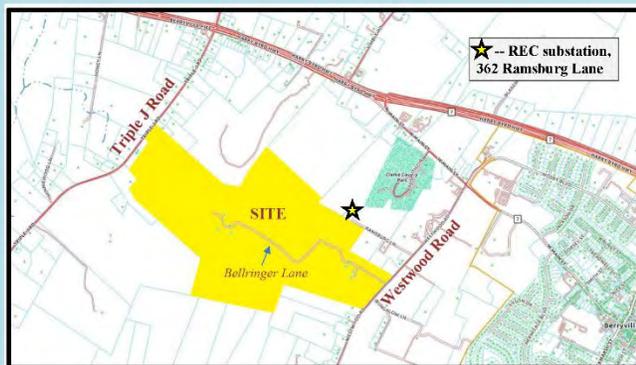
- Proposed text amendment to amend the use regulations for “solar power plant” per Section 5.2C (Business Uses) of the Zoning Ordinance.
- The amendment modifies the location restriction in Use Regulation 1 to state that solar power plants must be located adjacent to and all facilities located within one mile of the electrical substation located at 234 Double Tollgate Road (Tax Map #27A-4-D) or the electrical substation located at 362 Ramsburg Lane (Tax Map #13-A-62A).
- The term “behind-the-meter” solar is also clarified to include onsite consumption of solar-generated electricity and incidental resale through a net metering program.

Background

- **Solar power plant:**
 - Utility-scale commercial facility that converts sunlight to electricity
 - Business use allowed by special use permit (SUP) and site development plan approval in the AOC District with specific siting regulations
- Does not include “behind-the-meter” solar energy systems
- **Behind-the-meter system:**
 - Solar energy system that is designed for onsite consumption of solar energy with potential resale of excess energy back to the service provider (“net metering”)
 - Typically connect directly to power lines and does not require connection to an adjacent substation.
 - Residential solar energy systems are considered to be behind-the-meter

Background (cont.)

- **Siting regulations for solar power plants are set forth in Use Regulation 1:**
 - Must be located adjacent to and all facilities located within one mile of a pre-existing electrical substation of 138kV or higher voltage
 - 2 existing substations -- Potomac Edison substation (234 Double Tollgate Road) and Rappahannock Electric Cooperative substation (362 Ramsburg Lane)



Background (cont.)

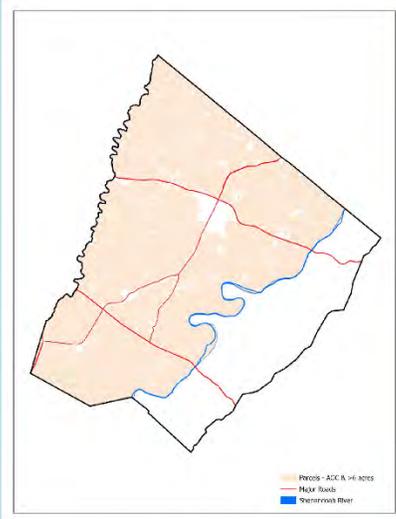
- Under current rules, a solar power plant could be developed adjacent to a future substation of 138 kV or higher.
- Substations are considered to be a “public utility facility” and require SUP and site development plan approval in the AOC District.
- A future substation must be approved by SUP and site development plan, constructed, and operational **before** an application to construct a solar power plant adjacent to it may be accepted and reviewed.

Background (cont.)

- **July 18, 2023 – Board of Supervisors adopted a resolution to initiate consideration of a text amendment with the following changes:**
 - Prohibit the development of any new solar power plants.
 - Preserve solar power plants in existence or with zoning approval as conforming uses with ability to expand within one mile of the pre-existing substation which originally qualified the plant for development.
 - Protect ability of landowners to use behind-the-meter solar for onsite use and incidental resale of excess power to service providers.

Background (cont.)

- **Board’s concerns:**
 - Solar developers and some landowners want the current regulations relaxed to allow solar power plants to be constructed in other parts of the County.
 - Loss of farmland due to conversion to nonfarm uses including solar power plants.
- **Clarke County is the 8th smallest county in the state**
- **AOC-zoned lands are approximately 73% of the county land area**
- **Comprehensive Plan Goal 1:**
Preserve and protect the agricultural, natural, and open-space character of unincorporated areas



Background (cont.)

- **Current and proposed solar power plants:**
 - Hecate Energy Phase I (10MW, 105 acres) – Existing facility
 - Hecate Energy Phase II (10MW, 118 acres) – Zoning approved but facility has not been constructed
 - Horus Virginia I (50MW, approximately 400 acres) – SUP and site development plan applications in process and under review

Proposed Text Amendment

- Use regulation 1 would be strengthened by allowing only those solar power plants which are adjacent to and all facilities located within one mile of the two substations currently in existence:
 - Potomac Edison substation (234 Double Tollgate Road)
 - Rappahannock Electric Cooperative substation (362 Ramsburg Lane)
- Solar power plants would not be approved if proposed adjacent to future substations of 138kV or higher voltage

Proposed Text Amendment (cont.)

- Existing and currently proposed solar power plants would comply with the changes to Use Regulation 1:
 - Hecate Energy Phase I
 - Hecate Energy Phase II
 - Horus Virginia I
- These facilities would be considered **conforming** uses rather than nonconforming uses – could expand without being restricted by nonconformity regulations

Proposed Text Amendment (cont.)

- A definition for “behind-the-meter” is added to Use Regulation 1.
- Specifies that behind-the-meter solar includes the onsite consumption of electricity generated by solar panels and the incidental resale of excess electricity to an electric service provider through a net metering program.
- Meets the Board’s objective of preserving behind-the-meter solar as an option for County landowners.

Proposed Text Amendment (cont.)

- The size of behind-the-meter solar systems is not specifically limited by the Zoning Ordinance.
- Community-scale solar – Emerging concept in which larger behind-the-meter systems (up to 5MW) provide onsite power and re-sell excess power to the grid.
- Electric service providers currently cap the amount of electricity that can be re-sold from behind-the-meter systems.
- State regulations are limited in requiring service providers to increase or remove their caps.

Proposed Text Amendment (cont.)

- **Community-scale solar could allow multiple landowners to share in the production of solar energy without committing their entire properties to utility-scale solar.**
- **1MW solar requires on average 5-10 acres of land:**
 - 50MW solar power plant = 250-500 acres in solar
 - Community-scale solar with 5MW cap per lot = 10 lots each with 25-50 acres in solar
- **Community-scale solar could allow farmland to remain in production with solar for onsite use and re-sale to the grid without loss of entire farming operation for 25 or more years.**
- **Concept will continue to be studied and discussed in conjunction with the Planning Commission's development of the new Rural Lands Plan.**

Staff Recommendation

- **Staff has no outstanding concerns with the adoption of this text amendment.**
- **Staff recommends the Board conduct the advertised public hearing and take action on the text amendment.**

Vice Chair Catlett

- Asked if the text amendment would apply to state and federal lands.
 - o Brandon Stidham explained that any property owned by the state or federal government is exempt from local zoning regulations.

County Administrator Chris Boies presented the following:

- A large, utility-scale solar plant requires a substation to operate. Such a facility does not mesh well with the county's current Comprehensive Plan, which prioritizes preserving agriculture and open space in the county. Utility providers maintain that, for security reasons, these facilities may not be screened from view.
- The county has a potential solar portfolio of 70MW, if all solar projects are built out as proposed. Conservative numbers suggest that this portfolio could power ten to fifteen thousand homes. Currently, there are about 6500 residential units in the county. These numbers do not include private individuals who are installing solar in their backyards or homes.
- Rockingham County, which is one of the highest agriculturally producing counties in the state, calculated the amount of land that they will allow utility-scale solar on, based on the statewide solar goals and the proportionate

amount of land in their county. When that cap is reached, they will no longer allow utility-scale solar on agricultural land.

- Most data sources show that residential, commercial, and industrial sectors have flat or reduced energy consumption levels. The driving force behind energy demand in Virginia is data centers. Statistically, one data center consumes the energy required to power 15,000 homes. Similar to the issue of nutrient credit banks, things happening in other localities are threatening agricultural land in Clarke County.
- This Board is environmentally conscious and is not against renewable energy. This Board is concerned about losing valuable agricultural land, which is in limited supply and is a finite resource.

Chairman Weiss opened the public hearing at 7:01 pm.

John Engels of Dearmont Hall Lane in White Post

We will soon be hearing a lot of misrepresentations about solar power development in Clarke County over the next few months. In my opinion, we are fighting for the soul of the county and its rural, agricultural traditions. Solar farms offer minute and only temporary financial gains for the county, but they permanently ruin land for other productive uses.

The one million solar panels being proposed for 450 acres of prime agricultural land on the Audley farm will not be agrivoltaic as the developer falsely promises. Actually, the developer has never built an agrivoltaic project. The developer’s name is Urban Grid. The last thing that we want in Clarke County is a solar urban grid.

The amendment allows existing solar farms to continue and new ones to be built. It imposes reasonable limitations on new projects. Without these reasonable checks on uncontrolled development, we risk losing what this county has worked so hard to preserve. There will be more solar in Clarke County, but it needs to be at a reasonable scale. If you want to see what uncontrolled solar farm development does, drive up the road to see what is going on in West Virginia. It is a horror show of solar strip development, just like what is being proposed by greedy developers in Clarke County. Therefore, I urge the Board of Supervisors to adopt the proposed amendment.

Bob Stieg of Bishop Meade Road

I manage a 360-acre farm in Clarke County. I’ve worked closely with the extension service and experts at Virginia Tech on the possibility of installing agrivoltaics. What has been largely assumed here is that any form of solar generation automatically excludes agriculture. That is not the case.

Agrivoltaics is the layering of solar generation over agricultural production, whether that be cropland or pasture land. What bothered me about the text amendment is that it absolutely prohibits future development on farms of solar generation without distinguishing between solar generation that excludes agriculture, like Double Tollgate, versus solar generation that combines with agriculture production.

This county's stated policy objective is to maintain as much agricultural and open-space land in the county as is possible. An objective that I thoroughly support. As farming changes and the economic pressures on farmers and owners of producing agricultural land grow, agrivoltaics, which combine production farming with solar generation, is one of the practices that our university agriculture programs and the extension service are asking farmer to consider. Agrivoltaics are part of the future of farming, in part because it is a practice that can provide a farmer with some steady income to balance the uncertainties of commodity prices.

The proposed text amendment, because it does not distinguish between solar generation which removes land from agricultural production from solar generation which combines with agricultural production, effectively prohibits this farming practice. It also limits the options for the very farmers in Clarke whose land we want to keep in agricultural production.

My request is that the county staff and the Planning Commission support Clarke farmers by consulting with the appropriate experts at the college of agriculture at Virginia Tech and in the extension service about defining and including the practice of agrivoltaics in our ordinance.

Rob Propes of Pleasant Place

I am a Senior Development Manager with Urban Grid, the company Audley Farm has engaged to help them explore a solar facility on a portion of their property. I am here this evening to offer some brief comments on the proposed draft language that would amend the solar ordinance.

Urban Grid has been working closely with Audley Farm for over a year to explore the feasibility of a solar project utilizing approximately 15% of the Audley property. When we began our work with Audley, we were aware that a solar project did not meet the existing requirements of the solar ordinance. Our thought was that, if we could develop a project that would continue to use the land for agriculture, design it so there was little to no impact for the surrounding community, and work closely with the neighbors, that Clarke County would be willing to work with Audley to permit a project that we believe is a win for Audley, a win for the environment, and a win for county taxpayers.

Much to our surprise, as we gained broad support from the surrounding community, the Board passed a resolution this summer directing the Planning Commission to

modify the solar ordinance; essentially prohibiting any future solar projects other than the proposed Horus Virginia I.

I have been asked repeatedly by folks in the community why the county would want to close the door on a landowners desire to use their land for solar. My reply is that I don't have a really good answer. A few of the reasons that I've heard for proposing this amendment include a concern that the solar would displace farmland, that there would be more solar projects than the county would like to see, and that Clarke County has already done its fair share of solar projects.

With regard to the utilization of farmland, this is an easy concern to remedy. The county can simply require proposed projects to incorporate agrivoltaics into the use. This could be in the form of growing crops or grazing animals. Such a requirement is no different than a requirement to plant and maintain a vegetative buffer. If the requirement is not met, the permit could be revoked. With respect to the concern that there will be too many new projects sited in the county, again, this is easy to prevent as the Board already has the authority to approve or deny any development that they believe is not in the best interest of the county. The third argument that the county has done its fair share of solar fails to consider the rights of landowners to use their property responsibly and the fact that we operate in a free market economy. Like any other farm product, solar energy is a commodity that, when sold, provides a benefit to the landowner, the owner of the project, and benefits the county in the form of property taxes.

When one considers that solar energy is a domestic source of clean energy, provides a source of income for farmers, and provides tax revenue to the county, it is hard to understand why the county would not want to at least leave the door open to evaluate well-sited projects that are hidden from view and operate quietly.

Joe McGlynn of Lord Fairfax Hwy in Berryville

I'm going to be very brief. I'm here largely to voice concern about the changes regarding the solar amendment for a couple reasons. One being that I've noticed a trend, since I moved here a year ago. When economic proposals come forward, all of a sudden we start adapting, as we should block them. I think it is a good source of revenue for the county, as you all know we are a small county. I used to work on a farm so I support farmers but, as we heard, it is a tough time for farmers. This would give us revenue. I don't hear a plan for how we are going to get revenue. That is kind of a major concern for me. I do not like things that just block things right out. It seems to me that there should have been more consideration, more outreach to other experts. I'm not saying go 100% with solar; I don't want this to be over-developed. But it is something that is a real concern for me. We hear all the time that we don't have enough revenue, we're a small county. I just read an article that we have turnover in the Sheriff's Department, we don't have enough tax revenue—

that was actually in the Winchester Star, those exact words. So, if that's the case, then why are we blocking revenue generating projects? That's my major concern with this. I look forward to seeing what we intend to do to gain revenue for the county and what other sources so that we can pay our first responders appropriately and expand our revenue.

Fred Wenzel of Featherbed Road in White Post

I just want to start by saying that years ago we opposed a solar farm in White Post. Contrary to the assertions of some, I do not believe there is widespread community support for solar projects in Clarke County. For example, in White Post, the vast majority of residents who showed up to the meeting at that time were opposed to the solar farm.

The current push for solar is fueled by a 26% solar tax credit. Most solar companies are very new and solar company bankruptcies have ballooned over the past few year, due to lower panel cost, rising interest rates, and poor management. When these tax credits dry up, where will these companies be? Will they be there when the panels need to be replaced or remediated? Are they trustworthy partners for the future of our county?

Setting up large-scale solar farms necessitates the clearing and grading of massive land areas and compression of soils. New data has come out recently about these toxic chemicals that are in the solar panels. For example, a recent study showed that, contrary to previous assumptions, pollutants such as lead and carcinogenic calcium can be almost completely washed out of the fragments of the solar modules over a period of several months by rainwater leaching into the soil. As the Piedmont Environmental Council recommends, prime farmland should never be used for solar installations. The only viable solution may be choosing locations of low value such as wastelands, brownfields, and disused mines. It also leads to destruction and fragmentation of wildlife habitats. The carbon benefits are very questionable, given the energy-intensive nature of making these panels. 95% of them come from China, who is one of our biggest geo-political adversaries at the current time. Do we really want our tax money and subsidy going to China?

The remediation is also a big issue. These solar installations are supposed to have a thirty-year lifespan but, in reality, we are seeing much shorter lifespans. At \$20-\$30 to recycle a panel versus only \$1 to \$2 to stuff them into a landfill, they will all end up in the landfills, if the landfills even take them. Because there are hazardous materials in these panels, a lot of landfills don't want to take them and you even need a hazardous materials permit to take them down in a lot of districts. So, basically, the volume of waste is going to be ballooning from these solar panels with nowhere to put them. Which landfill is going to take them?

The motto of our Easement Authority is “Keep Clarke County Green” and I’d recommend the Board do just that.

Tia Earman of Brookdale Lane in Round Hill

I am speaking on behalf of the Piedmont Environmental Council. We have been following this text amendment for the last several months. I submitted a letter to the Planning Commission a few months ago; it provides a lot more detailed input.

The PEC has been very supportive of the development of renewable energy sources like solar for the past several decades. It is an important piece of building a cleaner, more sustainable energy portfolio for Virginia. We fervently believe that and we know that citizens, businesses, and, most notably, agricultural operations, can achieve more clean, cost effective energy solutions by pursuing solar power options.

We are happy this text amendment continues to strongly support behind the meter solar for Clarke’s businesses and citizens and supports our efforts to increase the community-scale solar as our Dillon Rule state allows.

We are living through an unprecedented period of explosive growth in energy demands. Even as household energy requirements become increasingly smaller, thanks to efficiency, the sharp increase in our power grid is solely the result of the data center industries centered in Northern Virginia. It is difficult to really comprehend the amount of power that we are talking about. I spoke last week on the Belmont Innovation Campus currently under review in Loudoun County. This is a single campus that will use over 500MW of power on one location. That is enough power to run more than 375,000 homes – at a single site in Loudoun County. The pressure is on rural localities, like western Loudoun and Clarke, to accept utility-scale solar projects on their farmland in an effort to meet this ever-increasing energy demand. Sacrificing farms and high-quality agricultural soils for solar fields is not sustainable or prudent.

When it comes to zoning ordinance that truly support a truly sustainable, agriculturally based region, Clarke County is the gold standard. When it comes to building an agriculturally-based economy, Clarke does it better than anyone else in the region and PEC is happy to continue to help and advise in these efforts. If more adjustments are to be considered, language that prioritizes the protection of prime agricultural soils is a quantifiable addition that we would recommend. While there may be a future for agrivoltaics which finds a path in balancing the insurance requirements of large companies owning equipment on farmland – as a cattle and sheep producer myself, I know how animals treat equipment – that may be possible, but I have not seen meaningful steps towards bridging that gap in a large way.

As Richmond begins to step into the fray with newly-filed House bill 636 seeking to strip localities of their authority over such projects, we encourage you to not only complete this text amendment but also to reach out to your state legislators to

discuss concerns about the rural future for our region and the nature of one-size-fits-all regulation from Richmond in a Commonwealth as diverse as Virginia.

Anthony Viti of White Post

I support the Board supporting this amendment. I think back to when I was a little boy I learned how to dial a rotary phone and now my whole life is connected to this thing in my pocket. I think something down the road would be better and more efficient for producing electricity. Why waste the farmland, because who is going to be responsible for these panels later on?

Randy Buckley of Edgewood Lane in White Post

I would like to thank you for considering the proposed text amendment. I am not opposed to solar but believe that we should err on the side of caution where utility-scale solar developments are concerned. We have long prided ourselves on being smart growth, and this text amendment is smart growth. Clarke County has a long history of opposing high-voltage transmission lines—power towers, you might call them. It would seem a bit counter-intuitive to now want to generate the electricity that such towers are necessary to convey.

Solar power should be generated where it is used. It is my opinion that solar facilities should be placed on surfaces that are already impervious: over parking lots, on commercial industrial buildings, etc. Please ask our legislators to incentivize or promote these types of solar development. I'd like to close by reading you a resolution that was adopted by delegates to a statewide agricultural organization just this past December. It reads: "We believe more studies should be done on the impact that utility-scale solar energy has on agriculture, and the potential environmental impacts and lifecycle costs for the manufacture, disposal, reuse, or recycle of material inputs, before any additional projects are approved on agricultural lands."

Chairman Weiss closed the public hearing at 7:23 pm.

Supervisor Bass

I agree with the general proposition that we ought to see places in Northern Virginia, like data centers and large-scale commercial buildings, taking on solar projects. I am intrigued by the community-scale solar idea and am looking forward to hearing more about that. I am also intrigued, at a very basic level, by the idea of agrivoltaics. Not being a farmer and not having lived next to a farm in many years, it is hard for me to envision exactly how that would work but I am open to learning more about that. I also have questions about the concerns that have been addressed tonight, including the lifespan of these types of utility-scale projects. We may be at a time right now

where we do not really know what that looks like. It seems that there is some disagreement and lack of consensus among the scientific community, agricultural community, and society at large about what large-scale solar plans ultimately mean for the communities, the environment, and viable farmland.

Supervisor McKay

I have read many farm magazines and newsletters and have not gotten anything from the Virginia Tech extension service on agrivoltaics. Sheep do not have a very high market value: in the last few weeks, the Winchester livestock exchange sold 88 sheep and thousands of head of cattle. Keeping solar panels clean is important and livestock draw a lot of flies. It is very difficult to keep facilities clean when they house livestock. There would also be two things fighting for the sunlight. The panels would need to be very high in the air to be able to fit machinery under them, which would create other problems for maintaining them. Then, the crop underneath may not produce well because it does not receive the sunlight. Why is there no excitement about putting solar facilities in areas where there are a lot of data centers already?

Vice Chair Catlett

Clarke County is participating in utility-scale solar, though not all of it is built out yet. Citizens have the ability to use solar behind the meter. I think that energy in Virginia is evolving so much: there are more hyper-scale data centers in Loudoun County than there are in China in Europe. With such a huge energy demand so close, it would be good to see some incentives from the state to put solar facilities on parking lots and the like. I commend the Planning Commission and staff for putting work into understanding this subject and exploring some of these ideas and for continuing to work on it.

Supervisor Lawrence

I would rather the county not farm the sun for Northern Virginia. We have limited amount of land here and we have built what we have through sliding-scale zoning and it does not need to be gobbled up by the energy that data centers need in Northern Virginia. The only reason that solar is lucrative right now is the tax dollars, which is not a good long-range plan. As for the landowner's rights to make money on their property, the solar project applications so far have come from absentee landowners, not from farmers who actively work their land.

Chairman Weiss

For me, it is a land use issue and always has been. I was on the Board in 2010 when we created this use and I raised concerns at the time about competition for rent, the loss of farmland, and that it would eventually become a competition against farming. Unfortunately, all of those things have come true. However, I recognize the need for some portion of our energy grid to be solar. I think it has been clear from the

discussion tonight that we will be producing more than enough energy to take care of Clarke County, even if it does go into the grid. The fact that we have done our share is a valid and important point. To my mind, when the county adopted sliding-scale zoning, the landowners and citizens took on the negative economic impact. At the time, everyone thought that land values would crash or stay the same. The Board and citizens said that farming and the land were more important than money. In the end, that is not the case because supply and demand has made land very valuable. As our easement program has shown, we have a way of saving farmland while providing money to farmers. We can continue to do that. Objective one is to preserve and protect and large-scale solar degrades and destroys. The Planning Commission has thought about this in great detail and has consulted with many experts. This is not a knee-jerk reaction, it is a concern that we have had for many years. The county is in a solid financial position and has lowered taxes three times in the past seven years. We do not need to be drawn in by the carrot of these types of subsidy payments that would do more damage to our community than it would benefit our tax coffers.

Supervisor Lawrence moved to approve the Solar Power Plant Use & Regulations Text Amendment (TA23-01) as presented and effective immediately. The motion carried by the following vote:

- | | | |
|------------------|---|-----|
| Matthew E. Bass | - | Aye |
| Terri T. Catlett | - | Aye |
| Doug M. Lawrence | - | Aye |
| Beverly B. McKay | - | Aye |
| David S. Weiss | - | Aye |

15) Public Hearing: Clarke County Code Chapter 17 – Fire, EMS, & Emergency Management Text Amendment (PH2024-02:CC2024-01)

Chris Boies presented the following:

- Clarke operates a combination fire & rescue system, which means that paid county staff and volunteers respond to calls together. The county has 16 full time employees and the volunteer companies own the three stations and apparatus, with financial support from the county.
- The Board of Supervisors is legally responsible for Fire & EMS service within the county. In a combination system, it is important to have coordination, communication, and a governance structure for decision-making. Volunteers and career staff need to be on the same page about everything.
- In 2014, the system desired to have a high-level planning group (the Fire & EMS Commission) to provide oversight to the system.

- Over the last couple years, only two of the three volunteer companies participated in the Commission. Staff worked with the companies to develop a governance structure that all three companies would participate in.
- This structure is the Fire & Rescue Advisory Group (FRAG). For the past year, the FRAG and the Fire & EMS Commission have operated at the same time, because the Commission was not ready to dissolve until they were sure that the FRAG would work. At this point, all three companies are participating in FRAG meetings and the group is collaborating and working effectively.
- At their December meeting, the Fire & EMS Commission voted to recommend to the Board of Supervisors that the Commission be disbanded.
- This public hearing is to consider amending Chapter 17 of the Code of Clarke County by removing the sections related to the Fire & EMS Commission. There is also one technical correction to the code as it relates to the county’s billing for transport when the call originates outside of the county. This change follows current practice.

Chairman Weiss opened the public hearing at 7:45 pm.

No persons appeared to address the Board.

Chairman Weiss closed the public hearing at 7:45 pm.

The Board offered compliments to staff and the volunteer companies for their considerable efforts and shared their views that responding to feedback and preserving the combination system is paramount. The FRAG operates more efficiently and according to the stated desires of the various stakeholders, and transparency regarding the expenditure of public funds remains. The Board sincerely thanks all of those who served on the Commission and who have worked in that system.

Supervisor Lawrence moved to approve the changes to Clarke County Code Chapter 17 as amended by also removing “whose points of origin is within the boundaries of Clarke County” from §17-11(D). The motion carried by the following vote:

Matthew E. Bass	-	Aye
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

16) *Adjournment*

Chairman Weiss adjourned the meeting at 7:56 pm.

17) *Next Regular Meeting Date*

The next regular meeting of the Board of Supervisors will be held on Tuesday, February 20, 2024, at 1:00 pm in the Berryville Clarke County Government Center, Main Meeting Room, 101 Chalmers Court, Berryville, Virginia.

ATTEST: January 16, 2024

David S. Weiss, Chairman

Chris Boies, County Administrator

Recorded and Transcribed by Catherine D. Marsten

Set Public Hearing: 2024 Clarke County Transportation Plan (PH2024-03)



TO: Board of Supervisors
FROM: Brandon Stidham, Planning Director
RE: 2024 Clarke County Transportation Plan Update
DATE: February 8, 2024

Enclosed for your review is the draft 2024 Transportation Plan. This draft was developed by the Planning Commission’s Policy & Transportation Committee over several meetings in 2023. The Planning Commission held a duly advertised public hearing on February 2, 2024 and voted unanimously to recommend adoption of the revised Plan.

Code of Virginia §15.2-2223 requires transportation plans to be consistent with the Commonwealth Transportation Board’s Statewide Transportation Plan and any projects that are prioritized by the locality must include quantifiable measures to support the need for the project. Localities are required to have the Virginia Department of Transportation (VDOT) review their transportation plans prior to adoption to determine conformance with this State code requirement. VDOT staff has reviewed the draft 2024 Plan and issued a letter on December 14, 2023 confirming that the Plan conforms to Code of Virginia requirements.

Summary of Major Changes from Current (2013) Plan

The revised draft is organized in similar fashion to other component plans that were recently updated. The new introduction (Chapter I) contains an executive summary of the Plan, a new summary statement of the County’s transportation philosophy, and a description of what is addressed in this Plan revision. This section also contains an inventory of the County’s transportation network as required by State code including a revised list of public roads by VDOT functional classification and definitions of each classification term. New for this revision is a description of the County’s unpaved public roads and the funding process for hard surfacing them. Staff has also updated demographic information in this section using tables from the 2022 Comprehensive Plan.

The current Plan’s list of five strategies found in the conclusion has been significantly expanded as a new Chapter II – Objectives and Strategies. These expanded objectives and strategies are summarized below.

The most significant and comprehensive changes were made to the County’s proposed improvement projects list. The Proposed Transportation Improvement Projects and Studies chapter (Chapter III) contains projects from the current Plan and several new projects and studies organized in prioritized and unprioritized lists. Projects were identified and prioritized based on crash data obtained from VDOT’s annual ranking database. These projects and the methodology for prioritizing them are described later in this memo.

The new Conclusion (Chapter IV) includes language regarding the importance of reviewing the Plan every five years.

Chapter I – Introduction

As noted above and similar to recently updated component plans, the revised draft includes a “Summary Statement of Transportation Philosophy.” This statement provides an overview of the County’s vision for its transportation network as it relates to the land use philosophy set forth in the Comprehensive Plan. The five points in the summary statement are as follows:

1. *The Commonwealth of Virginia, through the Virginia Department of Transportation (VDOT), is responsible for ensuring that Clarke County has a safe and efficient public road network through professional guidance and provision of funding opportunities.*

This new position, which is emphasized throughout the Plan, is that VDOT is the entity primarily responsible for ensuring that the County’s public road network is safe and efficient. This position goes hand in hand with the concept that our land use philosophy effectively prevents unplanned growth that causes congestion and degradation of level of service in other localities. The County will expect the State, through VDOT, to identify and provide funding for necessary road improvements.

2. *The capacity of existing public roads outside of the Towns and designated business intersections, including the County’s primary highways, should not be expanded – even to accommodate growth generated by adjoining jurisdictions. The County’s land use philosophy ensures that no unplanned growth will be generated in the county to require road capacity expansion in the rural areas.*

This position is referenced in the current Plan and is reinforced in the revised Plan. The County does not allow for growth outside of the towns and business intersections that would adversely impact the public road network. Without these self-induced growth pressures, it is not necessary to expand the capacity of roads in the rural areas which could impact farmland, open space, and encourage new growth pressures.

3. *The County will invest in road improvements to support existing towns and business intersection areas which are consistent with the Comprehensive Plan and applicable component plans. Road improvements in rural areas shall be limited to safety and functional improvements.*

This point emphasizes that the County’s land use philosophy as set forth in the Comprehensive Plan will be coordinated with all transportation network investments. The position that rural improvements shall be limited to safety and functional improvements is emphasized.

4. *The County expects developers of public and private projects to mitigate all impacts that their projects may have on the County’s transportation network.*

This position, which is stated in the current Transportation and Comprehensive Plans, is further emphasized. Development projects must address all transportation impacts that they cause or the projects may not be approved.

5. *Private roads shall be designed to ensure safe connectivity to the public road network and to minimize environmental impacts. Private roads are the sole responsibility of the landowners and easement holders that use them – public funds shall not be used to maintain private roads or to upgrade them to public roads.*

This new point is added based on the large number of private roads in the County. Many localities have been pressured by private road owners to take over maintenance of their roads or pay to have them hard-surfaced for State acceptance. While this has not happened in Clarke, this point emphasizes that private roads are solely the responsibility of landowners and easement holders. Language is also included to ensure that our private road construction standards ensure safety and minimize environmental impacts.

Chapter I contains a new section describing the scope of the 2024 update referencing the 2019 resolution to initiate review of the 2013 Plan. Updated statistics and growth assumptions are included from 2020 Census data and detailed information on the County’s transportation network required by the Code of Virginia is also included.

Chapter II – Plan Objectives and Strategies

The Plan’s current strategies have been updated in a new chapter containing objectives and strategies. The three Plan objectives, reflected in the Summary Statement of Transportation Philosophy, are:

1. *Plan for a safe, cost-efficient, and cost-effective County-wide transportation network.*
2. *Continue to focus the County’s limited transportation funds and resources on projects that:*
 - *Improve traffic safety, improve and functionality within the Towns and business intersections,*
 - *Add compatible bicycle or pedestrian features,*
 - *Provide new or enhance existing commuting opportunities, or*
 - *Replace existing gravel public roads or road segments with new hard surfaces.*
3. *Improvements to the transportation network shall be consistent with the County’s land use philosophy and the recommendations of the Comprehensive Plan.*

Notable additions and changes to the strategies are as follows:

- Objective 1, Strategy 1 – This is a current Plan strategy.
- Objective 1, Strategy 2 – This strategy recommends reviewing the list of proposed improvement projects in Chapter III on an annual basis to reconfirm project priority and need as well as to take advantage of any new funding opportunities. The five-year review

cycle for the Plan may be insufficient to ensure that the project priorities address the County's needs. Reviewing the projects annually helps to ensure that adjustments can be made to address new impacts or respond to changes in funding programs or review criteria.

- Objective 1, Strategy 3 – This strategy provides additional guidance for considering new projects that may come up between five-year review cycles. Only those new projects recommended for short-term action by VDOT and with a strong likelihood of receiving Federal and/or State funding should be prioritized.
- Objective 1, Strategy 4 – Consistent with the concept of relying on VDOT to provide transportation guidance, this strategy recommends requesting VDOT to conduct new or update current safety studies along primary highways, secondary roads, and intersections where there are safety concerns. VDOT's review should result in safety recommendations including implementation strategies, cost estimates, and funding likelihood. The strategy recommends reviewing the County's Federal (U.S. 340, U.S. 50/17) and State (Va. Route 7) highway corridors and business intersections in particular where current project priorities are identified.
- Objective 1, Strategy 5 – This strategy also echoes the Summary Statement of Transportation Philosophy, stating that development projects shall mitigate the impacts of their projects on the public transportation network. The strategy also recommends encouraging voluntary provision of right-of-way, sight distance improvements, turn lane/acceleration lane improvements, and off-site transportation improvements. This strategy will provide guidance in reviewing land development applications with significant transportation impacts.
- Objective 2, Strategy 1 – This strategy reinforces the importance of prioritizing transportation projects that either have a committed funding source or are strong candidates for Federal and/or State funding. This helps to ensure that County time and resources are not spent on advancing projects that have minimal chance of funding, or that would require local taxpayer funding.
- Objective 2, Strategy 2 – This strategy pertains to the County's limited six-year secondary road construction budget which most recently has been used for hard surfacing gravel roads, stormwater improvements, and safety enhancements. The language recommends continuing with this prioritization and also recommends that public comment be solicited for future projects to hard surface gravel roads.
- Objective 2, Strategy 3 – This strategy provides guidance for bicycle and pedestrian improvements. Such improvements are supported in the designated growth areas. In the rural areas, these projects may be supported so long as they do not require significant road widening especially along scenic byways. This is to ensure that private properties and areas of scenic or natural beauty are not impacted.

- Objective 2, Strategy 4 – This strategy echoes the County’s position on private roads as noted in the Summary Statement of Transportation Philosophy.
- Objective 3, Strategy 1 – This current Plan strategy to oppose capacity expansion of roads in the rural areas includes new language to avoid projects that may adversely impact properties in conservation easement.
- Objective 3, Strategy 2 – This strategy recommends the County support the Towns’ transportation projects so long as they are consistent with their own comprehensive plans and the County’s land use and transportation philosophy.
- Objective 3, Strategy 3 – This strategy notes that projects proposing new roads or other significant improvements in growth areas shall be consistent with the County’s Comprehensive Plan and applicable component plans.

Chapter III – Proposed Transportation Improvement Projects and Studies

As noted above, this Chapter contains the most significant and substantive changes from the 2013 Plan.

The introduction section states that the projects in this chapter are either newly-identified or have been in the Plan for many years and need to be re-evaluated. New language is included reiterating that the County should request VDOT to evaluate each project on the list over the next five-year Plan period and provide guidance for further prioritization. VDOT’s evaluation should answer these questions:

- Whether there is still a need for the project
- Whether the project scope should be modified
- Whether the project estimate is accurate
- The likelihood of each project being competitive for Federal and State funding, in particular Smart Scale funding

The section also notes that the updated cost estimates for each prioritized project were developed using VDOT’s Statewide Planning Level Cost Estimates tool (2015 version).

A new background section is included which explains in detail how the new list of prioritized and unprioritized projects was developed from the current project list. The 2013 Plan’s project list is not prioritized however the Policy & Transportation Committee requested Staff to prioritize the projects. The initial prioritization based on Staff’s perception of need was as follows:

1. Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
2. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road), approximately 3 miles east of Berryville

3. **NEW:** Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road) – New project to improve safety at high-traffic intersection.
4. **NEW:** Va. Route 7 Appalachian Trail Pedestrian Bridge – New project to construct a foot bridge over Va. Route 7 to allow pedestrians to travel safely between trail accesses and parking areas.
5. Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
6. Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)
7. Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo
8. US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce
9. Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville

Projects 3 and 4 are new projects included that the Board of Supervisors have pursued in recent years to address new safety issues. One project referenced in the 2013 Plan was included as an unprioritized project – the Town of Berryville’s Southeastern Collector Road which would be a new facility to be constructed from Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700).

VDOT reviewed the project list in conjunction with review of the initial Plan draft and noted that all prioritized projects must include quantifiable measures to support the need for the project. VDOT staff suggested that we prioritize only those projects that are supported by current traffic data such as crash rate and recommended using their 2018-2022 Top Potential Safety Improvement (PSI) Segments and Intersections (VDOT) list. Planning Staff used this database to develop prioritized and unprioritized lists containing both existing and new potential projects based on whether each project appears on VDOT’s PSI ranking list. It should be noted that VDOT’s PSI list is updated annually and rankings appear to change from year-to-year.

The resulting prioritized projects include:

1. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road) and 0.90 mile segment located between Shepherds Mill Road and Castleman Road (Route 603)

2. **NEW:** Corridor and Intersection Study – Harry Byrd Highway (Va. Route 7) between West Main Street (Va. Business 7) and Triple J Road/Crums Church Road (Route 632)
3. Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo
4. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road)
5. Va. Route 7 Appalachian Trail Pedestrian Bridge
6. Intersection Study -- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate

Of note, the Double Tollgate intersection was previously Staff’s highest ranked priority however this intersection does not appear on VDOT’s PSI list. It was included on VDOT’s 2017-2021 list in conjunction with a segment of Va. Route 277 to the west. Staff is recommending this project as an intersection study as opposed to an improvement project with a cost estimate. Also of note is a new project to study the Va. Route 7 corridor between Crums Church Road/Triple J Road and West Main Street. This corridor includes the Kimble Road intersection which was identified by Clarke County Sheriff’s Office staff as a location of concern.

The list of unprioritized projects appear as “Other Projects and Studies” and are organized by projects included in the 2013 Plan and new proposed projects:

2013 Plan projects:

- Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
- Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)
- US Route 340 Drainage Issues in the Town of Boyce
- Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville
- Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700)

Newly-identified projects:

- Corridor Study – Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits

- Corridor Study – Lord Fairfax Highway (US 340) between Harry Byrd Highway (Va. Route 7) and West Virginia state line
- Corridor Study – Blue Ridge Mountain Road (Route 601)
- Corridor Study – John Mosby Highway (US 50/17) between the Shenandoah River Bridge and Fauquier County line

Each of these projects contains a project scope, a statement of assessed need, and information on where the project ranks in VDOT’s 2018-2022 PSI list.

Additional sections in Chapter III include:

- State Six-Year Improvement Program Projects – This is a new section recommended for inclusion by VDOT that contains a table of County projects that are currently in VDOT’s Six-Year Improvement Program. Of note is the current project by VDOT to evaluate whether the intersection of Va. Route 7 and Shepherds Mill Road should be converted to an R-CUT intersection (UPC #122783).
- Local Six-Year Secondary Road Construction Priorities – This section is unchanged from the previous draft

Chapter IV – Conclusion

Chapter IV is updated to mirror the conclusion sections of recently updated component plans. Following a brief summation of the Plan’s intent, language is added to encourage reviewing the Transportation Plan consistently on the five-year review schedule and to coordinate its language with guidance in the current Comprehensive Plan.

Appendices

The Plan’s appendices contain items required by the Code of Virginia including a map showing the location of all proposed improvement projects (Appendix A) and a functional classification table for the County’s public roads (Appendix B). New items include a listing of all private roads and their location (Appendix C) and a table depicting all of the unpaved public roads in the County (Appendix D).

Next Steps

If the Board is comfortable with the draft 2024 Plan, Staff recommends scheduling public hearing for the Board’s March 19 meeting. If you have questions in advance of the meeting, please do not hesitate to contact me.



2024 Transportation Plan

**An Implementing Component Plan of the
2022 Clarke County Comprehensive Plan**

**DRAFT FOR
BOARD OF SUPERVISORS REVIEW
February 20, 2024**

ACKNOWLEDGEMENTS

CLARKE COUNTY PLANNING COMMISSION

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Randy Buckley, Vice Chair (White Post Election District)
Frank Lee (Berryville Election District)
Gwendolyn Malone (Berryville Election District)
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DATE OF PLANNING COMMISSION PUBLIC HEARING AND ACTION:

February 2, 2024

DATE OF BOARD OF SUPERVISORS PUBLIC HEARING AND ADOPTION:

To be determined

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I. INTRODUCTION

A. Executive Summary

The Clarke County Transportation Plan is an implementing component of the 2022 Clarke County Comprehensive Plan. This iteration is an update of the 2013 Transportation Plan which was the first standalone plan document. Prior to the 2013 version, transportation planning objectives and strategies were included as a chapter within the Comprehensive Plan.

The purpose of the Transportation Plan is to identify and prioritize short and long-term transportation network needs as they relate to the management of growth by the County and its incorporated towns. The Plan is designed to comply with the requirements of Code of Virginia §15.2-2223 which states the following:

As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, freight corridors, and public transportation facilities. The plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. In developing the plan, the locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and persons with disabilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

Transportation plans are required by State code to be consistent with the Commonwealth Transportation Board's Statewide Transportation Plan, the Six-Year Improvement Program, and the location of routes to be followed by roads comprising systems of state highways.

The 2022 Comprehensive Plan's Objective 12 on Transportation directs the specific recommendations that are provided by this Transportation Plan. The Objective includes the following policies:

Ensure that the County's transportation system provides safe and efficient means for all modes of travel for citizens and visitors through coordinated land use decision-making and judicious use of limited fiscal resources.

- 1. Maintain a transportation plan that includes an inventory of the County's existing transportation network, planning assumptions, needs assessment, and recommended future improvements.*
- 2. Develop specific strategies for prioritizing transportation projects, responding to new State and Federal projects in the County, and identifying new projects to*

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improve safety or increase capacity of the public road system. Include policies on bicycle and pedestrian facilities and commuter facilities.

3. *Maintain the existing primary road system at its present level and upgrade it only for safety purposes or planned traffic increases to the extent funds are provided by the Virginia Department of Transportation.*
4. *Establish specific transportation planning policies in the area plans for the County's designated growth areas including but not limited to policies on walkability, bicycle and pedestrian mobility, interconnected street networks, traffic calming, and other modern techniques that support high quality communities and neighborhoods.*
5. *Carefully assess the short- and long-range fiscal impacts of transportation improvements when land-use decisions and plans are made.*
6. *Continue to maintain a County bicycle and pedestrian plan.*

The Transportation Plan should be used in concert with the Comprehensive Plan and relevant component plans to guide land use decisions and to prioritize investments in transportation infrastructure. Objectives and strategies found in the Plan's Chapter II provide specific guidance and recommendations on implementation. Chapter III contains a list of current County-wide project priorities including scoping and planning-level cost estimates. Policies and required transportation planning elements for the Town of Berryville are found in the Town's comprehensive plan and in the Berryville Area Plan for the designated annexation areas. Elements for the Town of Boyce may be found in the Boyce Comprehensive Plan.

B. Summary Statement of Transportation Philosophy

As described in the Comprehensive Plan, Clarke County's land use philosophy focuses residential and commercial development into designated growth areas where it can be best served by public infrastructure. These growth areas include the Towns of Berryville and Boyce and the business intersections of Waterloo and Double Tollgate, all of which are served by primary highways. This philosophy has successfully prevented sprawl and unplanned growth which causes congestion and reduces level of service within the transportation network.

Hand in hand with directing growth to designated areas is the preservation of rural areas for agriculture and open space. Tools such as sliding-scale zoning and the County's conservation easement program have ensured that rural areas have not become dotted with subdivisions and unplanned business areas. An expectation has been established over decades that residents and property owners in the County's rural areas will have a rural level of service for infrastructure including transportation. Increasing the capacity of roads and constructing new roads in rural areas is unnecessary and can facilitate development pressures.

The County's transportation philosophy can be summarized as follows:

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1. The Commonwealth of Virginia, through the Virginia Department of Transportation (VDOT), is responsible for ensuring that Clarke County has a safe and efficient public road network through professional guidance and provision of funding opportunities.
2. The capacity of existing public roads outside of the Towns and designated business intersections, including the County's primary highways, should not be expanded – even to accommodate growth generated by adjoining jurisdictions. The County's land use philosophy ensures that no unplanned growth will be generated in the county to require road capacity expansion in the rural areas.
3. The County will invest in road improvements to support existing towns and business intersection areas which are consistent with the Comprehensive Plan and applicable component plans. Road improvements in rural areas shall be limited to safety and functional improvements.
4. The County expects developers of public and private projects to mitigate all impacts that their projects may have on the County's transportation network.
5. Private roads shall be designed to ensure safe connectivity to the public road network and to minimize environmental impacts. Private roads are the sole responsibility of the landowners and easement holders that use them – public funds shall not be used to maintain private roads or to upgrade them to public roads.

C. Scope of Current Revision

The Clarke County Planning Commission adopted a resolution on January 4, 2019 to initiate a review of the 2013 Transportation Plan. This resolution directed the review to include the following issues:

1. Integrate new transportation funding programs adopted or modified since 2014, including the Commonwealth of Virginia's "Smart Scale" program, into the Transportation Plan.
2. Evaluate each priority improvement project to determine whether the project remains relevant and would address current County needs, along with the likelihood of being funded through State and/or Federal programs such as "Smart Scale."
3. Evaluate whether to include new priority projects including the Town of Berryville's proposed southeastern collector road that may involve the extension of Jack Enders Boulevard to U.S. 340.
4. Determine whether to integrate recommendations from the 2014 Town of Berryville-Clarke County Bicycle and Pedestrian Plan into the Transportation Plan.
5. Determine whether to request the Virginia Department of Transportation to conduct new transportation studies, such as a crossover study of the County's four-lane divided primary highways, to aid in developing future project and funding priorities.

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6. Coordinate any proposed changes to Comprehensive Plan Objective 12 (Transportation) with any revised recommendations in the Transportation Plan.

In addition to these issues, the 2013 Plan's strategies have been expanded into a more detailed objectives/strategies format. This revision also addresses changes and new information generated since 2013 including population and growth data from the 2020 Census.

D. Statistics and Growth Assumptions

As described in detail in the 2022 Clarke County Comprehensive Plan, the County's land use philosophy focuses residential and business growth into the incorporated towns of Berryville and Boyce and utilizes robust land use controls and programs to ensure preservation of open lands and agricultural operations in the unincorporated areas of the County. Subdivision of land outside of the incorporated towns is limited by the County's sliding-scale zoning system and regulations to ensure that large parcels are maintained. The County also has an active conservation easement purchase program and, together with the efforts of the Virginia Outdoors Foundation and other preservation organizations, have facilitated the placement of approximately 25% of the total land area of Clarke County in permanent conservation easement. This approach to growth management has resulted in the County experiencing a much lower growth rate over the past few decades compared to surrounding jurisdictions.

The County's land use policies also focus commercial growth into the incorporated towns and two designated business growth areas at intersections of primary highways -- Waterloo (U.S. 50/17 and U.S. 340) and Double Tollgate (U.S. 340 and U.S. 522). The County has been disciplined over the years in ensuring that commercial growth occurs predominantly in these locations and at a scale that can be managed with minimal upgrades to the County's infrastructure. Public water and sewer – the primary catalyst for commercial growth – is provided within the incorporated towns, the Waterloo intersection (U.S. 340 and U.S. 50/17), and the Village of Millwood. Public water is provided to the Village of White Post. Plans to extend public water and public sewer from Frederick County to the Double Tollgate intersection (U.S. 340/Va. 277 and US 522) are also underway. Focusing public water and sewer into designated growth areas helps to prevent haphazard commercial growth outside of these areas.

As depicted in the tables below, Clarke County's growth rate has been much slower and is expected to continue be slower in the future compared to our neighboring jurisdictions:

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TABLE 1 – Population and Growth Rates, 1950-2020

Jurisdiction*	1950	1960	1970	1980	1990	2000	2010	2020
Clarke	7,074	7,942 (12.2%)	8,102 (2.0%)	9,965 (23.0%)	12,101 (21.4%)	12,652 (4.5%)	14,034 (10.9%)	14,783 (5.3%)
Loudoun	21,147	24,549 (16.1%)	37,150 (51.3%)	57,427 (54.6%)	86,129 (50.0%)	169,599 (96.9%)	312,311 (84.1%)	420,959 (34.8%)
Frederick/City of Winchester	31,378	37,051 (18.1%)	48,322 (30.4%)	54,367 (12.5%)	67,686 (24.5%)	82,794 (22.3%)	104,508 (26.2%)	119,539 (14.4%)
Warren	14,801	14,655 (-1.0%)	15,301 (4.4%)	21,200 (38.6%)	26,142 (23.3%)	31,584 (20.8%)	37,575 (19.0%)	40,727 (8.4%)
Fauquier	21,248	24,066 (13.3%)	26,375 (10.0%)	35,889 (36.1%)	48,860 (36.1%)	55,139 (12.9%)	65,203 (18.3%)	72,972 (11.9%)
Fairfax	98,557	275,002 (179.0%)	454,275 (65.2%)	598,901 (31.8%)	818,584 (36.7%)	969,749 (18.4%)	1,081,726 (11.5%)	1,150,309 (6.3%)
Berkeley, WV	30,359	33,791 (11.3%)	36,356 (7.6%)	46,775 (28.7%)	59,253 (26.7%)	75,905 (28.1%)	104,169 (37.2%)	122,076 (17.2%)
Jefferson, WV	17,184	18,665 (8.6%)	21,280 (14.0%)	30,302 (42.4%)	35,926 (18.6%)	42,190 (17.4%)	53,498 (26.8%)	57,701 (7.9%)

Source: US Census 2020

*County government unless otherwise specified

TABLE 2 – Population Projections, 2020-2045

Jurisdiction	2020*	2025**	Growth % 2020-2025	2035**	Growth % 2025-2035	2045**	Growth % 2035-2045
Clarke	14,783	14,894	.8%	15,560	4.5%	16,123	3.6%
Loudoun	420,959	492,696	17.0%	611,954	24.2%	726,245	18.7%
Frederick/City of Winchester	119,539	127,265	6.5%	142,917	12.3%	157,526	10.2%
Warren	40,727	42,108	3.4%	45,679	8.5%	48,930	7.1%
Fauquier	72,972	75,046	2.8%	81,775	9.0%	87,928	7.5%
Fairfax	1,150,309	1,203,264	4.6%	1,276,124	6.1%	1,340,323	5.0%
Berkeley Co., WV	122,076	128,196***	5.0%	144,886***	13.0%	No data	No data
Jefferson Co., WV	57,701	62,463***	8.3%	68,245***	9.3%	No data	No data

Sources:

* US Census (2020)

** University of Virginia’s Weldon-Cooper Center (projections)

*** West Virginia University’s Bureau of Business and Economic Research unpublished data, published by the WV Solid Waste Management Board

The County expects to continue to strengthen this philosophy in the coming years so growth rates will continue to be well below those of our neighboring jurisdictions. As noted in Table 2 above, the County is projected to add approximately 1,340 new residents through the year 2045.

The County’s growth rate and land use approach translates into a conservative philosophy in regards to transportation planning. As a matter of practice, the County focuses its limited transportation funds on projects that provide substantial safety improvements or improve gravel-surface roads as opposed to projects that expand the capacity of the public road network. The

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County supports efforts by the incorporated Towns to expand the safety and efficiency of their internal road networks as the County's designated growth areas. The County also supports capacity and safety improvements to support new business growth at the intersections of Waterloo and Double Tollgate in partnership with developers, landowners, and VDOT.

One of the major challenges in the future will be to balance the County's transportation and land use philosophies with increasing impacts generated by neighboring localities. The County is generally opposed to expanding the capacity of its public road network including the State and Federal primary highways as these projects could attract additional growth that would be inconsistent with the County's land use philosophies. Alternatives to adding capacity, including expansion of commuting opportunities, should be pursued.

E. Existing Transportation Network

Clarke County is a rural, agricultural county with an area of 178 square miles and is located in the Northern Shenandoah Valley. It is bordered by Frederick County to the west, Warren County to the south, Loudoun and Fauquier Counties to the east, and Jefferson County, West Virginia to the north. The County is bisected by the Shenandoah River and the eastern portion of the County falls within the Blue Ridge Mountains. Population is centered in the two incorporated towns of Berryville and Boyce along with the unincorporated villages of Millwood, White Post, and Pine Grove. Business growth areas are designated at the intersections of Waterloo and Double Tollgate.

Clarke County is not included in any metropolitan planning organization (MPO) study area but is bordered by the Winchester-Frederick MPO to the west and the National Capital Region Transportation Planning Board (TPB) area to the east.

1. Public Road System¹

The Virginia Department of Transportation (VDOT) maintains all public roads within the County with the exception of secondary streets within the Town of Berryville, which are maintained by the Town. Public roads are classified by VDOT using the following terms:

- Other principal arterials – Roads that serve corridor movements of substantial statewide or interstate travel and provide an integrated network without stub connections (dead ends).
- Minor arterials – Roads that provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts, and offer connectivity to the higher arterial system. Minor arterials in rural areas link cities and large towns, along with other major traffic generators, and form an integrated network providing interstate and inter-county service.

¹ Source for functional classification is the Virginia Department of Transportation (VDOT) 2005 Functional Classification map.

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- Major collectors – Roads that provide service to any county seat not on an arterial system and to larger towns not directly served by arterial systems. Major collectors link these places to nearby larger towns and cities or with arterial routes and serve the most important intra-county travel corridors. Compared to minor collectors, major collectors have lower connecting driveway densities, higher speed limits, are spaced at greater intervals, have higher annual average traffic volumes, and may have more travel lanes.
- Minor collectors – Roads that collect traffic from local roads and bring all developed areas within a reasonable distance of a collector roads. Minor collectors provide service to the remaining smaller communities and link local traffic generators with rural areas. They are typically spaced at intervals consistent with population density.
- Local roads – Roads that serve primarily as direct access to adjacent land. They provide service to travel over relatively short distance as compared to collectors or other higher systems. All roads not classified as an arterial or collector is classified as a local road.

The County’s major public road infrastructure consists of the following:

Federal Primary Highways	
U.S. 50/17 – John Mosby Hwy	-- Frederick County line to Fauquier County line -- Four-lane divided minor arterial
U.S. 340 – Lord Fairfax Hwy	-- Four-lane divided other principal arterial from West Virginia state line to Va. Rt. 7 (Harry Byrd Highway) -- Two-lane minor arterial from Va. Rt. 7 to U.S. 522 (Stonewall Jackson Highway) -- Four-lane minor arterial from U.S. 522 to Warren County line (runs concurrently with U.S. 522)
U.S. 522 – Stonewall Jackson Hwy	-- Four-lane minor arterial from Warren County line to Frederick County line (runs concurrently with U.S. 340 from Warren County line to Double Tollgate intersection)

State Primary Highways	
Route # and Name	Segment, design, and classification
Va. 7 – Harry Byrd Hwy	-- Frederick County line to Loudoun County line -- Four-lane divided other principal arterial
Va. 7 Business – West Main St and East Main St (Town of Berryville)	-- Two-lane major collector
Va. 255 – Bishop Meade Rd	-- Lord Fairfax Hwy (U.S. 340) to John Mosby Hwy (U.S. 50/17) -- Two-lane major collector

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Classified Secondary Roads – Major Collectors		
#	Name	Segment From/To
611	Summit Point Rd	Lord Fairfax Hwy (U.S. 340) to West Virginia state line
612	Shepherds Mill Rd	Lord Fairfax Hwy (U.S. 340) to Harry Byrd Hwy (Va. 7)
615	First St	East Main St (Va. Business 7) to Liberty St
616	South Church St	South Buckmarsh St (U.S. 340) to East Main St (Va. Business 7)
616	North Church St	East Main St (Va. Business 7) to Liberty St (Rt 1005)
620	Browntown Rd	Lord Fairfax Hwy (U.S. 340) to Bishop Meade Rd (Va. 255)
628	Berrys Ferry Rd	Lord Fairfax Hwy (U.S. 340) White Post Rd (Rt 658)
632	Crums Church Rd	Old Charles Town Rd (Rt 761) to Harry Byrd Hwy (Va. 7)
632	Triple J Rd	Harry Byrd Hwy (Va. 7) to Senseny Rd (Rt 657)
636	Westwood Rd	West Main St (Va. Business 7) to Senseny Rd (Rt 657)
638	Howellsville Rd	John Mosby Hwy (U.S.50/17) to Warren County line
657	Senseny Rd	Lord Fairfax Hwy (U.S. 340) to Frederick County line
658	White Post Rd	Lord Fairfax Hwy (U.S. 340) to Carters Line Rd (Rt 627)
723	Old Winchester Rd	North Greenway Ave (U.S. 340) to Frederick County line
723	Millwood Rd	Bishop Meade Rd (Va 255) to John Mosby Hwy (U.S. 50/17)
761	Old Charles Town Rd	Frederick County line to West Virginia state line
1005	Liberty St	First St (Rt 615) to N. Church St (Rt 616)
1035	Mosby Blvd	N. Buckmarsh St (U.S. 340) and West Main St (Va. Business 7)
1041	Jackson St	Mosby Blvd (Rt 1035) to West Main St (Va. Business 7)

Classified Secondary Roads – Minor Collectors		
#	Name	Segment From/To
601	Blue Ridge Mountain Rd	Harry Byrd Hwy (Va. 7) to John Mosby Hwy (U.S. 50/17)
601	Raven Rocks Rd	Harry Byrd Hwy (Va. 7) to West Virginia state line
606	River Rd	Harry Byrd Hwy (Va. 7) to Frogtown Rd (Rt 649)
606	Mt. Carmel Rd	John Mosby Hwy (U.S. 50/17) to Frogtown Rd (Rt 649)
608	Wickliffe Rd	Harry Byrd Hwy (Va. 7) to West Virginia state line
613	Springsbury Rd	Jack Enders Blvd (Rt 700) to Possum Hollow Rd (Rt 647)
615	First St	Liberty St (Rt 1005) to East Fairfax St (Rt T-1015)
616	North Church St	Liberty St (Rt 1005) to Bundy St (Rt 616)
616	Bundy St	North Church St (Rt 616) to North Buckmarsh St (U.S. 340)
617	Briggs Rd	Bishop Meade Rd (Va. 255) to Lockes Mill Rd (Rt 618)
624	Red Gate Rd	John Mosby Hwy (U.S. 50/17) to Warren County line
644	Gun Barrel Rd	John Mosby Hwy (U.S. 50/17) to Lord Fairfax Hwy (U.S. 340)
649	Frogtown Rd	River Rd (Rt 606) to Mt. Carmel Rd (Rt 606)
653	Kimble Rd	Harry Byrd Hwy (Va. 7) to Stringtown Rd (Rt 654)

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658	Sugar Hill Rd	White Post Rd (Rt 658) to Warren County line
661	Brucetown Rd	Swimley Rd (Rt 672) to Frederick County line
672	Swimley Rd	Brucetown Rd (Rt 661) to Old Charles Town Rd (Rt 761)
700	Jack Enders Blvd	East Main St (Va. Business 7) to Springsbury Rd (Rt 613)

A complete road classification table is located in Appendix B.

The County also has 22 unpaved public roads or road segments that are maintained by VDOT totaling approximately 24.35 miles. Most of these roads have gravel surfaces with limited or nonexistent shoulders and drainage areas. Below is a breakdown of the general location and characteristics of these unpaved public roads. A full list is included in Appendix D.

- East of the Shenandoah River – 5 roads, approximately 6.85 miles
- West of the Shenandoah River – 17 roads, approximately 17.5 miles
- Unpaved segments of paved roads – 7 roads, approximately 9.75 miles
- Through roads (connects two paved public roads) – 11 roads, approximately 18.66 miles
- Dead end roads – 11 roads, approximately 5.69 miles

VDOT’s Rural Rustic Roads program provides funding to hard surface unpaved public roads which meet the following criteria:

- Must currently be in the State Secondary System of public roads
- Maximum traffic of 1,500 vehicles per day
- Must be used predominately for local traffic
- Must have minimal anticipated traffic growth
- Board of Supervisors must pass a resolution designating the road as a Rural Rustic Road

Funding for the Rural Rustic Roads program can come from the locality’s annual six-year secondary road construction budget or via direct application for funding, the latter of which requires a public involvement process. Roads approved for funding would be paved with a compacted or impervious surface with reestablishment of existing associated ditches and shoulders. Trees, vegetation, side slopes, and open drainage along the roadway are typically left undisturbed. Project costs are minimized by not requiring project engineering or acquiring right-of-way from property owners.

2. Private Roads

There are over 300 private roads in the County that are recognized with an official County road name by virtue of serving three or more addressable structures. Private roads are maintained solely by the property owners that access the road or by an organized homeowners association. As a long standing policy, the County does not expend public funds to maintain and repair private roads or to accept private roads into the public road system. The County Subdivision Ordinance requires all new subdivisions that will be served by private roads to include a note on the plat indicating that the private road will never be maintained by Clarke County or the Virginia Department of Transportation.

A complete list of private roads is located in Appendix C.

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3. Bicycle and Pedestrian Facilities

In 2014, the Town of Berryville and Clarke County accepted a joint Bicycle and Pedestrian Plan which was produced by the Northern Shenandoah Valley Regional Commission (NSVRC). NSVRC staff developed the Plan under the guidance of a steering committee consisting of Town and County staff members, the Town's chief of police, and a representative from the County Planning Commission. The Plan contains a comprehensive overview of the existing transportation network, recommendations for bicycle and pedestrian enhancements, and outdoor recreational opportunities in the Town and County. It also contains an analysis of the interconnectivity among on-street bicycle accommodations, pedestrian facilities, trails, parks, and other points of interest or tourist destinations. The goal of the Plan is to inform future planning efforts and tourism, marketing, and economic development initiatives. The Plan has not been reviewed or updated since its 2014 completion.

The County currently does not have any Federal or state-designated bicycle routes.

Pedestrian facilities in the form of sidewalks and walking paths are found predominantly in the incorporated towns and the business intersections at Waterloo and Double Tollgate. The Appalachian Trail is located along the eastern portion of the County.

4. Railroads

The County is served by two rail lines. The primary line is a Norfolk Southern line that runs from Warren County in the southeast to the West Virginia State line in the northeast portion of the County. This line passes through both the Town of Berryville and Boyce with sidings serving existing businesses located in Berryville. A second line, operated by CSX, passes through the northern tip of the County from West Virginia to Frederick County near the community of Wadesville.

There is no passenger train access in the County.

5. Airports

There are no public airports in the County although there are a handful of private airstrips that are recognized by the Federal Aviation Administration. The closest public airports are Winchester Regional Airport in eastern Frederick County and Washington Dulles International Airport in Loudoun County.

6. Commuter Facilities

The Virginia Department of Transportation (VDOT) maintains two park-and-ride lots. The larger of the two is located in Waterloo near the intersections of U.S. 50/17 and U.S. 340. This facility contains 165 spaces and contains pick-up areas for commuter vans. The second lot is located on the east side of U.S. 522/340 at the Virginia Department of Corrections facility. This lot contains 24 spaces. RideSmart provides commuter assistance for residents of Clarke County and the Northern Shenandoah Valley.

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II. PLAN OBJECTIVES AND STRATEGIES

This Chapter contains the 2024 Transportation Plan's Objectives and Strategies. The Objectives are statements of the County's transportation planning philosophy and the Strategies are recommended action items to be followed in order to implement the Objectives. The Objectives and Strategies are consistent with the guidance set forth in the 2022 Comprehensive Plan.

Objective 1

Plan for a safe, cost-efficient, and cost-effective County-wide transportation network.

Strategy 1

Conduct a formal evaluation of the Transportation Plan in conjunction with each five-year review of the County's Comprehensive Plan.

Strategy 2

Between five-year reviews of the Comprehensive Plan, evaluate the Transportation Plan's list of proposed improvement projects on an annual basis to gauge whether new impacts or funding opportunities may impact the need or priority of the projects. Consult with the Virginia Department of Transportation (VDOT) and Clarke County Sheriff's Office for input on these evaluations.

Strategy 3

Consider supporting new projects which may not be on the Plan's list of projects but that arise between five-year review periods due to new or changed impacts or new funding opportunities. Such projects shall be recommended for implementation by VDOT staff and have a strong likelihood of receiving State and/or Federal funding.

Strategy 4

Request VDOT to conduct new or update current safety studies along primary highways, secondary roads, and intersections with safety concerns including but not limited to:

- Lord Fairfax Highway (U.S. 340) corridor
- Harry Byrd Highway (Va. Route 7) corridor
- John Mosby Highway (U.S. 50/17) corridor
- Double Tollgate intersection – U.S. 340/Va. 277 and U.S. 522
- Waterloo intersection – U.S. 50/17 and U.S. 340

Request that VDOT provide recommendations on safety improvements including implementation strategies, cost estimates, and likelihood of funding through VDOT's Smart Scale funding process and other programs.

Strategy 5

Ensure that developers mitigate impacts of their development projects on the safety and functionality of the transportation network by providing required improvements. Encourage voluntary provision of recommended improvements such as right-of-way

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dedication, sight distance improvements, turn lane and acceleration/deceleration lanes, and off-site transportation improvements.

Objective 2

Continue to focus the County's limited transportation funds and resources on projects that:

- Improve traffic safety and functionality within the Towns and business intersections
- Add compatible bicycle or pedestrian features
- Provide new or enhance existing commuting opportunities
- Replace existing gravel public roads or road segments with new hard surfaces

Strategy 1

Prioritize projects that would serve designated growth areas and either have a committed funding source or would be a strong candidate for transportation funding through programs such as Smart Scale.

Strategy 2

Apply the County's limited six-year secondary road construction funding towards projects that improve safety, address stormwater impacts, or that hard-surface existing gravel public roads. For projects to hard-surface gravel roads, solicit and evaluate public comments from property owners and users of these roads before construction is authorized.

Strategy 3

Projects that add or improve the safety of bicycle and/or pedestrian accommodations in designated growth areas should be supported. Bicycle and pedestrian projects along secondary roads in the rural areas shall not require significant road widening, in particular along the County's scenic byways.

Strategy 4

Private roads and access easements are the responsibility of the property owners that use them. Public funds shall not be used for hard surfacing or other improvements, nor shall public funds be used to bring these private roads and access easements into the public road system for State maintenance.

Objective 3

Improvements to the transportation network shall be consistent with the County's land use philosophy and the recommendations of the Comprehensive Plan.

Strategy 1

Oppose public and private efforts to expand capacity of the County's road network outside of the incorporated towns and business growth areas including the State and Federal primary highways. Improvement projects which may adversely impact properties in conservation easement or the County's scenic byways shall be avoided.

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Strategy 2

Support those projects contained within the corporate limits of and proposed by the Towns of Berryville and Boyce that are consistent with the comprehensive plans of these towns and compatible with the County's land use and transportation philosophy.

Strategy 3

Projects that propose new public roads or significant improvements to existing public roads in designated growth areas shall be consistent with guidance from the following component plans:

- 2022 Comprehensive Plan
- Berryville annexation areas – Berryville Area Plan
- Double Tollgate – Double Tollgate Area Plan
- Waterloo – Waterloo Area Plan

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III. PROPOSED TRANSPORTATION IMPROVEMENT PROJECTS AND STUDIES

Introduction

The projects and studies identified in this chapter are specifically designed to support the planned growth within the two incorporated towns of Berryville and Boyce along with the business intersections of Waterloo and Double Tollgate. The projects and studies also aim to improve safety conditions outside of the growth areas along the County's Federal and State primary routes and secondary roads.

Aside from a few noted exceptions, many of these projects are either newly-identified or have been in the County's Transportation Plan for several years without recent evaluation. The County should request that VDOT study each project over the upcoming Plan term and provide the following guidance:

- Whether there is still a need for the project
- Whether the project scope should be modified
- Whether the project estimate is accurate
- The likelihood of each project being competitive for Federal and State funding, in particular Smart Scale funding

Note that the project costs provided below are planning-level estimates only and do not reflect actual costs derived from preliminary engineering work. Cost estimates were developed using VDOT's Statewide Planning Level Cost Estimates tool (January 2015, current version).

Background

The 2013 Transportation Plan contained the following unprioritized list of improvement projects:

- **Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo** – Safety and capacity improvements, improve two existing right turn lanes to current urban design standards, reconfigure north and south sides of intersection to add capacity when new development occurs.
- **Intersection of Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road), approximately 3 miles east of Berryville** – Safety improvements, upgrade two existing turn lanes to VDOT standards.
- **Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate** – Safety and capacity improvements, improve existing right and left turn lanes to current urban design standards, reconfigure north and south sides of intersection to add capacity when new development occurs.
- **Route 7 Business (West Main Street) from Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)** – Safety and capacity improvements, drainage improvements, addition of bicycle and pedestrian facilities.

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- **US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce** – Drainage improvements.
- **Route 7 Business (East Main Street) from Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)** – Safety and capacity improvements, drainage improvements, addition of bicycle and pedestrian facilities.
- **Park and Ride Lot, Route 7 (Harry Byrd Highway) near intersection of Route 7 Business one mile west of Berryville** – Addition of new commuter facility.

In conjunction with the development of the draft 2024 Transportation Plan, the Planning Commission's Policy & Transportation Committee reviewed a revised list of projects consisting of existing projects and new projects that were identified in recent years. While the newer projects had more defined scopes and justifications, most of the existing projects were scoped many years ago. As such, these projects are likely to be outdated and do not account for piecemeal improvements made over the years by private developers or the Virginia Department of Transportation (VDOT). Staff recommended that the 2024 Transportation Plan be focused on requesting VDOT to review each of the projects with outdated scopes to determine whether there is still a need for the project, to clarify the scope if necessary, and to recommend a cost estimate and funding strategy to complete the project.

The Committee requested Planning Staff to prioritize the projects according to need which would be used to direct VDOT's evaluations in the coming years. This resulted in the following prioritized list:

1. Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
2. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road), approximately 3 miles east of Berryville
3. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road) – New project to improve safety at high-traffic intersection.
4. Va. Route 7 Appalachian Trail Pedestrian Bridge – New project to construct a foot bridge over Va. Route 7 to allow pedestrians to travel safely between trail accesses and parking areas.
5. Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
6. Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)

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7. Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo
8. US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce
9. Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville

One project (described in detail later in this chapter) was included as an unprioritized project – the Town of Berryville’s Southeastern Collector Road – a new facility to be constructed from Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700).

Following completion of the 2024 Transportation Plan initial draft and review by the full Commission, the draft was sent to VDOT for review in accordance with Code of Virginia §15.2-2223. As stated in this code section, transportation plans are required to be consistent with the Commonwealth Transportation Board’s Statewide Transportation Plan. VDOT staff noted that the County can identify any improvement projects deemed important however any projects that are included on a prioritized list must include quantifiable measures to support the need for the project.

To assist the County, VDOT staff provided crash data and safety ranking information for the draft list of projects and for other areas with high crash rates that are not addressed in the draft. This list and its supporting data are summarized below:

<u>VDOT Projects Recommended Based on Crash Data and Ranking¹</u>				
VDOT Rank	Location	Project Type	Total Crashes	Fatal/Injury Crashes
16	Harry Byrd Highway (Va. Route 7) -- 0.93 mi between Triple J Road (Route 632) and West Main Street (Va. Business 7)	Segment	46	11
19	Waterloo -- John Mosby Highway (US 50/17) and Lord Fairfax Highway (US 340)	Intersection	32	6
37	Lord Fairfax Highway (US 340) – 0.74 mi between Shepherds Mill Road (Route 612) and West Virginia state line	Segment	28	7
39	Harry Byrd Highway (Va. Route 7) and Shepherds Mill Road (Route 612)	Intersection	18	5
51	Harry Byrd Highway (Va. Route 7) – 0.90 mi between Shepherds Mill Road (Route 612) and Castleman Road (Route 603)	Segment	30	11
69	Blue Ridge Mountain Road (Route 601) – 1.34 mi between Paris Heights Lane and Valley View Lane	Segment	20	9
85	Harry Byrd Highway (Va. Route 7) and Kimble Road (Route 653)	Intersection	12	6

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91	Lord Fairfax Highway (US 340) – 0.49 mi between Smallwood Lane (Route 680) and South Church Street (Route 616)	Segment	15	4
111	John Mosby Highway (US 50/17) – 0.66 mi between Wildcat Hollow Road (Route 602) and 0.1 mi east of Stone Ridge Lane	Segment	17	5
145	Harry Byrd Highway (Va. Route 7) – 0.38 mi between Pine Grove Road (Route 679) and Blue Ridge Mountain Road (Route 601)	Segment	14	3

¹ – Source, 2018-2022 Top Potential Safety Improvement (PSI) Segments and Intersections (VDOT)

Projects identified in the initial draft that are not directly supported by VDOT’s crash data and ranking include:

- Va. Route 7 Appalachian Trail Pedestrian Bridge. This project could indirectly support VDOT’s 145th-ranked project location by removing pedestrian traffic from the segment.
- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
- Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
- Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)
- US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce
- Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville
- Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700). This project could support VDOT’s 91st-ranked project location by reducing traffic along the affected segment.

In order to reconcile VDOT’s recommended project list with the County’s draft priorities – and taking into consideration that several existing projects have outdated scopes – the following prioritization is proposed which contains a combination of improvement projects and requests for VDOT engineering studies. Projects that cannot be supported by crash data or other quantifiable measures at this time are listed as “other projects and studies.”

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Priority Improvement Projects and Studies

1. **Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road) and 0.90 mile segment located between Shepherds Mill Road and Castleman Road (Route 603)**

Project Scope

- Complete improvements as recommended by VDOT's Va. Route 7 Corridor Study.
- Evaluate whether additional improvements are necessary to reduce crash volume along corridor of concern.

Justification:

The intersection is VDOT's 39th-ranked project location and the segment is VDOT's 51st-ranked project location. Most crashes at the intersection are angle (T-bone) and rear end, mainly due to drivers turning from the median turn lanes onto the east and westbound lanes of Va. Route 7.

Planning-Level Cost Estimate: \$1,100,000

Assessed Need/Description:

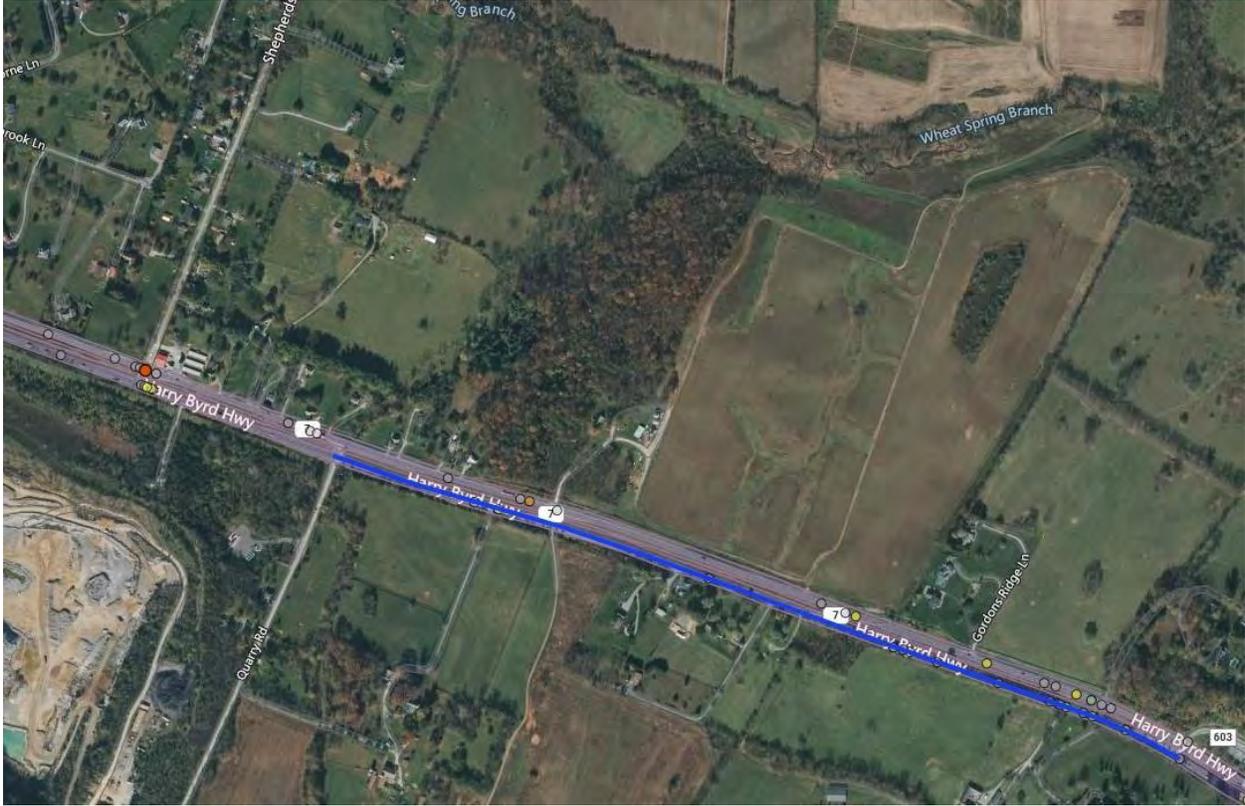
Shepherds Mill Road (Route 612) is a high-volume shortcut for commuter traffic traveling to and from West Virginia via Route 7 and U.S. 340. The intersection has serious safety issues due to insufficient sight distance and substandard turn lanes. An existing convenience store on the northeast corner of the intersection has an entrance located within the right turn lane, creating additional conflict points.

In 2019, VDOT completed a corridor safety study for Va. Route 7 which included a detailed evaluation of this intersection. The report confirmed issues with the intersections and recommended the following counter measures:

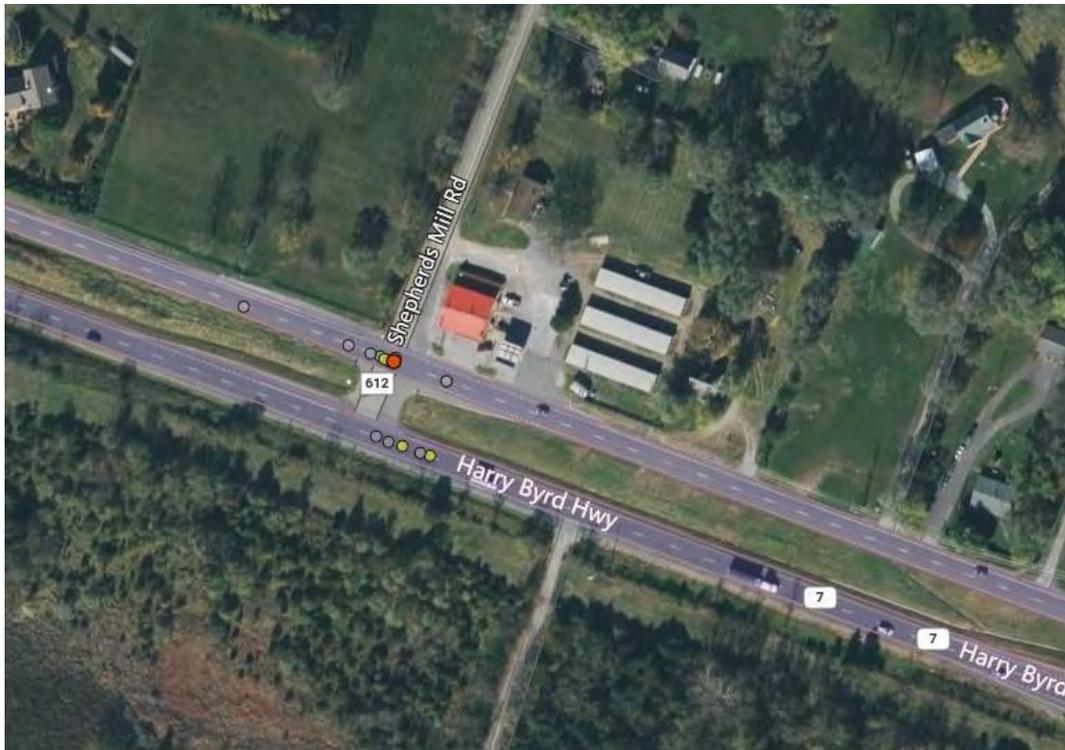
- Improve sight distance to the east by removing vegetation, cutting back the slope on the north side of Va. Route 7.
- Install signing to encourage traffic to use Va. Route 7 and U.S. 340 instead of Shepherds Mill Road as a shortcut to West Virginia.
- Install optical speed bars on Va. Route 7 westbound to possibly reduce the speed of traffic approaching the intersection.
- Install centerline in the crossover.
- Refresh the stop bar on Shepherds Mill Road.
- Widen and extend the westbound right turn lane to Shepherds Mill Road north.
- Modify the crossover to allow eastbound traffic to turn north onto Shepherds Mill Road but not allow southbound traffic to cross the westbound lanes to turn east onto Va. Route 7. Close westbound left turn to Va. Route 7 eastbound and extend westbound left turn lane at Hawthorne Lane.
- Raise the grade of the sag vertical curve in the westbound lanes east of the intersection.

As of August 2023, VDOT had implemented several of the recommended counter measures and was in the process of implementing the crossover modifications (UPC #122783).

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Va. Route 7 corridor of concern – Quarry Road (Rt. 612) to Castleman Road (Rt. 603)



Intersection of Va. Route 7 and Shepherds Mill Rd. (Rt. 612)

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2. Corridor and Intersection Study – Harry Byrd Highway (Va. Route 7) between West Main Street (Va. Business 7) and Triple J Road/Crums Church Road (Route 632)

Project Scope

- Evaluate/recommend safety improvements at the following intersections:
 - West Main Street (Va. Business 7)
 - Kimble Road (Route 653)
 - Triple J Road/Crums Church Road (Route 632)
- Evaluate whether additional improvements are necessary to reduce crash volume along corridor of concern.

Justification

This corridor of concern is the highest ranked project location (16th) in VDOT's 2018-2022 Top Potential Safety Improvement (PSI) Segments and Intersections list, and the intersection of Harry Byrd Highway and Kimble Road (Route 653) is the 85th-ranked project location. In VDOT's 2017-2021 PSI list, the intersection of Harry Byrd Highway and West Main Street (Va. Business 7) was identified as the 89th-ranked project with 17 total crashes and 5 injury/fatality crashes. This intersection is not ranked in the 2018-2022 PSI list.

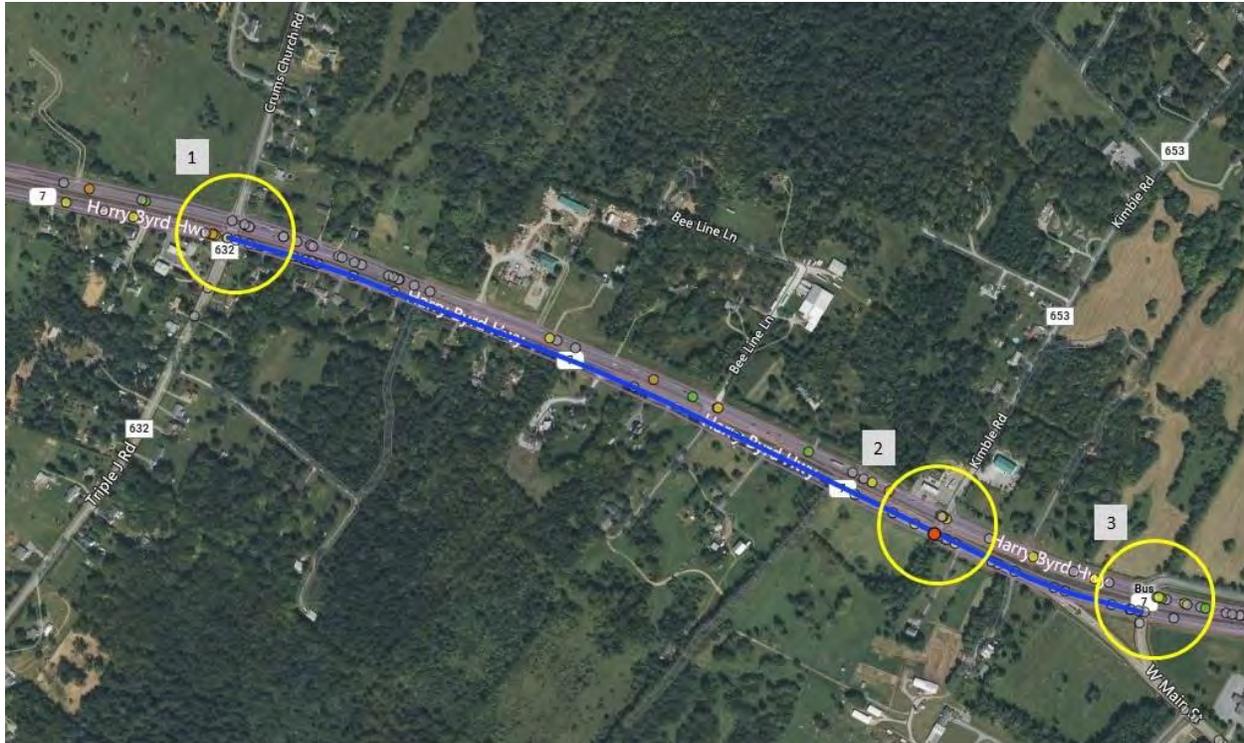
Planning-Level Cost Estimate: Corridor and intersection study request

Assessed Need/Description:

This is a high-volume corridor of concern that supports both local traffic and regional traffic traveling between the Winchester area/I-81 and Northern Virginia. VDOT's 2019 Corridor Study for Va. Route 7 did not identify this corridor or the three public road intersections within the corridor as areas recommended for specific safety improvements, however the PSI rankings raise concerns that this project area should be examined further. It should also be noted that Clarke County Sheriff's Office staff has recommended additional study of the Kimble Road (Route 653) intersection due to an increased rate of crashes in recent years.

This project would request VDOT to conduct a more detailed evaluation of this corridor and the three referenced intersections in order to identify additional safety improvements to be made in order to reduce the volume of crashes.

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Va. Route 7 corridor between Route 632 and Va. Business 7
(1) Triple J Road/Crums Church Road (Rt. 632) intersection, (2) Kimble Road (Rt. 653) intersection,
(3) West Main Street (Va. Business 7) intersection

3. Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo

Project Scope

Turn lane, safety, and capacity improvements at primary highway intersection. Includes improving two existing right turn lanes.

Justification

This intersection is the second highest ranked project location (19th) in VDOT's 2018-2022 PSI Segments and Intersections list.

Planning-Level Cost Estimate: \$3,500,000 -- \$5,580,000

Assessed Need/Description:

The Waterloo intersection is one of the County's two designated business growth areas and additional safety and capacity improvements are necessary to facilitate economic development. Some functional improvements were added to the intersection in conjunction with development of a convenience store/gas station complex on the southeast quadrant. As new development occurs at the intersection, the scope and type of improvements should be evaluated based on the projected traffic to be generated by the new uses. The cost of some portions of this project could be assumed by the development community as part of their projected traffic impacts.

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This project was first added to the County's transportation priorities list in 1992. Partial funding for engineering design was approved (UPC 54384) but full funding complete the design phase of the project was not identified. This project should be evaluated by VDOT to determine whether the project scope should be re-defined, in particular to account for improvements made by developers since the project was originally identified in 1992. Historical and projected traffic volumes should also be considered in evaluating the scope and prioritizing the need for this project.



Waterloo intersection – US 340 and US 50/17

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4. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road)

Project Scope:

Construct turn lane, safety, and capacity improvements at primary highway intersection.

Justification:

This intersection is located within a corridor of concern ranked 145th in VDOT's 2018-2022 PSI Segments and Intersections list – Harry Byrd Highway (Va. Route 7) between Pine Grove Road (Rt. 679) and Blue Ridge Mountain Road (Rt. 601).

Planning-Level Cost Estimate: \$2,650,000

Assessed Need/Description:

A recent increase in traffic resulting from construction of a brewery/event center on Route 601 in Loudoun County as well as increased usage of the Bears Den overlook and Appalachian Trail has produced safety and capacity deficiencies at this intersection. A 2022 study by VDOT recommended implementation of an “R-CUT” intersection design which would replace current left turn movements at this intersection with east and westbound U-turn movements at other downslope crossovers. This design was not supported by the Board of Supervisors so VDOT proposed a smaller safety improvement project that does not mandate U-turns. A Smart Scale application to fund these necessary improvements was filed in 2023 but was not selected for funding. Applications for this project should be pursued in future Smart Scale funding rounds. As a possible alternative, a new project which combines this project with the Appalachian Trail pedestrian project described in #5 below could be evaluated.



Yellow circle -- Intersection of Va. Route 7 and Blue Ridge Mountain Rd (Rt. 601)
Blue line – Corridor of concern, Pine Grove Road (Rt. 679) to Blue Ridge Mountain Rd (Rt. 601)

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5. Va. Route 7 Appalachian Trail Pedestrian Bridge

Project Scope:

Construct a 300' X 8' pedestrian bridge over Va. Route 7 near the intersection with Route 679 (Pine Grove Road) including 450 square feet of retaining wall and 490 feet of new trail to allow pedestrians to travel safely between trail accesses and parking areas.

Justification:

This project is located within a corridor of concern ranked 145th in VDOT's 2018-2022 PSI Segments and Intersections list – Harry Byrd Highway (Va. Route 7) between Pine Grove Road (Rt. 679) and Blue Ridge Mountain Road (Rt. 601). Reduction of pedestrian traffic attempting to cross Harry Byrd Highway would improve traffic safety and functionality and reduce crash volume.

Planning-Level Cost Estimate: \$5,400,000 -- \$7,200,000

Assessed Need/Description:

This project was identified at the same time as the intersection improvement project at Va. Route 7 and Route 601 above. It is intended to provide Appalachian Trail visitors who park at the Pine Grove Road parking area with a safe means of crossing Va. Route 7. VDOT conducted a collaborative study of this project which resulted in consensus on a recommended bridge design in 2023. Funding sources for this project have not yet been identified. As a possible alternative, a new project which combines this project with the Va. Route 7/Route 601 crossover project described in #4 above could be evaluated.



Intersection of Va. Route 7, Pine Grove Rd (Rt. 679), and Appalachian Trail (green)

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6. **Intersection Study -- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate**

Project Scope

Evaluate and recommend need for safety and capacity improvements at substandard intersection.

Planning-Level Cost Estimate: Intersection study request

Justification:

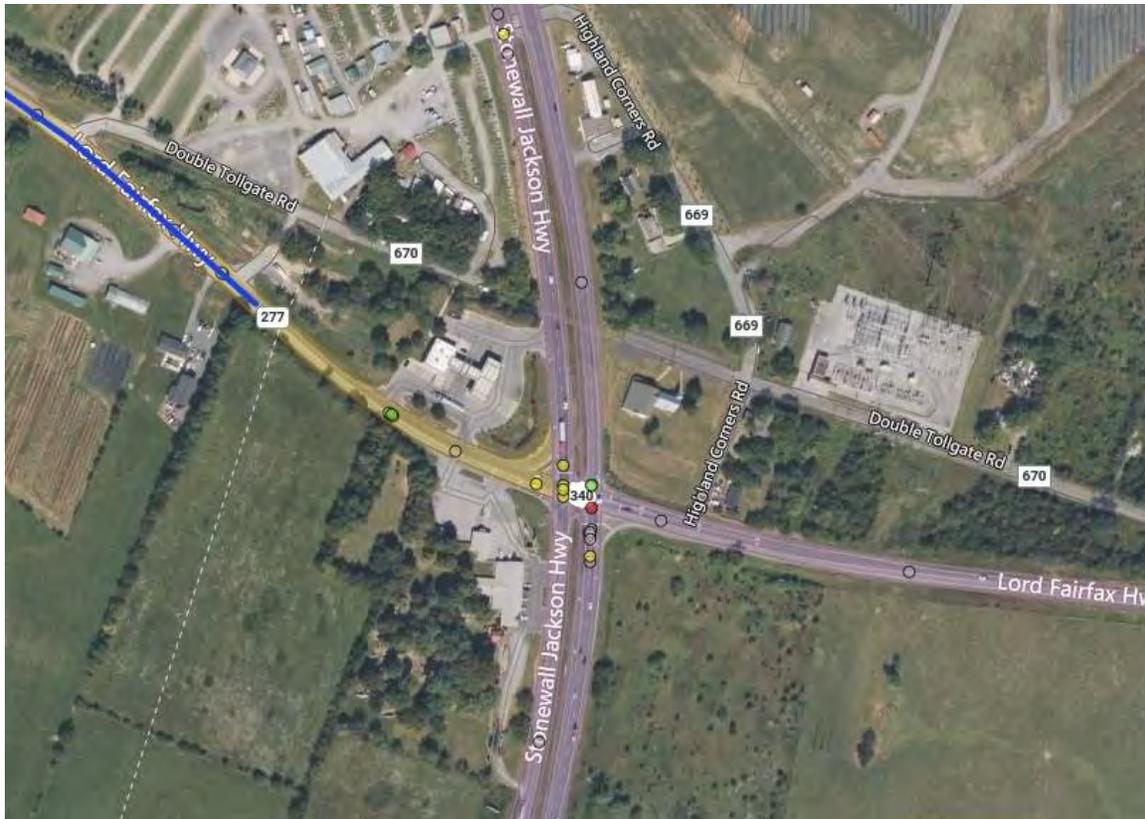
A 1.48 mile segment of Va. Route 277 from this intersection into Frederick County was the 45th-ranked project location in VDOT's 2017-2021 PSI list. The segment was altered in the 2018-2022 PSI list and no longer includes the intersection.

Assessed Need/Description:

The Double Tollgate intersection is one of the County's two designated business growth areas and currently contains a gas station/ convenience store, church, flea market, and tourist attraction (Dinosaur Land). This intersection has experienced an increase in traffic of over 30% since 2001 and has insufficient turn lanes and through lane capacity. Both passenger vehicle and truck traffic is expected to increase in the coming years as large-scale residential development occurs in nearby Lake Frederick (2,000+ units in Frederick County) and industrial growth continues around the Virginia Inland Port in Warren County. This project was first added to the County's priorities list in 1997 in order to address impacts from the anticipated traffic increase

The 2022 update of the Double Tollgate Area Plan included support for public water and sewer and a significant increase in the Plan Area with the addition of the State-owned former "Camp 7" properties located to the southeast. A conditional zoning application was approved in 2023 for Rappahannock Electric Cooperative to construct a new regional office facility on 65 acres and is likely to be a catalyst to bring water and sewer to the Plan Area from Frederick County. This planned extension is also likely to increase both traffic counts and the priority for safety and capacity improvements. It is expected that the necessary improvements generated by development will be paid for and constructed by the developers of those projects.

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Double Tollgate intersection – US 340, US 522, and Va. Route 277

Other Projects and Studies

The following projects are identified for further study to gain a better understanding of the need for each project and to develop a project scope and cost estimate. These projects are not included in the priority projects list for one or more of the following reasons:

1. Data is not available to support the need for the project.
2. The project scope is out of date and needs to be evaluated in light of current traffic patterns, development impacts, and previously-completed improvements.
3. The area of concern is newly-identified and a detailed study is necessary to determine whether a priority project is needed and what the scope of that project would be.

The list of other improvement projects is sorted by projects referenced in the previous (2013) Transportation Plan and new projects identified in developing the current Plan. The projects are otherwise not listed in a particular order.

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1. Projects from 2013 Transportation Plan

A. Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)

Project Scope:

Evaluate the need to reconstruct 0.94 miles of primary highway to improve capacity and safety, add drainage improvements, and add bicycle/pedestrian facilities. Re-scope project as necessary.

Planning-Level Cost Estimate: \$5,890,000 -- \$8,850,000

Assessed Need/Description:

This project has been on the County's list of priorities since 1995. The roadway serves as a major route for truck traffic to several industrial businesses on the east side of town including the County Business Park and a major publishing company. The project area is located predominantly within the Town of Berryville.

In 2023, the Town of Berryville was selected to receive Smart Scale funding to construct sidewalk improvements in two phases (Phase 1 -- \$4.089 million, Phase 2 -- \$4.274 million). These future improvements should be factored into the project scope and planning-level cost estimate.

The Town's Southeastern Collector Road project (described below) would have a significant impact on traffic volume through the East Main Street corridor and specifically on the intersections of Jack Enders Boulevard, Battletown Drive, and Harry Byrd Highway. Should the Collector Road project be pursued, the need for capacity improvements on East Main Street should be determined and funding identified.



East Main Street corridor from Norfolk Southern railroad to Battletown Drive

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East Main street corridor from Battletown Drive to Va. Route 7

B. Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)

Project Scope:

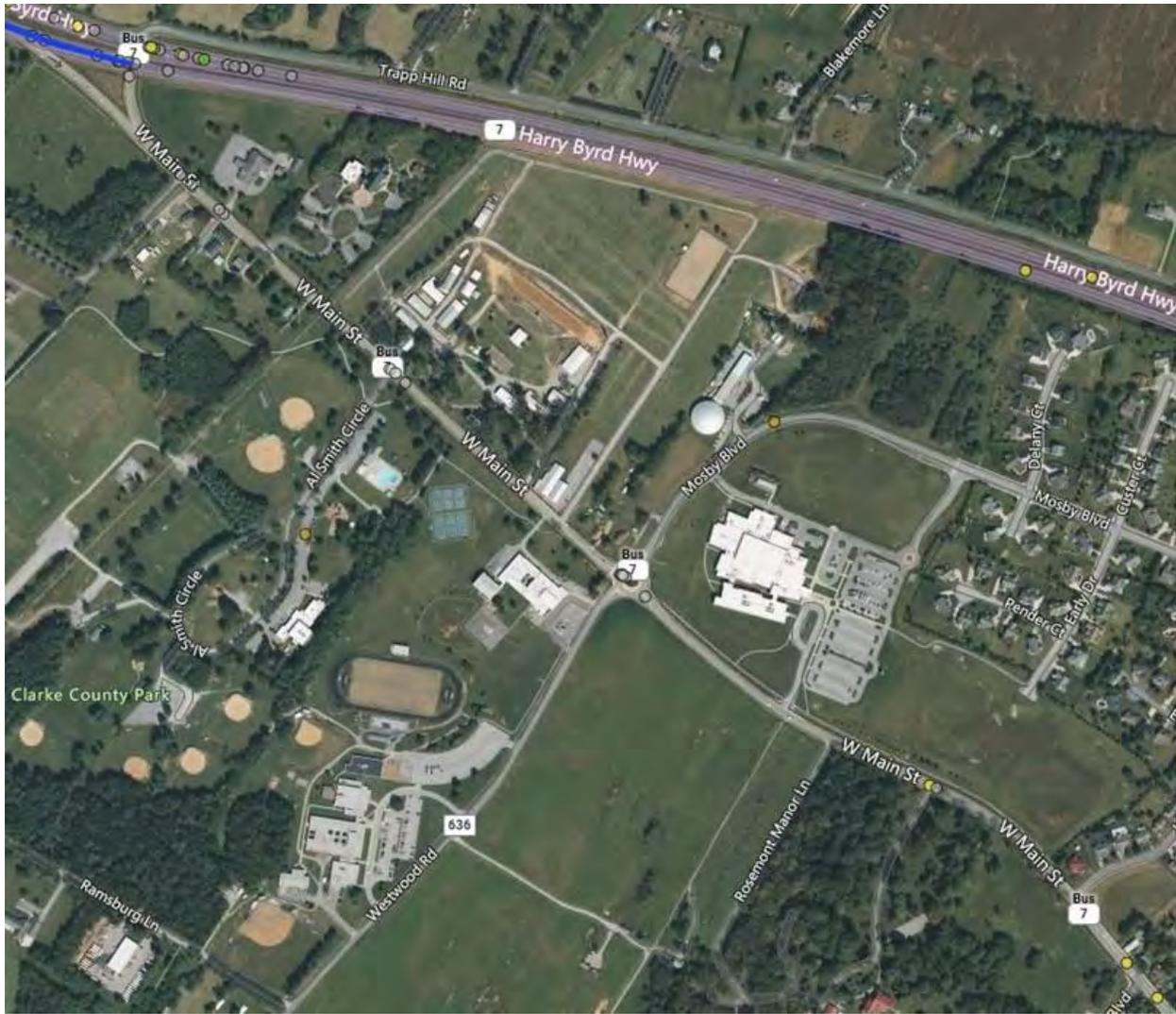
Reconstruct approximately 1.2 miles of primary highway to improve capacity and safety, add drainage improvements, and add bicycle/pedestrian facilities.

Planning-Level Cost Estimate: \$7,520,000 -- \$11,300,000

Assessed Need/Description:

This project was first added to the County's priorities list in 1992. The corridor serves five public school buildings, the County's Parks and Recreation Facility, and the Ruritan Fairgrounds in addition to serving as the main western route into the Town of Berryville. The original project concept was to upgrade the current two-lane section to three lanes with turn lanes, drainage, and safety improvements at major intersections, and sidewalks and bike lanes/trails to facilitate pedestrian and bicycle traffic.

The construction of Clarke County High School and extension of Mosby Boulevard to West Main Street included the construction of a roundabout and new sidewalks added along the corridor in addition to other improvements. Additionally, the Mosby Boulevard extension now provides a new route for traffic between the west end of town and the north end of town at U.S. 340. The project scope, particularly along the segment in the Town, will need to be evaluated to determine whether it remains necessary. The project scope is not intended to include improvements to the Harry Byrd Highway intersection as that project is included in Priority Project #2 (described above).



West Main street corridor from Harry Byrd Highway to Hermitage Boulevard

C. US Route 340 Drainage Issues in the Town of Boyce

Project Scope:

Construct drainage improvements along corridor.

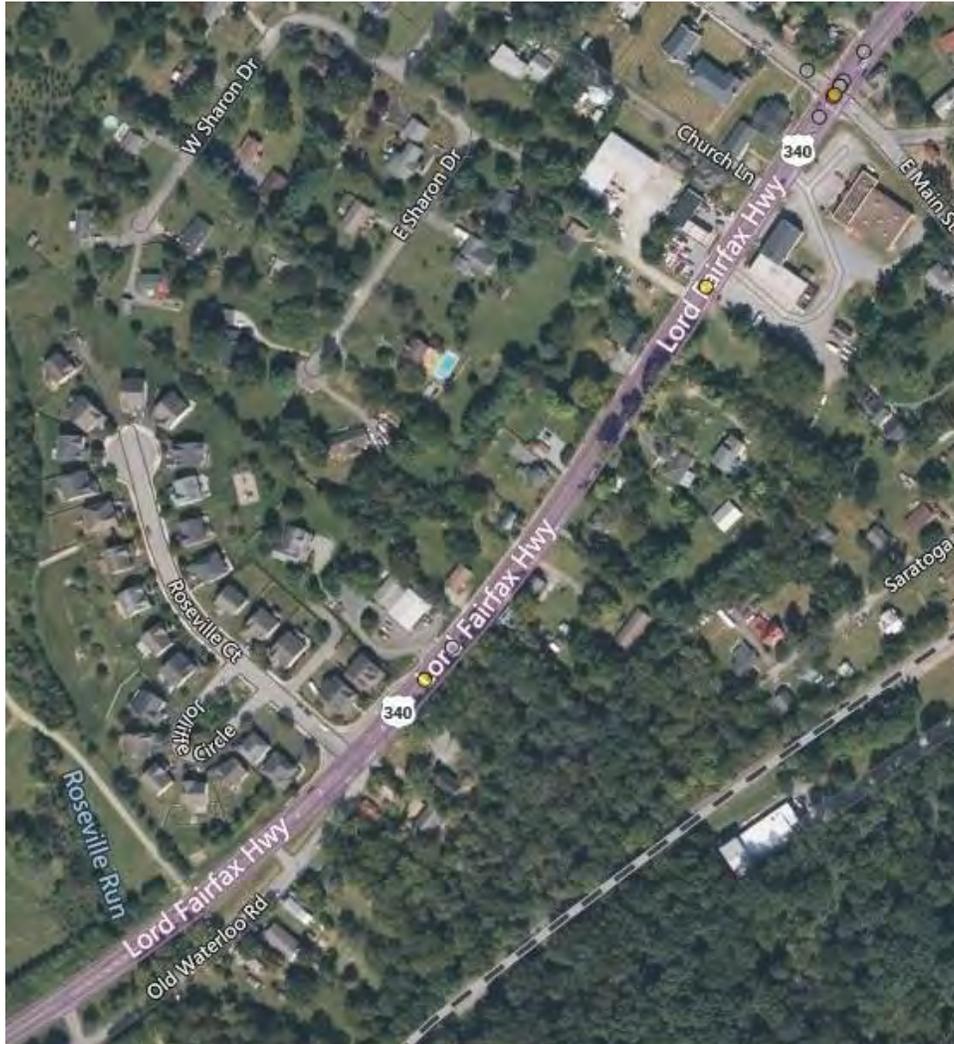
Planning-Level Cost Estimate: \$750,000 (2013 estimate)

Assessed Need/Description:

The project was first added to the County’s priorities list in 2003. The project is necessary in order to replace existing drainage swales that are insufficient to handle runoff from US Route 340 and cause frequent flooding on nearby properties. Some drainage improvements were made in conjunction with a recent residential development project on the south end of town. The Town should re-evaluate the scope of the project taking into consideration these improvements.

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The project area is located entirely within the Town of Boyce.



US 340 corridor through the Town of Boyce

D. Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville

Project Scope:

Construct new commuter parking facility.

Planning-Level Cost Estimate: \$2,500,000 for 250 space facility.

Assessed Need/Description:

Harry Byrd Highway (Va. Route 7) is a major east-west commuter route between the Winchester area and employment centers in the Washington metropolitan area. Commuter traffic has increased more than 50% along this route since 2001 and will continue to increase with new residential growth in Winchester, Frederick County, and surrounding jurisdictions. Alternatives

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to single-occupancy vehicle commuters must be developed to avoid increasing the capacity of Va. Route 7 and a park and ride lot at this location would help with this effort.

The facility should be designed similar to the park and ride facility at Waterloo (John Mosby Highway, US 50/17) with a higher capacity to support the greater traffic demand along with accommodations for commuter buses and vans. The location on the west side of Berryville would help maximize convenience for Town and County residents who choose to commute, however other locations along the Va. Route 7 corridor should be evaluated.

E. Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700)

Project Scope:

Construct a new collector road from Jack Enders Boulevard to Lord Fairfax Highway (U.S. 340) including upgrading a segment of Smallwood Lane (Route 680), expanding an existing railroad crossing, and constructing a new signalized intersection.

Planning-Level Cost Estimate: \$9,600,000 (estimate from 2020 PrimeAE study)

Assessed Need/Description:

This Town of Berryville project proposes to construct a new collector road that would provide more direct access for Clarke County Business Park traffic to U.S. 340 and would reduce truck traffic through East Main Street and downtown. This project could potentially safety issues on Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits (see project description below). This corridor of concern is ranked 91st in VDOT's 2018-2022 PSI list.

The Town and County jointly undertook a study in 2020 with consultant PrimeAE to determine the optimum route for the collector road including the most feasible means to cross the Norfolk Southern railroad. The Town and County for many years had planned to extend Jack Enders Boulevard from its current terminus to U.S. 340 near the southern end of South Church Street. Work by PrimeAE staff with Norfolk Southern determined that this would be infeasible and would not be approved by the railroad. PrimeAE ultimately recommended extending Jack Enders Boulevard from a point near the entrance to the Business Park southeast to Smallwood Lane. The collector road would then merge with Smallwood Lane and extend to a new signalized intersection at U.S. 340, making use of an existing rail crossing with required improvements.

This proposed collector road project requires additional study to determine whether it would have an adverse impact on the capacity and safety of existing Jack Enders Boulevard, East Main Street, and East Main Street's intersection with Va. Route 7. If the collector road is constructed, it is possible that a significant amount of "pass-through" traffic attempting to go eastbound on Va. Route 7 from U.S. 340, and southbound on U.S. 340 from westbound Va. Route 7, would use the collector road as an alternative route. This would be especially true if GPS routing identifies the collector road as the shortest route for this traffic pattern. Additional study should

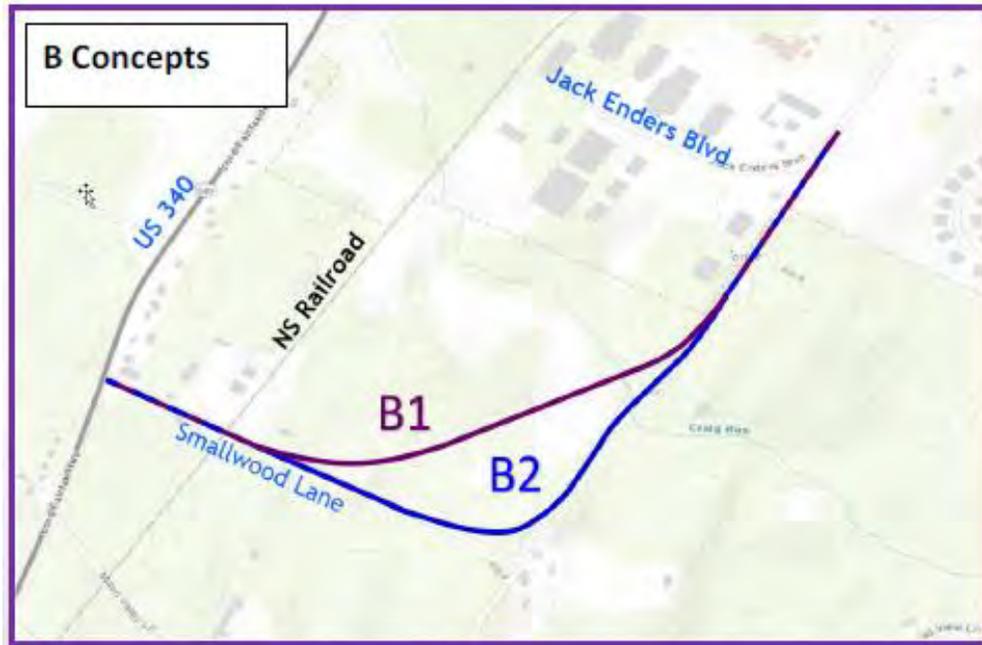
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be done to determine whether the capacity of Jack Enders Boulevard and East Main Street could support this “pass-through” traffic in addition to regular local traffic.

Construction of a new signalized intersection at U.S. 340 and upgrades to the existing railroad crossing on Smallwood Lane present additional challenges. The current intersection borders a large farm in permanent conservation easement to the south and an existing business to the north. A new and much larger signalized intersection with turn lanes and tapers at this location would likely require private property to be acquired, potentially through eminent domain, on both sides of U.S. 340. Land cannot be obtained from the farm in conservation easement which could require the intersection to be relocated to the north. Similar challenges exist at the railroad crossing as the property at the northwestern quadrant of this crossing is VDOT’s maintenance facility. Two small residential lots of 1.6 acres and 0.64 acres respectively occupy the southwestern and northeastern quadrants of the crossing. Significant land acquisition will be needed in order to accommodate a larger at-grade crossing to serve a much larger collector road.

Given these challenges it is likely that the ultimate project cost would be significantly higher than PrimeAE’s estimate of \$9,600,000. Absent significant private sector funding, this project would have to be funded using State or Federal transportation funding. The most likely funding source is VDOT’s Smart Scale program. This competitive process awards funding for new projects based on five criteria – safety, congestion mitigation, accessibility, environmental quality, and economic development. The collector road project would likely score highest as an economic development project compared to other new road construction projects. Those new road construction projects that are awarded funding, particularly for economic development purposes, must be “shovel-ready.” This means that the project is included in the locality’s comprehensive plan and transportation plan, the area impacted by the project has been rezoned for development, and site plans for construction of businesses to be served by the new road have been approved. Significant work by the Town and County, and potentially financial investment, would be needed in order to make this project competitive for Smart Scale funding.

Solutions to these challenges must be identified before this project can be included in the priority list of projects.



Proposed collector road routes, PrimeAE study presentation (July 14, 2020)

2. Newly-Identified Projects

F. Corridor Study – Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits

Project Scope:

Evaluate need for safety improvements to address crash volume along corridor.

Planning-Level Cost Estimate:

To be determined by the study

Assessed Need/Description:

This corridor of concern is the 91st-ranked project location in VDOT’s 2018-2022 PSI list. The corridor is the southern approach to the Town of Berryville and has two speed changes from 55MPH to 45MPH just south of the Smallwood Lane intersection and from 45MPH to 35MPH just south of Town limits. The corridor contains the intersection with Senseny Road (Route 657) which is used both locally and regionally as an alternative route to Va. Route 7 for traffic to and from Frederick County and Winchester. This intersection was modified in recent years to add turn lanes. A corridor study should be undertaken to determine whether additional improvements are necessary.



US 340 corridor between Smallwood Lane (Route 680) and Berryville town limits

G. Corridor Study – Lord Fairfax Highway (US 340) between Harry Byrd Highway (Va. Route 7) and West Virginia state line

Project Scope:

Evaluate need for safety improvements along corridor including the intersection of US 340 and Va. Route 7.

Planning-Level Cost Estimate:

To be determined by the study

Assessed Need/Description:

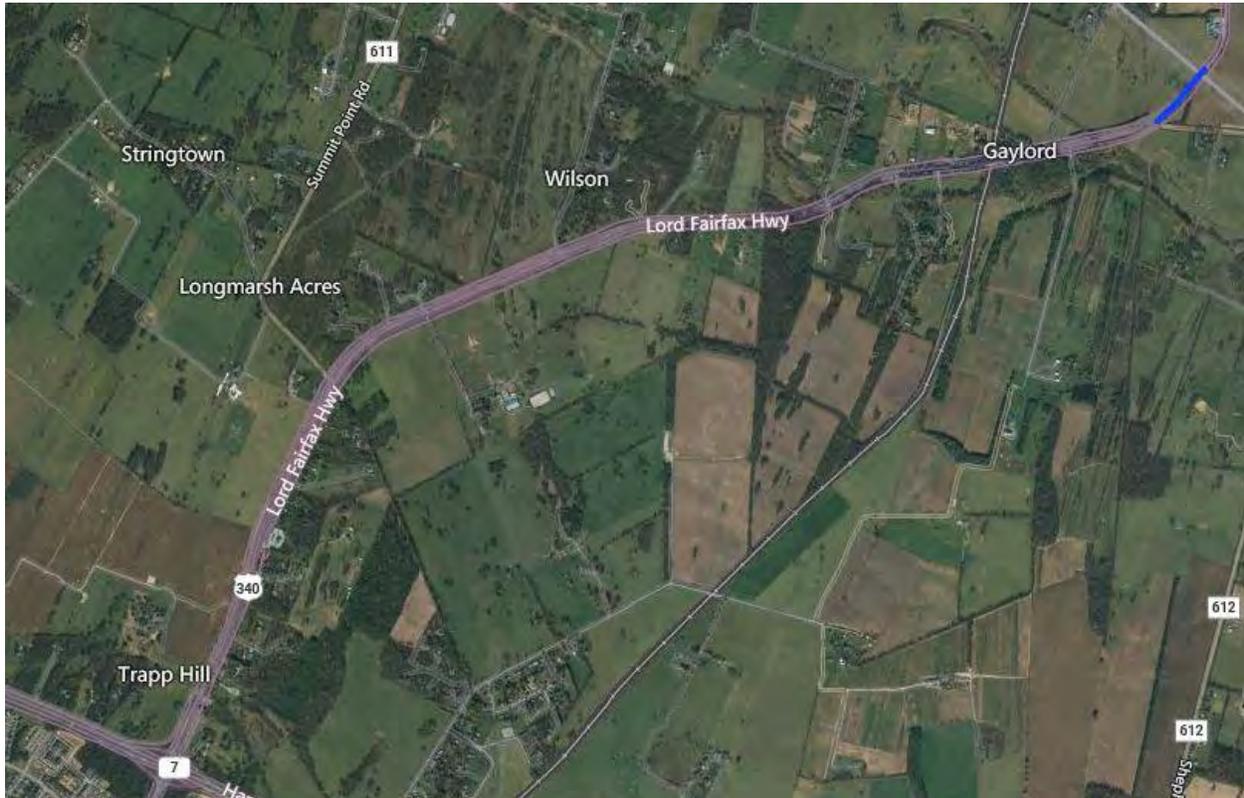
The US 340 corridor north of the Town of Berryville to the West Virginia state line has not been evaluated for safety improvements and no projects have been undertaken on the corridor in many years. It is a major commuter route for West Virginia residents traveling to employment locations in Virginia. The corridor contains the 37th-ranked project location in VDOT’s 2018-2022 PSI list – the segment between Shepherds Mill Road (Route 612) and the state line. This segment is also the location of a project to widen a small two-lane section of US 340 (UPC

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#111615) to match West Virginia’s project to widen US 340 to four lanes. The widening of US 340 in West Virginia could result in increased traffic along the corridor.

Additionally, a 0.67 mile segment between the intersection of Va. Route 7 and Davis Lane (private road) was identified in VDOT’s 2017-2021 PSI list as the 33rd-ranked project location with 31 crashes and 12 crashes involving injury or fatality. The project location does not appear on VDOT’s 2018-2022 PSI list.

A safety study for the entire corridor should be conducted by VDOT to determine whether safety and functional improvements are necessary.



US 340 corridor between Va. Route 7 and West Virginia state line
Blue line – 37th-ranked project location (VDOT PSI list, 2018-2022)

H. Corridor Study – Blue Ridge Mountain Road (Route 601)

Project Scope:

Evaluate need for safety improvements along corridor.

Planning-Level Cost Estimate:

To be determined by the study

Assessed Need/Description:

Blue Ridge Mountain Road is a winding, two-lane secondary road that predominately follows the Blue Ridge ridgeline between Harry Byrd Highway (Va. Route 7) and John Mosby Highway

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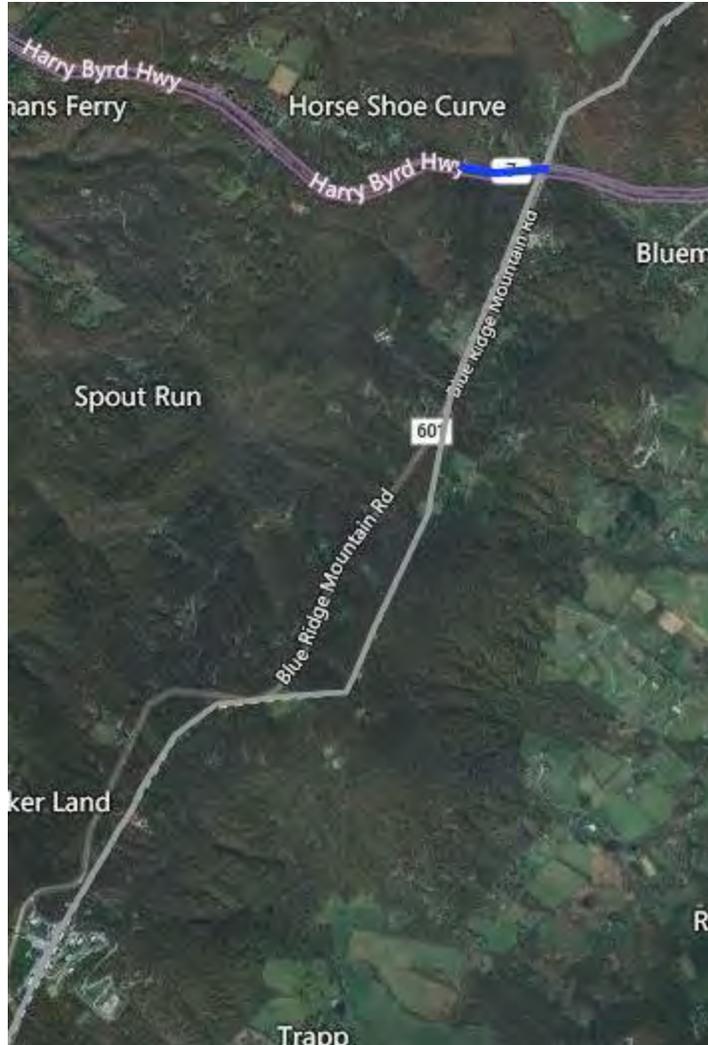
(US 50/17). The road is an alternate north-south route for traffic between these two primary highways and contains a major employer – the Federal Emergency Management Agency’s (FEMA) Mount Weather facility. There is also a large winery/brewery at the northern end of the corridor (Bear Chase Brewing Company) in Loudoun County that is a significant traffic generator on weekends and holidays.

Blue Ridge Mountain Road contains the 69th-ranked project location in VDOT’s 2018-2022 PSI list – a 1.34 mile segment on the southern end of the corridor between Paris Heights Lane and Valley View Lane. The intersection with Harry Byrd Highway is the 145th-ranked project and is listed as the County’s 4th-ranked priority project (described above).

A safety study for the entire corridor should be conducted by VDOT to determine whether safety and functional improvements are necessary.



**Blue Ridge Mountain Road – John Mosby Highway to Mount Weather facility
Blue line -- 69th-ranked project location (VDOT PSI list, 2018-2022)**



Blue Ridge Mountain Road – Harry Byrd Highway to Mount Weather facility
Blue line -- 145th-ranked project location (VDOT PSI list, 2018-2022)

I. Corridor Study – John Mosby Highway (US 50/17) between the Shenandoah River Bridge and Fauquier County line

Project Scope:

Evaluate need for safety improvements along corridor.

Planning-Level Cost Estimate:

To be determined by the study

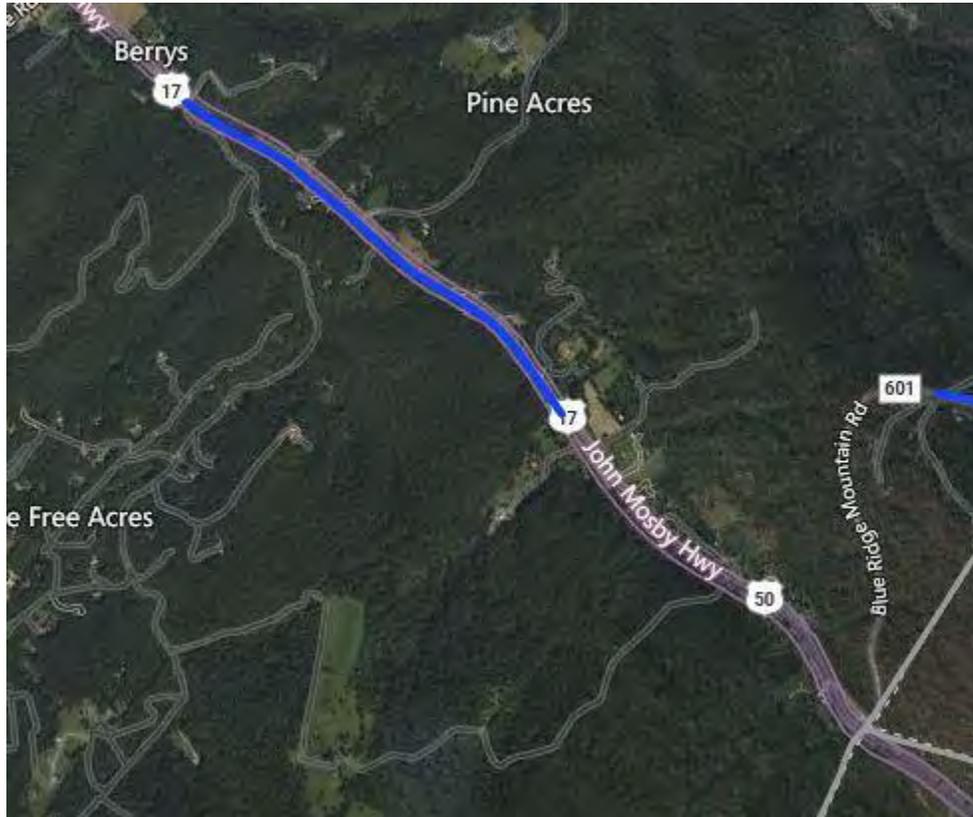
Assessed Need/Description:

The US 50/17 corridor east of the Shenandoah River has not been evaluated for safety improvements and no projects have been undertaken on the corridor in many years. It is a major east-west commuter route for County and Shenandoah Valley residents traveling to employment

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locations in Northern Virginia. The corridor contains the 111th-ranked project location in VDOT’s 2018-2022 PSI list.

A safety study for the corridor should be conducted by VDOT to determine whether safety and functional improvements are necessary.



US 50/17 corridor between the Shenandoah River and Fauquier County line

State Six-Year Improvement Program Projects

Below is a list of projects that have been programmed into the State’s Six-Year Improvement Program as of November 2023. Some of these projects are referenced in the County’s priority improvement projects while others are conducted are programmed directly by VDOT at their discretion.

UPC #	Project Description
122783	MODIFIED R-CUT INT RTE 7 AND RTE 612
121191	FY29 Clarke County Rural Rustic Roads Projects
112899	ROUTE 7 – SHOULDER WIDENING AND RUMBLE STRIPS
111615	Rte 340 Clarke Co. VA and WV STATE LINE
110827	RTE 7 SHOULDER WIDENING AND RUMBLE STRIPS
98956	RTE 761 – Replace Bridge 05453 & Appr over Opequon Creek

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Local Six Year Secondary Road Construction Project Priorities

The Clarke County Board of Supervisors works with VDOT on an annual basis to prioritize state funding for improvement projects in the County's secondary road system. State secondary system funds are allocated to a locality based on their population and land area. These system funds compose the majority of secondary road funds made available to localities and are also vary based upon the adopted state transportation budget. Other funds are available for specific project types such as upgrading unpaved roads with a hard surface (e.g., Pave in Place and Rural Rustic Roads programs) and bridge improvements.

Because secondary road construction funding varies from year to year and project requirements can change, the secondary road construction priorities are not included in the Transportation Plan.

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IV. Conclusion

Clarke County's approach to transportation planning mirrors the County's unique land use philosophies and the Comprehensive Plan. Safety, functionality, and limited capacity improvements are encouraged in the incorporated towns and business growth intersections to maximize the efficiency of the road network. Capacity expansion in the unincorporated areas is strongly opposed in order to reduce future development pressures and to maintain the County's rural, agrarian, and historic character. Modest improvements to add hard surfaces to unpaved secondary roads and improve traffic safety in the unincorporated areas are generally supported.

While new development within the County does not regularly impact the transportation network, development in adjoining localities has a significant impact particularly on the County's primary highways and collector roads. The County should continue to rely on the Virginia Department of Transportation to identify solutions to address safety and functionality issues and to assist in funding these solutions.

It is also recommended that the Transportation Plan be reviewed on a five-year review schedule to ensure projects are accurately scoped and prioritized, objectives and strategies are up to date, and the Transportation Plan overall is consistent with the Comprehensive Plan. The five-year review should be conducted according to the following process:

1. On a five-year schedule from the adoption date of the current Transportation Plan, the Planning Commission shall adopt a resolution addressing the status of the Plan, whether it should be updated, and to what degree it should be updated. This resolution may come in one of the following forms:
 - A finding that the current Plan recommendations are sufficient and that no amendment is necessary.
 - A finding that changes in the community warrants a comprehensive review and update of the Plan. An example would be the release of decennial Census data and growth projections.
 - A finding that the Plan does not address, or inadequately addresses, a specific topic area or areas warranting a focused update of the Plan. While the update may have a specific purpose, the review should remain comprehensive to ensure that all impacts are carefully evaluated.

2. It is recommended that at the beginning of year four in the five-year schedule, the Commission should begin work evaluating the Plan status. This can be accomplished as a committee of the whole or by designating a special subcommittee. The Plan status should be evaluated by considering factors including, but not limited to:
 - Recent release of updated demographics.
 - Recent updates to the County Comprehensive Plan.
 - Impact of new development projects since the previous Plan update.
 - Impact of recently completed capital projects or transportation improvements.
 - Any other subject not addressed or inadequately addressed by the current Plan.

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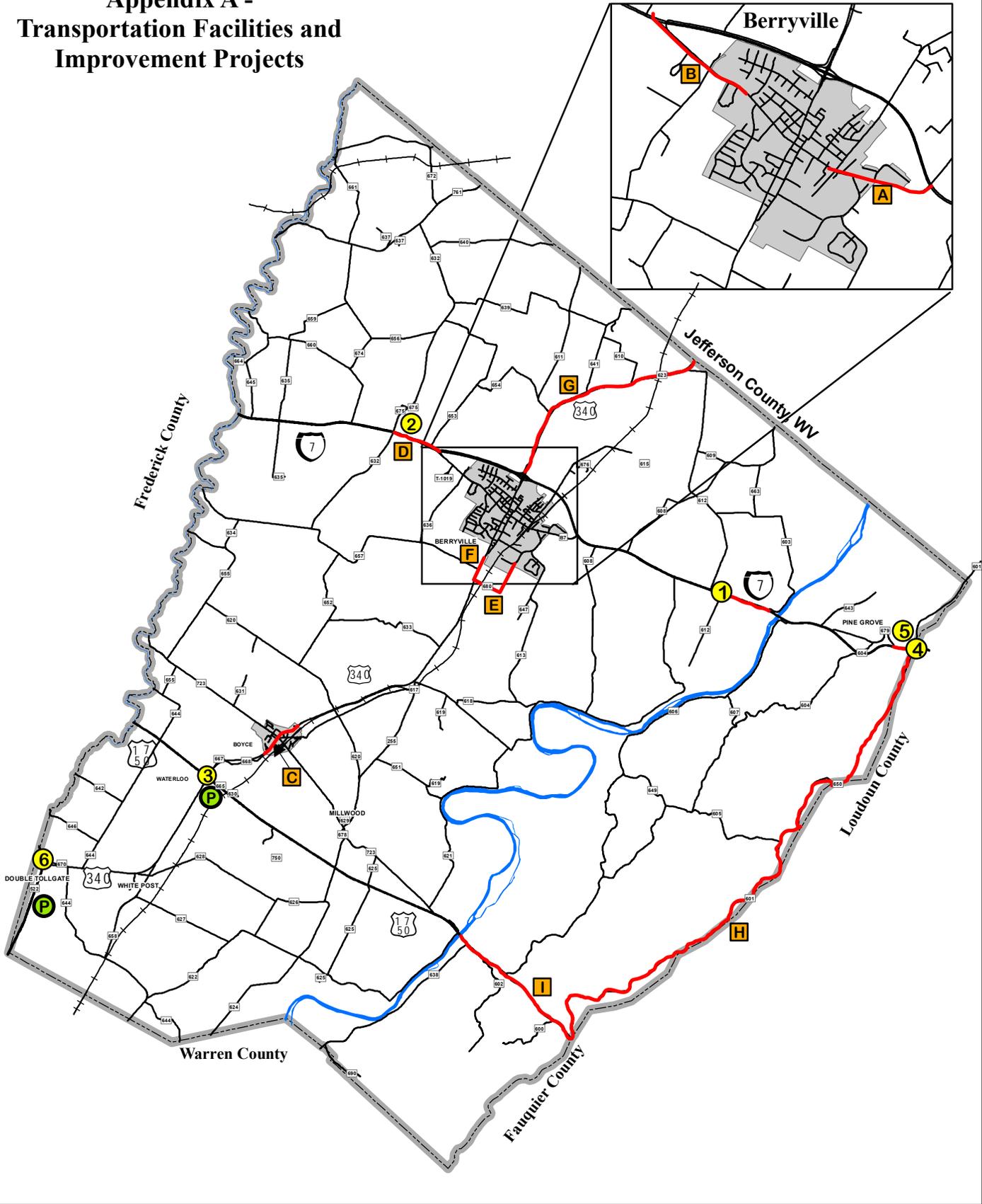
While not recommended, a proposal may be considered to amend the Plan outside of the scope of the Plan's five-year review cycle. Frequent, piecemeal changes to the Plan are strongly discouraged as they can result in the document becoming fragmented and inconsistent. It can also devalue the importance of the document as a long-range planning guideline. For these reasons, interim amendments are strongly discouraged.

APPENDIX A

Transportation Facilities and Improvement Projects Map

PRIORITY IMPROVEMENT PROJECTS AND STUDIES	
1	Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road) and 0.90 mile segment located between Shepherds Mill Road and Castleman Road (Route 603)
2	Corridor and Intersection Study – Harry Byrd Highway (Va. Route 7) between West Main Street (Va. Business 7) and Triple J Road/Crums Church Road (Route 632)
3	Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo
4	Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road)
5	Va. Route 7 Appalachian Trail Pedestrian Bridge
6	Intersection Study -- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
OTHER PROJECTS AND STUDIES (not prioritized)	
A	Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
B	Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)
C	US Route 340 Drainage Issues in the Town of Boyce
D	Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville
E	Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700)
F	Corridor Study – Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits
G	Corridor Study – Lord Fairfax Highway (US 340) between Harry Byrd Highway (Va. Route 7) and West Virginia state line
H	Corridor Study – Blue Ridge Mountain Road (Route 601)
I	Corridor Study – John Mosby Highway (US 50/17) between the Shenandoah River Bridge and Fauquier County line

Appendix A - Transportation Facilities and Improvement Projects



1 0.5 0 1 Miles

Clarke County GIS
December 1, 2023

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2024 Clarke County Transportation Plan



- Incorporated Town
- Shenandoah River
- County Boundary
- Railroads
- State Roads

- Park and Ride Lot
- Priority Improvement Project or Study
- Other Project or Study (not prioritized)
- Corridor Project

APPENDIX B

Functional Classification Table

**APPENDIX B -- FUNCTIONAL CLASSIFICATION TABLE
Public Road System (Clarke County and Towns of Berryville and Boyce)**

Route	Facility Name	From	To	Functional Class
7	HARRY BYRD HWY	FREDERICK CL	LOUDOUN CL	Other Principal Arterial
7	WEST MAIN ST	HARRY BYRD HWY	N BUCKMARSH ST	Major Collector
7	EAST MAIN ST	N BUCKMARSH ST	HARRY BYRD HWY	Major Collector
50	JOHN MOSBY HWY	FREDERICK CL	FAQUIER CL	Minor Arterial
255	BISHOP MEADE RD	JOHN MOSBY HWY	LORD FAIRFAX HWY	Major Collector
277	LORD FAIRFAX HWY	FREDERICK CL	STONEWALL JACKSON HWY	Minor Arterial
340	LORD FAIRFAX HWY	STONEWALL JACKSON HWY	HARRY BYRD HWY	Minor Arterial
340	LORD FAIRFAX HWY	HARRY BYRD HWY	WEST VIRGINIA SL	Other Principal Arterial
522	STONEWALL JACKSON HWY	FREDERICK CL	WARREN CL	Minor Arterial
601	BLUE RIDGE MOUNTAIN RD	JOHN MOSBY HWY	LOUDOUN CL	Minor Collector
601	RAVEN ROCKS RD	LOUDOUN CL	WEST VIRGINIA SL	Minor Collector
606	MOUNT CARMEL RD	JOHN MOSBY HWY	FROGTOWN RD	Minor Collector
606	RIVER RD	HARRY BYRD HWY	FROGTOWN RD	Minor Collector
608	WICKLIFFE RD	HARRY BYRD HWY	WEST VIRGINIA SL	Minor Collector
611	SUMMIT POINT RD	LORD FAIRFAX HWY	WEST VIRGINIA SL	Major Collector
612	SHEPHERDS MILL RD	HARRY BYRD HWY	JOHN MOSBY HWY	Major Collector
613	SPRINGSBURY RD	JACK ENDERS BLVD	POSSUM HOLLOW RD	Minor Collector
615	FIRST ST	E MAIN ST	LIBERTY ST	Major Collector
615	FIRST ST	LIBERTY ST	E FAIRFAX ST	Minor Collector
616	S CHURCH ST	S BUCKMARSH ST	E MAIN ST	Major Collector
616	N CHURCH ST	E MAIN ST	LIBERTY ST	Major Collector
616	N CHURCH ST	LIBERTY ST	BUNDY ST	Minor Collector
616	BUNDY ST	N CHURCH ST	N BUCKMARSH ST	Minor Collector
617	BRIGGS RD	LOCKES MILL RD	BISHOP MEADE RD	Minor Collector
620	BROWNTOWN RD	BISHOP MEADE RD	LORD FAIRFAX HWY	Major Collector
624	RED GATE RD	JOHN MOSBY HWY	WARREN CL	Minor Collector

**APPENDIX B -- FUNCTIONAL CLASSIFICATION TABLE
Public Road System (Clarke County and Towns of Berryville and Boyce)**

Route	Facility Name	From	To	Functional Class
628	BERRY'S FERRY RD	LORD FAIRFAX HWY	WHITE POST RD	Major Collector
632	TRIPLE J RD	SENSENY RD	HARRY BYRD HWY	Major Collector
632	CRUMS CHURCH RD	HARRY BYRD HWY	OLD CHARLES TOWN RD	Major Collector
636	WESTWOOD RD	W MAIN ST	SENSENY RD	Major Collector
638	HOWELLSVILLE RD	JOHN MOSBY HWY	WARREN CL	Major Collector
644	GUN BARREL RD	JOHN MOSBY HWY	LORD FAIRFAX HWY	Minor Collector
649	FROGTOWN RD	MT CARMEL RD	RIVER RD	Minor Collector
653	KIMBLE RD	HARRY BYRD HWY	STRINGTOWN RD	Minor Collector
657	SENSENY RD	FREDERICK CL	LORD FAIRFAX HWY	Major Collector
658	SUGAR HILL RD	WARREN CL	WHITE POST RD	Minor Collector
658	WHITE POST RD	LORD FAIRFAX HWY	CARTERS LINE RD	Major Collector
658	WHITE POST RD	CARTERS LINE RD	SUGAR HILL RD	Minor Collector
661	BRUCETOWN RD	SWIMLEY RD	FREDERICK CL	Minor Collector
672	SWIMLEY RD	OLD CHARLES TOWN RD	BRUCETOWN RD	Minor Collector
700	JACK ENDERS BLVD	E MAIN ST	SPRINGSBURY RD	Minor Collector
723	OLD WINCHESTER RD	FREDERICK CL	LORD FAIRFAX HWY	Major Collector
723	MILLWOOD RD	BISHOP MEADE RD	JOHN MOSBY HWY	Major Collector
761	OLD CHARLES TOWN RD	FREDERICK CL	WEST VIRGINIA SL	Major Collector
1005	LIBERTY ST	FIRST ST	N CHURCH ST	Major Collector
1035	MOSBY BLVD	N BUCKMARSH ST	JACKSON DR	Major Collector
1041	JACKSON DR	W MAIN ST	MOSBY BLVD	Major Collector

APPENDIX C

Private Roads

Unincorporated Areas of the County

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Alder Ln	Retreat Rd	643
Allegheny Ridge Ln	Wadesville Rd	661
America Ln	River Rd	606
Anamaria Ln	Manor Rd	690
Ancient Oak Ln	Crums Church Rd	632
Annfield Farm Ln	Annfield Rd	633
Antique Ln	Withers Larue Rd	640
Ashley Ln	John Mosby Hwy	50/17
Ashley Woods Ln	Blue Ridge Mtn Rd	601
Ashwood Ln	Withers Larue Rd	640
Aspen Ln	Cedar Ln/Holly Ln (private roads)	n/a
Audley Ln	Harry Byrd Hwy/Boom Rd	7/615
Azalea Ln	Retreat Rd	643
Balsam Ln	Cedar Ln/Holly Ln (private roads)	n/a
Banjo Ln	Good Shepherd Rd	604
Barbour Ln	Moose Rd	635
Barker Ln	Blue Ridge Mtn Rd	601
Barred Owl Ln	Calmes Neck Ln (private road)	n/a
Bedrock Ln	Garden Rd	675
Beechwood Ln	Alder Ln (private road)	n/a
Bee Line Ln	Harry Byrd Hwy	7
Bell Hollow Ln	Ebenezer Rd	604
Bell Ln	Parshall Rd	608
Bellevue Ln	Old Winchester Rd	723
Bellringer Ln	Westwood Rd	636
Bench Ln	Ebenezer Rd	604
Beydler Ln	Allen Rd	639
Bittersweet Ln	Chilly Hollow Rd	621
Black Oak Ln	Cedar Ln/Holly Ln (private roads)	n/a
Blakemore Ln	Trapp Hill Rd	729
Blandy Farm Ln	Blandy Farm Ln/Berrys Ferry Rd	750/628
Blue Bird Ln	Calmes Neck Ln (private road)	n/a
Bolden Ln	Frogtown Rd	649
Boyer Ln	Lewisville Rd	641
Brecklyn Ln	Brooke Ln	676
Bridge Ln	River Rd	606
Bristow Ln	Castleman Rd	603
Broad View Ln	Possum Hollow Ln	647
Bryarly Ln	Lord Fairfax Hwy	340
Bungalow Ln	Westwood Rd	636
Burch Ln	Kennel Rd	625
Burleson Ln	Old Charles Town Rd	761
Burner Ln	Kimble Rd	653
Bushland Ln	Senseny Rd	657
Butler Ln	Gun Barrel Rd	644
Calmes Neck Ln	Mount Carmel Rd	606
Cardinal Ln	Calmes Neck Ln (private road)	n/a
Carefree Ln	Wildcat Hollow Rd	602

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Carter Hall Ln	Bishop Meade Rd	255
Castlerock Ln	Russell Rd	660
Cedar Ln	Beechwood Ln/Holly Ln (private roads)	n/a
Cedar Hall Ln	Parshall Rd	608
Cedarwood Ln	Sugar Hill Rd	658
Chapel Ln	Bishop Meade Rd	255
Chapel Hill Ln	Lord Fairfax Hwy	340
Chapman Ln	Manor Rd	690
Cherry Ln	Retreat Rd	643
Chestnut Ln	Shepherds Mill Rd	612
Chestnut Coombe Ln	Blue Ridge Mtn Rd	601
Chilcott Ln	Feltner Rd	606
Childrens Ln	Chilly Hollow Rd	621
Clay Hill Farm Ln	Clay Hill Rd	651
Clermont Ln	East Main St	7
Cliff Ln	Horseshoe Ln (private road)	n/a
Clifton Farm Ln	Clifton Rd	610
Colonial Ln	Bishop Meade Rd	255
Concert Ln	Chilly Hollow Rd	621
Cool Spring Ln	Castleman Rd	603
Coulson Ln	Mount Weather Rd	650
Country Ln	Hawthorne Ln (private road)	n/a
Country Club Ln	Millwood Rd	723
Cunningham Ln	Bishop Meade Rd	255
Cunningham Ln	Millwood Rd	255
Dairy Ln	Summit Point Rd	611
Davis Ln	Lord Fairfax Hwy	340
Dearmont Hall Ln	Gun Barrel Rd	644
Deer Haven Ln	Frogtown Rd	649
Deer Wood Ln	Withers Larue Rd	640
Dogwood Ln	Timber Ln/Pine Crest Ln (private roads)	n/a
Doleman Ln	Clifton Rd	610
Dorsey Orchard Ln	Shepherds Mill Rd	612
Double Wood Ln	Ebenezer Rd	604
Duke Ln	Ebenezer Rd	604
Eagle Point Ln	Calmes Neck Ln (private road)	n/a
Eagle Rock Ln	Blue Ridge Mtn Rd	601
Earhart Ln	accessed from West Virginia	n/a
Easy Ln	Morgans Mill Rd	605
East Huntingdon Ln	N Greenway Ave	340
Edenbrook Ln	Old Charles Town Rd	761
Edgewood Ln	Lord Fairfax Hwy/Gun Barrel Rd	340/644
Elm Spring Ln	Janeville Rd	652
Elmington Ln	Lord Fairfax Hwy	340
Evergreen Ln	Retreat Rd	643
Fairfield Ln	Lord Fairfax Hwy	340
Fairview Ln	Longmarsh Rd	656
Farms Ridge Ln	Manor Rd (private road)	n/a

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Farnley Ln	Sugar Hill Rd	658
Fire Trail Rd	accessed from Warren County	n/a
Flint Spring Ln	Retreat Rd	643
Forest Ridge Ln	Blue Ridge Mtn Rd	601
Fox Ln	Vista Ln	1070
Fox Woods Ln	Calmes Neck Ln (private road)	n/a
Frankford Ln	Shepherds Mill Rd	612
Gillions Ln	Mercer Farm Ln (private road)	n/a
Glebe Ln	Castleman Rd	603
Glen Orchard Ln	Wickliffe Rd	608
Glen Owen Ln	Parshall Rd	608
Goat Hill Ln	Lord Fairfax Hwy	340
Good Success Ln	John Mosby Hwy	50/17
Gordons Ridge Ln	Harry Byrd Hwy	7
Gorham Ln	White Pine Ln (private road)	n/a
Grafton Ln	Wickliffe Rd	608
Granddaddy Ln	Senseny Rd	657
Grand View Ln	Parshall Rd	608
Green Bourne Ln	John Mosby Hwy	50/17
Greenfields Ln	White Post Rd	658
Greenstone Ln	Wildcat Hollow Rd	602
Grigsby Ln	Parshall Rd	608
Grouse Ridge Ln	Ebenezer Rd	604
Hackberry Ln	Beechwood Ln (private road)	n/a
Hampton Ln	Springsbury Rd	713
Harmony Ln	Flint Spring Ln (private road)	n/a
Harvue Ln	Longmarsh Rd	656
Hawthorne Ln	Harry Byrd Hwy	7
Heart Trouble Ln	Blue Ridge Mountain Rd	601
Helmley Ln	Senseny Rd	657
Hemlock Ln	Beechwood Ln (private road)	n/a
Hickory Ln	Retreat Rd	643
Hickory Green Ln	Berrys Ferry Rd	628
Hidden Hollow Ln	Mount Carmel Rd	606
Hidden Valley Ln	Alder Ln (private road)	n/a
Hideaway Ln	Carefree Ln (private road)	n/a
Highland Ridge Ln	Blue Ridge Mtn Rd	601
Hill And Dale Ln	Parshall Rd	608
Hollow Brook Ln	Ebenezer Rd	604
Holly Ln	Beechwood Ln (private road)	n/a
Honey Ln	Harry Byrd Hwy	7
Honeysuckle Ct	Honeysuckle Ln (private road)	n/a
Honeysuckle Ln	Retreat Rd	643
Horseshoe Ln	Morgans Mill Rd	605
Hunting Ridge Ln	Chilly Hollow Rd	621
Huntingdon Ln	N Greenway Ave	340
Huntover Ln	Red Gate Rd	624
Island Farm Ln	Tilthammer Mill Rd	621

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Jenkins Ln	Morgans Mill Rd	605
Journeys End Ln	Blue Ridge Mtn Rd	601
Juniper Ln	Wildcat Hollow Rd	602
Katharbrine Ln	Lord Fairfax Hwy	340
Kave Ln	Harry Byrd Hwy	7
Kelly Ln	Pine Grove Rd	679
Kent Farm Ln	River Rd	606
Kentland Ln	Harry Byrd Hwy	7
Kentmere Farm Ln	Millwood Rd	723
Kersey Ln	Swift Shoals Rd	622
Keystone Ln	Harry Byrd Hwy	7
Kinderhook Ln	Salem Church Rd	655
Kingsbury Ln	Crums Church Rd	632
Kinsky Ln	Parshall Rd	608
Kitchen Ln	Gun Barrel Rd	644
Lafayette Ln	Blue Ridge Mtn Rd	601
Lakeview Ln	Carefree Ln (private road)	n/a
Lakeville Farm Ln	John Mosby Hwy	50/17
Lander Ln	Senseny Rd	657
Laurel Ln	Timber Ln/Dogwood Ln	n/a
Laurel Wood Ln	Crums Church Rd	632
Leeds Manor Ln	River Rd	606
Leslie Ln	Wrights Mill Rd	645
Lewin Hill Ln	Frogtown Rd	649
Lewis Farm Ln	Lockes Mill Rd	613
Liberty Hill Ln	Liberty Hill Ln	600
Lindey Ln	Smallwood Ln	680
Linster Ln	Lockes Mill Rd	613
Lions Ln	Howellsville Rd	638
Little River Ln	Calmes Neck Ln (private road)	n/a
Llewellyn Ln	Lord Fairfax Hwy	340
Lloyds Ridge Ln	Mt. Carmel Rd	606
Lockesly Ln	Millwood Rd	723
Locust Ln	Old Ferry Ln (private road)	n/a
Lois Ln	River Park Ln (private road)	n/a
Long Branch Ln	Bordens Spring Rd/Nelson Rd	622/626
Long Field Ln	Pastoral Ln (private road)	n/a
Longwood Ln	Harry Byrd Hwy	7
Loyola Ln	Blue Ridge Mountain Rd	601
Lost Boys Ln	Eagle Rock Ln (private road)	n/a
Majestys Prince Ln	Walnut Hall Ln (private road)	n/a
Manor Rd	Manor Rd	690
Maple Ln	Beechwood Ln (private road)	n/a
Marsh Ln	Lord Fairfax Hwy	340
Meadowbrook Ln	Hawthorne Ln (private road)	n/a
Meadows Ln	Farnley Ln (private road)	n/a
Mercer Farm Ln	Feltner Rd	606
Middle Cottage Ln	Senseny Rd	657

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Mighty Turn Ln	Walnut Hall Ln (private road)	n/a
Mill Ln	Chapel Ln (private road)	n/a
Milton Valley Ln	Lord Fairfax Hwy	340
Minniewood Ln	Triple J Rd	632
Misty Hill Ln	Swimley Rd	672
Montalegre Ln	Harry Byrd Hwy	7
Montana Hall Ln	Bordens Spring Rd	622
Morgan Ln	Wildcat Hollow Rd	602
Morning Star Ln	Good Success Ln (private road)	n/a
Mount Airy Farm Ln	Bishop Meade Rd	255
Mount Prospect Ln	Swift Shoals Rd	622
Mountain Lake Ln	Mount Carmel Rd	606
Mountain Ridge Ln	Pine Grove Rd	679
Mountaineer Ln	Ebenezer Rd	604
Naylee Ln	Withers Larue Rd	640
Nellie Custis Ln	Audley Ln (private road)	n/a
Noble Ln	Crums Church Rd	632
Northfield Ln	Kennel Rd	625
North Hill Ln	Harry Byrd Hwy	7
Oak Cliff Ln	Calmes Neck Ln (private road)	n/a
Oakland Ln	Lord Fairfax Hwy	340
Oakleaf Ln	Longwood Ln (private road)	n/a
Old Barn Ln	Red Gate Rd	624
Old Blue Ridge Rd	Blue Ridge Mountain Rd	601
Old Ferry Ln	River Rd	606
Old Oak Ln	Manor Rd	690
Old Tavern Ln	Crums Church Rd	632
Old Tuley Ln	John Mosby Hwy	50
Page Brook Ln	Page Brook Ln	631
Paris Heights Ln	Blue Ridge Mountain Rd	601
Parker Ln	Harry Byrd Hwy	7
Pastoral Ln	Chilly Hollow Rd	621
Peaceful Hollow Ln	Ebenezer Rd	604
Pearl Ln	Calmes Neck Ln (private road)	n/a
Persimmon Ridge Ln	Crums Church Rd	632
Pine Crest Ln	Timber Ln (private road)	n/a
Piney Ridge Ln	Cliff Ln (private road)	n/a
Pioneer Ln	Lions Ln (private road)	n/a
Pleasant Ln	Wickliffe Rd	608
Pond Quarter Ln	Senseny Rd	657
Pope Ln	Crums Church Rd	632
Poplar Ln	Beechwood Ln (private road)	n/a
Poppy Ln	Wind Whistle Ln (private road)	n/a
Poston Ln	Frogtown Rd	649
Powhatan Ln	Millwood Rd	723
Princess Ln	Summerville Rd	652
Prospect Spring Ln	Browntown Rd	620
Providence Ln	Frogtown Rd	649

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Quarter Horse Ln	Clay Hill Rd	651
Quartermoon Ln	Kennel Rd	625
Queenship Ln	Swimley Rd	672
Ramsburg Ln	Westwood Rd	636
Randleston Ln	River Rd/Ebenezer Rd	606/604
Ratcliffe Ln	Ebenezer Rd	604
Ray Of Hope Ln	Stonewall Jackson Hwy	340
Redbud Ln	Beechwood Ln/Holly Ln (private road)	n/a
Ridgewood Ln	Manor Rd	690
River House Ln	John Mosby Hwy	50/17
River Park Ln	Feltner Rd	606
River View Farm Ln	River Rd/Ebenezer Rd	606/604
Riverside Farm Ln	Castleman Rd	603
Robin Ln	Calmes Neck Ln (private road)	n/a
Rock Dale Ln	Russell Rd	660
Rock Gate Ln	White Post Rd	658
Rock Hall Farm Ln	Harry Byrd Hwy	7
Rocky Bank Ln	Bishop Meade Rd	255
Rose Airy Ln	John Mosby Hwy	50
Rose Hill Ln	Harry Byrd Hwy	7
Ross Ln	Harry Byrd Hwy	7
Running Bear Ln	Calmes Neck Ln (private road)	n/a
Rutherford Ln	Harry Byrd Hwy	7
Scaleby Ln	Millwood Rd	723
Seltenhorst Ln	Harry Byrd Hwy	7
Shady Ford Ln	Wildcat Hollow Rd	602
Shady Grove Ln	Shepherds Mill Rd	612
Shan Hill Ln	Shan Hill Ln	619
Sheets Ln	John Mosby Hwy	50
Shenandoah River Ln	Howellsville Rd	638
Shepherd Ln	Anamaria Ln (private road)	n/a
Shepherds Ford Ln	River Rd	606
Silent Hill Ln	Stonewall Jackson Hwy	340/522
Silver Ridge Ln	Featherbed Rd	644
Sipe Hollow Ln	Boom Rd	615
Skyhorse Ln	Mount Weather Rd	650
Slate Ridge Ln	Mount Carmel Rd	606
Sleepy Hollow Ln	Frogtown Rd	649
Smithfield Ln	Wickliffe Rd	608
Soldiers Ln	Summit Point Rd	611
Solitude Ln	Carefree Ln (private road)	n/a
South Gate Ln	Millwood Rd	723
Springfield Ln	Crums Church Rd	632
Spring House Ln	Hawthorne Ln (private road)	n/a
Springsbury Farm Ln	Briggs Rd/Springsbury Rd	621/713
Stella Mae Ln	Frogtown Rd	649
Stock Ln	Berrys Ferry Rd	628
Stone Hill Ln	Harry Byrd Hwy	7

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Stone Quarter Ln	White Post Rd	658
Stone Ridge Ln	John Mosby Hwy	50/17
Stonebrier Ln	Harry Byrd Hwy	7
Stonecrest Ln	Mount Weather Rd	650
Stonefield Ln	Salem Church Rd	655
Stubblefield Ln	Briggs Rd	617
Summer Springs Ln	John Mosby Hwy	50
Sunny Canyon Ln	Pyletown Rd	620
Sunset Ln	Browntown Rd	620
Sycamore Ln	Rocky Bank Ln	678
Tadpole Ln	Frogtown Rd	649
Taylor Hill Ln	Ebenezer Rd	604
Throwleigh Ln	Pyletown Rd	620
Timber Ln	Retreat Rd	643
Toy Hill Ln	Ebenezer Rd	604
Tuleyries Ln	Berrys Ferry Rd	628
Turtle Ln	Allen Rd	639
Valley Springs Ln	Harry Byrd Hwy	7
Valley View Ln	Blue Ridge Mtn Rd	601
Victory Ln	Thornton Rd	625
Victory Farm Ln	Frogtown Rd	649
Village Ln	Pine Grove Rd	679
Vita Bella Ln	Ebenezer Rd	604
Walnut Hall Ln	Summerville Rd	652
Warfield Ln	John Mosby Hwy	17
Warner Washington Ln	Lord Fairfax Hwy	340
Westfield Farm Ln	Lord Fairfax Hwy	340
Whispering Knolls Ln	Boom Rd	615
White Oak Ln	Retreat Rd	643
White Pine Ln	Solitude Ln (private road)	n/a
Wickliffe Farm Ln	Wickliffe Rd	608
Wiley Mountain Ln	Morgans Mill Rd	605
Wilkins Ln	Blandy Farm Ln	750
Williamstead Ln	Jack Enders Blvd	700
Willow Lake Ln	Feltner Rd	606
Wind Spring Ln	Senseny Rd	657
Wind Whistle Ln	Raven Rocks Rd	601
Windwood Ln	Blue Ridge Mtn Rd	601
Wolfe Ln	Boom Rd	615
Woodberry Ln	Shepherds Mill Rd	612
Woodley Ln	Briggs Rd	617
Worthington Ln	River Rd	606
York Ln	Lord Fairfax Hwy	340

APPENDIX D

Unpaved Public Roads

APPENDIX D -- UNPAVED PUBLIC ROADS

<u>Route</u>	<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
600	Liberty Hill Ln	John Mosby Hwy (US 50/17)	Liberty Hill Ln (PR)	0.65
602	Wildcat Hollow Rd	Carefree Ln (PR)	Greenstone Ln (PR)	0.89
603	Castleman Rd	Shepherds Mill Rd (Rt. 612)	Glebe Ln (PR)	2.13
604	Ebenezer Rd	River View Farm Ln (PR)	Saw Mill Hill Rd (Rt. 607)	1.00
605	Morgans Mill Rd	Blue Ridge Mountain Rd (Rt. 601)	Frogtown Rd (Rt. 649)	2.61
606	Feltner Rd	Mercer Farm Ln (PR)	Mt. Carmel Rd (Rt. 606)	1.70
619	Shan Hill Ln	Clay Hill Rd (Rt. 651)	Shan Hill Ln (PR)	0.60
621	Ellerslie Rd	Clay Hill Rd (Rt. 651)	Briggs Rd (Rt. 621)	2.00
621	Briggs Rd	Ellerslie Rd (Rt. 621)	Lockes Mill Rd (Rt. 618)	1.30
621	Lockes Mill Rd	0.96 mi east of Parshall Rd (Rt. 608)	Chilly Hollow Rd (Rt. 621)	1.08
622	Bordens Spring Rd	Sugar Hill Rd (Rt. 658)	Red Gate Rd (Rt. 624)	2.09
622	Swift Shoals Rd	Boat landing	Mt. Prospect Ln (PR)	2.20
625	Thornton Rd	John Mosby Hwy (US 50/17)	Millwood Rd (Rt. 723)	0.53
630	Iron Rail Ln	John Mosby Hwy (US 50/17)	Dead end	0.20
637	Linaburg Ln	Old Charles Town Rd (Rt. 761)	Dead end	0.30
637	Windy Hill Ln	Old Charles Town Rd (Rt. 761)	Dead end	0.15
644	Featherbed Rd	Lord Fairfax Hwy (US 340)	Sugar Hill Rd (Rt. 658)	2.07
644	Stonebridge Rd	Sugar Hill Rd (Rt. 658)	Warren County line	1.08
663	Auburn Rd	Castleman Rd (Rt. 603)	Wickliffe Rd (Rt. 608)	1.00
664	Neill Rd	Wrights Mill Rd (Rt. 645)	Dead end	0.30
678	Rocky Bank Ln	Bishop Meade Rd (Rt. 255)	Rocky Bank Ln (PR)	0.13
680	Smallwood Ln	Lord Fairfax Hwy (US 340)	Lindey Ln (PR)	0.34
			TOTAL (approximate)	24.35

PR -- Private Road

SOURCE: Virginia Department of Transportation County GIS

Set Public Hearing: Horus Virginia I LLC Siting Agreement (PH2024-04)

ECONOMIC BENEFITS AGREEMENT

This Economic Benefits Agreement, dated this ____ day of _____, 2024, is by and between the BOARD OF SUPERVISORS OF CLARKE COUNTY, VIRGINIA (“County”), party of the first part, whose mailing address is 101 Chalmers Court, Suite B, Berryville, Virginia 22611 and HORUS VIRGINIA 1, LLC, its successors or assigns (“Horus”), party of the second part, whose mailing address is 615 Crescent Executive Court, Suite 130, Lake Mary, FL 32746.

RECITALS:

WHEREAS, Horus made application for a special use permit applicable to a parcel of real estate (“the Parcel”), specifically identified as Tax Map #13-A-13 and #13-A-56, for a 50 - megawatt solar photovoltaic project (“Project”), a solar energy facility within the meaning of the Clarke County Zoning Ordinance, allowed by special use permit in the agricultural district in which the Parcel lies; and

Whereas, changing the use of the Parcel from agricultural use to a solar energy facility in accordance with the application may eliminate or reduce various personal property taxes including, but not limited to, taxes on the personal property installed in connection with the project which may not be assessed as a result of Code of Virginia §58.1-3660, which was enacted after Horus began its effort to obtain zoning clearance for its project and which eliminated certain economic benefits which both parties expected the County to realize from the project; and

Whereas, the special use permit (SUP-22-01) was approved by the County, which special use permit contains a condition which provides that “Prior to the issuance of a land disturbance permit, the Applicant shall enter into a written agreement with the County providing for payments to the County in addition to real estate taxes ... “; and

Whereas, Horus wishes and offers to ameliorate any possible negative economic consequences of its Project, including, but not limited to, those caused by Code of Virginia §58.1- 3660, and to enter into this agreement in compliance with of SUP-22-01.

NOW, THEREFORE, the parties agree as follows:

1. Horus will be responsible for the payment of Roll Back taxes to the County as a result of the Parcel being no longer eligible for land use real estate tax treatment, the Roll Back taxes being estimated to be \$ _____;
2. Horus shall pay the County annually upon commencement of the Project, for a period of twenty-five (25) years, the minimum sum shown on attached Schedule A, which sum shall not include the annual real estate taxes payable on the Parcel (“Good Neighbor Payments” (GNP)).

Witness the following signatures and seals:

BOARD OF SUPERVISORS OF
CLARKE COUNTY, VIRGINIA

By: _____
County Administrator

Date

HORUS VIRGINIA 1, LLC

By: _____

Its: _____

Date

SCHEDULE A

Annual payments pursuant to agreed Economic Benefits Agreement

GNP	\$212,500
Year 1	\$104,960
Year 2	\$106,985
Year 3	\$109,070
Year 4	\$111,205
Year 5	\$113,380
Year 6	\$115,600
Year 7	\$117,910
Year 8	\$120,265
Year 9	\$122,670
Year 10	\$125,120
Year 11	\$127,620
Year 12	\$130,170
Year 13	\$132,775
Year 14	\$135,430
Year 15	\$138,135
Year 16	\$140,895
Year 17	\$143,710
Year 18	\$146,585
Year 19	\$149,515
Year 20	\$152,500
Year 21	\$155,550
Year 22	\$158,660
Year 23	\$161,830
Year 24	\$165,065
Year 25	\$168,365
Total	\$3,566,470

It is the agreement of Horus and the County that the above stated schedule and agreed upon Economic Benefits Agreement shall be the sole amount collected by the County and paid by Horus for a period of the twenty-five years commencing upon the date of completion of the installation of the commercial solar field and the delivery of power to First Energy from the commercial solar field. The County does agree that these payments and the above payment schedule shall be in lieu of any other payments required to be paid to the County whether they be by way of real property taxes, personal property taxes, machine and tool taxes, or any other County tax.

**Set Public Hearing:
Horus Virginia I LLC Special Use
Permit & Site Development
Plan (PH2024-05: SUP22-
01/SP22-02)**

SPECIAL USE PERMIT & SITE DEVELOPMENT PLAN (SUP-22-01 / SP-22-02)
February 20, 2024 BOARD OF SUPERVISORS REGULAR MEETING - **Set Public Hearing**
STAFF REPORT– Department of Planning

The purpose of this staff report is to provide information to the Board of Supervisors to assist them in reviewing this land use request. It may be useful to members of the general public interested in this request.

Case Summary

Applicant:

Horus Virginia I LLC (primary contact: Braden Houston, OPDE / managing director: Luis Polo Gomez)

Agents:

Integrity Federal Services (engineer: Ben Svedlow)

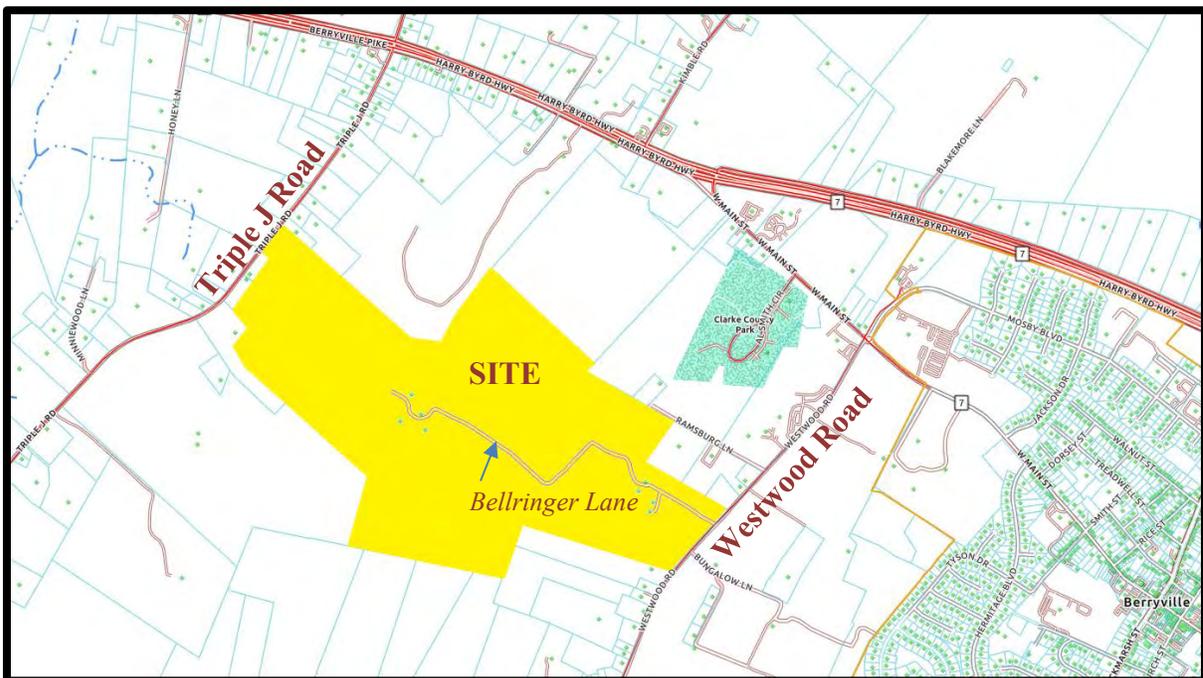
Thomas Moore Lawson of Counsel Williams Mullen (attorney: “Ty” Lawson)

Property Owner:

Bellringer Farm, LLC

Location:

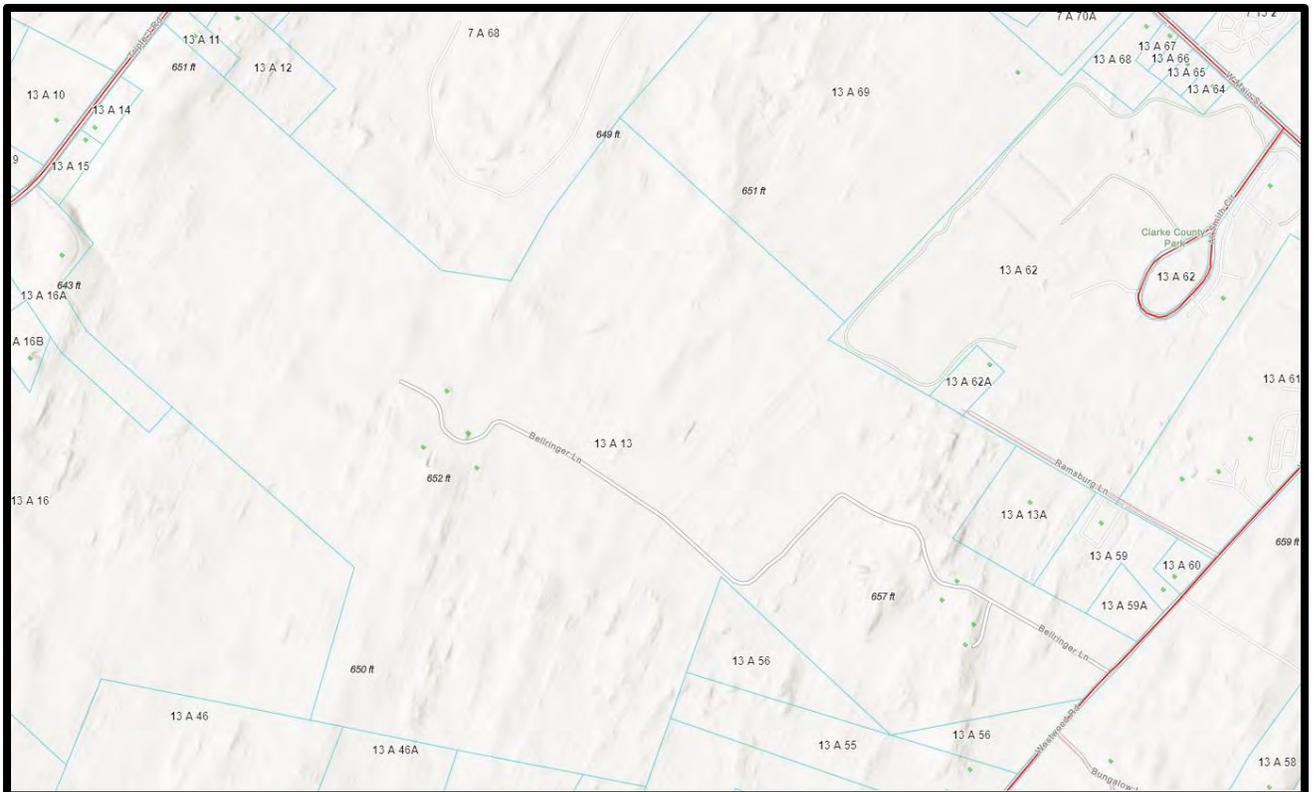
The site is located on Tax Map #s 13-A-13 and 13-A-56, consisting of approximately 400 acres in the AOC (Agricultural-Open Space-Conservation) Zoning District. Existing access to these properties is via Westwood Road (Rt. 636). The proposed Solar Power Plant would include access off of Bellringer Lane (existing driveway) and an entrance off of Triple J Road (Route 632). Both of the subject properties are within the Russell Election District.

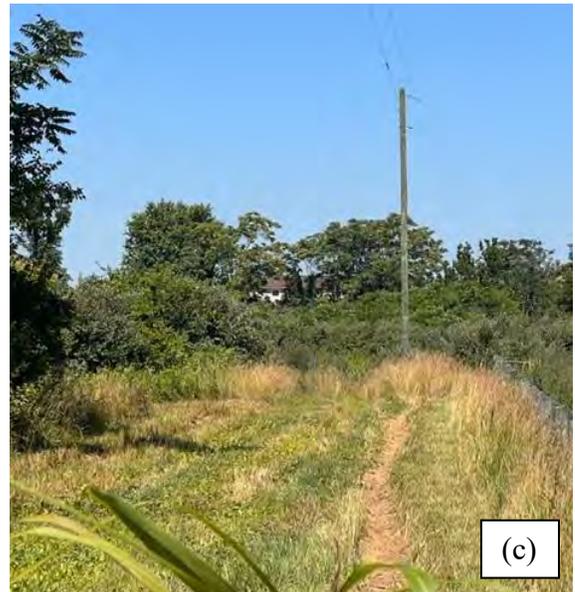


Request:

The Applicant has requested approval of a 50MW Solar Power Plant. Pursuant to Section 5.2C of the Clarke County Zoning Ordinance, Solar Power Plants require approval of a special use permit application. A site development plan application was submitted concurrently with the special use permit application as required by Section 6.3.1B-3a of the Clarke County Zoning Ordinance.

Illustrations & Site Photos:





(a) Picture from existing driveway (Bellringer Lane) about where the solar panels would begin on the property, (b) Picture of the soil in the soybean field in Spring, (c) View looking outward from the property to Triple J Road, (d) Picture of westernmost house existing on the property, (e) Picture of large powerlines that traverse the property.

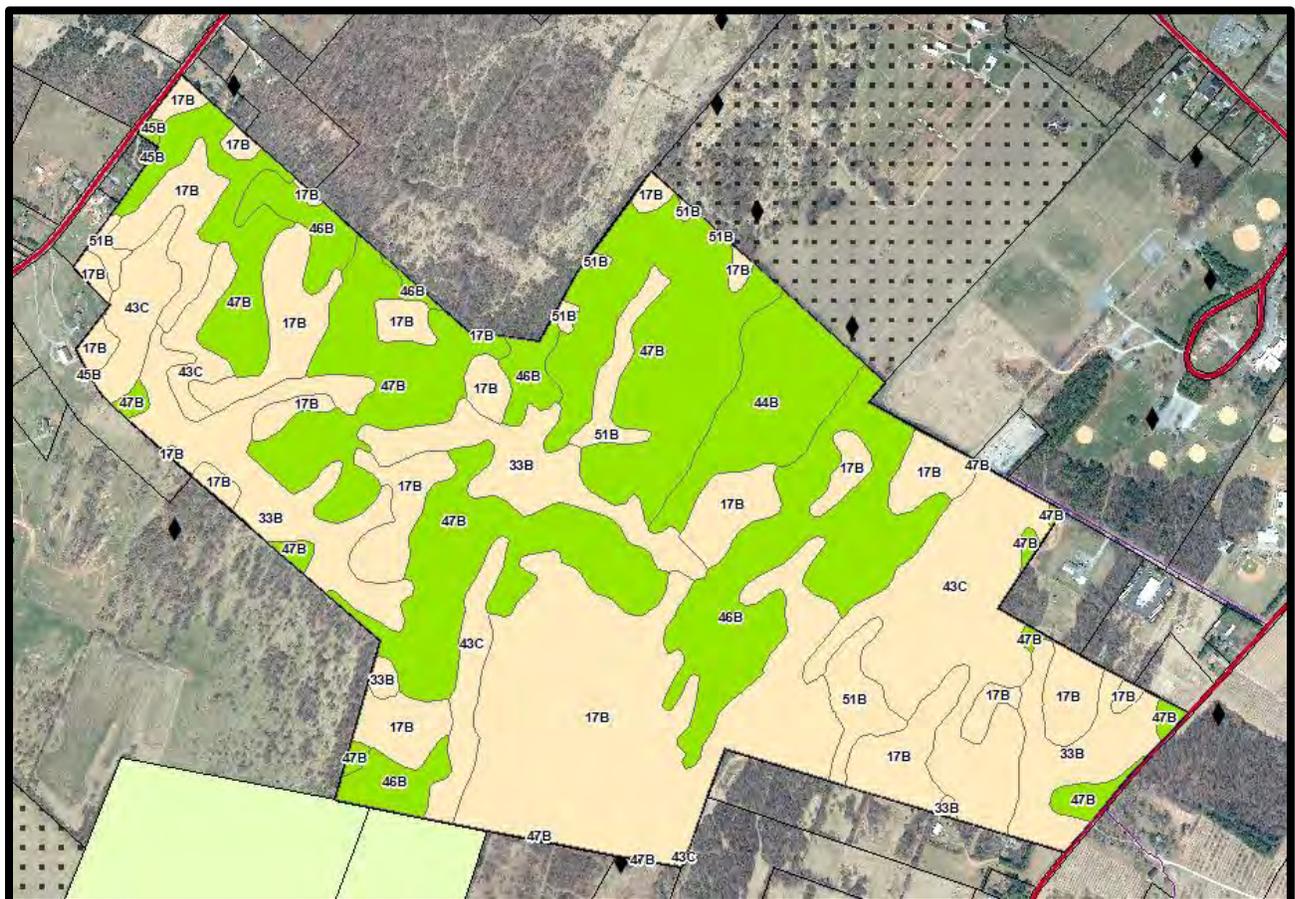
General Site Conditions:

There are multiple dwellings located on the property based on Clarke County real estate, and confirmed by the Applicant. The original DUR allocation given to the lot in 1980 was 12, plus 2 exemptions.

The property currently is not located within the Agricultural and Forestal District and is not located within a conservation easement. It is part of the land use program as it is in active farming use. This includes planted crops and pasture. As commented by the Commissioner of Revenue, rollback taxes would be required if the use is changed to a solar power plant.

The site mixes between gently rolling hills and flat terrain. No floodplains exist on the property. No springs are identified on the property. Several sinkholes are located on the property and identified on the site development plan/karst plan, which was previously reviewed by the County’s Karst Consultant. No streams are on the property other than a small portion of an intermittent stream located close to Triple J Road outside of where the solar panels are proposed.

The soils on the property generally include patches of soils identified as prime farmland mixed-in with soils that are not prime farmland. A visual inspection of the property soils suggests they are heavily clayed soils for the most part. Below is a map that identifies the prime (green) and non-prime (tan) farmland soils types located on the property. The Clarke County LESA (Land Evaluation and Site Assessment) score was calculated to be 80.1. Just based on the soil types the land evaluation score calculated to be 76.53.



Application Documents:

The applicant submitted a complete application form, applicable review fees. The additional items listed below have also been submitted for review.

- **Special Use Permit Application Narrative.** A document of 428 pages submitted with the application. It consists of an executive summary, property information, solar facility use regulations, special use permit review factors, supplemental information, and the following appendix documents:
 - Karst Plan
 - Phase 1 Environmental Study
 - Wetland Study
 - Rare Threatened Endangered Species Letter
 - Cultural Resource Survey
 - Site Renderings
- **Site Development Plan.** A large sized document of 51 pages with details on the proposed site improvements, landscaping plan, erosion and sediment control measures, and stormwater management plan.
- **Decommissioning Plan.** This document was submitted by the Applicant as required by Virginia Code §15.2-2241.2
- **Emergency Action Plan.** This is a document submitted by the Applicant based on Staff comments that a plan is needed to ensure that procedures are in place to assess and repair solar panels if they become damaged by natural or other causes.
- **Economic Benefits Agreement.** This is a draft agreement with Clarke County clarifying the applicant's financial obligations for the project. The terms of this agreement are in the drafting stage and shall be finalized by the Board of Supervisors.
- **Response letters.** Numerous review comments and response letters from the applicant have been provided during the review process of this special use permit and site development plan application.

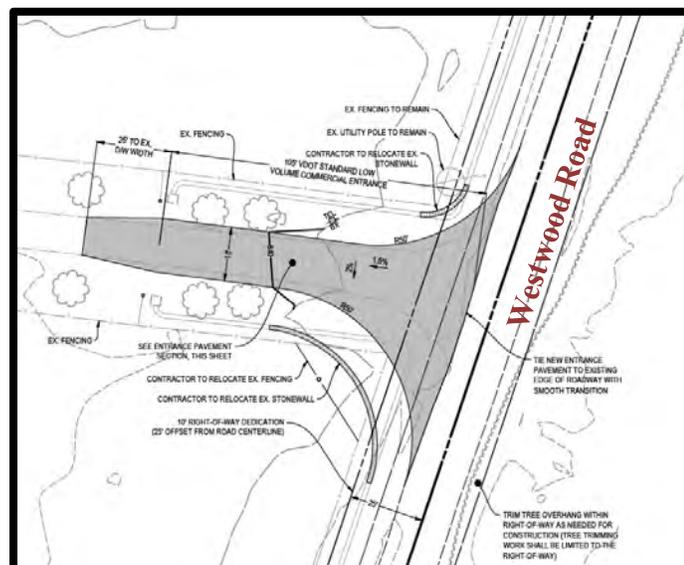
For the purpose of keeping the agenda packet to a reasonable size the attached site development plan has been reduced to the most relevant pages. In addition the large technical documents and other redundant documents are not included in this agenda packet but are available upon request.

Proposed Improvements:

Page 11/51 of the Site Development Plan provides an overall view of the proposed site improvements associated with this application. A small illustration of this is shown above on page 3 of this report. The Applicant intends to use the same type of solar panels that they are utilizing on a solar farm that is under construction in Jefferson County, WV, just outside of the City of Charles Town, WV. Below are a couple pictures taken from this site during a visit of it by the Plans Review Committee of the Planning Commission. At the time of this site visit the project was in the early stages of development but already had some panels installed.



The site development plan for the proposed solar power plant in Clarke County depicts several stormwater basins, fencing around the facility, an electrical yard (recently relocated), landscaping, internal access drives, improvements to the entrance at Westwood Road (Route 636), and a new entrance off of Triple Road (Route 632). The entrance improvements are depicted in detail on pages 49 & 50 of the site development plan. A snapshot of these entrances are shown below and on the top of the following page.



- **Commissioner of Revenue.**
The Commissioner of Revenue reviewed the application and commented that rollback taxes will become due and the property will not qualify for the land use program if developed for a Solar Power Plant. [review letter dated August 8, 2022]
- **Sherriff's Office.**
The Chief Deputy of the Sheriff's Office review the application and provided the following three comments. [review letter dated August 8, 2022]
 1. *If approved, require a Knox box for emergency services to enter the property if needed.*
 2. *This may be more of a VDOT issue. I would suggest that the construction entrance for this project be located off of Westwood Road, not Triple J Road. The area of the property that connects with Triple J Road is residential and a heavily traveled commuter road. Also concerned about sight distance on Triple J Road. Westwood Road is less traveled and the entrance to Bellringer Lane is a short distance from Business 7. In that travel distance, only one house is affected. May also want to consider a time restriction on deliveries on school days so as not to delay school buses and parents picking up / dropping off kids. The afternoon pickup is far busier than the morning drop-off.*
 3. *I would try to avoid having any construction vehicles access the portion of the property on Ramsburg Lane. This is a private lane, owned by the County and Rappahannock Electric. I am not sure if the pavement just placed down for the animal shelter is thick enough to handle heavy equipment.*
- **Virginia Department of Health (VDH).**
VDH reviewed the application and had no issues with it since it does not proposed any use that requires water or sewer facilities, nor does it change existing on-site water and sewer facilities of the existing homes. They did request that the plan identify the existing drainfields which the applicant added in a later revision. [review letter dated August 8, 2022]
- **Virginia Department of Transportation (VDOT).**
VDOT has provided several review comments since the original application was submitted. The most recent communication they provided was that the changes of the plan meet their requirements. [review letter dated August 2, 2023]
- **Economic Development.**
No comments
- **Emergency Services.**
No comments
- **Building Department.**
No comments
- **Rappahannock Electric Coop.**
No comments
- **Virginia Department of Environmental Quality (DEQ).**

DEQ recently completed a re-review of the stormwater plan and issued approval on February 5, 2024, after the final public hearing held by the Planning Commission.

Solar Power Plant Regulations:

Section 5.2C of the Clarke County Zoning Ordinance includes the regulations for Solar Power Plants. Solar Power Plants are allowed in the AOC District with approval of a special use permit if these regulations are complied with. The regulations include a number of specific design requirements and special review factors, including the recently adopted text amendment that limits solar power plants to properties adjacent to the two existing substations in Clarke County.

1. Location. If such plant is not part of a “behind-the-meter” solar program, then such plant shall be adjacent to and all facilities located within one mile of the electrical substation located at 234 Double Tollgate Road (Tax Map #27A-4-D) or the electrical substation located at 362 Ramsburg Lane (13-A-62A). For the purposes of this regulation, “behind-the-meter” solar includes onsite consumption of electricity generated by solar panels and the incidental resale of excess electricity through a net metering program.
2. Minimum Lot Size. No such plant shall be erected on any lot less than twenty acres in size.
3. Setbacks. All above ground facilities associated with such plant (excluding perimeter security fencing) shall be considered a structure for the purposes of determining required setbacks.
4. Safety/Access. A security fence (height and material to be established through the special use permit process) shall be placed around the perimeter of the solar power plant and electrical equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. Warning signage shall be placed on electrical equipment and plant entrances.
5. Noise. No such plant shall exceed sixty-five dBA as measured at the property line or fifty dBA as measured at the nearest neighboring inhabitable building.
6. Landscaping. Such a power plant shall be considered a commercial use for the purposes of determining landscaping requirements.
7. Local, State, and Federal Permits. Such a plant shall be required to obtain all necessary permits from the U.S. Government, Commonwealth of Virginia, and Clarke County, and comply with standards of the major code and safety organizations that apply to generation projects (the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), and Institute of Electrical and Electronics Engineers (IEEE)).
8. Electrical Interconnections. All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be minimized.
9. Additional Special Use Factors. The following additional factors shall be addressed in the Special Use Permit application for such plant:
 - a. Project description and rationale. Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.

- b. Economic analysis. Provide economic cost/benefit analysis describing generated property taxes, sales taxes, other taxes, construction dollars spent locally, estimated construction jobs and construction payroll, estimated permanent jobs and continuing payroll, and costs associated with impact on roads and other county infrastructure in the area.
- c. Visual impacts, appearance and scenic view sheds. Provide visual simulations providing vantage points considering a three hundred sixty degree view of the project site.
- d. Wildlife habitat areas and migration patterns. Address potential impact on wildlife especially endangered or threatened species, on the site and in a biologically significant area surrounding the site.
- e. Environmental analysis. Identify impact analysis on historic, cultural and archaeological resources, soil erosion, flora in the project area, water quality and water supply in the area, dust from project activities, and cumulative impacts of other adjacent power plant projects.
- f. Waste. Identify solid waste or hazardous waste generated by the project and methods of disposal.
- g. Lighting. Provide lighting plan showing impacts on adjacent properties.
- h. Transportation plan. Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes, layout of the plant service road system and degree of upgrade plan to new and existing roads, anticipated volume and route for traffic, including oversized and heavy equipment needed for construction, maintenance and repairs, methodology of repairs and maintenance of roads and bridges used for the project, and related public pedestrian and vehicular access and associated fencing.
- i. Public safety. Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created and address response to such hazards.
- j. Noise limitations. Identify noise levels at the property line of the project boundary.
- k. Telecommunications interference. Identify electromagnetic fields and communications interference generated by the project.
- l. Life of the project and final reclamation. Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the property owner that ensures proper final removal of power generating equipment.

Special Use Permit Review Criteria:

Section 6.3.1C-2 of the Clarke County Zoning Ordinance specifies review criteria for the Planning Commission and Board of Supervisors to consider when reviewing special use permit applications. These review criteria are listed below with comments from Staff.

a. Consistency with the Clarke County Comprehensive Plan and any applicable implementing component plans.

In 2010 the Board of Supervisors adopted regulations to allow “Solar Power Plants” as a special use in the AOC District. These regulations were retained in later updates to the Zoning Ordinance, including the comprehensive re-write of the Zoning Ordinance that was adopted in 2021.

The following goals of the Comprehensive Plan were referenced in support of the original text amendment, as adopted in 2010. These goals were retained in the 2022 update of the Comprehensive Plan, although the wording of Goal 4 included a minor wording change, modifying “...to the greatest extent possible” to “whenever possible” when describing the utilization of renewable energy.

- **Goal 3** – *“Encourage and maintain a diverse and viable local economy compatible with the County’s size and character.” (page II-1)*
- **Goal 4** – *“Exercise stewardship over resources so as to reduce the consumption of nonrenewable resources, utilizing renewable energy whenever possible; and foster within the private sector of the County a culture of resource conservation.” (page II-1)*

The Board’s original resolution also stated that “with appropriate zoning regulation, Large Photovoltaic Solar Power Plants can be allowed in a manner that protects the agricultural character of the County and that protects the health, safety, and welfare of the general citizenry of the County as well as the residents adjacent to the site of such a power plant.”

- **Objective 7 – Resource Conservation and Sustainability**
Encourage sustainable development by promoting renewable energy and resources, energy conservation, and preservation of natural resources within the context of the County’s land use philosophy. Ensure that the needs of the present generation are met without compromising the ability of future generations to meet their own needs. (page II-13)

Policy 2 - *Encourage the use of active and passive renewable energy systems. Develop policies that address potential impact of such systems on scenic viewsheds, agricultural and natural resources, and historic resources (e.g., windmills and solar panels). (page II-13)*

The County’s Agricultural Land Plan is also relevant in context with the subject application. Additional information has been requested from the Applicant to evaluate how the proposed Solar Power Plant will impact the soils on the property. The information requested includes more details on the type and maintenance of the proposed solar panels to provide assurance that they will not present a risk of heavy metal contamination into the soils or groundwater. More information on the construction process is also forthcoming to evaluate potential risks of erosion.

A condition is recommended by Staff to ensure that the type of panels used are crystalline types that have minimal environmental risk. This is consistent with the type of panels proposed for the other solar power plant project in Clarke County.

A condition is recommended by Staff after discussion with the applicant that will include additional procedures that the applicant will follow during the construction process to reduce the risk of erosion and runoff. This includes preservation of additional wooded areas, phasing of the project in two phases, and construction of the stormwater management facilities up-front.

Other conditions to help ensure the environment is protected include karst monitoring, stormwater management facility monitoring, general maintenance obligations, and a pre-construction meeting with Planning Dept. Staff.

- b. Will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be compatible with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.**

The proposed facility will not require public water or public sewer and will have no onsite private water or sewer facilities. There will be no impact to the school system and minimal if any impact on solid waste disposal after construction is complete. As such, there will be no impact to the County's capital improvement goals and objectives.

Similar to the other Solar Power Plant in Clarke County a condition is recommended to ensure that the applicant is committed to providing an emergency planning manual to be developed in coordination with County fire and emergency services staff along with incident training.

- c. Will not cause an undue adverse impact that would reduce the conservation value of adjacent or nearby agricultural or forestal land or would impede the operations of an active agricultural or forestal operation.**

Staff does not identify an issue associated with this request that would impact conservation values of adjacent or nearby agricultural or forestal land.

- d. Compliance with Virginia Department of Transportation (VDOT) regulations and recommendations of VDOT deemed necessary for safe and efficient movement of traffic.**

VDOT reviewed this application and reported no issues or additional requirements.

- e. No destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.**

A Phase I ESA and Cultural Resource Reconnaissance Survey were submitted with the application. It concludes that there is no evidence of recognized environmental conditions in connection with the property.

The Applicant states in their narrative that the project will not encroach on any historic or archaeological sites. A Cultural Resource Assessment of the property was provided by the Applicant. It identifies that the eastern portion of the property towards Westwood Road is within the study area of the Battle of Berryville area, a potential candidate for a historic district. The report does assess

the potential of finding archeological findings if a physical search was conducted and includes a map of the property showing areas of interest. It concludes that the majority of the site has a low chance to discover archeological findings. It does identify small areas where the chance is higher. This includes areas immediately around old farmsteads and a low landform area on the far western end of the property.

Per review comments received from the County's Historical Consultant, a special use permit condition is recommended that a metal detector survey be completed by the applicant prior to starting construction or land disturbance. This would be only within the eastern portion of the property that is identified within the Battle of Berryville area. The Applicant has indicated to Staff that they have no objections to completing this.

f. Will not cause an undue adverse impact on the following important resources located on the subject property or surrounding properties:

- **Surface or groundwater resources including but not limited to mitigation of pollution of such resources.**
- **Natural areas such as unique geological features, rare plant habitats, or wildlife nesting areas.**
- **Areas designated for conservation, recreation, or natural preservation including but not limited to properties under permanent conservation easement, State-designated scenic byways, scenic rivers, Blandy Experimental Farm, and the Appalachian National Scenic Trail corridor.**

The Applicant's Karst plan has been reviewed and approved by the County's consultant and demonstrates no hazards to adjacent groundwater supplies. Ongoing monitoring of the site is recommended by Staff and will be factored into the recommended SUP conditions.

g. Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

The applicant notes in their narrative that the project would result in a reduction of noise, dust, odor, fumes and vibrations and that lighting will be minimal and shielded. A condition that limits the time of construction activities is recommended by Staff to reduce impacts such as noise during the construction process. Blasting has been strongly discouraged by Staff. The applicant indicates that blasting may be needed for the stormwater basin near Triple J Road, identified as SWM basin #1. Staff has recommended a condition that blasting shall be restricted on the property except for this area and that a blasting permit shall be obtained for that area.

Based on a conversation with the applicant's agent on Sept. 27th it was explained that a major part of the reason for relocating the electrical yard is to avoid areas with more rock outcroppings that may require blasting.

h. Availability of sufficient water for foreseeable needs.

Regular usage of water is not proposed or required for the facility.

i. No unreasonable depletion of or other undue adverse effect on the water source(s) serving existing development(s) in adjacent areas.

Regular usage of water is not proposed or required for the facility.

- j. Effective screening and buffering is provided, or the proposed development will be situated away from adjacent properties, in a manner to avoid causing detrimental visual impacts.**

Screening is proposed by the Applicant and provided around the perimeter of the property. It consists of the preservation of existing trees and planting of new trees where existing trees are inadequate. The previous comments provided have not been addressed by the Applicant concerning recommended improvements to the landscaping plan. Conditions regarding landscaping have been recommended. In addition to the normal requirements this includes that additional areas of trees outside of the solar power plant facility areas be protected.

Planning Department Review Comments:

Unresolved review comments from Planning Department Staff were previously documented in the review letter dated July 12, 2023, as well as an email dated January 23, 2023, and after the site visit in West Virginia, in an email dated August 16, 2023. These were identified in previous staff reports to the Planning Commission. The comments listed below include the preliminary review comments from the previous staff reports and has been updated to reflect updates since that time. At this time the only unresolved review comments appear to be that DEQ has not yet approved the stormwater plan and the Economic Benefits Agreement has not been finalized. The applicant's recent response letters are attached to this staff report for information purposes.

- 1) **Erosion from Construction Process.** Information to demonstrate that the site construction in Clarke County will not be similar to the vast acreage of bare soil excavated at the site in West Virginia. This was expressed as a concern after the site visit to West Virginia, of which a couple pictures are provided above. The concern is in regards to erosion; not only management, but concern that the bare earth will remove existing topsoil that would reduce the viability of using it for farming in the future after the site is decommissioned.

Update: Condition #17 was added which includes additional requirements to help ensure that erosion during the construction process is better managed.

- 2) **Blasting.** The applicant has indicating that they are in the process of evaluating if blasting will be proposed. Staff has recommended that this be avoided and potentially restricted in the SUP conditions. Blasting could potentially impact adjacent properties and structures.

Update: Condition #7 is recommended to restrict blasting on the property except for the area the Applicant indicates where blasting can not be avoided. This is the stormwater management basin located near Triple J Road, identified as SWM basin #1 on the site development plan.

- 3) **Noise.** Noise created during the construction process is a significant concern that will need to be evaluated further during the review process with the applicant. Limitations can be added to the special use permit conditions to mitigate these potential impacts.

Update: Condition #9 is added that will restrict construction activities so they are limited to 7AM – 7PM. It also restricts construction activities during federal holidays and on Sundays to further lessen noise impacts that may be associated with the construction process.

- 4) **Decommissioning Plan.** A large number of comments/concerns are noted in Staff's July 12th review letter regarding the decommissioning plan. It is expected that these issues need to be resolved before approval is granted.

Update: Condition #5 includes reference to the required decommissioning plan as reviewed by Staff and the County Attorney. Similar to the other solar power plant project in Clarke County a development surety is required to be held by Clarke County to ensure that funds will be available to decommission the site if it is abandoned by the applicant or future permit holder. The language of the decommissioning plan is nearly identical to that used with the Hecate Solar Project with only minor differences, such as the security amount is higher proportional to the larger scale of this project and the criteria for determining what constitutes abandonment of the project by the applicant has been slightly modified to reflect certain things that may arise that are outside of control by the applicant. These were determined to be very minor changes by the County Attorney.

- 5) **Landscaping Plan.** The landscaping plan in the northeastern portion of the property needs improvement after a stormwater basin was added to meet DEQ requirements. Staff has concern that the area of trees to be removed is not realistic given the grading shown. There also appears to be more opportunity to add trees to buffer this area after the construction is completed of the stormwater basin.

Update: Condition #13 includes a recommended condition regarding landscaping, including the code required maintenance bond requirements. The applicant appears to have adequately address previous review comments regarding the landscaping plan.

- 6) **Emergency Action Plan.** Staff commented that the applicant should provide a plan that ensures procedures will be taken to repair damaged panels if an event occurs that causes damage to them, such as but not limited to a hurricane. Research suggests that if panels are damaged and not repaired they may present a risk of heavy metals leaching in to the ground and groundwater. The applicant submitted an emergency action plan but it does not address the stated concern. Instead, it is related to employee safety practices.

Update: Condition #4 is recommended that is the same general maintenance obligational requirements placed on the Hecate solar project except that the emergency action plan was added to it which includes details that obligate the applicant to be responsible for assessing and repairing damage that may occur during emergency situations (earthquake, tornado, etc.). The applicant's submitted emergency action plan is included as an exhibit to the recommended conditions along with the economic benefits agreement (draft) and decommissioning plan.

- 7) **Siting Agreement or Economic Benefits Agreement.** Virginia Code § 15.2-2316.7 requires that applicants of solar projects negotiate a siting agreement with the locality. This agreement may include terms that mitigate impacts of the solar project, provide financial compensation to the host locality to address capital needs, or offer assistance in the development of broadband. The Clarke County solar power regulations also require that the applicant submit an economic analysis that includes the evaluation of tax revenue, among other factors as described under Section 5.2C of the Clarke County Zoning Ordinance.

Update: Recommended condition #14 includes reference to the payment agreement offered by the Applicant to the County. The applicant is currently looking at making revisions to this document as requested by County Staff to clarify/require that machinery and tools tax is required in addition to the fee amounts specified.

- 8) **Erosion and Sediment Control Plan.** Hurt & Proffitt is currently reviewing the revised erosion and sediment control plan that they previously recommended approval of. The re-review was necessary due to the entrance off of Triple J Road that was recently added.

Update: The County's erosion and sediment control consultant recently reviewed and issued a recommendation of approval of the erosion and sediment control plan. Their letter notes a few minor issues which the applicant addressed on January 19, 2024.

- 9) **Lot merger.** Tax Map 13-A-56 is required to be merged or adjusted out of the solar power plant due to its size of less than 20 acres. This is a requirement of Section 5.2C of the Clarke County Zoning Ordinance that prohibits lots of less than 20 acres of being part of a solar power plant. The applicant has been notified of this on multiple occasions and review letters.

Update: Condition #18 specifies that a boundary line adjustment or lot merger is required to exclude tax map #13-A-56 from the solar power plant project. This would be required prior to the beginning of construction or land disturbance. This recommended condition is to ensure that the minimum lot size regulations of the Clarke County Zoning Ordinance as they relate to solar power plants are complied with.

- 10) **Electrical Yard.** Information has been requested to demonstrate that the proposed electrical yard will not be used as a substation. A substation requires a separate special use permit that has not been applied for.

Update: The applicant has clarified in their responses that the electrical yard shall not be used as a substation.

- 11) **Details of the Panels – Heavy Metals.** Technical details of the panels have been requested along with information that supports that they present a minimal risk of heavy metal contamination. Research indicates that certain types of solar panel should be avoided to prevent heavy metal leaching into the soil. The site development plan should clearly indicate that the proposed panels are the safest type available and provide the specifications.

Update: The applicant has submitted general details of the type of solar panels they are proposing to use which is incorporated into the recommended condition #19. These are the same type used by Hecate. While the exact manufacturer details have not been selected yet the applicant would be obligated to use either monocrystalline or polycrystalline types of solar panels. Other types of panels, such as "Thin Film" panels that utilize potentially more harmful metals and have been noted to catch fire are prohibited. Condition #20 was added partly to verify the type of panels during a required pre-construction meeting with the contractor.

- 12) **Sinkhole buffer - Certification.** Engineering certification is required where the smaller buffer area of 25 feet is proposed from sinkholes (versus 100 feet).

Update: The applicant has added acceptable engineering language to the site development plan that is required by County regulations regarding the reduced buffer distance of 25 feet in certain locations.

- 13) **Errors.** Some editorial errors and incorrect or missing information has been commented on. These are minor in scope but should be corrected on the future revised site development plan.

Update: Previously identified errors have been corrected by the Applicant in the recent submittal.

- 14) **Triple J Road Access.** Staff supports the Sheriff Office’s comments regarding the appropriateness to limit access off of Triple J Road. Initially no access was proposed off of Triple J. Road. However, the applicant has recently revised the plans to include an entrance there. The stated purpose of this entrance is to allow larger trucks to enter the site to stock the staging area during construction activities. Improvements are also proposed at the entrance of Westwood Road that will accommodate large trucks entering the site from that location.

Update: The applicant has proposed the entrance off of Triple J Road despite the general recommendation that it be excluded if possible by the Sheriff’s Office. The site development plan was revised to include a gate at the entrance as previously discussed with Planning Commissioners. Condition #22 is recommended to reference the addition of the gate and specify that it is required to be gated during the operation of the solar power plant. The applicant indicated that they will likely have it gated during construction also for added security reasons.

Recommended Special Use Permit Conditions:

Below is a draft of the special use permit conditions that were recommended by the Planning Commission during their meeting on February 2, 2024.

SPECIAL USE PERMIT (SUP-22-01)

An application submitted by:
Horus Virginia I LLC

- 1. Special Use Permit purpose; nontransferable.** This Special Use Permit is issued for the operation of a “solar power plant” solely for the Applicant, Horus Virginia I LLC, on the subject property, as presently identified by tax map #s 13-A-13 and 13-A-56. The Special Use Permit shall not be transferable to any other person or entity without prior approval of the Board of Supervisors as an amendment to the approved Special Use Permit conditions, such approval not to be unreasonably withheld. Development pursuant to this Special Use Permit shall comply with the approved site development plan (SP-22-02) titled “Beckett 50MW Solar Project.” Substantial deviations to the approved site development plan shall require submission of a special use permit amendment (SUP-A) and site development plan amendment (SPA) as required under Sections 6.3.2 and 6.2.3 of the Clarke County Zoning Ordinance, respectively.
- 2. Applicant and Property Owner (“Owner”) to sign list of adopted permit conditions; provision of revised site development plan.** The Applicant and the Owner, or authorized representative, shall sign the list of adopted conditions to indicate receipt of the conditions and the intention to comply fully with the conditions for the life of the special use permit. A signed copy of the conditions shall be provided to Planning Department Staff (“Staff”) within thirty (30) days of the Applicant’s and Owner’s receipt of the adopted conditions. Copies of the final site development plan shall be provided to Staff for final signature within thirty (30) days of the date of the Board of Supervisors’ approval of this Special Use Permit.

3. **Access for inspections required.** Staff and other County officials shall have access to the property with 24 hour notice to the Applicant in order to conduct periodic compliance inspections of the facility and the subject property throughout the life of the permit.
4. **Ongoing maintenance of site features.** The following site features as depicted on the approved site development plan (SP-22-02) shall be properly maintained throughout the life of the permit:
 - Vegetated property buffer including existing trees and shrubs and supplemental plantings as depicted on the approved landscaping plan per Zoning Ordinance requirements.
 - Fences and gates.
 - Outdoor lighting fixtures to ensure compliance with Zoning Ordinance requirements.
 - Warning signage.
 - Knox box for fire, emergency services, and law enforcement access.
 - Stormwater management facilities to ensure adequate drainage.
 - Solar panels and/or other ancillary facilities of the solar power plant. In addition to regular ongoing maintenance, when such solar panels and/or other ancillary facilities are damaged as the result of a fire, extreme weather, geological event or other emergency condition the Applicant shall comply with the Emergency Action Plan (**Exhibit A**).
5. **Decommissioning of facility.** The Applicant shall be responsible to decommission the Solar Power Plant at the end of its lifespan, or when the solar power plant is not generating electricity for a period of twelve (12) consecutive months, unless the cause of the failure to generate electricity is (i) a repair, restoration or improvement to an integral part of the solar power plant that affects the generation of electricity and that repair, restoration or improvement is being diligently pursued by the Owner; (ii) temporary inability of the electrical transmission system to accept electrical power generated by the Facility; or (iii) an event of Force Majeure (each, a "Triggering Event"), as further detailed in the decommissioning plan. The decommissioning shall include the removal and proper disposal of all solar energy equipment, facilities, or devices from the property for the reasonable restoration of the property upon which the equipment, facilities, or devices were located. In this regard, the Applicant agrees to follow and comply with the attached Decommissioning Plan, herein referred to as **Exhibit B**.

Prior to, and contingent upon, the issuance of a building permit by the County, the Applicant shall provide financial assurance to the County in an amount sufficient for the County to perform decommissioning in the event that the Applicant fails to do so. Such financial assurance shall be held by the County for the life of the project and through the decommissioning process. The financial assurance shall be in a form acceptable to the County and in accordance with Va. Code §15.2-2241.2. The financial assurance shall be provided in a dollar amount equal to the estimated cost to decommission the site on the property, plus an additional 25% for administrative costs that may be associated with the decommissioning of the Solar Power Plant on the property. Every five (5) years this estimate shall be reevaluated by the Applicant and County to determine if any adjustments are needed to account for inflation or other factors that impact the estimated cost to decommission the site on the property. If adjustments are found to be needed, the Applicant shall adjust the financial assurance to match the new estimate. Projected salvage value shall not be applied as a credit against the estimated cost to decommission the site for the purpose of determining the amount of financial assurance required.

6. **Removal of debris.** All trash and debris left over from the construction process, or other activities, shall be removed from the property and disposed of at an approved waste management facility prior to issuance of a certificate of occupancy. No trash, debris, or construction materials shall be buried or burned on site.

7. **Blasting.** Blasting shall be prohibited except for the construction of the stormwater management basin identified as SWM Basin #1 on the site development plan. Prior to blasting the Applicant shall be responsible for obtaining a blasting permit pursuant to the requirements of Chapter 86 of the Clarke County Code.

8. **Fire & EMS.** The Applicant shall work proactively with the Chief of Fire & Emergency Services to develop and implement an agreed-upon set of procedures, protocols and training for managing the response to fire or other emergencies that may occur at the solar power plant. This shall include the development of a Fire & Emergency Services Manual for Clarke County that shall be completed by the Applicant and accepted by the Director of Fire & Emergency Services or Staff prior to the operation of the solar power plant for the production of electricity and prior to the issuance of a certificate of occupancy. At a minimum, the manual shall address the following factors:
 - Identification of the roles that each responsible party shall have during the event of a fire or other emergency at the site, including clear statements about how decisions will be made during emergency responses.
 - Identification of key points of contact during emergency situations and protocols for communication with them during such emergency events.
 - Conditions to allow for the special training of fire and emergency services personnel including a tour of the site to provide awareness of the site and equipment that is present as well as points of ingress/egress.
 - Designated shutoff procedures and locations for equipment shutoff.
 - Maps outlining the location of key equipment, such as, but not limited to the following:
 - o Location of lock box
 - o Inverters
 - o Transformers
 - o System/electrical cut-off switches
 - o Points of ingress/egress at the facility
 - o Cleared access around the site

9. **Noise.** The use of the property for a solar power plant shall comply with Chapter 120 of the Clarke County Code related to noise. In addition, the following conditions shall apply:
 - **Construction noise.** All construction activities shall be limited to 7:00AM to 7:00PM in order to limit noise impacts on adjacent and nearby properties. Furthermore, construction activities shall be ceased on Sundays and during days that are recognized as holidays by the federal government.
 - **Facility equipment.** Prior to issuance of a building permit, the Applicant shall provide technical documentation for all facility equipment that may generate noise to verify that the manufacturer's noise specifications do not exceed Zoning Ordinance requirements.

10. **Entrance requirements.** The following conditions shall apply to the property entrances.

- **VDOT compliance.** The Applicant shall comply with all VDOT requirements for use of the property entrances throughout the operation of the solar power plant.
 - **Potential damage to adjoining properties.** In the event that there is damage to adjoining properties as a result of ingress/egress of construction vehicles, the Applicant shall remedy all damage in full prior to issuance of a certificate of occupancy.
 - **Triple J road entrance.** The entrance off of Triple J Road shall be gated prior to operation of the solar power plant.
 - **Additional parking and storage setback from public roads.** The parking of vehicles, equipment or storage shall be prohibited within 1000 feet of Westwood Road, or 500 feet from Triple J. Road, except as necessary to construct, repair or maintain the improvements within or adjacent to these areas.
11. **State and Federal permits.** The Applicant shall provide copies of all applicable State and Federal permits to Staff prior to issuance of a building permit.
12. **Karst monitoring.** Ongoing inspections for Karst activity shall be conducted by the Applicant according to the following schedule and requirements:
- Initial Inspection Period. Site inspections shall be performed annually by the Applicant's engineer beginning one year from the completion of the solar power plant. This Initial Inspection Period shall continue until five years from the date of completion of the solar power plant.
 - Ten-Year Inspection Period. If no solution activity is identified during the Initial Inspection Period, then inspections shall be conducted once every two years for the next ten years.
 - Ongoing Inspection Period. If no solution activity is identified during the Ten-Year inspection Period, then inspections shall be conducted once every five years for the remaining life of the project.
 - Inspection dates shall coincide with the date of issuance of a certificate of occupancy allowing the facility or Phases of the facility to begin producing electric power.
 - Written reports for each inspection shall be provided to the County Planning Department according to this schedule. Staff reserves the right to have the reports reviewed by the County's Karst engineer. The Applicant shall be responsible for reimbursing the County for the reasonable cost of engineering review of the report(s).
 - The County reserves the right to request intermittent inspections as deemed necessary or if suspected solution activity is reported.
 - In the event that an inspection reveals an issue that in the opinion of the County's Karst engineer requires specific remediation activities, the Applicant shall be responsible for completing such activities within a timeframe deemed acceptable buy the Zoning Administrator and the County's Karst engineer.
13. **Landscaping.**
- **Compliance with Site Development Plan.** Prior to issuance of a certificate of occupancy or operation of the solar power plant, the applicant is responsible to comply with Section 7.2.4B-3 of the Clarke County Zoning Ordinance. This includes having a professional landscape architect, or certain other designated landscaping professionals, to inspect and certify in writing that all plantings are planted in compliance with the approved site development plan. This certification shall be

provided to the Department of Planning before issuance of a certificate of occupancy or operation of the solar power plant.

- **Maintenance Guarantee.** The Applicant shall provide a maintenance guarantee and shall comply with all provisions of Section 8.2 of the Clarke County Zoning Ordinance. Such maintenance guarantee is required prior to issuance of a certificate of occupancy or operation of the solar power plant.
- **Minor deviations from approved landscaping plan.** In the event that the Applicant requests a minor deviation from the approved landscaping, as shown on the approved landscaping plan, in order to avoid conflicts with the placement of panels that would adversely impact their effectiveness, or to move plantings to more effective locations on the site, such deviation shall be provided on a revised landscaping plan sheet for review and approval by Staff. Additionally, Staff may request minor deviations from the approved landscaping plan, including provision of additional plantings, in order to ensure that supplemental landscaping provides effective screening of the facility from adjacent properties. Staff may consult with the Planning Commission's Plans Review Committee to determine whether such minor deviations, requested either by the Applicant or by Staff, is consistent with the special use permit and site development plan approvals.

14. **Payment Agreement.** Horus Virginia I LLC entered into an Economic Benefits Agreement with the Board of Supervisors of Clarke County dated _____, providing for payments to the County. Such agreement is attached hereto, and referred to as **Exhibit C**. The applicant, Horus Virginia I LLC, shall take responsibility for the payments specified under said agreement. Compliance with said agreement shall be a condition of this Special Use Permit.

15. **Revocation of Special Use Permit.** The Board of Supervisors may take action to revoke this Special Use Permit in accordance with the revocation procedures and any of the reasons for revocation listed under Section 6.3.1E of the Clarke County Zoning Ordinance. In addition, the Board of Supervisors may take action to revoke this Special Use Permit if the applicant does not comply with the following deadlines for construction and permitting.

- All permits for construction of the solar power plant shall be obtained by the Applicant within 24 months of approval of this Special Use Permit.
- Construction of the solar power plant shall be completed within 36 months of approval of this Special Use Permit.

16. **Stormwater drainage monitoring.** Ongoing inspections of stormwater drainage facilities on the Applicant's property shall be conducted by the Applicant. The purpose of these inspections shall be to determine if stormwater drainage facilities on the property are functioning as intended and without negative impact to neighboring properties. Written reports of each inspection shall be provided to the County Planning Department at the same frequency and schedule as the Karst monitoring inspections (see condition #12). This includes, but is not limited to, the County reserving the right to conduct intermittent inspections as deemed necessary. Furthermore, the Applicant agrees to compensate the County for any reasonable costs that may be associated with engineering review of the written reports. The Applicant shall be responsible for remediation activities determined necessary to address any issues identified in the written reports, and shall complete such activities within a timeframe deemed acceptable by the Zoning Administrator.

17. **Additional erosion and sediment control measures.** To further minimize the potential of soil erosion and sediment runoff during the construction process the Applicant shall construct the solar power plant using the following procedures and requirements:
- All stormwater management facilities and erosion and sediment control measures shall be constructed and inspected prior to land disturbance or construction for the solar panels and ancillary facilities for the solar power plant.
 - After such stormwater management facilities and erosion and sediment control measures have been completed, the construction of the solar power plant shall be divided into two phases, as shown on page 14 of 51 of the site development plan. Construction and land disturbance activities shall begin in phase 1. Construction and land disturbance activities for phase 2 shall not take place until phase 1 has been satisfactorily completed and the soils have been stabilized within it, as determined by the Zoning Administrator. The Applicant shall notify the Zoning Administrator upon completion of phase 1 to conduct an inspection of the work for compliance with this condition. The Zoning Administrator shall consult with the Building Department, and may consult with other local or state officials or consultants prior to making a determination of completion for phase 1. The Applicant shall pay all fees that may be associated with the review of phase 1 by the County’s erosion & sediment control consultant.
 - Existing wooded areas surrounding the site and within the forested open space easements shown on the stormwater management plan, as approved by the Department of Environmental Quality and County, shall remain undisturbed during the construction and operation of the solar power plant.
18. **Boundary Line Adjustment or Lot Merger required.** For the purpose of complying with the minimum lot size requirements of Section 5.2C-2 of the Clarke County Zoning Ordinance, a complete application shall be submitted for a lot merger or boundary line adjustment to remove the lot identified as tax map #13-A-56 from the solar power plant project. For the purpose of this requirement, removal from the solar power plant project shall mean that no site improvements for the solar power plant, as identified on the site development plan, shall be located on the lot. The plat associated with the application shall be in compliance with the County’s zoning and subdivision ordinances applicable for boundary line adjustments or lot mergers, and shall be approved and recorded prior to the commencement of construction or land disturbance activities.
19. **Solar Panel Type.** All solar panels used as part of the solar power plant shall be of the type of solar panels classified as monocrystalline or polycrystalline, either P or N type. “Thin Film” type solar panels shall be prohibited.
20. **Pre-construction meeting with Planning Department Staff.** The Applicant shall require the contractor for the project to meet with County Planning Department Staff before land disturbance or construction activities begin. Such required pre-construction meeting shall be held no longer than 30 days from the anticipated date that construction or land disturbance begins.
21. **Metal Detector Survey – Battle of Berryville area.** Prior to beginning land disturbance or construction of the solar power plant the Applicant shall provide the County with a metal detector survey of the eastern part of the property, as delineated in Figure 7-1 of Dutton and Associate’s report, as it lies within the area of the Battle of Berryville.

22. **Gate at Triple J Road entrance.** The entrance off of Triple J Road shall be gated during the operation of the solar power plant after construction is completed.

Exhibit A: Emergency Action Plan

Exhibit B: Decommissioning Plan

Exhibit C: Economic Benefits Agreement

Planning Commission Recommendation:

On February 2, 2024 the Planning Commission held a continued public hearing on these applications. No members of the public spoke at this public hearing.

The Planning Commission passed a motion for the recommendation of conditional approval of the special use permit application, including the SUP conditions noted in this report, and conditioned that the Economic Benefits Agreement be finalized and accepted by the Board of Supervisors prior to approval.

The Planning Commission's recommendation for the site development plan was conditional approval, conditioned that DEQ grant approval of the stormwater management plan prior to final approval. As noted above in this report, DEQ issued approval a few days after the Planning Commission made this motion, thereby addressing the condition.

Conclusion:

During the February 20, 2024 Board of Supervisor's Regular Meeting the special use permit and site development plan applications submitted by Horus Virginia I LLC will be presented to the Board for the purpose of scheduling a future public hearing to consider them. Staff recommends that a public hearing be scheduled for the March.

History:

May 5, 2022	Pre-application meeting.
May 25, 2022	Special Use Permit and Site Development Plan applications submitted.
July 11, 2022	Hurt & Proffitt Review Letter (ESC).
August 1, 2022	CTL Review Letter (Karst).
August 8, 2022	Initial Staff Review Letter.
August 17, 2022	Response Letter 1 from Integrity Federal Services.
September 2022	Revised Narrative & Site Development Plan (SP).
January 19, 2023	Hurt & Proffitt Review Letter 2.
January 23, 2023	Staff review email.
February 28, 2023	VDOT review comment letter.
April 4, 2023	Response Letter 2 from Integrity Federal Services.
April 18, 2023	Submission of Decommissioning Plan & Emergency Action Plan.
May 19, 2023	Hurt & Proffitt Approval Letter.
June 22, 2023	DEQ review status letter.
June 27, 2023	Resubmission of Site Development Plan (w/ new entrance off of Triple J Road).
July 12, 2023	Staff Review Letter.
August 1, 2023	Plans Review Committee.
August 2, 2023	VDOT Approval Letter.
August 11, 2023	Plans Review Committee Site Visit and example WV Site tour.
August 16, 2023	Staff comments - site visit tour follow up.
August 29, 2023	Planning Commission Work Session Meeting.
September 1, 2023	Planning Commission Business Meeting – Set Public Hearing.
TBD	Hurt & Proffitt Review Letter 4.
September 25, 2023	Deferral request provided by the Applicant’s agent. Applicant explained intent to modify the location of the equipment yard area.
November 16, 2023	Deferral requested by the Applicant.
November 28, 2023	Scheduled Planning Commission Work Session Meeting.
November 30, 2023	Applicant submitted new documents for review, including decommissioning plan draft, economic benefits agreement draft, emergency action plan draft, and swm agreement draft.
December 1, 2023	Deferral requested by the Applicant.
December 8, 2023	Applicant submitted new documents for review, including site plan revision and response letters to Planning Staff and Hurt & Proffitt.
December 11, 2023	Transmitted to Hurt & Proffitt for review.
December 13, 2023	Hurt & Proffitt review to commence following payment of review fee.
December 15/18, 2023	Correspondence with applicant regarding incomplete review comments.
December 26, 2023	Deferral requested by the Applicant.
January 2, 2024	Scheduled Planning Commission work session.
January 5, 2024	Scheduled Planning Commission Business Meeting / Deferral by Applicant.
January 9, 2024	County Attorney review comment letter regarding decommissioning plan.
January 16, 2024	DEQ review comments on revised site plan.
January 18, 2024	Hurt & Proffitt’s review comment letter received for plan changes.
January 19, 2024	Applicant’s response letter to DEQ’s 1/16/2024 review comments.
	Applicant’s response letter to E&S Consultant’s review comments.
January 22, 2024	Applicant’s response letter to Planning Dept. review comments.
	Revised site development plan submittal with minor changes to address comments.
January 23, 2024	Information submittal from applicant to address solar panel type comment.
January 24, 2024	email from DEQ received clarifying their current review status.
January 30, 2024	Scheduled Planning Commission work session.
February 1, 2024	Revised EBA submitted by the Applicant increasing fee amount to x5 that of Hecate so they are proportionally the same.
February 2, 2024	Scheduled Planning Commission Business Meeting / Continued Public Hearing.
February 5, 2024	DEQ Approval Letter received.



EMERGENCY ACTION PLAN

LEVEL: OPDENERGY

FUNCTION: HEALTH & SAFETY

DOCUMENT CODE: E-OPD-HS-P-0001

VERSION: 01

DATE: 1/23/24

REVISION CONTROL

VERSION	DATE	PARAGRAPH	DESCRIPTION
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01	1/23/24	-	New edition document
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In the event of any structural damage to the panels following a fire, extreme weather or geological event or other such emergency condition, the operator will immediately assess the situation and implement the following action plan:

1. Once the event has ceased, the operator will contact the connecting utility and receive written verification that the entire site has been de-energized, no back-feed power is present, and that the site has been electrically isolated from the electrical grid following proper lock-out, tag-out procedures
2. Once the site has been confirmed as electrically safe, a representative from the owner/operator will survey the site and assess the damage. This assessment will focus on two areas in sequence:
 3.
 - a. Possibility of immediate health and safety concerns relating to physical injury for clean up workers (falling panels, sharp damaged equipment...) All such concerns will be dealt with first in accordance with standard safety protocols to render the site safe for the clean-up crews
 - b. Damaged panels and other equipment will be surveyed for repair or replacement. A comprehensive plan will be compiled for both repair and replacement.
 - i. It will be determined for panels that are to be repaired whether they will be repaired in situ or will be taken to a repair facility. Presumably these panels will only be slightly damaged, and will have maintained the integrity of their seal and would therefore pose no possibility of any leaching materials
 - ii. Panels that are damaged beyond repair will be removed from site (non-operational)
 4. Non-operational panels will be transported from the site as soon as possible. If the damaged panels are staged for anything but immediate pick-up they will be placed on containment material that will prevent the leeching of any of the panel's materials from reaching the soil. Once the panels are all removed, the containment material will be removed and disposed of in accordance with current regulations.

The timing of this process following an event is difficult to predict with any degree of certainty due to myriad factors, such as flooding, fire suppression, fallen trees..., but the Owner/Operator would expect to contact the Utility within hours of the event's culmination. Depending on how damaging and widespread the specific event was the utility could take from hours to weeks to electrically isolate the project. Once isolated however, the operator would be able to assess the site within one to two days and create a repair/replacement plan. With the plan in place, the same factors relating to the amount and severity of the specific devastation, along with the volume of clean-up, will dictate how quickly crews can be contracted and the site returned to good working order.

The Owner/Operator will be responsible for the proper clean-up of the site following any such event that requires the repair or replacement of any such panels.

Periodic inspections of the panels are continuously conducted throughout the operational life of the project. Any damage to the panel housing will be detected and if required the panel will be removed and replaced. A log book of inspections will be kept in the operations building and can be made available to the County upon request.

Approved by:
Corporate Safety & Health



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1.1 Opdenenergy QEHS Policy

QUALITY, ENVIRONMENT AND HEALTH AND SAFETY POLICY

Opdenenergy is an organization with an international presence, in continuous expansion, with focus on the production of energy assets and on the management of all its phases: development, financing, construction, operation and maintenance.

Within the framework of this activity, The Board of Directors of Opdenenergy is committed to show leadership regarding quality, environment and health and safety, by implementing a Management System that enables to:

- Promote the adoption of a process approach, understand the Organization and its context and incorporate risk-based thinking to address risk and opportunities, achieve goals and adapt to changes.
- Integrate the most demanding standards in accordance with a highly competitive market and provide products and services (projects) that enhance customer satisfaction and meet the requirements of its stakeholders.
- Contribute to protect the environment through prevention of pollution, sustainable use of natural resources and promotion of energy efficiency and a low carbon economy.
- Provide safe and healthy working conditions for the prevention of work-related injuries and health impairments, with a commitment to eliminate hazards and reduce risks to occupational health and safety.
- Encouraging consultation and participation of workers and their representatives.
- Ensure compliance with legal, regulatory and any applicable requirements subscribed by the Organization.
- Achieve continual improvement in terms of quality, environment and health and safety.

This policy supports the strategic direction of the Organization and serves as a reference to establish the objectives. It is applicable to any activity, area or subsidiary company of the OPDE Group, made up by the parent company Opdenenergy Holding, S.A and its subsidiary companies operating through the Opdenenergy brand.

This Emergency and Evacuation Plan encompasses all the activities, buildings, structures, systems and components of Bow Power and in particular the facilities of the Vientos de Pastoral Wind Farm. It applies to all employees of Bow Power or those working on its behalf, all employees of the Contractor and Subcontractors, customer representatives and any other visitors to this location.

1. SCOPE

This Emergency Action Plan encompasses all the activities, buildings, structures, systems and components of Opdenenergy and in particular the facilities of the VA project. It applies to all employees of Opdenenergy or those working on its behalf, all employees of the Contractor and Subcontractors, customer representatives and any other visitors to this location.



EMERGENCY ACTION PLAN

CÓDIGO DE DOCUMENTO: E-OPD-HS-P-0001

VERSION: 00

DATE: 11/29/2023

2. REFERENCES

- **ISO 45001:2018** Occupational Health and Safety Management System.
- **OSHA** standards.

Other requirements and specifications that subscribes the organization.

3. DEFINITIONS

DEFINITIONS	
Emergency	A serious situation or event that occurs unexpectedly and requires immediate action.
Incident	Work-related event/s in which the injury/illness or damage (regardless of severity) or fatality occurs, or could have occurred.

4. INTRODUCTION

This Emergency Action Plan has been generated to outline common general emergency measures, which are applicable to this location.

In the event that any activity being carried out requires specific emergency response measures, THE Main Contractor on behalf of Opdenergy is responsible for communicating these emergency measures through its Emergency Action Plan (hereinafter referred to as EAP).

5. RESPONSABILITIES

- Emergency Response Manager: .
- Emergency Coordinator (Alternative 1): .
- Emergency Coordinator (Alternative 2): .
- First Aid Personnel: .



6. IDENTIFICATION OF RISKS AT WORKPLACE

1. Access to work area (PCM office)
2. Falls at the same level
3. Falls at different level
3. Data Display Screen
4. Emergency Response-Evacuation and Fire
5. First Aid
6. Security
7. Traffic – access to the site – commuting
8. Wellbeing - Facilities
9. Electric risk
10. Lighting
11. Manual Load Handling
12. Noise
13. Signage
14. Temperature and Humidity
15. Ventilation
16. Work Teams
18. Contaminated land (Environmental Management, Waste)

7. EMERGENCY CONTACT

In the event of an Emergency, communication will be verbal after sounding the alarm, to immediately inform workers, contractors, visitors who are on site, offices and in the vicinity of the plant and substation.

It is the responsibility of the Emergency Coordinator Manager to prepare and coordinate the internal and external communications that are necessary to carry out and inform the rest of the workers, in general, of the aspects contemplated in this procedure, as well as the acceptance of their suggestions via bulletin board/email. It will be copied to Opdeenergy Global H&S Coordinator and the Construction team for their information.

8. EMERGENCY INFORMATION PROVISIONS

To ensure that the Emergency has been communicated effectively:

- Stay calm – speak slowly and clearly;
- Identify WHO it is;



- Describe WHAT is happening;
- Describe WHERE it is located; and
- Indicate WHAT type of assistance is needed.

9. EMERGENCY AND EVACUATION PROVISIONS

1.1 Evacuation Alarm

In the event of an emergency, the alarm installed in the building will sound for a duration sufficient to ensure that all parties are aware of the emergency situation. It will be necessary to check that all personnel have left the building/plant and are located at the Assembly Point (Located on the outside of the Substation, right in front of the main door – Perimeter fence, signposted on the access esplanade outside the Substation).

The person responsible for on-site tasks will count all personnel, including potential contractors and/or visitors.

1.2 Evacuation Provisions

In case of evacuation, all workers must go to the Emergency Assembly Point (This point is located on the access esplanade outside the Substation).

1.3 Emergency Assembly Point

The location of the Emergency Assembly Point is located in “the access esplanade outside the Substation”, in the outside area, as a safe area”.

1.4 Accounting for All Personnel

After the evacuation, the person in charge on site will carry out a review of the record of personnel present outside the site facilities, to ensure that all personnel have evacuated the offices, substation, plant.

If someone is missing, it will be the Main Contractor responsibility to check that no one is left in the whole site and in the vicinity of the site.

10. EMERGENCY ACTION PROVISIONS

Only trained personnel will be allowed to act in an emergency. All those who do not have adequate preparation must stay away from the risk area.

Upon arrival at the emergency area, an evaluation must be carried out, estimating that there is no potential situation of harm to people or the environment. If this is the case, any unsafe conditions will be corrected immediately to prevent further harm to all persons/environment in question. If it is not possible to act, when there is an immediate danger for the people who are part of the emergency action, you must wait until external support arrives (Firefighters, etc.).

11. AFTER THE EMERGENCY ACTION

Initiate the Opdenenergy Incident Management Program to investigate and record findings.

Use the Emergency Drill Report to review and record emergency preparedness and response measures.



12. REVIEW OF PROVISIONS

1.1 Revision of the Emergency Action Plan

This Emergency Action Plan will be reviewed:

- Semi-annually, in line with the verification of hazards identified at the location;
- In line with local emergency services;
- When the requirements of this EAP changes; and
- When corrective and preventive actions are identified after completion of the Emergency Drill.

1.2 Communication of Emergency Action Plan Requirements

The requirements of this Emergency Action Plan will be communicated to Opdeenergy, Contractors and Subcontractors employees or those working on our behalf and, if necessary, the contractor's employees assigned to work at the site and/or visitors:

- When the employee is initially assigned to a job/task; and
- If there are changes in the EAP.

1.3 Emergency Drills

An Emergency Drill will be carried out:

- As soon as possible after initial approval of the EAP to ensure that it is appropriate to the nature and scale of Opdeenergy operations;
- When any requirement of this EAP is changed; and
- At least once every six months.

After each Emergency Drill, a meeting will be held with the Emergency and Evacuation Team and any other interested party, to review the results of the drill, and evaluate whether or not there are any changes that may be required by this EAP.

Minutes must be taken at this meeting, using the Emergency Drill Report form, which will document the results, and the corrective and preventive measures identified.

13. SPECIAL SERVICE NUMBERS

- 911 - Emergency response.
- 311 - Non-emergency police, fire and municipal business. ...
- 511 - Road and traffic conditions. ...
- 711 - Telecommunications Relay Service (TRS) for the speech and hearing impaired.
- 811 - Call before you dig number arranges for utilities to be located and marked. ...



14. EMERGENCY ACTION PLANS

Exit Routes — Resources

1.1 Emergency Action Plans

Exit Routes

Design and Construction Requirements for Exit Routes

Basic Requirements

The Number of Exit Routes Must Be Adequate

Exit Discharge

Exit Doors Must Be Unlocked

A Side-Hinged Exit Door Must Be Used

The Capacity of an Exit Route Must Be Adequate

Exit Route Must Meet Minimum Height and Width Requirements

An Outdoor Exit Route Is Permitted

Maintenance, Safeguards, and Operational Features for Exit Routes

The Danger to Workers Must Be Minimized

Lighting and Marking Must Be Adequate and Appropriate

Fire Retardant Properties of Paints or Solutions Must Be Maintained

Exit Routes

A Worker Alarm System Must Be Operable

Emergency Action Plans

Application

Written and Oral Emergency Action Plans

Minimum Elements of an Emergency Action Plan

Worker Alarm System

Training

Review of Emergency Action Plan



Fire Prevention Plans

Application

Written and Oral Fire Prevention Plans

Minimum Elements of a Fire Prevention Plan

Worker Information

1.2 Written Emergency Action Plans

Project Contractors and Subcontractors shall submit a written Emergency Action Plan using Safety, "Emergency Action Plan," prior to commencing work activities.

Project Contractors and Subcontractors' Emergency Action Plan shall be developed to coordinate with existing facility/owner response plans.

Items addressed in the Project Contractors and Subcontractor's Emergency Action Plan shall include, but may not be limited to:

- Medical emergencies.
- Fire prevention.
- Hazardous material spills.
- Varying weather conditions.

Project Contractors and Subcontractor's shall review their Emergency Action Plan with affected personnel.

Project Contractors and Subcontractor's shall post their Emergency Action Plan in a conspicuous location to facilitate self-review of the plan, as needed, by affected personnel.

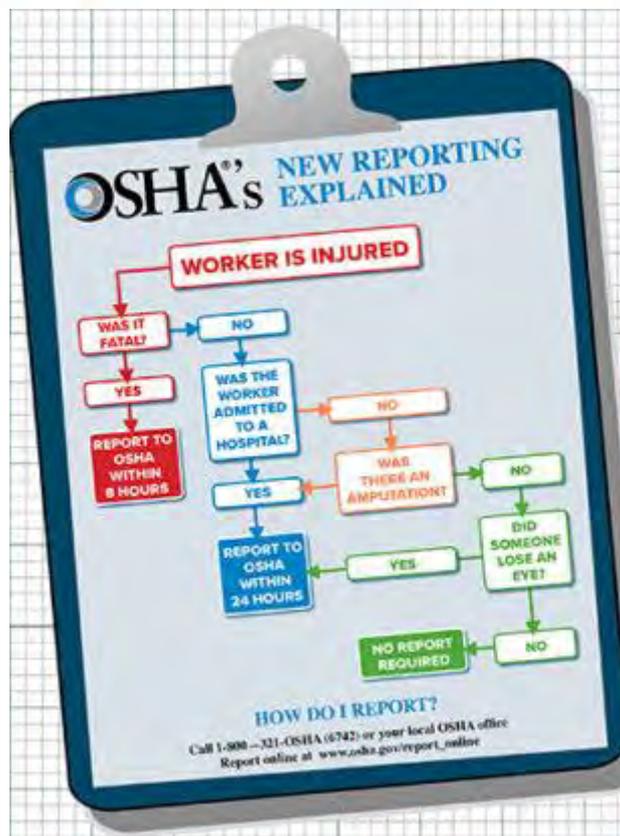
Project Contractors and Subcontractor's shall be expected to update their written Emergency Action Plan, as needed, and to review changes with affected personnel.

The Contractors and Subcontractors shall co-operate with Opdeenergy in the development and maintenance of appropriate Emergency Procedures and Arrangements, including drills.

The Contractors and Subcontractors shall allow for the cost of the time involved. The Contractors and Subcontractors site manager shall be responsible for arranging and managing a roll call from their maintained site attendance / muster list at the assembly point.

FIRE ACTION

	Press the nearest fire alarm button.		Don't stop to collect personal belongings.
	Call the fire brigade if possible.		Report to your assembly point soon.
	Leave the building by the nearest exit.		Don't return to the building until authorized to do so.
	Don't use the lift, use the stair way.		Follow the instructions at the assembly point.





OPDEnergy

Beckett Solar Facility
Decommissioning Plan

Beckett Solar Facility
Decommissioning Plan

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LIST OF APPENDICES

Appendix A. Site Restoration and Decommissioning Cost Estimate

DECOMMISSIONING

This Exhibit addresses the requirements specified in Code of Virginia 15.2-2241.2.

(a) Statement of Performance Criteria for Site Restoration

The Beckett Solar Facility (the Facility), located at 1030 Bellringer Lane, Berryville, VA 22621, is anticipated to reliably and safely operate for an excess of thirty years.

The land leasing arrangement for the approximately 385-acre property on which the Facility is proposed (the Facility Area) is for up to 40 years of operation and could be extended further if the parties agree. Upon termination of the lease, it requires the Applicant to remove Facility components and return the land to substantially the same condition as currently exists. The performance criteria discussed below are meant for Facility decommissioning/restoration, but also will apply in the event that the Facility cannot be completed.

(1) Safety and the Removal of Hazardous Conditions during Decommissioning

The contractor(s) engaged to commence the decommissioning process will be required to provide a safety plan prior to mobilizing that includes site safety orientation training for all on-site workers. The contractor(s) also will be required to establish a Spill Prevention Control and Countermeasure Plan.

The only hazardous material to be used by the Facility during operation will be the cooling oil contained in the transformers. That oil will be drained and recycled or disposed of in accordance with regulations. During the decommissioning work, some vehicle fuel and lubricating oils may be present on-site for the work tools and equipment. The storage and handling of the fuel and lube oil will be managed in accordance with the Spill Prevention Control and Countermeasure Plan.

(2) Environmental Impacts

During the decommissioning work, the contractor will be required to assign a Health, Safety and Environment Manager to monitor the work in compliance with the permits.

Prior to decommissioning, the Applicant will notify in writing Clarke County of their intention to begin decommissioning. The Applicant will engage an environmental consultant to monitor the decommissioning activities and potential environmental impacts. The decommissioning work is expected to have insignificant impacts on the environment. The decommissioning work will not involve any further clearing.

(3) Aesthetics

Landscaping will be left in place to continue its screening function and avoid changing the visual perspective.

(4) Salvage and Recycling

Most of the Facility systems and components are recyclable. Publicly available data shows a market price for scrap materials, indicating these can be profitably recycled by the Applicant or the decommissioning contractor. The major components and their expected scrap codes are outlined in Table 1.

Table 1. Major Components and Scrap Codes

Facility Component
Inverters - Chint CPS SCH125KTL or similar
Transformers - Cooper 3MVA and 2.5MVA or similar
PV Modules – photovoltaic - supplier to be determined based on availability
Racking Frame (Single Axis}
Racking Posts
Tracker Motors
LV Wiring - #10, 2/0, #2 bare, 500MCM
MV Wiring - 2/0 Bare, 500MCM
Chain Link Fence Fabric & posts
Disconnect Switches
Electronic Controls
Road Stone

The photovoltaic (PV) solar modules contain recyclable material (silicon, metal). PV manufacturers are establishing programs to receive recycled PV modules, however PV modules are anticipated to have residual value as a complete component.

The following general statements can be made about the present state of the salvage market with regards to crystalline silicon PV modules:

- The United States has a robust market for the salvage, recycling, and re-sale of industrial materials including the aluminum frame, glass fronts, and silicon which comprise the majority of a PV module.
- A number of websites post publicly available data on the scrap values of industrial materials in different regions of the United States. Example websites for pricing include: priceofscrapmetals.com, scrapmonster.com, rockawayrecycling.com, and recycleinme.com.
- Decommissioned PV modules from the Facility can be resold as industrial materials in the national salvage market. Possible salvage operations include: Cleanlites, ECS, Metal & Catalyst Resources, and Morgen Industries.
- PV modules also may be resold as functional modules for power production. PV Modules will continue to operate after years of use, though producing less power than their initial ratings. The industry has observed a degradation rate of 0.2-1% per year, with 0.7% used as an industry-wide assumption in the United States. Based on a 0.7% degradation rate, a 400-watt (WJ PV module would be rated at 335-W after 25 years of operation. The module would need to be tested prior to re-sale to verify the new ratings.
- PV power plants may be re-powered at "end-of-life" with new inverter systems or may be decommissioned with PV modules re-sold for use at another plant.

The PV modules residual value is conservatively assumed to be priced at 5% of original value.

(5) Potential Future Uses for the Facility Area

The Applicant may consider extending the Facility life or repowering the Facility, subject to required regulatory approvals. The cabling systems and tracker structures may provide reuse in situ and allow replacement of PV modules and inverters thereby repowering as a refreshed solar project. The Applicant will obtain any required approvals for repowering.

Upon the Facility Area being restored after Facility operation is terminated, the land may be used **as permitted by applicable codes and ordinances**. The planned Facility Implementation and decommissioning will not inhibit any of those possible uses.

(6) Decommissioning and Restoration Plan

The draft plan for decommissioning and restoration is provided below. The Facility decommissioning cost estimate is provided as Appendix A. It is expected that the salvage value of the components and material will far exceed the decommissioning and restoration costs. It is noted that even if the salvage value of PV modules is excluded from the decommissioning estimate, the remaining Facility salvage value is greater than the cost of Facility decommissioning and site restoration. However, with respect to Code of Virginia Title 15.2-2241.2, the Applicant shall provide financial assurance of such performance to the locality in the event the Applicant does not decommission the site after the project is considered inactive.

The financial assurance will be in the form acceptable to Clarke County per Title 15.2-2241. The costs will be allocated to Clarke County based on the estimated cost associated with removal of the facilities and restoration of the Project area Identified in Exhibit A. The cost for security shall include 25% additional total estimate value to include Clarke County Administrative Costs per Section 8 of the Zoning Ordinance. Finally, the security shall include a Landscaping Maintenance Guarantee pursuant to 8.2 of the Clarke County Zoning Ordinance. The estimates shall be updated to reflect inflation and any other changes every fifth year after commercial operation. Inflationary adjustments to cost estimates will be evaluated using the Consumer Price Index (CPI). Updated estimates will be filed with Clarke County every fifth year after commercial operation.

Upon decommissioning the Facility, the Applicant will engage one or more reputable contractors to perform the Facility decommissioning. The decommissioning and restoration work will generally involve the following:

- Planning, permitting, and consultation;
- Disassemble and recycle PV panels;
- Remove and recycle inverter stations, combiner boxes, and switchboards;
- Remove transformers and transport to a licensed facility for draining, disassembly, and recycling;
- Remove circuit breakers and transport to a licensed facility for degassing, disassembly, and recycling;
- Disassemble and recycle tracker steel components;
- Disassemble and recycle substation steel and components;
- Remove and recycle tracker I-beam posts;
- Remove, crush and recycle concrete foundations (substation components and inverter skids);
- Remove and recycle selected stone roads;
- Remove and recycle perimeter fencing;

- Collect and dispose of non-recyclable materials (loose debris, road filter fabric, select substation components, above ground PVC conduits);
- Regrading and decompaction as needed and any holes will be filled with appropriate fill in consultation with Clarke County; and
- Clean up and inspection.

The contractor will be required to properly manifest all material leaving the site and properly dispose to licensed recycling and disposal programs.

The decommissioning is anticipated to be completed over a six (6) month period, most likely during a summer season that provides drier conditions. The workforce may consist of up to a peak of about 40 on-site workers sourced primarily locally. Restoration of the site will begin during the decommissioning process and monitored for a full year following completion of all decommissioning activities to ensure success of re-vegetated areas.

Project decommissioning is generally triggered only by an event such as when the Project components reach the end of their operational life (although select components will likely be updated as technology improves over time). The Project will be considered to be inactive if the Project is not generating any electricity for a period of twelve (12) consecutive months unless the cause of the failure to generate electricity is (i) a repair, restoration or improvement to an integral part of the Project that affects the generation of electricity and that repair, restoration or improvement is being diligently pursued by the Owner; (ii) temporary inability of the electrical transmission system to accept electrical power generated by the Facility; or (iii) an event of Force Majeure (each, a "Triggering Event").

Force Majeure includes, but is not limited to, causes or events beyond the reasonable control of, and without the fault of negligence of the Company, including, without limitation, acts of God, sudden actions of the elements such as floods, earthquakes, hurricanes, or tornadoes; sabotage; terrorism; war; riots; explosion; blockades; pandemic; and insurrection. In the event that the Owner anticipates that corrective options (regarding energy output) will extend beyond the aforementioned 12-month period, It will file a notice to Clarke County, describing the circumstance and provide updates regarding the estimated amount of time required for those actions. If properly maintained, the expected lifetime of a utility-scale solar panel is approximately 35 years with an opportunity for a project lifetime of 50 years or more with equipment replacement and repowering. Depending on market conditions and project viability, solar arrays may be retrofitted with updated components (e.g., panels, frame, tracking system, etc.) to extend the life of a project. In the event that the modules are retrofitted, the original modules would be sold as resale or salvage, depending on the market at that time. At the end of the Project's useful life, the panels and associated components will be decommissioned and removed from the Project.

In the event the Owner fails to perform necessary Decommissioning and/or Restoration activities (when required) and Clarke County has to carry out such Decommissioning and/or Restoration activities in accordance with the terms herewith, the Applicant hereby acknowledges and agrees that it will use its commercially reasonable efforts to ensure Clarke County has the necessary access rights to carry out such Decommissioning and/or Restoration, including granting Clarke County the right to use the Company's easements and access rights to carry out any Decommissioning and/or Restoration.

Preparation

Prior to the start of decommissioning work, the Facility Area will be assessed for existing conditions to ensure proper planning and management of the disassembly and movement of materials is done while

protecting surrounding natural resources. Accordingly, erosion and sedimentation Best Management

Practices will be installed prior to the commencement of the decommissioning activities pursuant to any applicable permits.

The Applicant will make arrangements for the disposal and recycling programs that will receive the decommissioned materials. The Applicant will require the decommissioning contractor, its haulers, and the receiving facilities to maintain proper documentation in order to manifest and track the disposed materials.

(i) **Site Mobilization**

Existing access roads will be suitable for the decommissioning work. The site perimeter fencing will be maintained until the last stages of the work. If desired by the landowner, the site fencing may be left in place. During the active on-site decommissioning activity, the main gate entrance will be secured at night. If theft events occur, the Applicant may establish nighttime security presence, patrols, or other measures.

Prior to decommissioning, the Applicant will coordinate with the electric utility to de-energize the Facility and process the substation disconnection and closure. The main electric disconnect switches will be verified and secured open with lock-out / tag-out procedures. The contractor will lock-out and tag all the Facility inverter stations and combiner boxes, thereby de-energizing the entire Facility alternating current (AC) power system. Work will mainly occur during daytime hours

(ii) **System Removal**

The contractor will first systematically disconnect all PV modules, thereby disassembling the direct current collection system and rendering the entire Facility safely de-energized. As portions of the Facility Area are fully de-energized, the work crews will begin disassembly of the Facility infrastructure. The contractor will systematically disassemble the PV panels, tracker components, inverter stations, and substation equipment.

The demolition debris and removed equipment may be cut or dismantled into smaller pieces that can be safely lifted or carried by the deconstruction equipment being used. The majority of glass and steel and aluminum will be processed for transportation and delivery to an off-site recycling center. Minimal non-recyclable materials are anticipated; these will be properly disposed of at a qualified disposal facility. Demolition debris will be placed in temporary on-site storage areas until final transportation and disposal/recycling. PV modules will be packaged and resold in the secondary market for reuse.

The direct current/alternating current power collection system will be dismantled and removed. All cables and conduits that are removed will be recycled. All aboveground cables and electrical interconnections will be disconnected. The low voltage underground cables planned at a depth of about 36 inches will be easily pulled out and removed while the deeper medium voltage cables planned at about 48 inches depth will be abandoned in place. Cable and conduit stub ups will be cut at least 30 inches below ground.

The overhead feeder line that leads into the Facility's offsite interconnection will be removed unless the landowner determines that the electrical service line will be beneficial for future use of the site, in which case, after notification to the Utility, the line may remain after decommissioning.

There will be very few concrete foundations on-site, primarily for the small number of transformers. The concrete foundations will be removed and disposed of in a licensed landfill. Steel I-beam type posts or piles that support the trackers will be mechanically removed and salvaged. The area will be lightly graded to match preexisting site soil conditions.

(iii) **Transport**

The Applicant will require the contractor to organize the decommissioning work in a staged and systematic fashion providing tracking of the material leaving the Facility Area. Designated material collection areas will be established on-site where the material will be collected and packaged as needed for truck transport off-site. The material shipped off-site will be firmly secured to comply with the State's Department of Motor Vehicles regulations. Any loose material loads must be covered. The contractor will ensure all trucks and trailers are safe, road worthy, and meet all Department of Motor Vehicles permit requirements, including current valid registration and inspection requirements.

All material leaving the Facility Area will be manifested to identify the destination disposal or recycling center to which the material will be delivered.

(iv) **Site Restoration**

The facility area will be restored as set forth in the Code of Virginia 15.2-2241.2. The owner will stabilize the soil and re-vegetate the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices.

(v) **Facility Closeout**

Upon completion of the decommissioning and site restoration, the Applicant, the contractor, and a Clarke County representative will conduct a final walk-through inspection and the contractor will correct any remaining punch list items. Unless otherwise agreed with the landowner, all permits required for the decommissioning will be closed out, and all temporary erosion and sediment control measures (silt fence, etc.) will be removed.

Upon final completion, the Applicant will provide the landowner with a completion letter including as-built drawings of any facility features left in place such as roads and deep underground cables. No live circuits will exist after Facility is de-energized.

Upon final completion, the Applicant will send a notice of Facility Closeout to Clarke County and DEQ.

(b) Subsurface Drainage Improvement Accounting

There are no known active subsurface drainage tile in the agricultural fields. As the Facility Area is generally open and flat, relatively limited grading is planned for the Facility. Therefore, the Facility drainage design established for the solar Facility will be generally maintained after decommissioning to continue stable site conditions. After decommissioning and site restoration, the site drainage patterns should remain as is. Prior to decommissioning, the Applicant will evaluate the site drainage design and update it if needed for the Facility Area after restoration.

(c) Planned Notifications Regarding Decommissioning

The Applicant will continue their coordination and communication with the landowner and formally provide the landowner with advanced notice of the planned decommissioning in accordance with the lease agreements.

At least 120 days prior to beginning the decommissioning work, the Applicant will consult with local County representatives to discuss the planned decommissioning and possible reuses of the Facility Area. Consideration may be given to preserving select Facility components that may be reused for future development at the Facility Area. The Applicant will review the decommissioning plans and schedule a meeting with local officials and incorporate applicable feedback.

The notification will include an updated Decommissioning Plan, discussion of schedule, planned activities, where and how the material will be recycled and disposed of, estimated workforce. The Applicant will consult with the state and local authorities having jurisdiction regarding the planned decommissioning activities and possible uses of the Facility Area after decommissioning.

Appendix A. Site Restoration and Decommissioning Cost Estimate

Calculation of the Decommissioning Amount									
acres/mw	project size mw	ac	acres	deposit/acre	Decommissioning Bond amount	percentage of Bond payment	opdenergy annual	bc life of bond	lifetime cost
		50			\$ 1,862,362	1%	\$ 18,624	40	\$ 744,945

Calculation of the Decommissioning Cost				https://www.priceofscrapmetals.com/alabama/			
Total cost of Demolition	Value	Disposal Cost	Net Disposal Cost	Current scrap price	11/8/2022		
Panel Disposal by Weight	NO			per unit/ lb./ ton	Tons per MW	Project Weight in Tons	Current scrap value
Scrap Value of Panels (unit)	\$ -	\$ 215,104	\$ 215,104	\$ -			
Scrap Value of Concrete (Ton)	\$ -	\$ 170,560	\$ 170,560	\$ -			
Scrap Value of Copper (Ton)	\$ -	\$ 38,500	\$ 38,500	\$ 3.17	7.70	385	\$ 2,440,900
Scrap Value of Steel (Ton)	\$ -	\$ 92,400	\$ 92,400	\$ 280.00	61.60	3,080	\$ 862,400
Scrap value of Aluminum (Ton)	\$ -	\$ 31,350	\$ 31,350	\$ 0.91	20.90	1,045	\$ 1,901,900
Scrap Value of Inverters (unit)	\$ -	\$ 4,566	\$ 4,566	\$ -			
						Total	\$ 5,205,200
Total Disposal Cost			\$ 552,480				
Total Labor Cost			\$ 638,400				
Total Equipment Cost			\$ 190,000				
Removal of Misc (Shed and utility poles)			\$ 10,000				
Misc Tools, Consumables, Rentals and Equipment			\$ 20,000				
Sub Total			\$ 1,410,880				
Contractor Premium	10%		\$ 141,088				
Contracted Sub Total			\$ 1,551,969				
Contingency	20%		\$ 310,394				
Grand Total for Decommissioning			\$ 1,862,362				

Site Restoration			
Re-grading and filling of holes/depressions		\$	78,400
Road Removal		\$	55,200
Fence Removal		\$	24,300
Re-seeding		\$	11,000
Planting of Misc Landscaping		\$	5,000
Total Restoration Cost		\$	173,900
Contingency	20%	\$	34,780
Grand Total for Site Restoration		\$	208,680
Total Cost for all Decommissioning and Restoration		\$	2,071,042



ECONOMIC BENEFITS AGREEMENT

This Economic Benefits Agreement, dated this ____ day of _____, 2024, is by and between the BOARD OF SUPERVISORS OF CLARKE COUNTY, VIRGINIA (“County”), party of the first part, whose mailing address is 101 Chalmers Court, Suite B, Berryville, Virginia 22611 and HORUS VIRGINIA 1, LLC, its successors or assigns (“Horus”), party of the second part, whose mailing address is 615 Crescent Executive Court, Suite 130, Lake Mary, FL 32746.

RECITALS:

WHEREAS, Horus made application for a special use permit applicable to a parcel of real estate (“the Parcel”), specifically identified as Tax Map #13-A-13 and #13-A-56, for a 50 - megawatt solar photovoltaic project (“Project”), a solar energy facility within the meaning of the Clarke County Zoning Ordinance, allowed by special use permit in the agricultural district in which the Parcel lies; and

Whereas, changing the use of the Parcel from agricultural use to a solar energy facility in accordance with the application may eliminate or reduce various personal property taxes including, but not limited to, taxes on the personal property installed in connection with the project which may not be assessed as a result of Code of Virginia §58.1-3660, which was enacted after Horus began its effort to obtain zoning clearance for its project and which eliminated certain economic benefits which both parties expected the County to realize from the project; and

Whereas, the special use permit (SUP-22-01) was approved by the County, which special use permit contains a condition which provides that “Prior to the issuance of a land disturbance permit, the Applicant shall enter into a written agreement with the County providing for payments to the County in addition to real estate taxes ... “; and

Whereas, Horus wishes and offers to ameliorate any possible negative economic consequences of its Project, including, but not limited to, those caused by Code of Virginia §58.1- 3660, and to enter into this agreement in compliance with of SUP-22-01.

NOW, THEREFORE, the parties agree as follows:

1. Horus will be responsible for the payment of Roll Back taxes to the County as a result of the Parcel being no longer eligible for land use real estate tax treatment, the Roll Back taxes being estimated to be \$ _____;

2. Horus shall pay the County annually upon commencement of the Project, for a period of twenty-five (25) years, the minimum sum shown on attached Schedule A, which sum shall not include the annual real estate taxes payable on the Parcel (“Good Neighbor Payments” (GNP)).

Witness the following signatures and seals:

BOARD OF SUPERVISORS OF
CLARKE COUNTY, VIRGINIA

By: _____
County Administrator

Date

HORUS VIRGINIA 1, LLC

By: _____

Its: _____

Date

Original Application

SP 22-02
SLP-22-01

CLARKE COUNTY LAND DEVELOPMENT APPLICATION



Applicant HORUS VIRGINIA I LLC
 Applicant's Address 110 FRONT STREET - SUITE 300
JUPITER FL 33477
 City State Zip Code
 Applicant's E-Mail Address _____
 Agent (Contact Person) BEN SVEDLOW Phone 304-725-8456
 Agent's Company INTEGRITY FEDERAL SERVICES
 Agent's Address 148 S. QUEEN STREET, SUITE 201, MARTINSBURG, WV 25401
 Current Property Owner BELLRINGER FARM, LLC
 Owner's Address P.O. BOX 318 Phone _____
 Correspondence to be sent to: Applicant Owner Agent Other
 Tax Map Parcel Number 13-A-13 & 13-A-56 Magisterial District RUSSELL
 General Project Location BELLRINGER LN. Site size (gross/net acreage) 400.42

Check Appropriate Request:

PLANNING COMMISSION

- Major Subdivision
- Minor Subdivision (1 or 2 lots)
- Administrative Subdivision (parcels > 100 acres)
- Boundary Line Adjustment
- Site Plan
- Site Plan Amendment
- Erosion & Sediment Plan
- Storm Water Plan
- Maximum Lot Size Exception

PLANNING COMMISSION & BOARD of SUPERVISORS

- Rezoning
- Special Use Permit
- Comprehensive Plan Amendment
- Zoning Ordinance Text Amendment
- Subdivision Ordinance Text Amendment
- Other

BOARD OF ZONING APPEALS

- Administrative Appeal
- Variance
- Special Exception

BOARD OF SEPTIC & WELL APPEALS

- Administrative Appeal
- Variance

BERRYVILLE AREA DEVELOPMENT AUTHORITY

- Site Plan
- Site Plan Amendment

HISTORIC PRESERVATION COMMISSION

- Certificate of Appropriateness

Complete as applicable:

Name of Subdivision, Development, or Proposal BECKETT SOLAR
 Proposal/Request CONSTRUCT SOLAR FARM
 Existing Zoning AOC Proposed Zoning AOC # of Proposed Lots N/A

Applicant: The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged. Applicant's Signature _____ Date 4/19/22

Owner: I have read this completed application, understand its intent, and freely consent to its filing. If this application is for the purpose of subdivision, I understand that further subdivision of this property will not be permitted within twelve (12) months of approval of this action, unless an Exploratory Sketch Plan is submitted with this application. Furthermore, I grant permission to the Planning Department and other authorized government agents to enter the property and make such investigations and test as they deem necessary. Owner's Signature _____ Date 4/18/22

101 Chalmers Court
 Berryville, VA 22611

www.clarkecounty.gov

(540) 955-5132
 Fax (540) 955-5180

Application fee (minus 3rd party review fees)

Clarke County Government
TREASURERS OFFICE
101 Chalmers Ct
Berryville, VA 22611
(540) 955-5160
Welcome

004821-0023 Tracy W. 05/25/2022 03:18PM

MISCELLANEOUS

Engineering Pass Through
Fees (PTPLN)
2022 Item: PTPLN
1.0 @ 8,400.00
Engineering Pass
Through Fees (PTPLN) 8,400.00

8,400.00

PERMITS / INSPECTIONS

Site Plan AOC/FOC/NP -
FEE
2022 Item: SP-22-02|SPA
Balance due: 0.00
Balance unpaid: 0.00 2,500.00

Special Use AOC/FOC - FEE
2022 Item: SUP-22-01|SUPA
Balance due: 0.00
Balance unpaid: 0.00 825.00

3,325.00

Subtotal 11,725.00
Total 11,725.00

CHECK 11,725.00
Check Number 1446

Change due 0.00

Paid by: INTEGRITY FEDERAL SERVICES INC

Thank you for your payment

CUSTOMER COPY

SCHEDULE A

Annual payments pursuant to agreed Economic Benefits Agreement

GNP	\$212,500
Year 1	\$104,960
Year 2	\$106,985
Year 3	\$109,070
Year 4	\$111,205
Year 5	\$113,380
Year 6	\$115,600
Year 7	\$117,910
Year 8	\$120,265
Year 9	\$122,670
Year 10	\$125,120
Year 11	\$127,620
Year 12	\$130,170
Year 13	\$132,775
Year 14	\$135,430
Year 15	\$138,135
Year 16	\$140,895
Year 17	\$143,710
Year 18	\$146,585
Year 19	\$149,515
Year 20	\$152,500
Year 21	\$155,550
Year 22	\$158,660
Year 23	\$161,830
Year 24	\$165,065
Year 25	\$168,365
Total	\$3,566,470

It is the agreement of Horus and the County that the above stated schedule and agreed upon Economic Benefits Agreement shall be the sole amount collected by the County and paid by Horus for a period of the twenty-five years commencing upon the date of completion of the installation of the commercial solar field and the delivery of power to First Energy from the commercial solar field. The County does agree that these payments and the above payment schedule shall be in lieu of any other payments required to be paid to the County whether they be by way of real property taxes, personal property taxes, machine and tool taxes, or any other County tax.

Narrative submitted
with the application.

BECKETT
SOLAR ENERGY
FACILITY

SPECIAL USE PERMIT

CLARKE COUNTY
VIRGINIA

APRIL 2022
Revised September 2022

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
OPDEnergy

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SUPPLEMENTAL INFORMATION

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Part 1 – Executive Summary

On behalf of OPDEnergy, Integrity Federal Services is pleased to submit the requisite information for the review and approval of a Special Use Permit and Land Development Site Plan Application Process as required by Clarke County Planning and Zoning Department.

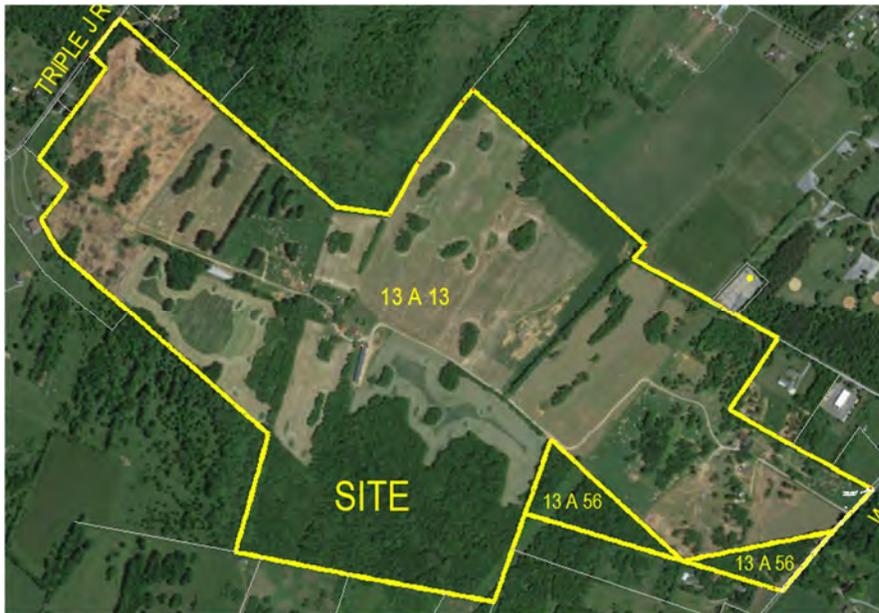
The Special Use Permit has been prepared in conformance with the 2021 Edition of the Zoning Ordinance, adopted August 17th, 2021.

The SUP is for a 50-megawatt solar PV power plant. The site is adjacent to an existing substation and will limit the installation of the solar panels to a radius of 1 mile from the substation.

The project is being proposed by OPDEnergy, international experts in the development of renewable energy including solar photovoltaic and onshore wind energy production. They will permit, design, construct and manage the project.

The properties selected for the 50 MW Photovoltaic Facility are 400± acres located within the Agricultural-Open Space-Conservation District (AOC Zoning) of Clarke County, Virginia.

The facility will be constructed in accordance with all applicable rules and regulations including those related to setbacks, screening, and protection of environmental features.



Project Site – Aerial Photo

Part 2 – Property Information

PARCELS

The project site includes two contiguous parcels.
Parcel information is as follows:

Parcel #1
Tax Map – 13 A 13
Address – 1030 Bellringer Lane
DB 579 Page 419
389.66 acres

Parcel #2
Tax Map – 13 A 56
Address – 1030 Bellringer Lane
DB 579 Page 419
16.35 acres

ZONING

Both parcels are located in the Agriculture Conservation District (AOC).

SIZE

The applicant has completed a boundary survey for the two parcels, per this survey the combined size of both parcels is 400.4 acres.

The parcel is currently used for several different uses as permitted in the AOC district. The largest portion of the Property is used for pasture land and hay production. The properties also include land used for crop production, residential structures, agricultural outbuildings and portions of the site in a forested condition.

SITE CHARACTERISTICS

The parcels are relatively flat and do not include large areas of steep slopes. Some rock outcroppings can be found on the properties and the applicant has completed a geotechnical evaluation of the site. The properties are located in a limestone area and mitigation is proposed for karst features on the Property.

The Property is well screened from adjacent uses and roadways.



CURRENT USE

Beckett Solar Facility – Special Use Permit

Part 3 – Solar Facility Use Regulations

1. Location. If such plant is not part of a “behind-the-meter” program, then such plant shall be adjacent to and all facilities located within one mile of a pre-existing electrical substation of 138 kV or higher voltage.

The proposed project is adjacent to a pre-existing electrical substation of 138kV or higher voltage.



2. Minimum Lot Size. No such plant shall be erected on any lot less than twenty acres in size. The project includes 2 lots with a combined size of 400.4 acres. There are no solar panels proposed for the smaller parcel, although it will be used to meet the storm water requirements for the project.
3. Setbacks. All above ground facilities associated with such plant (excluding perimeter security fencing) shall be considered a structure for the purposes of determining required setbacks.

Setbacks for structures will be provided per Clarke County regulations

- 75' from Property line
- 100' from centerline of secondary highway
- 100'/25' from sinkholes – this setback can be modified to 25' per section 6-H-15-d.2

For the purposes of this application 13 A 56 and 13 A 13 are treated as a single parcel with no setbacks from internal Property lines.

Section 7.2.7 describes the requirements for a Karst Plan in Clarke County. Per Section 7.2.7 D.2.b the setback for structures from sinkholes can be reduced to 25' with engineering to ensure structural stability.

The setback requirement serves to protect structures from subsidence associated with sinkholes. For solar panels the risk is minimal since the hydrology of the site has very minimal change as part of the development of the solar facility.

Mitigation for solar panels will be conducted in the field at the time of installation. The intent of the mitigation is to protect the buffer area from traffic, prevent sediment from entering the sinkhole and to maintain preconstruction surface drainage patterns. See Part 5 for mitigation strategy.

Solar panels have a minimal impact on the land. Typically, these installations impact less than 0.5% of the area. The following generally describes the installation practices that will be used.

The panels will be supported on W6x7, W6x9, and W6x15 driven H-piles with a minimum embed depth of 8 feet. The piles will be pre-drilled where required due to shallow bedrock conditions. The site soils are anticipated to be predominantly moderate to high plasticity clay (CL, CH), and shallow rock is likely to be encountered across portions of the site.

For “engineering to ensure structural stability” within the 25 to 100 foot setback zone of the Class I sinkholes, the panels will be supported on steel H-pile deep foundations which are considered minimally invasive in the karst conditions. Piles which require pre-drilling into rock will be grouted in place after pile installation. Pile driving within the parapet limits of the sinkhole is not permitted in order to avoid disturbance of the soils at equilibrium closer than the County required 25 foot setback limitation. Additionally, engineering controls will be utilized during all pile driving operations to prevent petroleum product spills and equipment leaks from entering the subsurface.

4. Safety/Access. A security fence (height and material to be established through the special use permit process) shall be placed around the perimeter of the solar power plant and electrical

Part 3 – Solar Facility Use Regulations

equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. Warning signage shall be placed on electrical equipment and plant entrances.

All solar equipment and structures will be placed within areas secured by 6’ chain link fencing. A minimum of 2 entrances will be placed per section (see Site Plan). Construction of the security fencing will be installed concurrently with the installation of the solar panels. OPDEnergy will coordinate with Clarke County emergency personal and other stakeholders to provide Knox Box keys and to ensure that all parties understand where and how to access these areas. Access to the residential uses will not be gated.

- 5. Noise. No such plant shall exceed sixty-five dBA as measured at the Property line or fifty dBA as measured at the nearest neighboring inhabitable building.

Construction (noise)The construction of the project will occur over about 8-12 months and may include the following stages.

- o Equipment Mobilization
- o Installing steel racking, trenching electrical cabling
- o Install inverters, PV modules, electrical equipment
- o Commissioning, testing, and startup

During the early stage of installing the steel racking piers, there may be noise from the pile driving equipment. This work will only be performed during the daytime, no offsite work is required.

Operation (noise)The Project operation will comply with the County ordinance requirement to limit noise from the facility. The ordinance requires noise be limited to below a level of 65 dBA at the Property line and below 50 dBA at nearest receptor or inhabitable building. The facility noise is anticipated to be well below the ordinance limit. Solar power projects have very limited moving or operating equipment. The PV

panels do not emit noise. It should be noted that the solar power facility will only operate during daytime and will not contribute to noise during quiet nighttime periods

The potential noise sources during operation may include inverters (which convert DC power to AC power) and associated transformers that will be packaged on small equipment skids. The development will consist of approximately 17 inverter/transformers which will be dispersed among the solar panel arrays throughout the site. The inverter packages are expected to emit a noise less than 79 dBA at about 3 feet distance. The equipment will be located in central areas, away from Property lines and will be shielded by the PV panel arrays. The location of each inverter will be based on the final facility design, final placement of the packages will most likely be located at a distance greater than 200 feet from any Property line. At that distance the noise contribution from the inverter/transformers are expected to be less than 50 dBA, far less than the required 65 dBA. The noise contribution from the equipment will dissipate with distance and below the required noise at the nearest receptors. The selection and design of the inverters and location on the site will ensure noise meets Clarke County requirements. In the event, any operational noise is deemed non-compliant (above the 65 dBA), Horus Virginia 1 LLC would provide suitable measures to mitigate noise within or below the 65 dBA ordinance requirement.

- 6. Landscaping. Such a power plant shall be considered a commercial use for the purposes of determining landscaping requirements.

Commercial buffering and screening have been provided on the Site Plan. Existing trees, shrubs and forest has been preserved to contribute to the landscaping. The Site Plan will comply with the Clarke County Zoning Ordinance.

- 7. Local, State, and Federal Permits. Such a plant shall be required to obtain all necessary permits from the U.S. Government, Commonwealth of Virginia, and Clarke County, and comply with

Part 3 – Solar Facility Use Regulations

standards of the major code and safety organizations that apply to generation projects (the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), and Institute of Electrical and Electronics Engineers (IEEE)).

The project will comply with all local, state and Federal regulatory requirements and acquire the necessary permits.

- 8. Electrical Interconnections. All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be minimized.

Horus Virginia 1 LLC entered the PJM Transmission Interconnection and was assigned a queue position AGI-415 known as Double Tollgate-Old Chapel 138 kV. The Form of Generation Interconnection Feasibility Study Agreement with PJM identifies its plan to interconnect with the APS system by tapping the Double Toll Gate – Old Chapel 138 kV line with a three-breaker ring bus interconnection substation and loop the Double Toll Gate – Old Chapel 138 kV line into the new substation. The transmission line tap will be located approximately 9.71 miles from Double Toll Gate substation and 0.11 miles from Old Chapel substation. The installed facilities will have a total generating capability of 50.0 MW AC.

All electrical interconnection or distribution lines will comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be minimized to the extent possible.

Part 3 – Solar Facility Use Regulations

- 9. Project description and rationale. Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.

Project Type	Solar PV (polycrystalline PV modules on trackers)
Project Size	50-megawatts AC
Rated Power Output	50-megawatts AC
Safety	Equipment will be UL listed/comply with applicable electric codes
Noise Characteristics	Inverters/transformers generate minimal noise which will be virtually inaudible from project boundaries
Manufacturers	Manufacturers of key equipment (e.g., PV modules, inverters, racks) have not yet been finalized but will be finalized during final construction design
	(late Q1/early Q4 2022). Only high-quality, bankable equipment will be selected (Tier 1)
Project Timeline/ Development Phases	<ul style="list-style-type: none"> • Permitting: Q2 2021 – Q1 2022 • Site prep: Q4 2022 • Construction: Q4 2022 – Q4 2023 • Project completion/interconnection: Q4 2023 – Q1 2024
Project Life	15 years
Likely Markets for Generated Energy	N/A
Possible Future Expansion	N/A

- 10. Economic analysis. Provide economic cost/benefit analysis describing generated Property taxes, sales taxes, other taxes, construction dollars spent locally, estimated construction jobs and construction payroll, estimated permanent jobs and continuing payroll, and costs associated with impact on roads and other county infrastructure in the area.

The Project will represent a significant capital investment into the community. Estimated Project capital investment is expected to be up to approximately \$40 million dollars. Additionally, annual lease payments to the landowner will result in increased tax revenue to the Commonwealth and the County.

The Project will comply with all local and County tax laws currently in place. Discussions are continuing with the County Assessor to determine those values and are dependent on actual dollars spent as well as current Commonwealth laws and determinations by the Assessor. As noted below, the following local jobs will be expected during development, construction, and operations.

Horus Virginia 1 LLC will have an Engineering Construction and Procurement company to manage the acquisition of equipment and the construction process. Much of the construction activities will be performed by local contractors, to the extent those qualified contractors are

Part 3 – Solar Facility Use Regulations

available. This will include electrical work, civil and construction work and landscaping activities.

During the operation of the Project, it is expected that most operations and maintenance activities will be conducted by local Clarke County firms. While the majority of Operations and Maintenance activities relate to the maintenance of vegetation and plantings, project roadways, there are additional opportunities to perform routine maintenance. Horus Virginia 1 LLC believes that it is in the best interest to perform these activities with local contractors.

With regard to local infrastructure, the development, construction and operation of the Project is expected to have little or no impact on roads or other County services. The Project will be designed according to all laws and ordinances but operates as a benign system requiring no additional County services. Very minimal water is required during the operation of the system (e.g., for occasional PV panel washing) and it is possible that water could be sourced from off the Property (e.g., trucked in). The Project will produce no emissions as would be produced by a fossil fuel plant, thus there will be no additional reporting requirements that the County may be required to report to various Commonwealth and State Agencies. Further, there will be a reduction in stormwater runoff impacts as the project will require minimal pesticides as compared to the quantity of pesticide/fertilizer use currently taking place due to farming activities.

Position	Number of Jobs
Construction	60
Electrician	10
Earthworks	10
Communications	2

Position	Number of Jobs
Operations	5
Maintenance	5

11. Visual impacts, appearance and scenic view sheds. Provide visual simulations providing vantage points considering a three hundred sixty degree view of the project site.

See Appendix F

12. Wildlife habitat areas and migration patterns. Address potential impact on wildlife especially endangered or threatened species, on the site and in a biologically significant area surrounding the site.

See Appendix D

13. Environmental analysis. Identify impact analysis on historic, cultural and archaeological resources, soil erosion, flora in the project area, water quality and water supply in the area, dust from project activities, and cumulative impacts of other adjacent power plant projects.

Identify impact analysis on historic, cultural and archaeological resources.

See Appendix E - Cultural Resource Assessment

Soil erosion
Refer to Site Plan for erosion and sediment control practices and calculations. Soil erosion will be controlled during all stages of construction.

Flora in the project area

See Appendix D

Water quality and water supply in the area
The project will implement storm water and E&S measures to mitigate any impacts to the quality of water leaving the site. Project will be permitted through DQE. The project has no new wells that would impact water supply in the area.

Dust from project activities
Dust from project activities will be controlled during construction as required by Clarke County and applicable regulatory agencies. Once construction is complete and the site is fully stabilized there will be minimal generation of dust from project activities.

Part 3 – Solar Facility Use Regulations

Cumulative impacts of other adjacent power plant projects.

There are no other adjacent power plants and no cumulative impact from the project.

- 14. Waste. Identify solid waste or hazardous waste generated by the project and methods of disposal.

The Facility will contain no hazardous material; however, the decommissioning procedures will include verification and site assessments confirming absence of hazardous conditions.

- 15. Lighting. Provide lighting plan showing impacts on adjacent properties.

See Site Plan for lighting. Lighting will be placed to minimize visibility from adjacent properties and be shielded to reduce light trespass. Refer to the Site Plan for the lighting plan.

- 16. Transportation plan. Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes layout of the plant service road system and degree of upgrade plan to new and existing roads, anticipated volume and route for traffic, including oversized and heavy equipment needed for construction, maintenance and repairs, methodology of repairs and maintenance of roads and bridges used for the project, and related public pedestrian and vehicular access and associated fencing.

The Property is located between Westwood Road (Route 636) and Triple J Road (Route 632). These roads provide are currently used for site access, although the majority of traffic utilizes Westwood Road. The Triple J access is historically associated with the agricultural uses on the subject properties. Both of these roads are suitable to accommodate construction traffic and will be permitted through VDOT as required to meet their regulatory requirements.

The entry from Westwood Road will continue to be used by the residential tenants on the Property

during and after construction. OPDEnergy will maintain both entrances during and after construction to allow for inspection of the solar facilities and maintenance. As required, they will maintain access to the Property by residents and to the power easement granted to Allegheny Power.

The perimeter of all photovoltaic equipment areas will be fenced to prevent trespass. These areas will be accessed via internal gates as well as a gate off of Triple J Road. Perimeter fencing will have appropriate safety and contact information as required by Clarke County. Onsite residential properties will not have access to the photovoltaic areas.

- Show proposed project service road ingress and egress access onto primary and secondary routes
Ingress and egress routes are shown on the Site Plan.
- Layout of the plant service road system
Refer to the Site Plan for the layout of internal roads
- Upgrade plan to new and existing roads
The existing site entries will be upgraded to meet VDOT standards for a construction entrance used by heavy trucks and equipment. Additional roadway upgrades are not anticipated. This will be coordinated with VDOT.
- Anticipated volume and route for traffic (construction and post construction)
See Site Plan for traffic routes and volumes
- Anticipated volume and route for traffic for heavy equipment (construction and post construction)
See Site Plan for traffic routes and volumes

Part 3 – Solar Facility Use Regulations

- Methodology of repairs and maintenance of roads and bridges used for the project
The applicant will conduct a preconstruction survey of existing roads with VDOT and applicable County personnel. Roads will be repaired during construction as required by VDOT. Once construction is complete the Applicant will conduct a post construction survey of existing roads with VDOT and applicable County personnel. Roads damaged during construction by traffic associated with the solar facility will be repaired by OPDEnergy as directed by VDOT.
- Public pedestrian plan and associated fencing
There are no pedestrian crosswalks or trails in the vicinity of the construction entrance. The Applicant will coordinate with the upper and lower DG Cooley Elementary School campuses to accommodate buses and parent pick up/drop off traffic. Additional signage may be required to ensure efficient traffic flow, this will be coordinated with VDOT.

17. Public safety. Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created and address response to such hazards. Noise limitations. Identify noise levels at the Property line of the project boundary.

Horus Virginia 1 LLC will work proactively with local Fire Authorities to develop an agreed-upon set of procedures and protocols for managing risk of fire and for responding in the unlikely event of a fire at the solar PV facility. Generally speaking, the risk of fire at solar PV sites is very low. Typically, the inverters and transformers at the project site present the area’s primary risk. Due to their solid state construction, it is rare for fire to initiate at the PV modules. Horus Virginia 1 LLC will ensure adequate clearance around any inverter and transformer equipment to address fire risk and to provide adequate space for responding to any emergencies. It is customary to provide training to the local emergency responders during and after construction, which will be sponsored by Horus

Virginia 1 LLC, so that any potential risks can be properly and swiftly mitigated.

Horus Virginia 1 LLC will develop a Fire Emergency Services Manual for Clarke County in conjunction with input from local Fire Authorities before the project reaches its operation phase. The Manual will specify the roles of responsible parties in the event of a fire at the PV site. The plan will include:

1. Clear statements on the responsibility for fire response decision making
2. Related emergency communications direction as well as Emergency phone numbers and key points of contact
3. Special training for fire personnel and a tour of the site to ensure upfront awareness of the site and equipment as well as point of ingress/egress
4. Designated shutoff procedure and location for equipment shutoff.
5. Maps outlining location of key equipment including:
 - location of lock box (or if desired the Fire Authorities will be provided with a key to the facility in advance)
 - inverters
 - transformers
 - system/electrical cut-off switches
 - points of ingress/egress at the facility
 - cleared access around the site

18. Noise limitations. Identify noise levels at the Property line of the project boundary. A pre-construction survey of noise levels at the Property lines will be completed and submitted to Clarke County for their records.

19. Telecommunications interference. Identify electromagnetic fields and communications interference generated by the project.

EMF is associated with very high voltage lines, the solar project will have lower voltage lines.

Part 3 – Solar Facility Use Regulations

20. Life of the project and final reclamation. Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the Property owner that ensures proper final removal of power generating equipment.

The solar power Facility will be designed for a life span exceeding 35-40 years and under prudent utility industry practices. With exception of certain electrical equipment such as inverters, tracker motors, communications equipment, and weather station instruments (all of which reflect a relatively small portion of the Project costs), the majority of the solar Facility infrastructure will last 35- 40 years or more. The key components of the Facility; transformer, steel racking support structures, and the photovoltaic PV panels carry long-term performance and workmanship guarantees. The steel racking may require some resurfacing/painting after 15 years but will easily last past 40 year service life. The PV panels carry industry standard performance guarantees past 25 years, yet it is anticipated to last much longer. Today there are solar power facilities that have remained in service after 40 years of operation.

The efficiency of PV solar panels is expected to degrade less than ½ percent per year of service. The Project’s operation forecasts and financing models conservatively assume a higher degradation consistent with PV supplier guarantees (15% reduction over 15 years). After 15 years, the Project will very likely continue operation; given the relatively good retention efficiency, the paid off Project debt, and low operating costs. Even with the degraded PV panel efficiency, the Project will continue to be productive. However, the efficiency gained with new panel replacement may likely be considered after 15-40 years.

The very favorable historical PV solar industry results, significant advancements in manufacturing and panel durability, the long-term panel efficiencies, and the low long-term operating costs are all factors driving the implementation of renewable solar power generation that will ultimately provide significant economic and

society benefits in the future. Therefore, it is anticipated the Project operation will continue well past its initial 15 year term and very likely beyond 40 years given prudent industry maintenance.

Decommissioning

Upon the end of the useful life of the solar Facility (i.e., 40+ years), the Facility and site will be decommissioned. Decommissioning will include the removal of all equipment, PV panels, electrical equipment, transformers, switchgear, steel structural components (i.e., racking), DC/AC wiring, fencing, steel skids and concrete pads, footings, and all other above ground features. All material will be salvaged and recycled as much as possible. Underground utilities will be disconnected below ground and may be salvaged. Signage and other ancillary features will be removed. Once equipment is removed, areas on-site will be graded as required to a natural grade leaving in place any wetland protections and natural vegetation, as well as appropriate erosion and storm water control features. Decommissioning methods will be performed to minimize impact local area wetlands, streams, and/or other habitat surrounding the Facility.

The decommissioning cost will be relatively small compared to the installation cost (i.e., excluding equipment). A significant portion of the components and material will have substantial salvage value, including the wiring, PV panels, inverters, cabinets, and steel racking. This salvage value will more than offset the cost of decommissioning and site restoration. Any unsalvageable material will be disposed of in licensed landfill in accordance with local and state regulations. The Facility will contain no hazardous material; however, the decommissioning procedures will include verification and site assessments confirming absence of hazardous conditions.

Decommissioning of the Project will also be required in the long-term lease between the landowner and Horus Virginia 1 LLC. Prior to starting any decommissioning work, the Project will officially inform the County staff and the State

Part 3 – Solar Facility Use Regulations

Department of Environmental Quality and will prepare a decommissioning plan including any necessary permits/reviews required.

Redevelopment Opportunities

At least 6 months prior to decommissioning, the Project owner will consult County staff to explore reuse and redevelopment alternatives and will support County efforts to redevelop the site, including its return to agricultural use. The Project owner will coordinate with local community economic development agencies to evaluate future potential development opportunities on the site, and may preserve certain site features such as fencing, entrance road, and utility services in order to maximize the site value for potential redevelopment with the permission of the current landowner. The site will have an established utility substation that will provide high voltage power service that will likely be attractive to new development. The Project will support local economic development agency efforts to promote the site for redevelopment.

Part 4 – Special Use Permit Review Factors

The following section addresses the Clarke County Zoning Ordinance review factors found in Section 6.3.1 Special Use Permit (SUP)

1. Consistency with the Clarke County Comprehensive Plan and any applicable implementing component plans.

The Zoning ordinance regulates the location of utility scale solar facilities on lands within the AOC Zone, it was adopted after review and consultation with the Comprehensive Plan. The following evaluation of comprehensive plan focuses on those sections where the proposed facility could have a impact.

- Environmental Resources– the project will not impact environmental resources in Clarke County. The site is well suited for the proposed development and all construction related activity will be permitted through Virginia DEQ’s special solar facility liaison. The applicant has completed an evaluation of these resources and has included this study in the application.
- History and Historic Resources – the project will not impact the history or historic resources of Clarke County. The applicant has completed an evaluation of these resources and has included this study in the application.
- Approach to Growth Management – the applicant has reviewed this section of the Comprehensive Plan and submits that the proposed development does not impact Clarke County’s strategy. The site will result in the addition of no population to Clarke County.
- Environmental Limitations and Considerations (Karst) – the applicant has completed a study on the karst limitations and considerations on the Property. The study has identified karst features and proposed methods to protect them during and after construction. By replacing row cropping and pastureland with the proposed use the Applicant is reducing the possibility of groundwater contamination by chemicals, fertilizers and cattle manure. The project

complies with the Clarke County Sinkhole Ordinance, E&S Ordinance and Stormwater Ordinance.

- Environmental Limitations and Considerations (Soils/Agriculture) – the project does not result in a permanent impact to agricultural soils. Upon removal of the solar panels agricultural activities can resume onsite.
 - Agriculture – the construction of a solar facility represents a temporary removal of land from agricultural production, unlike residential development with results in permanent removal. The agricultural lands will be preserved under the solar facility for future generations.
 - Natural Resources – the project will have limited impacts on the natural resources of Clarke County. Any impacts will be mitigated as required by applicable regulations including the Sinkhole Ordinance and the Virginia DEQ requirements.
 - Energy Conservation and Sustainability – the comprehensive plan supports the development of renewable energy.
 - Economic Development – the proposed development will result in a significant investment in Clarke County and have a positive impact on the tax collections of the County. The project does not have many of the negative impacts of most economic development opportunities such as traffic and lighting, nor does it require any water or sanitary sewer treatment.
 - Transportation – the are no traffic improvements required for the project and no long term increases to the volume of traffic in Clarke County.
2. SUP will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be compatible with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of

Part 4 – Special Use Permit Review Factors

the community will be consonant with the efficient and economic use of public funds.

The project will have a positive impact on Clarke County resources through the generation of additional taxes. The project will not result in any impacts that might require the fiscal resources of the County and is an efficient and economical use of the subject Property.

Temporary utility connections during construction may be sought by the contractor. Existing utilities and services will be maintained for onsite residents.

Project will not require any utility service from Clarke County.

- 3. Will not cause an undue adverse impact that would reduce the conservation value of adjacent or nearby agricultural or forestal land or would impede the operations of an active agricultural or forestal operation.

The project will have no impact on adjacent or nearby agricultural or forestal land.

- 4. Compliance with Virginia Department of Transportation (VDOT) regulations and recommendations of VDOT deemed necessary for safe and efficient movement of traffic.

The project will have no long term impact on VDOT or their roads. Site access will use existing site entries that will be upgraded as required. Short term construction impacts will be coordinated and permitted through VDOT.

- 5. No destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.

The project will not encroach on any historic or archaeological sites. An analysis of historical nature of the Property was prepared by the Applicant and is included in this submission. The Clarke County GIS mapping shows two historic buildings on the east side of the Property. These buildings are outside of the area to be developed and will not be impacted by the solar facility.

- 6. Will not cause an undue adverse impact on the following important resources located on the subject Property or surrounding properties: Surface or groundwater resources including but not limited to mitigation of pollution of such resources.

The project will not impact onsite/offsite surface or groundwater resources. Karst features will be protected during construction to mitigate any potential groundwater pollution. Details related to the protection of these resources are included in the Site Plan.

- 7. Will not cause an undue adverse impact on the following important resources located on the subject Property or surrounding properties: Natural areas such as unique geological features, rare plant habitats, or wildlife nesting areas.

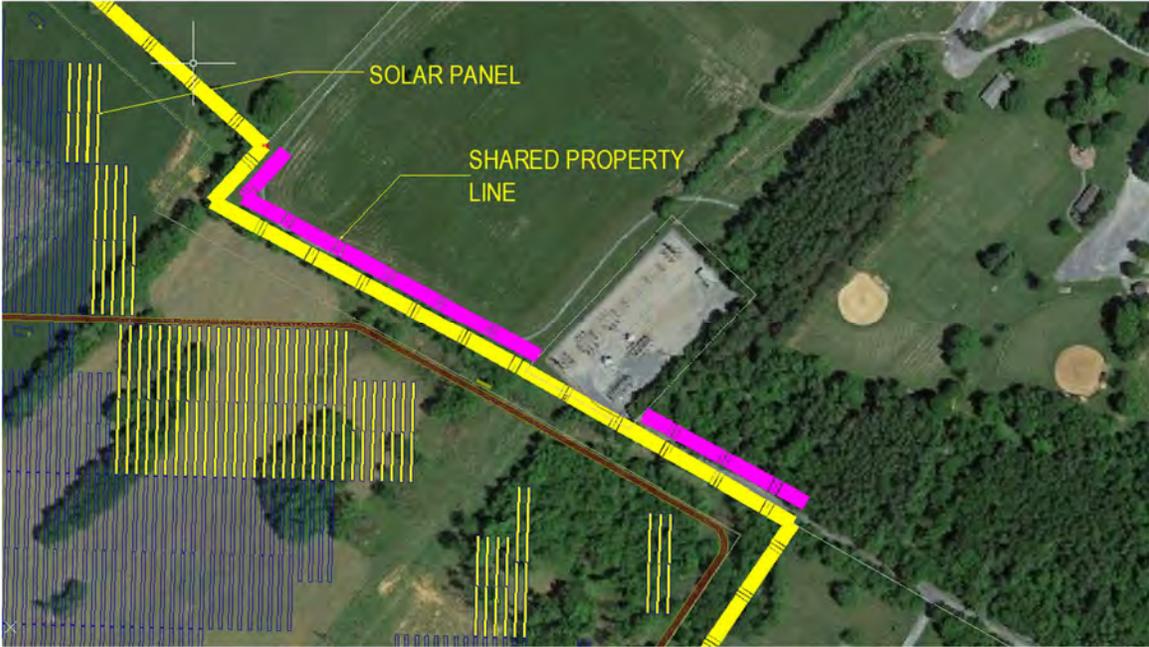
There are no know natural areas, unique geological features or rare plants on the subject Property. All clearing of existing trees will be completed in accordance with applicable regulations as it relates to bat and/or bird habitat.

Part 4 – Special Use Permit Review Factors

8. Will not cause an undue adverse impact on the following important resources located on the subject Property or surrounding properties: Areas designated for conservation, recreation, or natural preservation including but not limited to properties under permanent conservation easement, State-designated scenic byways, scenic rivers, Blandy Experimental Farm, and the Appalachian National Scenic Trail corridor.

common boundary with the Clarke County Parks and Recreation Property. The proposed solar panels will be screened by existing trees along the Property line or wooded areas. The panels are outside of the 75' setback and the Site Plan includes additional screening.

The Property abuts the Clarke County Parks and Recreation Property for approximately 1,300'.



9. Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

The construction phase of the project will be regulated by Clarke County, their rules have been written to minimize the impact of construction related activities.

Once completed the project will result in a reduction of noise, dust, odor, fumes and vibrations related to normal agricultural production that exists on the Property today. Any lighting associated with the project will be minimal and fully shielded to prevent light trespass.

10. Availability of sufficient water for foreseeable needs.

The project will have no water requirements and will not impact water use or supply.

Solar panels are design to capture light, not reflect it resulting in glare. Existing trees, forested areas and the proposed screening will mitigate any issues related to the solar panels.

11. No unreasonable depletion of or other undue adverse effect on the water source(s) serving existing development(s) in adjacent areas.

The project will have no water requirements and will not impact existing developments in adjacent areas.

Part 4 – Special Use Permit Review Factors

12. Effective screening and buffering is provided, or the proposed development will be situated away from adjacent properties, in a manner to avoid causing detrimental visual impacts.

The site will be effectively screened/buffered from adjacent properties. The screening design is provided on the Site Plan, the following highlight the most important aspects of the plan.

- The project will not be visible from the Westwood Road or Triple J Road.
- The existing Property is almost 100% screened from adjacent properties by existing trees and wooded areas. Much of the screening vegetation will remain.
- All solar panels have a 75' setback from the Property line.

- Additional screening has been designed and can be found in the Site Plan.
- There are 6 abutting properties with residences. The closest is more than 200' from a solar panel with all others separated by 400' or more.

As part of the design development the site was evaluated from the adjacent roadways. The images below show the points of analysis and the post construction impact. This exercise demonstrated the impact the proposed project will have on public views from the adjacent roads.



Location Map – Photo1, Photo 2, Photo

Part 4 – Special Use Permit Review Factors

Photo 1 – simulated post construction view from Triple J Road. The photo analysis did indicate that the solar panels might be partially visible above the driveway leading to the house (the area within the red oval). It is only visible when the photo is greatly enlarged.

The analysis does not include the additional screening that would be included as part of the project, or the existing trees at the Property line.



Photo 2 – post construction view from Triple J Road. Solar panels will be fully screened by the dense vegetation at the Property line.



Part 4 – Special Use Permit Review Factors

Photo 3 - post construction view from Westwood Road. Solar panels are located behind the ridge in the background of the photo.



13. Special use permit applications involving private access easements

The project requires no private access easements.

Part 5 – Supplemental Information

OPDEnergy is an international leader in the development and operation of photovoltaic facilities.

They have multiple facilities under development in the United States, including the one in Clarke County. The proposed facility will be a 20MW.

Alternating Current (AC) solar photovoltaic facility utilizing the latest Self-Powered tracking technology. The site will be constructed at one time and will not be phased.

OPDEnergy will lease a portion of the parcels from Bellringer Farm LLC for the construction and maintenance of the photovoltaic facility. There is an agreement in place related to this lease under an existing written contract.

There are several current land uses on the 400± acre Property. These uses include residential, crop cultivation, forested areas, and pasture. There are five residential structures on the subject Property that are occupied by tenants. These structures and tenants will remain on the Property as part of the proposed solar facility.

Construction on the Property will principally consist of the installation of footing for the solar panels and the installation of supporting infrastructure. While the land will be cleared for the installation of the solar panels the terrain will largely remain in its existing condition. The majority of the solar panel supports will be driven into the soil, where rock is present the supports will be drilled.

The Property is approximately 0.5 miles from the western municipal limits of the Town of Berryville.

Karst Plan and Mitigation

Section 7.2.7 of the Clarke County Zoning ordinance provides the regulatory requirements as they related to construction in Karst areas. The applicant has engaged a professional geotechnical engineer and prepared a Karst Plan that is attached to the Special Use Permit. The geotechnical engineer has recommended a 25' setback for the solar panels.

The Clarke County regulations permit structures to be within 25'-100' of a sinkhole as long as supplemental engineering is provided that ensures structural stability. The risk of structural issues for solar panels are very low, they are not heavy structures and are not

supported by a broad foundation (such as a house) that is susceptible to sinkhole related damage. Further they are not inhabitable structures or structures that that would be occupied by people.

As it relates to sinkholes on the subject Property:

- Construction fencing will be used to establish a 100' buffer and 25' buffer around each sinkhole.
- During the construction of solar panels within 25'-100', the outer ring of construction fencing will be removed.
- No construction of land disturbance shall occur within a minimum buffer distance of 25'.
- A geotechnical engineer shall monitor the installation of all solar panels within 100' of any sinkhole.
- Upon completion of construction within 100' of a sinkhole the construction fencing will be replaced to prevent any further activity within the area.
- All sinkholes within agricultural areas will be revegetated
- Any posts that require drilling within 100' of a sinkhole will be grouted upon completion.
- No skids, converters or equipment used to support the facility will be located within 100' of a sinkhole
- Upon completion of construction signage will be placed to keep vehicles outside of the 25' buffer. This area will not be mowed, although trees and shrubs may be removed including all invasive plant species.



DEQ Approval Letter

Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

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www.deq.virginia.gov

Travis A. Voyles
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director
(804) 698-4020

February 5, 2024

Horus Virginia 1, LLC
Braden Houston
110 Front Street, Suite 300
Jupiter, FL 33477

RE: Beckett Solar
Clarke County, Virginia
DEQ Plan Review #: 2022-0176
Stormwater Management Plan – Approval

Transmitted electronically: bhouston@opdenenergy.com

Dear Mr. Houston:

The Department of Environmental Quality (DEQ or Department) has reviewed the Stormwater Management (SWM) Plan titled Beckett 50MW Solar Project and dated and design-sealed January 31, 2024. The plan was received on January 31, 2024 in accordance with the *Virginia Stormwater Management Act* and the *Virginia Stormwater Management Program (VSMP) Regulations*. The aforementioned SWM Plan is hereby approved and a copy is enclosed. **No changes may be made to the approved SWM Plan without obtaining prior approval from DEQ.**

Additionally, approval of the SWM Plan does not relieve the operator from complying with all other federal, state, or local laws and regulations, including obtaining project-specific Erosion & Sediment Control (ESC) Plan approval from Clarke County. Please note that ESC Plan approval is required prior to obtaining coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10).

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date you received this decision within which to appeal this decision by filing a notice of appeal in accordance with the Rules of the Supreme Court of Virginia with the Director, Virginia Department of Environmental Quality.

At your earliest convenience, **please submit one digital copy (PDF preferred)** of the approved SWM Plan and accompanying specifications to DEQ at the following address:

Department of Environmental Quality
Valley Regional Office
Attn: Eric Millard
4411 Early Road
Harrisonburg, VA 22801
Eric.millard@deq.virginia.gov

It is the responsibility of the owner and/or operator to ensure that the project is constructed in accordance with the approved SWM Plan and accompanying specifications. Upon completion of the project, the owner and/or operator will be required to submit a construction record drawing for all permanent stormwater management facilities (i.e., post-development best management practices) constructed in accordance with the approved SWM Plan.

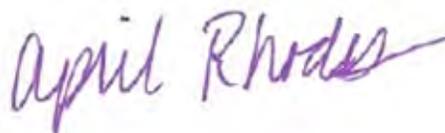
Prior to the commencement of construction, all land-disturbing activities equal to or greater than one acre, or less than one acre and part of a larger common plan of development or sale, must register for coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10). A copy of the General Permit registration statement can be obtained from DEQ's website at the following location:

<https://ris.dls.virginia.gov/uploads/9VAC25/forms/CGP%20Registration%20Statement%202019-20201215174140.pdf>

DEQ acknowledges the receipt of the draft Stormwater Management Inspection & Maintenance Agreement for this project. Comments on this agreement will be provided under separate cover. Please note that the recordation of this agreement in the local land records will be required prior to submitting a Notice of Termination under the General Permit.

Please contact swplanreviewers@deq.virginia.gov if you have any questions about this letter.

Sincerely,



April Rhodes,
Plan Review Manager
Office of Stormwater Management

Cc: Eric Millard, DEQ-VRO
Jeremy Camp, Clarke County
Ben Svedlow, IFS
Pete Cloutier, IFS
File



Hurt & Proffitt Approval Recommendation (ESC)

January 18, 2024

Mr. Jeremy F. Camp
Senior Planner / Zoning Administrator
Department of Planning
Clarke County, Virginia
101 Chalmers Court, Suite B
Berryville, VA 22611

Re: Beckett 50MW Solar Project
E&SC Plan Review
Electrical Yard Revision
H&P JN 20221079

Dear Mr. Camp:

Thank you for providing Hurt & Proffitt (H&P) with the opportunity to deliver plan review services to Clarke County for this important project. Based on our review, we recommend the County approve the E&SC portions of the project, with the needed adjustments to address the following review comments. No further review is needed.

Background

On June 6, 2022, H&P received a copy of the Plans and Special Use Permit for the proposed Beckett 50MW Solar Project, dated April 2022, prepared by Integrity Federal Services on behalf of OPDEnergy. H&P reviewed these Plans and Special Use Permit based on the requirements of the Clarke County, VA Zoning Ordinance (Sections 5, 6, and 8) and the Virginia Erosion and Sediment Control Regulations. H&P provided a review Comment Letter based on this 1st Submittal on July 11, 2022.

On December 14, 2022, H&P received the 2nd Submittal of the Plans and Special Use Permit, dated August 15, 2022, and September 2022, respectively, and a Comment Response Letter, dated August 17, 2022. H&P provided a review Comment letter based on this 2nd Submittal on January 19, 2023.

On April 18, 2023, H&P received the 3rd Submittal of the Plans and Special Use Permit, dated April 3, 2023, and September 2022, respectively, and a Comment Response Letter, dated April 4, 2023. H&P recommended approval on May 14, 2023, with a note about the drainage area size for the sediment basin.

On July 12, 2023, H&P received the 4th Submittal of the Plans, dated June 27, 2023, with revisions including a newly proposed site entrance. H&P recommended denial of approval on September 28, 2023, and requested revisions to the E&SC portions of the newly proposed entrance.

On December 13, 2023, H&P received the 5th Submittal of the Plans and a Comment Response Letter, both dated December 8, 2023. These plans have been reviewed and comments are provided below.

Comments

1. Page 12: Adjust circulation pattern at proposed Electrical Yard to follow proposed gravel roads to ensure vehicular traffic is remaining on gravel surface.
2. Page 16: Adjust SSF. It appears to be shown crossing the gravel access road two times at the south end of the yard. Pull back SSF on electrical Yard side to edge of road.
3. Page 16: Adjust LOD line to fully encompass new gravel road extension to the east of proposed Electrical Yard.
4. Pages 16 and 36: Page 16 shows an existing drainage divide line through the proposed Electrical Yard, however Page 36 shows a HUC divide line around the proposed Electrical Yard. These lines do not match. Will grading be part of the electrical yard plan?. It is unclear where the stormwater will be leaving the site. ESC law, 9VAC840-40-19n states that the water quantity leaving the site shall meet the minimum standards of 9VAC25-870-66 of the Virginia Stormwater Management Program (VSMP). DEQ is reviewing the project for stormwater management compliance and adequate downstream channel compliance falls under both SWM and ESC regulations. Due to the large and complex nature of the project, H&P will defer to DEQ for comments regarding any water leaving the site, the design revision to no longer propose SWM Facility #5, and adjustment of the HUC line in this submittal, as this will need to be in compliance with VSMP regulations.

This is the extent of H&P's comments at this time. Please contact me with any questions.

Sincerely,

Hurt & Proffitt

A handwritten signature in blue ink that reads "Scott Cramer".

Scott Cramer, P.E.
Project Manager

CC: Kacie Hodges, Keith Boyd – H&P

County Attorney review letter Re: Decommissioning Plan

HALL, MONAHAN, ENGLE, MAHAN & MITCHELL

A PARTNERSHIP OF PROFESSIONAL CORPORATIONS

ATTORNEYS AT LAW

WILBUR C. HALL (1892-1972)
THOMAS V. MONAHAN (1924-1999)
SAMUEL D. ENGLE (RETIRED)
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PLEASE REPLY TO:

P. O. Box 848
WINCHESTER, VIRGINIA 22604-0848

January 9, 2024

VIA EMAIL

Jeremy F. Camp, Senior Planner/
Zoning Administrator
Department of Planning
101 Chalmers Court, Suite B
Berryville, VA 22611

Re: Horus VA Decommissioning Plan

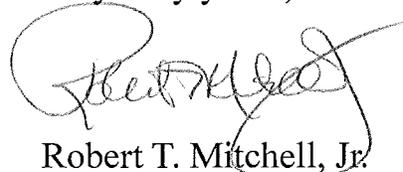
Dear Jeremy:

I have reviewed the Staff Report and the "Beckett Solar Facility Decommissioning Plan" which you provided to me.

My review of the Decommissioning Plan does not indicate any adverse legal issues with the Plan. As you noted, the Plan is virtually identical to the Hecate Energy plan, which I reviewed and which was approved.

With kind regards,

Very truly yours,



Robert T. Mitchell, Jr.

RTM/ks

Clarke- Route 636 & 632- Beckett Solar Project

From : Boyce, Arthur (VDOT) <Bobby.Boyce@VDOT.Virginia.gov>

Wed, Aug 02, 2023 08:28 AM

Subject : Clarke- Route 636 & 632- Beckett Solar Project

To : jgerhart@ifs-ae.com

Cc : Connor Hill <chill@ifs-ae.com>, Ben Svedlow <bsvedlow@ifs-ae.com>, Funkhouser, Rhonda (VDOT) <Rhonda.Funkhouser@VDOT.Virginia.gov>, Johnson, Joseph (VDOT) <JosephW.Johnson@vdot.virginia.gov>, Jeremy Camp (jcamp@clarkecounty.gov) <jcamp@clarkecounty.gov>

COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION

Staunton/Edinburg Land Development 14031 Old Valley Pike Edinburg, VA 22824

Dear Mr. Jason P. Gerhart, PE:

This is to acknowledge receipt of your revised plans dated July 21, 2023 for the subject project. The plans appear satisfactory and are approved. Please advise the developer accordingly.

I offer the following comments:

- Our review and comments are general in nature. Should details be overlooked during plan review or conditions in the field exist such that additional measures are warranted, such measures shall be completed to the satisfaction of the Department. Materials used and methods of construction shall adhere to the current observed VDOT Road and Bridge Specifications, Road and Bridge Standards, Manual on Uniform Traffic Control Devices, and Land Use Permit Special Provisions. A preconstruction conference should be held by the engineer and/or developer with the attendance of the contractor, county agencies, and VDOT prior to initiation of work. All drainage is to be carried within the right-of-way in ditch lines or gutters along the street to a pipe or drainage easement. Any construction related changes to the approved plan must come through the design engineer to VDOT for approval. Please allow a minimum of 5 business days for VDOT review. A Land Use Permit shall be obtained before any work is performed on the State's right-of-way. The permit is issued by this office and will require a \$300 application fee and \$25,000 surety bond coverage. You may make application for this permit

CTL approval recommendation - Karst Plan

CTL Engineering of WV, Inc.
1091 Chaplin Rd., Morgantown, WV 26508
Phone: 304-292-1135
www.ctleng.com

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August 1, 2022

Brandon Stidham
Director of Planning
Clarke County
101 Chalmers Court, Suite B
Berryville, VA 22611

Re: Review of Karst Geophysical Survey Report
Beckett Solar Energy Facility, OPDEnergy
Tax Map Parcels 13-A-13 & 13-A-56
1030 Bellinger Rd., Berryville, Clarke Co., VA
CTL Project No. 22050035MORF

Dear Mr. Stidham,

This letter report is in response to your request for CTL to review the above referenced Karst / Geophysical Report submitted to your office to determine if it meets the intent of the recently updated and adopted Clarke County Special Use Ordinance. Please note that CTL did not perform any field verification of the data in the provided report.

Report Reviewed: BECKETT SOLAR ENERGY FACILITY SPECIAL USE PERMIT CLARKE COUNTY VIRGINIA APRIL 2022 Prepared By: INTEGRITY FEDERAL SERVICES Prepared For: OPDEnergy

The Ordinance requires that the geophysical survey report include requirements that are listed below. The Special Use Permit application (SUP) provided extensive detailed information relative to this project. The SUP contained a Geotechnical and Karst Evaluation report by ECS MID-ATLANTIC LLC that included 22 Electric Resistivity Imaging Transects at each of the 10 identified sinkhole areas. The investigation of the property generally stated:

“Karst characteristics observed during the reconnaissance walk included bedrock outcrops with solution widened joints and fractures, surface depressions and obvious sinkholes. Ten (10) features were field located by ECS, in conjunction with published maps, and deemed to be Class I Sinkholes, per County Ordinance definition. Five (5) other features were identified during this phase of the project, but were either along the property boundary and outside of the planned development area, or mapped by others and could not be located for observation. Two (2) of the identified sinkholes (#4 and #15) contained debris, rubbish, and trash. ERI Lines were established over the ten (10) features deemed to be Class I Sinkholes to image the potential subsurface karst development.”

The recommendations contained within the SUP relative to site construction within 100 feet of the karst features are to avoid any drainage discharge or site grading at the sinkhole locations. The report states:

Offices: Ohio, Indiana, Kentucky, Virginia, West Virginia, India

“As required, County Zoning setback requirements should be maintained. Encroachment within the mandated 100 foot setback, to within 25 feet, of the discernible edge, or parapet, of the mapped Class I Sinkholes can be accomplished with appropriate engineering control for the solar panel foundations, per the Ordinance. Minimally invasive driven and pre-drilled/grouted steel H-piles are considered suitable for the requisite engineering that ensures structural stability” as mandated by the Ordinance.”

We have completed a review of the 22 ERI survey transects, and agree with the ECS findings relative to the type and condition of each of the karst features. Additionally, the ECS report recommends the following:

“The limits of potential subsurface karst conditions in the area of proposed development should be explored upon availability of detailed grading plans. Soil and rock test borings, in conjunction with pneumatic hammer “rock probes” may be included in the subsequent phases of investigation for this project if additional karst risk reduction is desired.”

This statement will be applicable during construction also if site conditions differ from those identified in the current report. The extent and condition of each unforeseen or changed karst features must be investigated and a plan of action established to address the condition.

In summary, we have provided our professional opinion whether the report meets with the requirements of the Clarke Co. Ordinance:

<u><i>Dipole-dipole electrical resistivity survey</i></u>	<u><i>Minimum Requirement Compliance</i></u>
• Two lines each area	Yes
• Perpendicular to strike	Yes
• Minimum depth of 20 feet at edges	Yes
• Minimum 200 soundings	Yes
• Minimum 40 feet depth	Yes

<u><i>Report</i></u>	<u><i>Minimum Requirement Compliance</i></u>
• Directional orientation and plan maps	Yes
• Color profiles identifying hazards, consistent color scale, treatment area indicated	Yes
• Amount of Overburden	Yes
• Elevations	Yes

<u><i>Report</i></u>	<u><i>Minimum Requirement Compliance</i></u>
• Geologic structure	Yes
• Low, moderate, high risk	Yes, Low
• Other	N/A

The geophysical survey report included two electrical resistivity lines across the existing karst feature. Depths to bedrock appear to be about near ground surface to more than 50 feet below the ground surface. Potential deep seated karst receptors were imaged along numerous alignments and



several smaller receptors, at higher elevations, were identified as well. Discontinuities in the bedrock, including fractures, joints and/or bedding planes, were inferred along the alignments, which may serve as groundwater conduits that could impact karst development. Several potential deep seated karst receptors were imaged that may have continuity to the surface through solution fractures, joints, fissures, and channels. Images around the identified sinkholes are consistent with the observable features at these locations and indicate well developed karst conditions underlying these areas, which likely serve as the groundwater pathway developing these features.

The geophysical survey report reviewed meets the intent of the County Ordinance and general industry practice.

We hold our opinions to a reasonable degree of scientific certainty and/or probability, and we also reserve the right to modify this report based upon receipt of new information that differs from that used in preparing this report. We appreciate the opportunity to be of service and if you have any questions, please contact us.

Respectfully submitted,

CTL ENGINEERING, INC.



Patrick E. Gallagher, PE, PS, CPGS
Project Consultant



CK Satyapriya, PE
Technical Reviewer



GENERAL NOTES:

- THE CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE PLANS PRIOR TO CONSTRUCTION AND NOTIFYING THE ENGINEER OF RECORD OF ANY CIRCUMSTANCES FOUND WITHIN THESE PLANS IN NEED OF VERIFICATION AND SO THAT APPROPRIATE REVISIONS CAN BE MADE.
- DEVELOPMENT OF THE SITE INCLUDING CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CURRENT CLARKE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- EROSION AND SEDIMENT CONTROL DEVICES TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR PHASING AND DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR EQUIPMENT OF MUD AND DEBRIS, PRIOR TO ENTERING STATE RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR LAYING DUST AND TO TAKE ALL APPROPRIATE MEASURES NECESSARY TO ENSURE THAT STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CLEAR THE SITE OF TREES, BUILDINGS, FOUNDATIONS, ETC AS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION AND/OR ABANDONMENT OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ABANDONING ALL EXISTING WELLS AND/OR SEPTIC DRAIN FIELDS AND COORDINATING THEIR ABANDONMENT WITH THE HEALTH DEPARTMENT.
- ALL LAND ON OR OFF-SITE WHICH IS DISTURBED BY CONSTRUCTION AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
- CONTACT "VIRGINIA 811" AT 1-800-552-7001 OR 811 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION WITHIN PUBLIC RIGHT-OF-WAYS OR WITHIN AREAS SERVED BY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE PRESENCE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THIS PLAN SET DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND DISCUSSION WITH THE OWNER. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD, WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE REVISIONS IF WARRANTED CAN BE MADE TO THE PLANS.
- THIS PLAN SET DOES NOT CERTIFY TO THE SUB-SURFACE CONDITIONS OF THE SITE, THE LOCATION OF UNDERLYING ROCK, OR THE LOCATION OF POTENTIAL SINKHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES TO VERIFY SUB-SURFACE CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. IF SINKHOLES ARE FOUND IN THE FIELD, REMEDIATION WILL BE REQUIRED AS SPECIFIED BY THE GEO AND/OR A QUALIFIED GEOTECHNICAL ENGINEERING FIRM.
- CONTROLLED FILLS AND SUB GRADES:
 - CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENT, TRENCHES, UTILITIES AND IN ANY AREA OTHERWISE DESIGNATED ON THE DRAWINGS.
 - CONTROLLED FILLS SHALL BE COMPACTED TO MAXIMUM DENSITY (SEE NOTE 19) AS DETERMINED BY METHODS AS PER STANDARD PROCTOR AASHTO - T99 EXCEPT THE UPPER EIGHT (8) INCHES OF SOILS BELOW THE PAVEMENT SUB-BASE STONE, WHICH SHOULD BE COMPACTED TO 100% OF THIS STANDARD AS DIRECTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 - CONTROLLED FILL SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.
- ALL TESTS, STUDIES, ETC., REQUIRED DURING CONSTRUCTION WILL BE CARRIED OUT BY A THIRD PARTY ENGINEERING FIRM.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED BLASTING PERMITS FROM CLARKE COUNTY PRIOR TO COMMENCING BLASTING ACTIVITIES. CONSTRUCTION BLASTING IS LIMITED BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM OR AS OTHERWISE PERMITTED.
- ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSING OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.
- CBR TESTS SHALL BE PERFORMED PRIOR TO DETERMINATION OF FINAL SUBGRADE ELEVATION FOR PAVEMENT AREAS. SOILS TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO CONSTRUCTION. ALL SUBGRADE TO BE COMPACTED TO MAXIMUM DENSITY (SEE NOTE 19) AT 2% OF OPTIMUM MOISTURE CONTENT PER AASHTO-T99 METHOD UNLESS OTHERWISE DIRECTED BY AN APPROVED GEOTECHNICAL REPORT.
- EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO AASHTO T99C) AS SHOWN BELOW OR AS DIRECTED BY A GEOTECHNICAL ENGINEER:

A. ROADWAYS	95%
B. BUILDING PADS	100%
C. PARKING LOTS FOR PASSENGER VEHICLES	95%
D. PARKING LOTS FOR HEAVY TRUCKS	95%
E. UTILITY TRENCHES	95%
- COMPACTION OF SUBGRADES SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR TECHNICIAN CERTIFIED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR A PROFESSIONAL INSTITUTION ACCEPTABLE TO THE COUNTY ENGINEER, AS MEETING THE ABOVE STANDARD.
- ALL UTILITIES (E.G. ELECTRIC, CABLE, TELEPHONE) SHALL BE UNDERGROUND.
- ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.
- THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD OF ANY CONDITIONS FOUND IN THE FIELD PRIOR TO STAKEOUT, THAT VARY FROM THE APPROVED PLANS OR THAT MAKE CONSTRUCTIBILITY IMPOSSIBLE SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO STAKEOUT AND/OR CONSTRUCTION. ANY OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLAN SHALL BE BROUGHT TO THE ENGINEER OF RECORDS ATTENTION FOR VERIFICATION BEFORE THE STAKEOUT.
- FIELD VERIFY EXISTING GRADES PRIOR TO STAKEOUT OR CONSTRUCTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. A REPRESENTATIVE OF THE DEVELOPER MUST BE AVAILABLE AT ALL TIMES.
- PRIOR TO THE INITIATION OF ANY LAND DISTURBING ACTIVITIES THE DEVELOPER, THE CONTRACTOR, OR THE RESPONSIBLE LAND DISTURBER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE COUNTY ENGINEER'S OFFICE. THE CONTRACTOR, DEVELOPER, OR HIS AGENT SHALL BE RESPONSIBLE FOR OBTAINING A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSWP) PERMIT AND SHALL BE RESPONSIBLE FOR THE REGISTRATION OF THE CONSTRUCTION SITE AS REQUIRED BY LAW. THEY SHALL ALSO BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ON SITE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE APPROVAL OF THESE PLANS IN NO WAY RELIEVES THE DEVELOPER OR HIS AGENT OF THE RESPONSIBILITIES CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- THE DEVELOPER OR HIS AGENT SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FROM THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) OR THE UNITED STATES ARMY CORP OF ENGINEERS FOR ANY PLAIN WETLAND DISTURBANCE AS SHOWN ON THESE PLANS. THEY SHALL ALSO BE RESPONSIBLE FOR THE IDENTIFICATION AND DELINEATION OF ANY WETLANDS THAT MAY BE PRESENT ON THE CONSTRUCTION SITE.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY. THERE ARE NO KNOWN CEMETERIES, ARCHEOLOGICAL SITES, NATURAL FEATURES, NOR HISTORIC SITES LISTED, OR DETERMINED TO BE ELIGIBLE, OR WHICH THE OWNER HAS REASON TO BELIEVE MAY BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN THE CONSTRUCTION LIMITS.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT; NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED AT THE CONSTRUCTION SITE.
- INDIVIDUAL SIGN PERMITS WILL BE REQUIRED FOR THE ZONING OFFICE FOR ALL FREE STANDING AND/OR FACADE SIGNS PRIOR TO ERECTING THE SIGN AND MAY REQUIRE A SEPARATE BUILDING PERMIT.
- IN THE EVENT AN EXISTING DRAIN FIELD IS ENCOUNTERED DURING CONSTRUCTION AND REQUIRES REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING IN ACCORDANCE WITH LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FOR REMOVAL OF THE DRAIN FIELDS, IF REQUIRED.
- CONSTRUCTION EQUIPMENT OPERATION BETWEEN THE HOURS OF 7:00PM AND 7:00AM IS PROHIBITED. IN ADDITION, THERE SHALL BE NO CONSTRUCTION ACTIVITIES ON SUNDAYS OR ON FEDERAL HOLIDAYS.
- PER THE GEOTECHNICAL REPORT, THE REDUCTION FROM 100 FEET TO 25 FEET CONSTRUCTION SETBACKS FROM SINKHOLE EDGES IS ACCEPTABLE AND THE CONTRACTOR SHALL COMPLETE WORK IN THESE AREAS WITH APPROPRIATE ENGINEERING CONTROL PER THE COUNTY ORDINANCE. PER THE GEOTECHNICAL REPORT, MINIMALLY INVASIVE DRIVEN AND PRE-DRILLED/GROUTED STEEL H-PILES ARE CONSIDERED SUITABLE FOR THE REQUISITE "ENGINEERING THAT ENSURES STRUCTURAL STABILITY" AS MANDATED BY THE COUNTY ORDINANCE.

SITE LIGHTING:

- SITE LIGHTING SHALL BE PLACED TO MINIMIZE VISIBILITY FROM ADJACENT PROPERTIES AND SHALL BE SHIELDED TO REDUCE LIGHT TRESPASS. LIGHTING LEVELS AT THE SITES PROPERTY LINE SHALL MEET THE MINIMAL CANOLE REQUIREMENTS OF CLARKE COUNTY, VIRGINIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL OF THE LIGHTING BY THE PROPERTY OWNER.

VDOT GENERAL NOTES:

- All work on this project shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards, the Virginia Erosion and Sediment Control Regulations, and any other applicable state, federal or local regulations. In case of a discrepancy or conflict between the Standards or Specifications and Regulations, the most stringent shall govern.
- All construction shall comply with the latest U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), and Virginia Occupational Safety & Health (VOSH) Rules and Regulations.
- When working within VDOT right-of-way, all traffic control, whether permanent or temporary, shall be in accordance with the current edition of VDOT's Work Area Protection Manual. A transportation management plan needs to be submitted for approval and land use permit issued prior to any execution of work within the VDOT right of way.
- The developer shall be responsible for relocating, at his expense, any and all utilities, including traffic signal poles, junction boxes, controllers, etc., owned by VDOT or private / public utility companies. It is the sole responsibility of the developer to locate and identify utility facilities or items that may be in conflict with the proposed construction activity. VDOT approval of these plans does not indemnify the developer from this responsibility.
- Design features relating to field construction, regulations, and control or safety of traffic may be subject to change as deemed necessary by VDOT. Any additional expense incurred as a result of any field revision shall be the responsibility of the developer.
- If required by the local VDOT Land Development Office, a pre-construction conference shall be arranged and held by the engineer and/or developer with the attendance of the contractor (s), various County agencies, utility companies and VDOT prior to initiation of work.
- The contractor shall notify the local VDOT Land Development Office when work is to begin or cease for any undetermined length of time. VDOT requires and shall receive 48 hours advance notice prior to any required or requested inspection.
- The contractor shall notify the Traffic Operations Center at (540) 332-9500 for any traffic control plan that impacts a VDOT maintained Interstate or Primary roadway to provide notification of the installation and removal of the work zone.
- The contractor shall be responsible for maintaining a VDOT permitted temporary construction entrance(s) in accordance with Section 3.02 of the Virginia Erosion and Sediment Control Handbook. Furthermore, access to other properties affected by this project shall be maintained through construction.
- Contractor shall ensure adequate drainage is achieved and maintained on the site during and at the end of construction.
- All water and sewer lines within existing or proposed VDOT right-of-way shall have a minimum thirty-six (36) inches cover and when possible shall be installed under roadway drainage facilities at conflict points.
- Any unusual subsurface conditions (e.g., unsuitable soils, springs, sinkholes, voids, caves, etc.) encountered during the course of construction shall be immediately brought to the attention of the engineer and VDOT. Work shall cease in that vicinity until an adequate design can be determined by the engineer and approved by VDOT.
- All fill areas, borrow material and undercut areas shall be inspected and approved by a VDOT representative prior to placement of fill. A VDOT representative shall be present to insure the soil sample(s) obtained for CBR's is representative of the location. When soil samples are submitted to private laboratories for testing, the samples shall be clearly identified and labeled as belonging to a project to be accepted by VDOT and that testing shall be performed in accordance with all applicable VDOT standards and procedures.
- All roadway fill, base, subgrade material, and backfill in utility/storm sewer trenches shall be compacted in accordance with the lift thicknesses, density and moisture requirements as specified in the current VDOT Road and Bridge Specifications. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise.
- VDOT Standard CD and UD underdrains shall be installed where indicated on these plans and/or as specified by VDOT.
- A post installation visual/video camera inspection shall be conducted by the Contractor on all pipes identified on the plans as storm sewer pipe and a select number of pipe culverts. For pipe culverts, a minimum of one pipe installation for each size of each material type will be inspected or ten percent of the total amount for each size and material type randomized. All pipe installations on the plans not identified as storm sewer pipe shall be considered as culvert pipe for inspection purposes. Additional testing may be required as directed by the Area Land Use Engineer or their representative.
- The installation of any entrances and manholes within any dedicated street right-of-way shall meet VDOT minimum design standards and is the responsibility of the developer.
- Prior to VDOT acceptance of any streets, all required street signage and/or pavement markings shall be installed by the developer in accordance with the Manual On Uniform Traffic Control Devices.
- The developer shall provide the VDOT Land Development Office with a list of all material sources prior to the start of construction. Copies of all invoices for materials utilized within any dedicated street right-of-way must be provided to the local VDOT Land Development Office prior to acceptance of the work. Unit and total prices may be obscured.
- Aggregate base and subbase materials shall be placed on subgrade by means of a mechanical spreader. Density will be determined using the density control strip in accordance with Section 304 of the VDOT Road and Bridge Specifications and VTM-10. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. In addition to checking stone depths, a VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the control strip.
- Asphalt concrete pavements shall be placed in accordance with Section 315 of the VDOT Road and Bridge Specifications. Density shall be determined using the density control strip as specified in Section 315 and VTM-76. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. A VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the control strip.
- In accordance with Section 302.03, the foundations for pipe culverts thirty-six (36) inches and larger shall be explored below the bottom of the excavation to determine the type and condition of the foundation. The contractor shall report findings of foundation exploration to the engineer and VDOT for approval prior to placing pipe. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.
- VDOT Standard Guardrail shall be installed where warranted and/or as proposed on these plans in accordance with VDOT's installation criteria. Final approval of the guardrail layout to be given by VDOT after grading is mostly complete.
- Approval of these plans shall expire five (5) years from the date of the approval letter.
- VDOT Standard CG-12 Curb Ramps shall be installed where indicated on these plans and/or as specified by VDOT.
- The foundations for all box culverts shall be investigated by means of exploratory borings advanced below proposed foundation elevation to determine the type and condition of the foundation. The contractor shall submit copies of borehole logs and report findings of foundation exploration to the engineer and VDOT for approval prior to constructing box. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Contrary to the Standard, where rock is encountered and cast-in-place box is proposed, the thickness of bedding shall be six (6) inches. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.

PROJECT NOTES:

- THE PROPOSED SITE IMPROVEMENTS FOR "BECKETT 50MW SOLAR PROJECT" INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF A 50MW PHOTOVOLTAIC SOLAR ARRAY.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH:
 - CURRENT PREVAILING CLARKE COUNTY ZONING ORDINANCE REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT PREVAILING VDOT STANDARDS AND SPECIFICATIONS.
- LAND DISTURBANCE PERMIT TO BE ISSUED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- REMOVAL OF DEBRIS, ALL EXISTING TRASH AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND INPOSED OF AT AN APPROVED WASTE MANAGEMENT FACILITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. NO TRASH, DEBRIS, OR CONSTRUCTION MATERIALS SHALL BE BURIED OR BURNED ON-SITE. THE COUNTY SHALL BE PROVIDED WITH WRITTEN EVIDENCE, SUCH AS TIPPING RECEIPTS, OF DISPOSAL OF THE DEBRIS AT AN APPROVED WASTE MANAGEMENT FACILITY.
- GEOTECHNICAL INSPECTIONS SHALL BE CONDUCTED TO IDENTIFY DEVELOPING SOLUTION ACTIVITY SO THAT REMEDIATION MEASURES CAN BE UNDERTAKEN IF NEEDED. ANNUAL INSPECTIONS SHALL OCCUR FOR THE 1ST FIVE YEARS, SHOULD NO SOLUTION ACTIVITY BE REPORTED DURING THE 1ST 5 YEAR PERIOD, THE INSPECTIONS SHALL OCCUR BIENNIALY FOR THE NEXT 10 YEARS, SHOULD NO SOLUTION ACTIVITY BE REPORTED DURING THESE 10 YEARS, THE INSPECTION SHALL OCCUR EVERY 5 YEARS THROUGH THE LIFE OF THE PROJECT. THE COUNTY SHALL RESERVE THE RIGHT TO REQUEST INTERMITTENT INSPECTIONS AS DEEMED NECESSARY OR IF SUSPECT SOLUTION ACTIVITY IS REPORTED. THE 5 YEAR ANNUAL INSPECTIONS SHALL BEGIN AT COMPLETION OF PHASE 2 CONSTRUCTION.
- CONTRACTOR TO MITIGATE NOISE FROM CONSTRUCTION ACTIVITIES AND ENSURE COMPLIANCE WITH THE NOISE ORDINANCE.

PROJECT INFORMATION:

PARCEL IDENTIFICATION NO.: 13A-13 AND 13A-56
 STREET ADDRESS: 1030 BELLINGER LANE
 PROJECT SITE AREA: 393.65 ACRES (13A-13) AND 18.35 ACRES (13A-56)
 CURRENT ZONING: AGC
 CURRENT USE: AGRICULTURE AND RESIDENTIAL (13A-13) AND VACANT LAND (13A-56)
 PROPOSED USE: 50 MW SOLAR PHOTOVOLTAIC FACILITY AND RESIDENTIAL (13A-13) AND 50 MW SOLAR PHOTOVOLTAIC FACILITY (13A-56)

MINIMUM REQUIRED SETBACKS
 FRONT: 10' FROM CL
 REAR PROPERTY LINE: 75'
 SIDE: 75'

PROVIDED SETBACKS
 FRONT: 10' FROM CL OF SECONDARY HIGHWAY
 SIDE: 75'
 REAR: 75'

SIGN SETBACKS: NO FREESTANDING SIGNS PROPOSED. SECURITY AND SAFETY SIGNAGE ALONG CHARLIE FENCE TO BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS

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NO.	REVISIONS
1.	04/15/2024 - REVISED PER GEO AND COUNTY COMMENTS
2.	04/08/2024 - REVISED PER GEO AND COUNTY COMMENTS
3.	05/16/2024 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
4.	07/12/2024 - REVISED PER GEO & VDOT COMMENTS
5.	12/08/2024 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
6.	01/22/2024 - REVISED PER COUNTY COMMENT
7.	01/01/2024 - REVISED PER GEO COMMENT

GENERAL NOTES

BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: N/A
	VERT: N/A
DATE:	APRIL 2022
JOB:	3498-0101
DRAWN:	DAS
CHECK:	BJS
CADD:	C-GI-002.DWG
NCS:	N/A
SHEET:	

TRIP GENERATION DATA				
CLASS	USE	DWELLING UNITS	TRIP RATE	VPD
THIS PROJECT UPON COMPLETION OF CONSTRUCTION WILL NOT GENERATE ANY ADDITIONAL TRIPS				

* TAKEN FROM ITE TRIP GENERATION 9TH EDITION



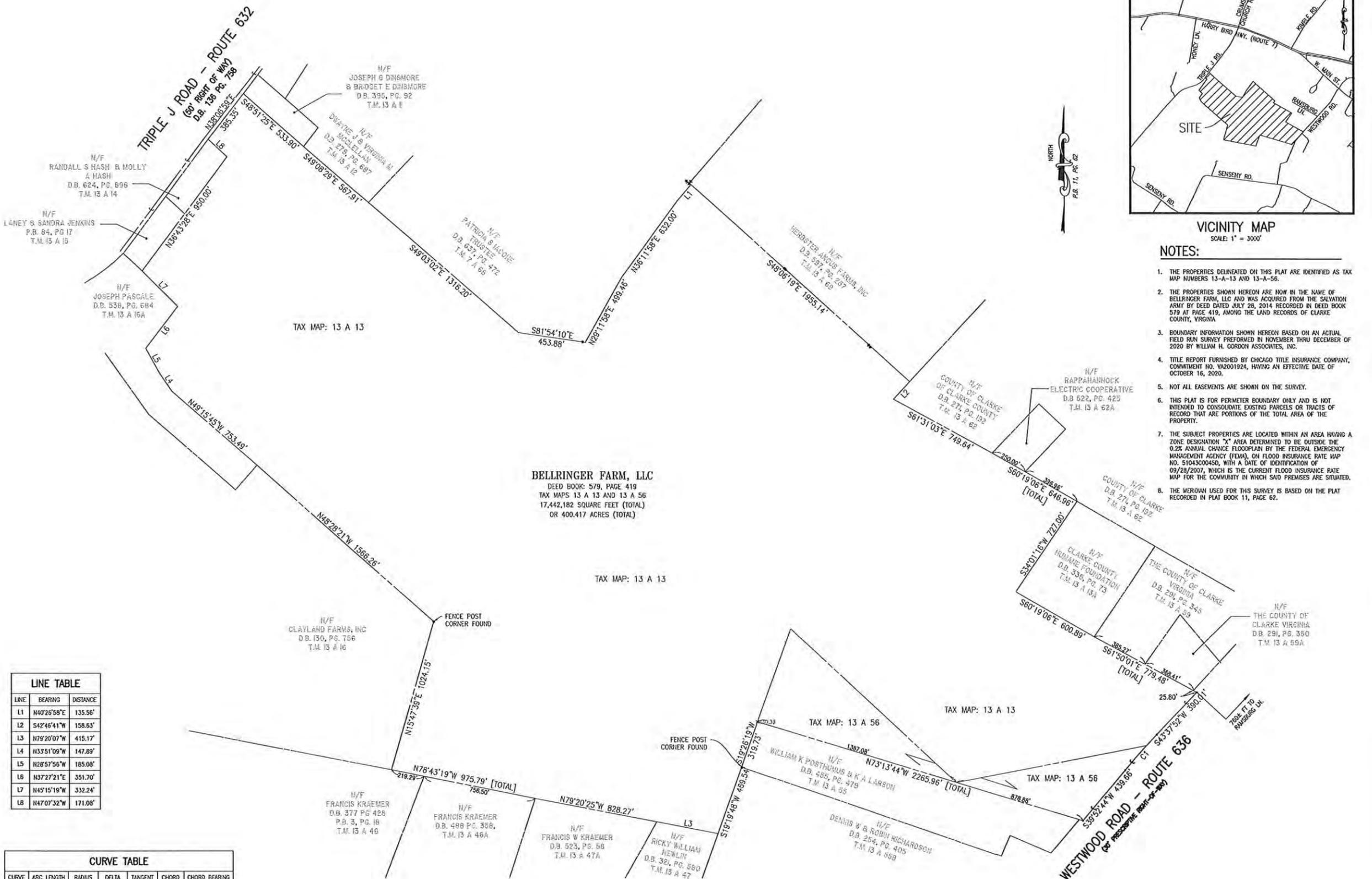
VICINITY MAP
 SCALE: 1" = 300'

- NOTES:**
1. THE PROPERTIES DELINEATED ON THIS PLAT ARE IDENTIFIED AS TAX MAP NUMBERS 13-A-13 AND 13-A-56.
 2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF BELLINGER FARM, LLC AND WAS ACQUIRED FROM THE SALVATION ARMY BY DEED DATED JULY 28, 2014 RECORDED IN DEED BOOK 579 AT PAGE 419, AMONG THE LAND RECORDS OF CLARKE COUNTY, VIRGINIA.
 3. BOUNDARY INFORMATION SHOWN HEREON BASED ON AN ACTUAL FIELD RUN SURVEY PERFORMED IN NOVEMBER THRU DECEMBER OF 2020 BY WILLIAM H. GORDON ASSOCIATES, INC.
 4. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. V2001924, HAVING AN EFFECTIVE DATE OF OCTOBER 16, 2020.
 5. NOT ALL EASEMENTS ARE SHOWN ON THE SURVEY.
 6. THIS PLAT IS FOR PERMETER BOUNDARY ONLY AND IS NOT INTENDED TO CONSOLIDATE EXISTING PARCELS OR TRACTS OF RECORD THAT ARE PORTIONS OF THE TOTAL AREA OF THE PROPERTY.
 7. THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 5104300450, WITH A DATE OF IDENTIFICATION OF 09/28/2007, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE SITUATED.
 8. THE MERIDIAN USED FOR THIS SURVEY IS BASED ON THE PLAT RECORDED IN PLAT BOOK 11, PAGE 62.

REVISIONS
1. 08/15/2022 - REVISED PER DEED AND COUNTY COMMENTS
2. 04/02/2023 - REVISED PER DEED AND COUNTY COMMENTS
3. 05/16/2023 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
4. 07/01/2023 - REVISED PER DEED & DEED COMMENTS
5. 12/06/2023 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
6. 01/22/2024 - REVISED PER COUNTY COMMENTS
7. 01/01/2024 - REVISED PER DEED COMMENT

BOUNDARY SURVEY
BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 679, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 300'
	VERT: N/A
DATE:	APRIL 2022
JOB:	3498-0101
DRAWN:	DAS
CHECK:	BJG
CADD:	C-VL-100.DWG
NCS:	N/A
SHEET:	

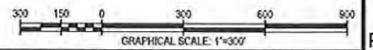


LINE TABLE

LINE	BEARING	DISTANCE
L1	N40°26'58"E	135.56'
L2	S42°46'41"W	158.63'
L3	N79°20'07"W	415.17'
L4	N33°51'09"W	147.89'
L5	N28°57'56"W	185.08'
L6	N37°27'21"E	351.70'
L7	N45°15'19"W	332.24'
L8	N47°07'32"W	171.08'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	317.46'	4847.23'	3°45'09"	158.79'	317.41'	S41°45'17"W



DEMOLITION NOTE:
 CLEARING OF VEGETATION AND REMOVAL OF EXISTING FEATURES TO OCCUR ONLY AS NEEDED FOR THE INSTALLATION OF THE SOLAR PANELS AND ASSOCIATED INFRASTRUCTURE. NO DISTURBANCE TO OCCUR BEYOND WHAT IS NECESSARY FOR THE PROPOSED IMPROVEMENTS. NO DISTURBANCE SHALL OCCUR WITHIN THE 25' BUFFER AS IDENTIFIED ON THIS PLAN SET.

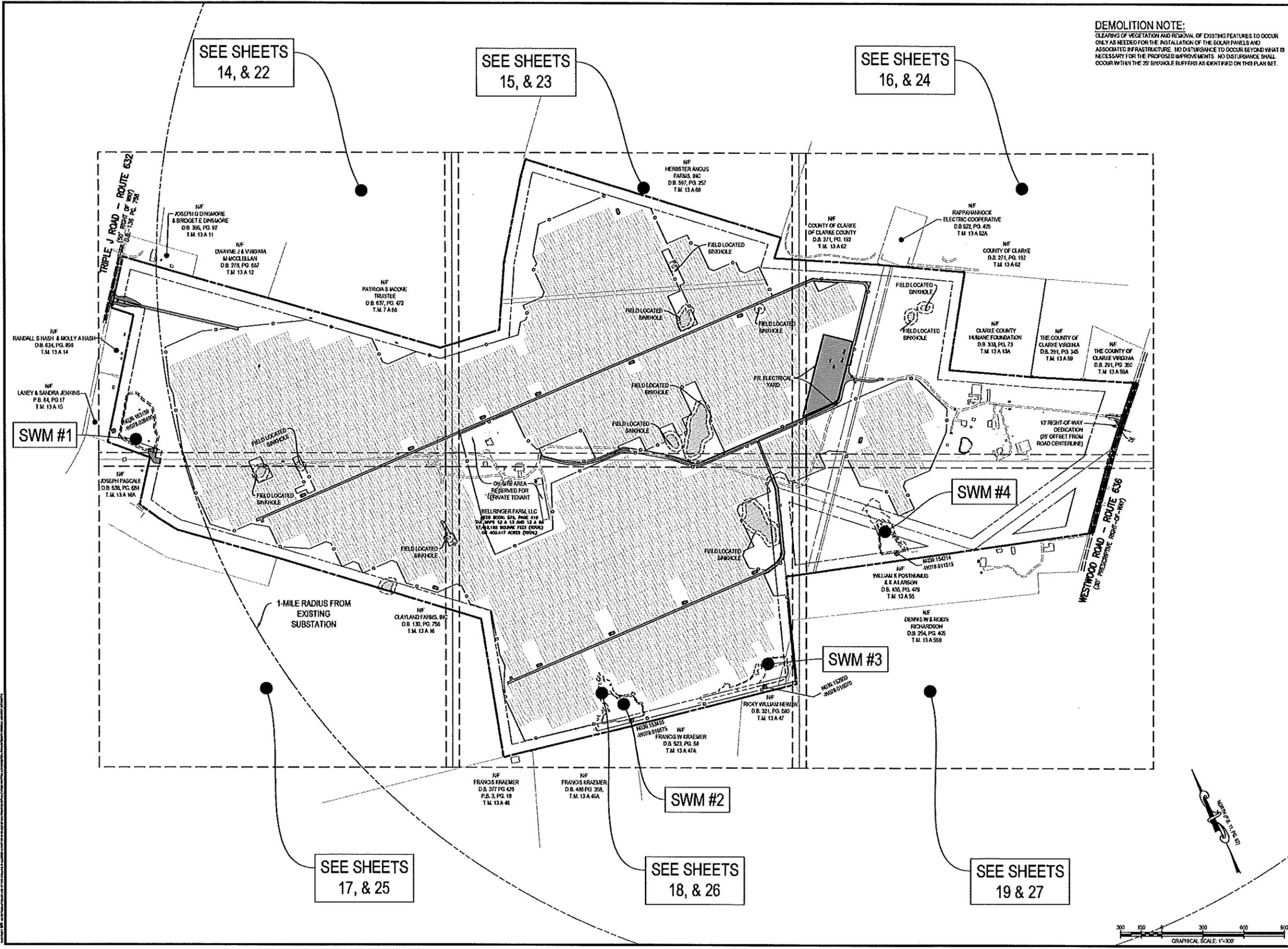
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 SEAL

NO.	REVISIONS
1.	01/16/2022 - REVISED PER DEQ AND COUNTY COMMENTS
2.	04/02/2023 - REVISED PER DEQ AND COUNTY COMMENTS
3.	05/16/2023 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
4.	07/18/2023 - REVISED PER DEQ & LOCAL COMMENTS
5.	10/02/2023 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
6.	01/10/2024 - REVISED PER COUNTY COMMENTS
7.	01/10/2024 - REVISED PER DEQ COMMENT

SITE LAYOUT OVERALL
BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 300'
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DATE:	APRIL 2022
JOB:	3498-0101
DRAWN:	DAS
CHECK:	BJS
CAAD:	C-CS-100.DWG
NCS:	NA
SHEET:	11 OF 51



SEE SHEETS
14, & 22

SEE SHEETS
15, & 23

SEE SHEETS
16, & 24

SWM #1

SWM #4

SWM #3

SWM #2

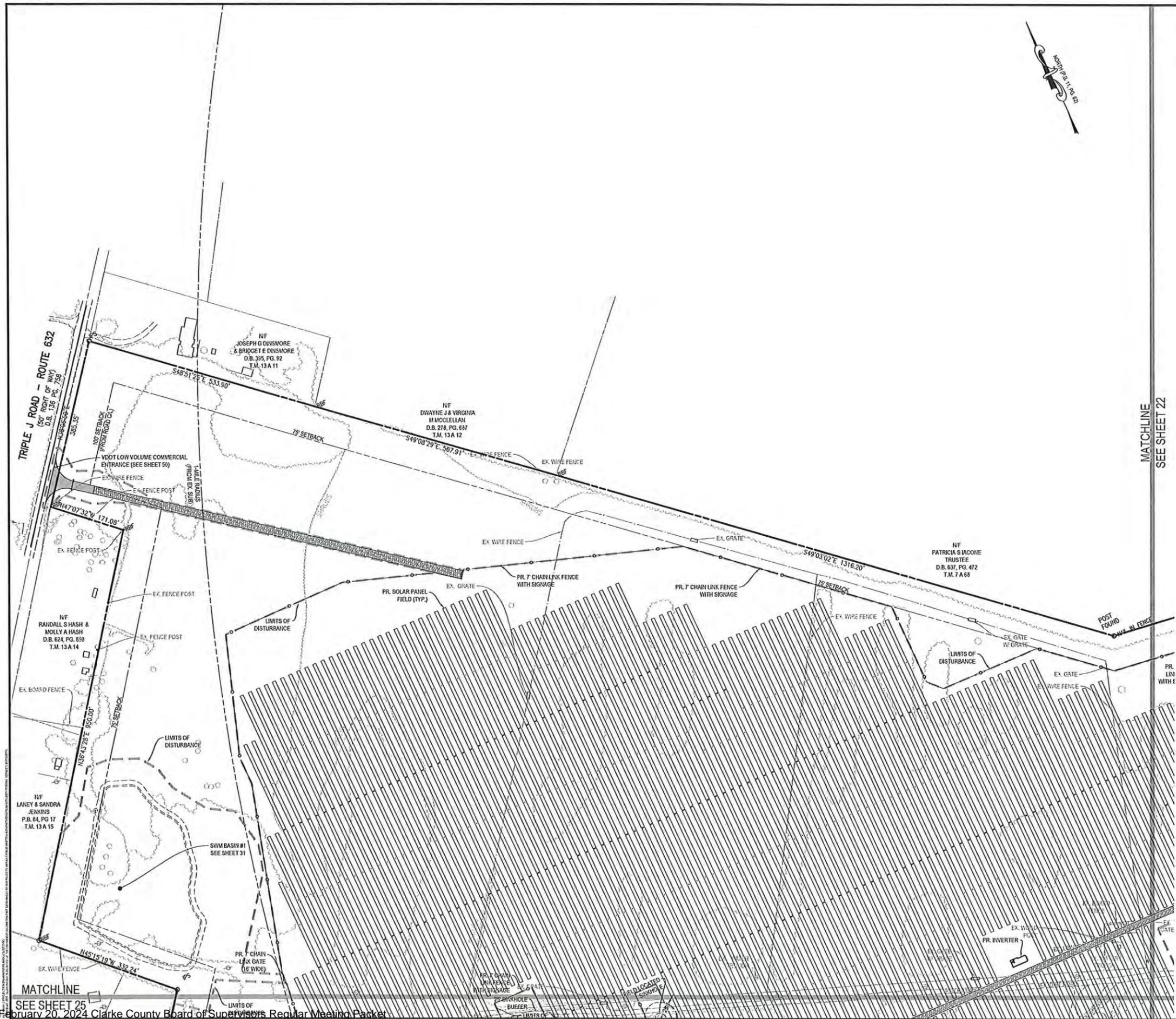
SEE SHEETS
17, & 25

SEE SHEETS
18, & 26

SEE SHEETS
19 & 27

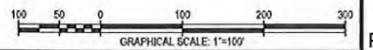


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MATCHLINE
SEE SHEET 22

MATCHLINE
SEE SHEET 25



REVISIONS	
1. 08/15/2023 - REVISED PER DEQ AND COUNTY COMMENTS	
2. 04/02/2023 - REVISED PER DEQ AND COUNTY COMMENTS	
3. 05/18/2023 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE	
4. 07/21/2023 - REVISED PER DEQ & TDD COMMENTS	
5. 12/06/2023 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS	
6. 01/23/2024 - REVISED PER COUNTY COMMENTS	
7. 01/21/2024 - REVISED PER DEQ COMMENT	

SITE LAYOUT PLAN

**BECKETT 50MW
SOLAR PROJECT**

TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
RUSSELL ELECTION DISTRICT
CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 100'
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DATE:	APRIL 2022
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NCS:	N/A
SHEET:	

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COMMONWEALTH OF VIRGINIA

JASON P. CERHART
Lic. No. 054799
1-31-24
PROFESSIONAL ENGINEER

SEAL:



DEMOLITION NOTE:
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MATCHLINE
SEE SHEET 22

MATCHLINE
SEE SHEET 24

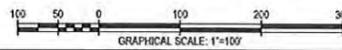
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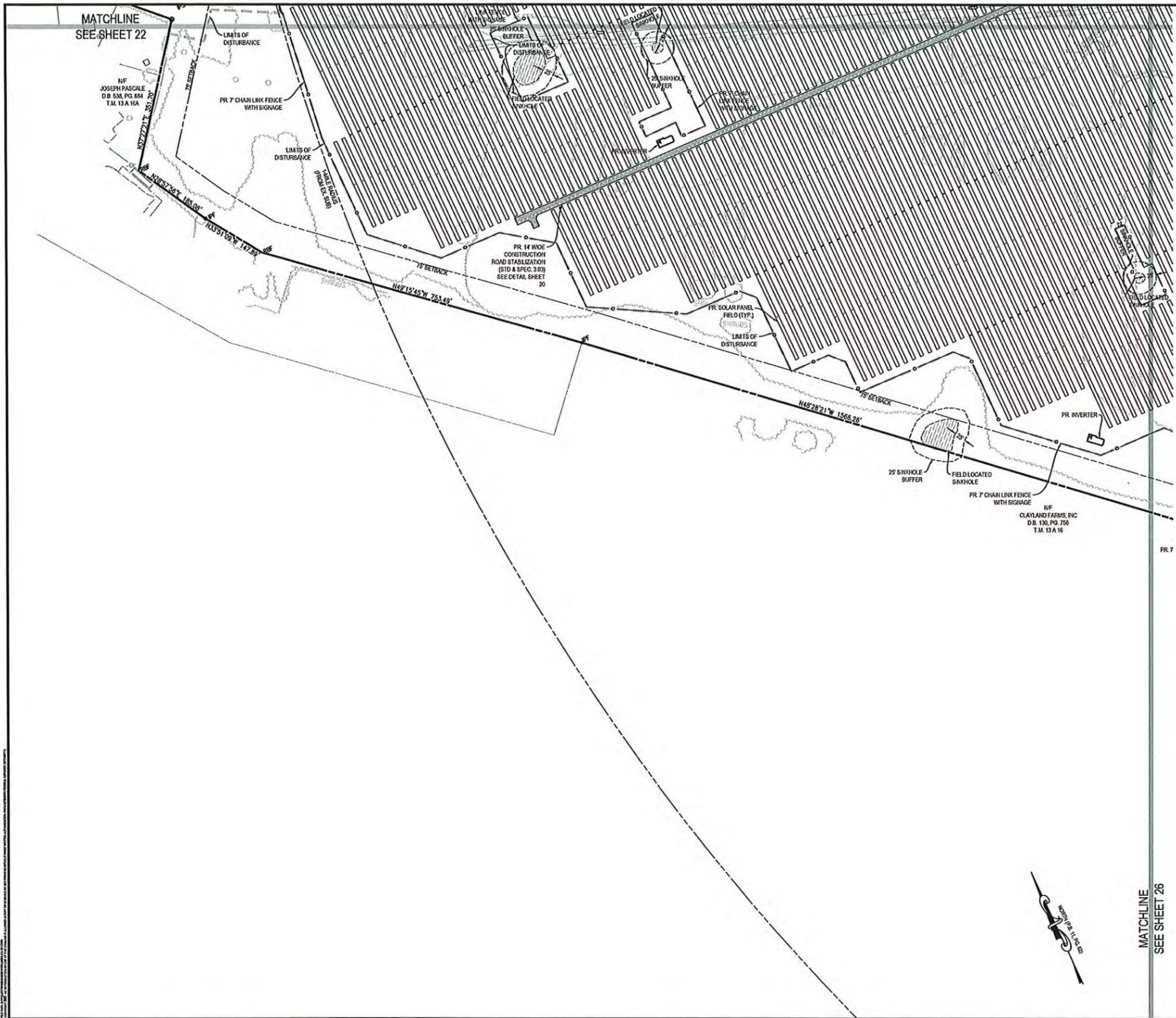
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 1-31-24
 PROFESSIONAL ENGINEER
 SEAL

REVISIONS
1. 04/15/2024 - REVISED PER DEQ AND COUNTY COMMENTS
2. 04/26/2024 - REVISED PER DEQ AND COUNTY COMMENTS
3. 05/10/2024 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
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6. 01/23/2024 - REVISED PER COUNTY COMMENTS
7. 01/01/2024 - REVISED PER DEQ COMMENT

SITE LAYOUT PLAN
BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 100'
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SHEET:	N/A





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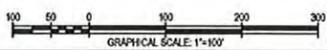
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NO.	DATE	REVISIONS
1.	04/15/2022	REVISED PER DEQ AND COUNTY COMMENTS
2.	04/07/2023	REVISED PER DEQ AND COUNTY COMMENTS
3.	05/10/2023	REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
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5.	12/06/2023	REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
6.	01/23/2024	REVISED PER COUNTY COMMENTS
7.	01/27/2024	REVISED PER DEQ COMMENT

SITE LAYOUT PLAN
BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 100'
	VERT: N/A
DATE:	APRIL 2022
JOB:	3488-0101
DRAWN:	DAS
CHECK:	BJS
CADD:	C-CS-101.DWG
HCS:	N/A
SHEET:	25 OF 51



MATCHLINE
 SEE SHEET 26



DEMOLITION NOTE:
 CLEARING OF VEGETATION AND REMOVAL OF EXISTING FEATURES TO OCCUR ONLY AS NEEDED FOR THE INSTALLATION OF THE SOLAR PANELS AND ASSOCIATED INFRASTRUCTURE. NO DISTURBANCE TO OCCUR BEYOND WHAT IS NECESSARY FOR THE PROPOSED IMPROVEMENTS. NO DISTURBANCE SHALL OCCUR WITHIN THE 25' EROSION BUFFERS AS IDENTIFIED ON THIS PLAN SET.

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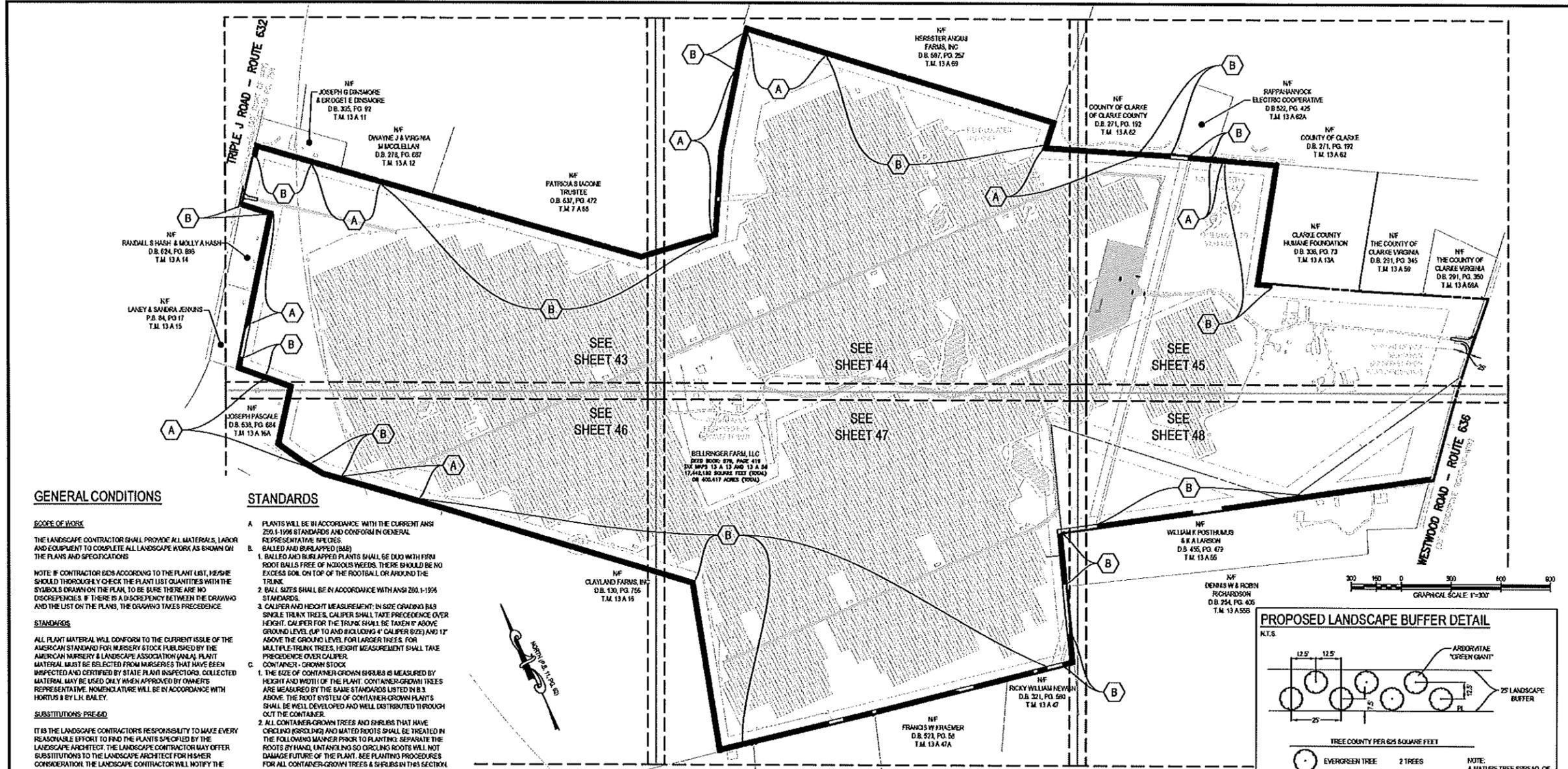
COMMONWEALTH OF FLORIDA
 JASON P. COBBART
 Lic. No. DS4759
 1-31-24
 PROFESSIONAL ENGINEER
 SEAL

NO.	DATE	REVISIONS
1.	08/15/2022	REVISED PER DEO AND COUNTY COMMENTS
2.	04/02/2023	REVISED PER DEO AND COUNTY COMMENTS
3.	05/10/2023	REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
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SITE LAYOUT PLAN
BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 679, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 100'
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JOB:	3498-0101
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CHECK:	BJS
CADD:	C-CS-101.DWG
HCS:	N/A
SHEET:	26 OF 51





GENERAL CONDITIONS

SCOPE OF WORK:
 THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.

NOTE: IF CONTRACTOR DEVS ACCORDING TO THE PLANT LIST, HE/SHE SHOULD THOROUGHLY CHECK THE PLANT LIST QUANTITIES WITH THE STUDIOS DRAWING ON THE PLAN, TO BE SURE THERE ARE NO DISCREPANCIES. IF THERE IS A DISCREPANCY BETWEEN THE DRAWING AND THE LIST ON THE PLANS, THE DRAWING TAKES PRECEDENCE.

STANDARDS:
 ALL PLANT MATERIAL WILL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). PLANT MATERIAL MUST BE SELECTED FROM NURSERIES THAT HAVE BEEN INSPECTED AND APPROVED BY STATE PLANT INSPECTORS. COLLECTED MATERIAL MAY BE USED ONLY WHEN APPROVED BY OWNERS REPRESENTATIVE. NOMENCLATURE WILL BE IN ACCORDANCE WITH HORTUS 8 BY L.H. BAILEY.

SUBSTITUTIONS - PRE-60:
 IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE EVERY REASONABLE EFFORT TO FIND THE PLANTS SPECIFIED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MAY OFFER SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION. THE LANDSCAPE CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY KNOWN DISEASES OR INSECT RESISTANT SPECIES THAT CAN BE SUBSTITUTED FOR A SELECTED PRE-60 PLANT. THE CONTRACTOR SHALL SUBMIT A BASE BID AS PER PLAN PLUS PRICE QUOTATIONS FOR ALL RECOMMENDED SUBSTITUTIONS.

SUBSTITUTIONS - POST-60:
 IT IS THE INTENT TO ELIMINATE POST-60 SUBSTITUTIONS. HOWEVER, IN THEIR EVENT THAT THE CONTRACT MATERIAL HAS BECOME UNAVAILABLE, AN APPROPRIATE SUBSTITUTION MUST BE APPROVED BY THE OWNERS REPRESENTATIVE.

UTILITIES AND UNDERGROUND FEATURES:
 THE LANDSCAPE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND/OR THE GENERAL CONTRACTOR IN ADVANCE OF CONSTRUCTION TO LOCATE UTILITIES. IF THERE IS A CONFLICT WITH UTILITIES AND THE PLANTING, THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR RELOCATING PLANTS PRIOR TO THE PLANTING PROCESS. ANY COST DUE TO RELOCATING AFTER PLANTING SHALL BE DONE BY THE OWNER. IF PLANTS ARE TO BE INSTALLED IN AREAS THAT SHOW OBVIOUS POOR DRAINAGE, AND THE PLANTS ARE INAPPROPRIATE FOR THAT CONDITION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. IF THEY DEEM NECESSARY, THE PLANTS SHALL BE RELOCATED. THE CONTRACT SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE CORRECTION AT A NEGOTIATED COST, OR THE PLANT SELECTION MODIFIED BY THE LANDSCAPE ARCHITECT TO ACCOMMODATE THE POOR DRAINAGE.

WARRANTY:
 THE STANDARD WARRANTY IS FOR ONE (1) YEAR PERIOD, EXCLUDING DISEASE, SOON AND ABNORMAL, COMMENCING ON THE DATE OF INITIAL ACCEPTANCE. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR 25% OF THE CROWN IS DEAD. REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS ORIGINAL SPECIES UNLESS OTHERWISE NEGOTIATED.

STANDARDS

- A. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT ANSI Z60.1-1996 STANDARDS AND CONFORM IN GENERAL REPRESENTATIVE SPECIES CALLED AND QUALIFIED (C&Q).**
- B. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM ROOT BALLS FREE OF NOXIOUS WEEDS. THERE SHOULD BE NO EXCESS SOIL ON TOP OF THE ROOTBALL OR AROUND THE TRUNK.**
- 2. BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1996 STANDARDS.**
- 3. CALIPER AND HEIGHT MEASUREMENT: IN SIZE GRADING BAGS SINGLE TRUNK TREES, CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT. CALIPER FOR THE TRUNK SHALL BE TAKEN 8" ABOVE GROUND LEVEL (UP TO AND INCLUDING 4" CALIPER SIZE) AND 17" ABOVE THE GROUND LEVEL FOR LARGER TREES. FOR MULTIPLE-TRUNK TREES, HEIGHT MEASUREMENT SHALL TAKE PRECEDENCE OVER CALIPER.**
- C. CONTAINER - GROWN STOCK**
- 1. THE SIZE OF CONTAINER-GROWN SHRUBS IS MEASURED BY HEIGHT AND WIDTH OF THE PLANT. CONTAINER-GROWN TREES ARE MEASURED BY THE SAME STANDARDS LISTED IN B.3. ABOVE. THE ROOT SYSTEM OF CONTAINER-GROWN PLANTS SHALL BE WELL DEVELOPED AND WELL DISTRIBUTED THROUGH OUT THE CONTAINER.**
- 2. ALL CONTAINER-GROWN TREES AND SHRUBS THAT HAVE CIRCLING (GROWING) AND MATED ROOTS SHALL BE TREATED IN THE FOLLOWING MANNER PRIOR TO PLANTING: SEPARATE THE ROOTS BY HAND, UNWINDING SO CIRCLING ROOTS WILL NOT DAMAGE FUTURE OF THE PLANT. SEE PLANTING PROCEDURES FOR ALL CONTAINER-GROWN TREES & SHRUBS IN THIS SECTION.**
- 3. ALL CONTAINER-GROWN PLANTS SHOULD BE GROUNDED AND WATERED DAILY UNTIL THEY ARE PLANTED IN THE LANDSCAPE. THE SOIL SHALL BE KEPT MOIST WITH THE EQUIVALENT OF ONE INCH OF RAINFALL PER WEEK.**
- D. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION. PRUNING DETAIL FOR TREES IN THIS SECTION**
- E. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED TO KEEP MATERIAL FROM DRYING OUT. THE COVERING SHALL COMPLY WITH THE STATE AND LOCAL LAWS PERTAINING TO THE TRANSPORT OF MATERIALS.**
- F. TREES SHALL BE PLACED IN AN UPRIGHT POSITION WITH THE ROOTBALL COVERED BY MULCH AND KEPT MOIST. TREES AND SHRUBS SHOULD NOT BE LEFT ON SITE UNPLANTED FOR MORE THAN 24 HOURS WITHOUT ADEQUATE WATER TO INSURE ROOT SURVIVAL.**

INSPECTION

- A. PLANTS MAY BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE AT THE PLACE OF GROWTH OR HOLDING YARD FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY.**
- B. PLANTS DAMAGED BY HANDLING OR TRANSPORTATION CAN BE REJECTED BY THE OWNER OR OWNERS REPRESENTATIVE.**
- C. STATE NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT UPON REQUEST.**

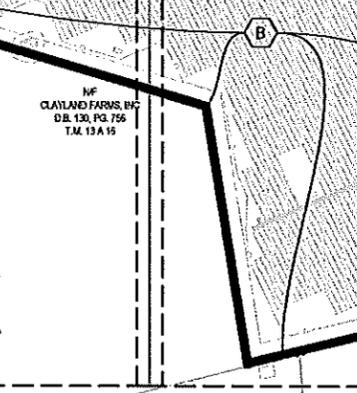
PLANTING PROCEDURES FOR ALL CONTAINER-GROWN TREES & SHRUBS

- A. REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER.**
- B. FOR UNTREATED PLASTIC CONTAINER-GROWN PLANTS WITH CIRCLING ROOTS, SEPARATE ROOTS BY HAND AND UNWIND THE ROOTS THE LENGTH OF THE ROOTBALL.**
- C. PLANT SHRUBS OR TREE A MINIMUM OF 1/3 OF THE HEIGHT OF THE ROOTBALL ABOVE EXISTING GRADE.**
- D. APPLY A 2 TO 3" THICK LAYER OF APPROVED HARDWOOD MULCH. KEEP MULCH 6" AWAY FROM THE TRUNK OF ALL TREES AND SHRUBS.**
- E. PLANTS GROWN IN ROOT CONTAINMENT BAGS MUST HAVE BAGS REMOVED DURING THE PLANTING OPERATION. IF ADDITIONAL BAGGING OF THE ROOTBALL IS NECESSARY,**



TYPICAL PLANTING DETAIL—EVERGREEN TREES
 (NOT TO SCALE)

01-TREES



PROPOSED LANDSCAPE BUFFER DETAIL
 N.T.S.



LANDSCAPING BUFFER LEGEND:

- 1. FULL INSTALLATION REQUIRED:** ALL LANDSCAPING SHOWN ON THE APPROVED LANDSCAPING PLAN SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY TO BEGIN PRODUCING ELECTRIC POWER REGARDLESS OF THE PHASING OF CONSTRUCTION. THE LANDSCAPING SHALL BE INSPECTED BY COUNTY STAFF ONE YEAR AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY TO DETERMINE VIABILITY OF PLANTINGS AND IDENTIFY ANY DEAD LANDSCAPING TO BE REMOVED. THE APPLICANT SHALL BE RESPONSIBLE FOR CONTACTING THE DEPARTMENT OF PLANTING TO SCHEDULE THIS INSPECTION.
- 2. MINOR DEVIATIONS FROM APPROVED LANDSCAPING PLAN IN THE EVENT THAT THE APPLICANT REQUESTS A MINOR DEVIATION FROM THE APPROVED LANDSCAPING PLAN IN ORDER TO AVOID CONFLICTS WITH THE PLACEMENT OF PANELS THAT WOULD ADVERSELY IMPACT THEIR EFFECTIVENESS, OR TO MOVE PLANTINGS TO MORE EFFECTIVE LOCATIONS ON THE SITE, SUCH DEVIATION SHALL BE PROVIDED ON A REVISED PLAN SHEET FOR REVIEW AND APPROVAL BY STAFF. ADDITIONALLY, STAFF MAY REQUEST MINOR DEVIATIONS FROM THE APPROVED LANDSCAPING PLAN, INCLUDING PROVISION OF ADDITIONAL PLANTINGS, IN ORDER TO ENSURE THAT SUPPLEMENTAL LANDSCAPING PROVIDES EFFECTIVE BUFFERING OF THE FACILITY FROM ADJACENT PROPERTIES. STAFF MAY CONSULT WITH THE PLANNING COMMISSION'S SITE PLAN COMMITTEE TO DETERMINE WHETHER SUCH MINOR DEVIATIONS, REQUESTED EITHER BY THE APPLICANT OR BY STAFF, IS CONSISTENT WITH THE SPECIAL USE PERMIT AND SITE PLAN APPROVALS.**
- 3. PERIMETER LANDSCAPE BUFFER TO BE INSTALLED PER CLARKE COUNTY LANDSCAPING ORDINANCE 84-10**
- 4. ALL SEEDING TO COMPLY WITH VESCH SPECIFICATIONS**
- 5. BALLED FOUNDATION LANDSCAPE BEDS, AS SHOWN WITH 3" LAYER OF MULCH**
- 6. AREAS DIRECTLY UNDER SOLAR PANELS AND BETWEEN ROWS ARE TO BE GRASS, ROUTINE MOWING 3-4 TIMES PER YEAR SHALL OCCUR**
- 7. NATIVE PLANT MATERIALS AND LANDSCAPE MATERIALS HAVE BEEN PROPOSED AND HAVE LOW WATER AND NUTRIENT REQUIREMENTS.**
- 8. EXISTING AND PROPOSED LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFESPAN OF THE PROJECT IN ACCORDANCE WITH THE CLARKE COUNTY ZONING ORDINANCE REQUIREMENTS**

LANDSCAPE REQUIREMENTS
 (BUFFER AREA 25 FEET AND WIDER)

SMALL CANOPY TREE:	1/750 SQUARE FEET
EVERGREEN TREE:	1/250 SQUARE FEET
SHRUB:	1/50 SQUARE FEET

BUFFER AREA PROVIDED:
 113,721 SQUARE FEET
 113,721 / 625 = 181.95 X 2 = 363.91 = 364 TREES REQUIRED

TREE COUNT PROVIDED:
 EVERGREEN TREE: 364 TREES

LANDSCAPING BUFFER LEGEND:

(A)	LIMITS OF LANDSCAPED AREAS (SEE PROPOSED LANDSCAPE BUFFER DETAIL, THIS SHEET)
(B)	LIMITS OF EXISTING VEGETATED AREAS TO REMAIN (SEE NOTE 2, THIS SHEET)

REVISIONS

NO.	DESCRIPTION	DATE
1.	04/25/2022 - REVISED PER DEQ AND COUNTY COMMENTS	
2.	04/27/2023 - REVISED PER DEQ AND COUNTY COMMENTS	
3.	05/10/2023 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE	
4.	07/21/2023 - REVISED PER DEQ & LOCAL COMMENTS	
5.	12/08/2023 - REVISED PER ADJUTANT LAYOUT AND COUNTY COMMENTS	
6.	01/23/2024 - REVISED PER COUNTY COMMENTS	
7.	07/17/2024 - REVISED PER DEQ COMMENT	

OVERALL PERIMETER LANDSCAPE PLAN

BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE: HORIZ: 1" = 300'
 VERT: N/A

DATE: APRIL 2022

JOB: 3198-0101

DRAWN: DAS **CHECK:** BJS

CADD: C-1S-100.DWG

NCS: N/A

SHEET: 42 OF 51

INTEGRITY FEDERAL SERVICES

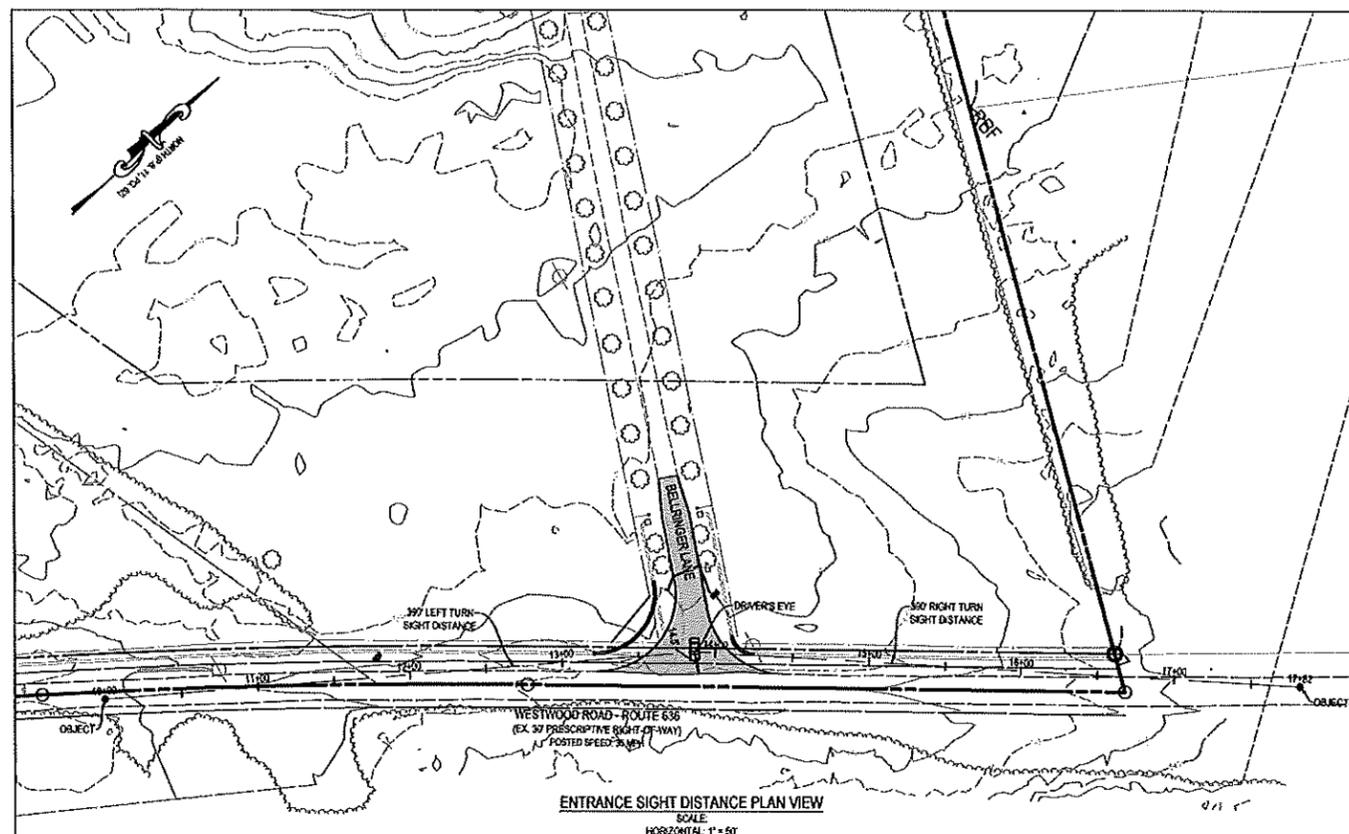
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 Marietta, GA 30067 • www.ifs-inc.com

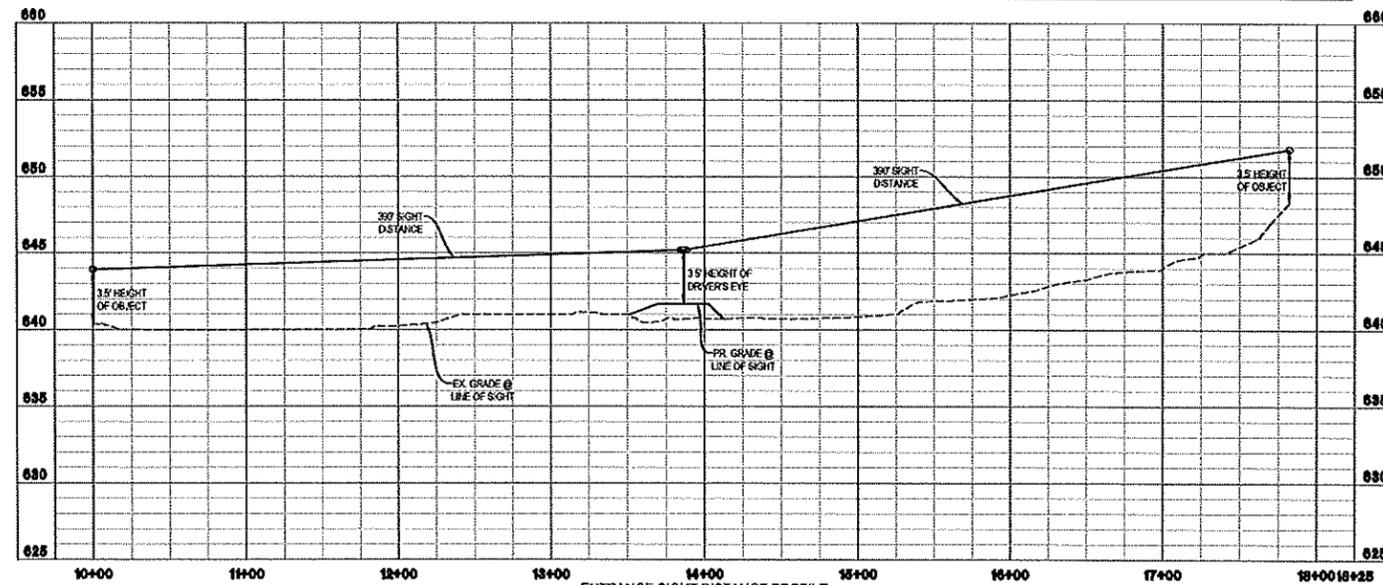
COMMONWEALTH OF VIRGINIA

MASON P. CORRY
 Lic. No. 054799
 1-31-24
 PROFESSIONAL ENGINEER

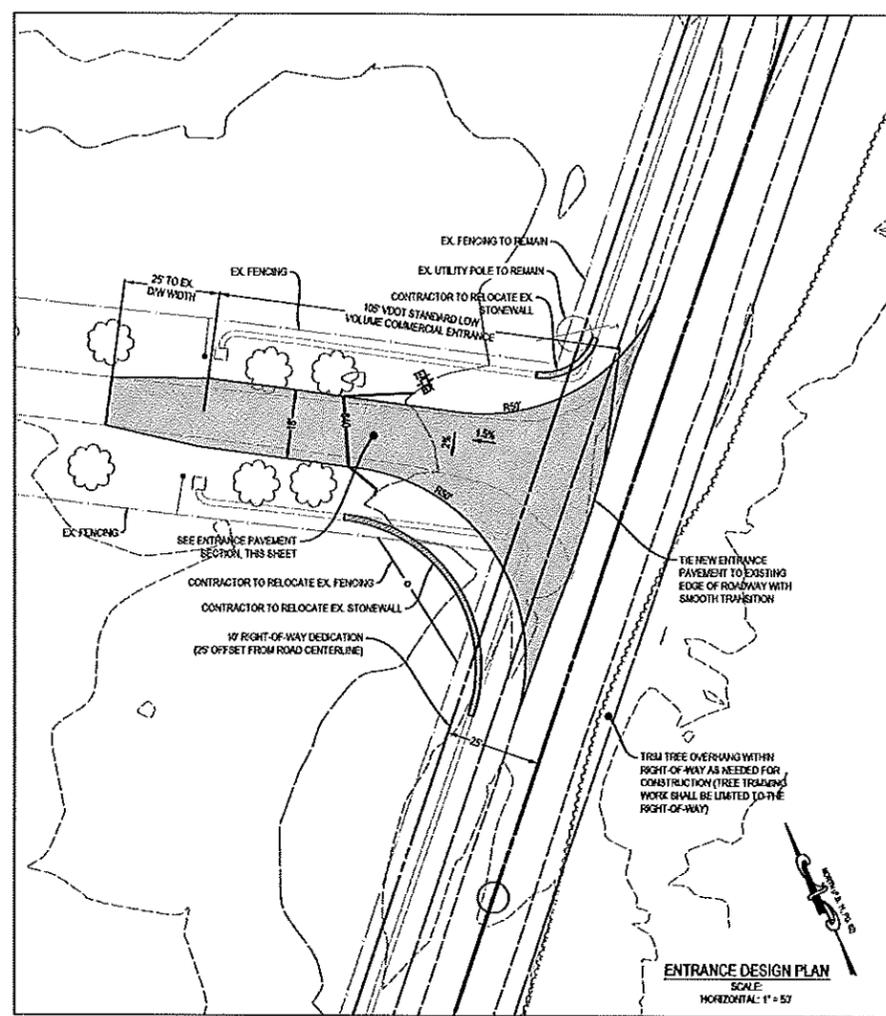
SEAL



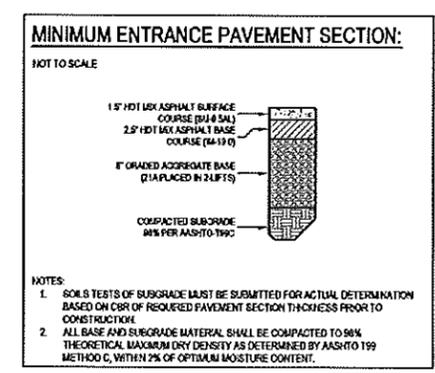
ENTRANCE SIGHT DISTANCE PLAN VIEW
SCALE:
HORIZONTAL: 1" = 50'



ENTRANCE SIGHT DISTANCE PROFILE
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



ENTRANCE DESIGN PLAN
SCALE:
HORIZONTAL: 1" = 50'



- NOTES:
- SOILS TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION BASED ON CBR OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION.
 - ALL BASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO 98% THEORETICAL MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO 199 METHOD C, WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

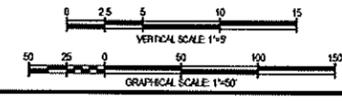
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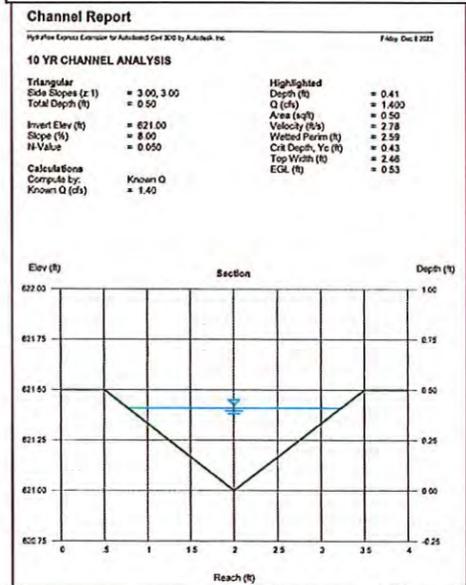
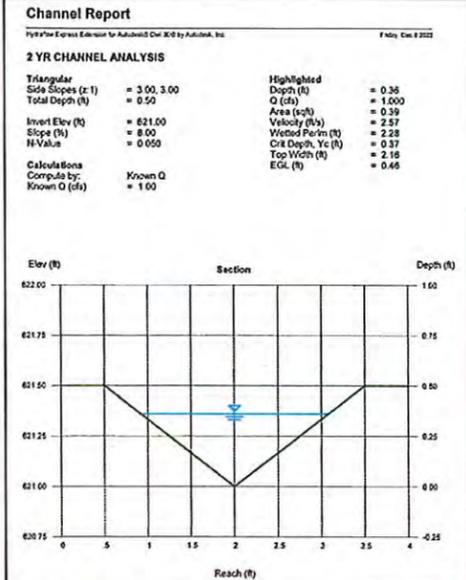
COMMONWEALTH OF WEST VIRGINIA
JASON P. CORWART
Lic. No. 054799
1-31-24
PROFESSIONAL ENGINEER
SEAL:

NO.	REVISIONS
1.	07/15/2022 - REVISED PER DEO AND COUNTY COMMENTS
2.	04/05/2023 - REVISED PER DEO AND COUNTY COMMENTS
3.	05/10/2023 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
4.	07/20/2023 - REVISED PER DEO & VDOT COMMENTS
5.	12/06/2023 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
6.	01/22/2024 - REVISED PER COUNTY COMMENTS
7.	01/23/2024 - REVISED PER DEO COMMENT

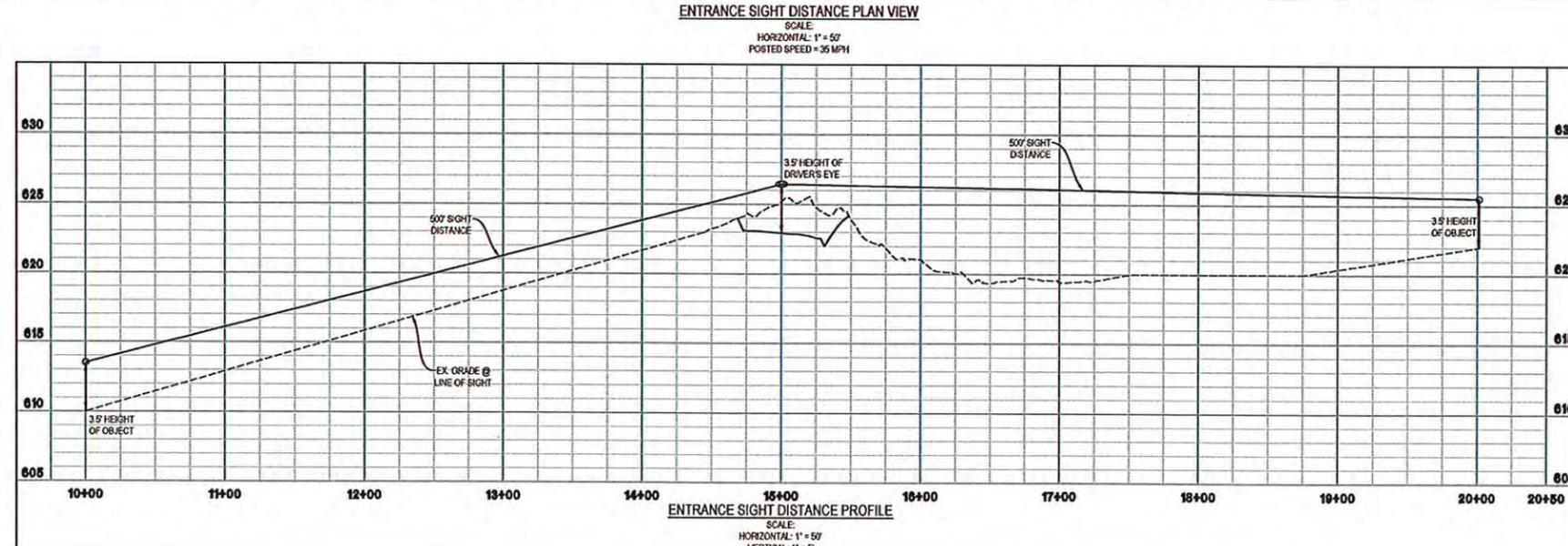
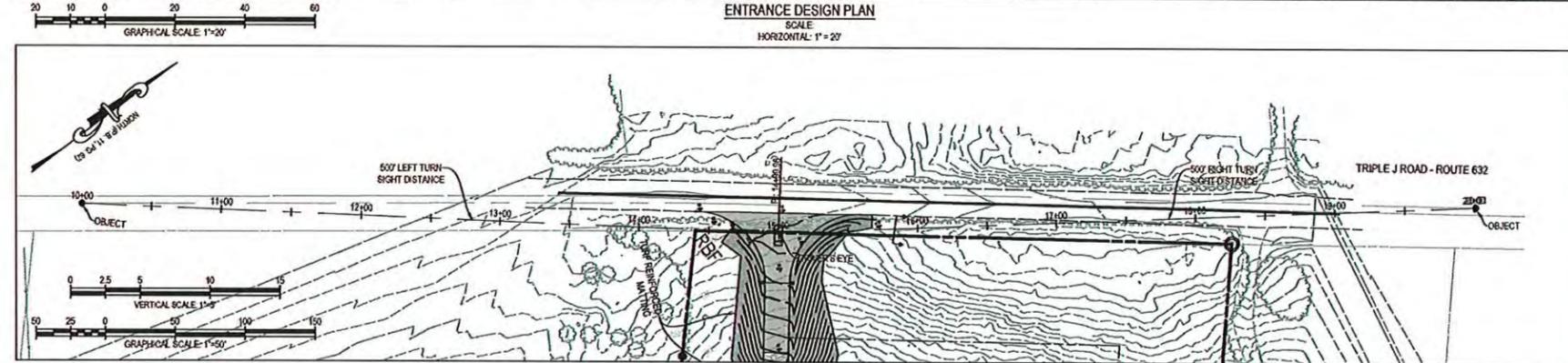
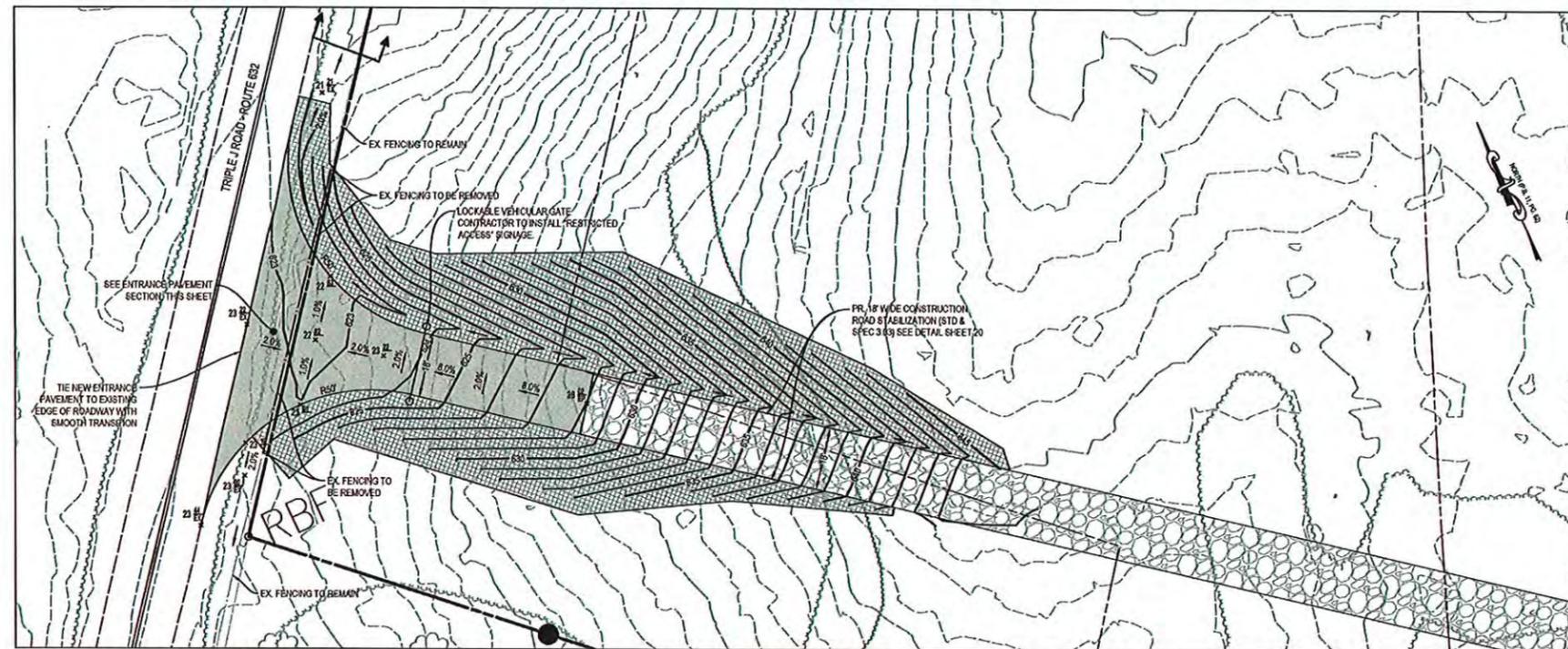
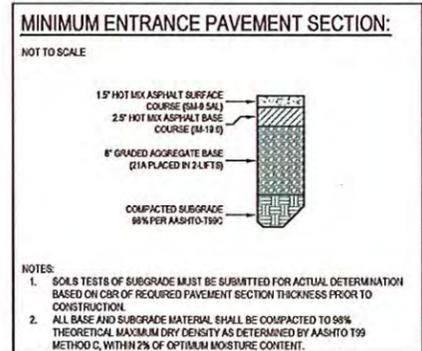
VDOT WESTWOOD ROAD ENTRANCE PLAN AND PROFILE
BECKETT 50MW SOLAR PROJECT
TAX MAP 13A, PARCELS 13, D.B. 579, PG. 419
RUSSELL ELECTION DISTRICT
CLARKE COUNTY, VIRGINIA

SCALE: HORIZ: 1" = 50'
VERT: 1" = 5'
DATE: APRIL 2022
JOB: 3458-0101
DRAWN: DAS CHECK: BJS
CADD: C-CT-101.DWG
HCS: N/A
SHEET: 49 OF 51





ADEQUATE CHANNEL ANALYSIS
Q = CA
C = 0.51
A = 0.43
I(2-YR) = 4.72 in/hr
I(10-YR) = 6.50 in/hr
Q = 1.0 CFS (2-YR)
Q = 1.4 CFS (10-YR)



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COMMONWEALTH OF VIRGINIA
JASON P. GERHART
Lic. No. 054799
1-31-24
PROFESSIONAL ENGINEER
SEAL:

NO.	REVISIONS
1.	09/15/2022 - REVISED PER DEQ AND COUNTY COMMENTS
2.	04/02/2023 - REVISED PER DEQ AND COUNTY COMMENTS
3.	05/10/2023 - REVISED WITH ADDITIONAL ENTRANCE & FENCE UPDATE
4.	07/11/2023 - REVISED PER DEQ & VDOT COMMENTS
5.	12/08/2023 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
6.	01/23/2024 - REVISED PER ADJUSTED LAYOUT AND COUNTY COMMENTS
7.	07/01/2024 - REVISED PER DEQ COMMENT

VDOT TRIPLE J ROAD ENTRANCE PLAN AND PROFILE
BECKETT 50MW SOLAR PROJECT
TAX MAP 13A, PARCEL 13, D.B. 579, PG. 419
RUSSELL ELECTION DISTRICT
CLARKE COUNTY, VIRGINIA

SCALE: HORIZ: 1" = 50'
VERT: 1" = 5'
DATE: APRIL 2022
JOB: 3498-0101
DRAWN: DAS CHECK: BJS
CADD: C-CT-101.DWG
NCS: N/A
SHEET: 50 OF 51



Personnel Committee Items

Berryville/Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

February 12, 2024, 9:30 am

<i>Item</i>	<i>Description</i>
A.	<p><u>Expiration of Term for Appointments Expiring through April 2024</u></p> <p>2024-02-12 Summary: Following review, the Personnel Committee recommends the following:</p> <ul style="list-style-type: none">– Appoint Ashley Hardesty to fill the unexpired portion of Reid Dodson’s term on the Economic Development Advisory Committee, which will expire on December 31, 2025.– Reappoint Lee Coffelt as the Town of Boyce representative on the Clarke County Sanitary Authority for a four-year term expiring on February 15, 2028.– Reappoint Ryan Reed to the Planning Commission for a four-year term expiring April 30, 2028.– Reappoint Buster Dunning to the Planning Commission for a four-year term expiring April 30, 2028.– Reappoint Gwen Malone to the Planning Commission for a four-year term expiring April 30, 2028.– Recommend the reappointment of Stephanie Gray as the Career Representative on the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.– Recommend the reappointment of Carolyn Trent as the Medical Professional on the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.– Recommend the reappointment of Bryan Conrad as the Volunteer Representative on the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.

Appointments by Expiration Through April 2024

Appt Date Exp Date Resignation Date

February 2024

Clarke County Sanitary Authority 4 Yr
 Coffelt Lee Town of Boyce 7/19/2022 2/15/2024

The board of the Authority shall be appointed by the BOS and shall be composed of 5 members, 1 of whom shall be a resident of the Town of Boyce, each for a term of 4 years and until his successor is appointed and qualifies except appointments to fill vacancies, which shall be for the remainder of such un-expired term. The Town may submit a nominee or nominees to the BOS for its consideration in making the appointment of the Boyce resident member. From VA Code 15.2-5113 D) Alternate board members may also be selected. Such alternates shall be selected in the same manner and shall have the same qualifications as the board members except that an alternate for an elected board member need not be an elected official. Oath of Office Required.

March 2024

Lord Fairfax Emergency Medical Services Council 1 yr
 Gray Stephanie Career Representative 3/21/2023 3/15/2024

07-2018: LFEMSC bylaw change annual reappointment and recommendations by the Board be made no later than April 1 [60 days prior to annual meeting] of each year for the June LFEMSC Annual Meeting. 01-19-2022: Send letter of appointment recommendations to tmclaurin@vaems.org

Trent Carolyn Medical Professional 3/21/2023 3/15/2024

07-2018: LFEMSC bylaw change annual reappointment and recommendations by the Board be made no later than April 1 [60 days prior to annual meeting] of each year for the June LFEMSC Annual Meeting. 01-19-2022: Send letter of appointment recommendations to tmclaurin@vaems.org

Conrad Bryan H. Volunteer Representative; White Post District 3/21/2023 3/15/2024

07-2018: LFEMSC bylaw change annual reappointment and recommendations by the Board be made no later than April 1 [60 days prior to annual meeting] of each year for the June LFEMSC Annual Meeting. 01-19-2022: Send letter of appointment recommendations to tmclaurin@vaems.org

April 2024

Library Advisory Council 4 Yr
 Daisley Shelley Russell District 4/21/2020 4/15/2024

The Council shall consist of nine (9) regular members and one liaison from the BoS. The BoS shall appoint the liaison for a one (1) year term. Members may be recommended by the Council to the BoS, and shall be appointed for four (4) year terms by the BoS. Members can be reappointed for a maximum of three consecutive terms. If a member misses three consecutive meetings, the board reserves the right to terminate membership

Library Advisory Council

4 Yr

Foster Nancy Russell District 4/21/2020 4/15/2024

The Council shall consist of nine (9) regular members and one liaison from the BoS. The BoS shall appoint the liaison for a one (1) year term. Members may be recommended by the Council to the BoS, and shall be appointed for four (4) year terms by the BoS. Members can be reappointed for a maximum of three consecutive terms. If a member misses three consecutive meetings, the board reserves the right to vote to terminate membership

Planning Commission

Reed Ryan Buckmarsh/Battletown District 11/21/2023 4/30/2024

Appointed by BOS; Oath of Office Required - Clerk of Circuit Court; Section 1-C-2 of the Zoning Ordinance states: "The Planning Commission shall consist of eleven members, appointed by the Board. Members of the Planning Commission shall be residents of the County, with there being 2 residents of each of the Board Election Districts. In addition, 1 member of the Commission shall be a member of the Board. Members of the Commission shall be qualified by knowledge and experience to make decisions on questions of community growth and development. At least 1/2 of the members of the Planning Commission shall be owners of real property in the County."

Dunning Buster White Post / Greenway District 4/21/2020 4/30/2024

Appointed by BOS; Oath of Office Required - Clerk of Circuit Court; Section 1-C-2 of the Zoning Ordinance states: "The Planning Commission shall consist of eleven members, appointed by the Board. Members of the Planning Commission shall be residents of the County, with there being 2 residents of each of the Board Election Districts. In addition, 1 member of the Commission shall be a member of the Board. Members of the Commission shall be qualified by knowledge and experience to make decisions on questions of community growth and development. At least 1/2 of the members of the Planning Commission shall be owners of real property in the County."

Malone Gwendolyn Berryville District 4/21/2020 4/30/2024

Appointed by BOS; Oath of Office Required - Clerk of Circuit Court; Section 1-C-2 of the Zoning Ordinance states: "The Planning Commission shall consist of eleven members, appointed by the Board. Members of the Planning Commission shall be residents of the County, with there being 2 residents of each of the Board Election Districts. In addition, 1 member of the Commission shall be a member of the Board. Members of the Commission shall be qualified by knowledge and experience to make decisions on questions of community growth and development. At least 1/2 of the members of the Planning Commission shall be owners of real property in the County."

Resigned

Economic Development Advisory Committee

4 Yr

Dodson Reid Russell District 11/23/2021 12/31/2025 11/13/2023

Members of the committee should include one or more people from all key government and business groups such as planning commission, board of supervisors, school board, industrial development authority, town of Berryville, chamber of commerce, and key business sectors such as agriculture, banking, realty, light industry, retail and tourism. Membership not limited. 4 year term.

Resigned

Appt Date Exp Date Resignation Date

Library Advisory Council

4 Yr

Al-Khalili Adeela Buckmarsh District 3/15/2022 4/15/2026 1/16/2024

The Council shall consist of nine (9) regular members and one liaison from the BoS. The BoS shall appoint the liaison for a one (1) year term. Members may be recommended by the Council to the BoS, and shall be appointed for four (4) year terms by the BoS. Members can be reappointed for a maximum of three consecutive terms. If a member misses three consecutive meetings, the board reserves the right to vote to terminate membership

Resigned

Historic Preservation Commission

4 Yr

Al-Khalili Adeela Buckmarsh District 6/1/2022 5/31/2026 1/16/2024

Section 3-E-3-d Zoning Ord "shall consist of at least 5 members not to exceed 7 members; Members shall be residents of Clarke County with a demonstrated interest in and knowledge of the historic character of Clarke County. Reasonable effort to appoint at least 2 members with professional training or equivalent experience in 1 or more of the following: architecture, architectural history, historic preservation, archeology, land use planning, or related fields. Reasonable effort to appoint at least 1 member that is a professional architect or architectural historian. At least 1 member shall be appointed from the Planning Commission upon recommendation to the Board by the Planning Commission. After the establishment of an Historic District, at least 1 member shall be a resident of a local Historic District."

Clarke County Public Body Listing

			<i>Appt Date</i>	<i>Exp Date</i>
<i>Agricultural & Forestal District Advisory Committee</i>				
Childs	Corey	Landowner	7/20/2021	7/15/2027
Conrad	Sam	Landowner/Producer	8/17/2021	7/15/2027
Day	Emily	Landowner/Producer	7/20/2021	7/15/2027
Dorsey	Tupper	Landowner/Producer	8/17/2021	7/15/2027
Hartsook	Shawna	Landowner/Producer	8/17/2021	7/15/2027
McKay	Beverly B.	BoS - Appointed Member	8/17/2021	7/15/2027
Peake	Donna	Commissioner of the Revenue	8/17/2021	7/15/2027
Shenk	Philip	Landowner/Producer	8/17/2021	7/15/2027
Simmons	Tait	Landowner	8/17/2021	7/15/2027
<i>Barns of Rose Hill Board of Directors</i>				
Cook	Peter		11/23/2021	12/31/2024
<i>BCCGC Joint Building Committee</i>				
Arnold, Jr.	Harry Lee	Berryville Town Council Representative	1/11/2018	
Boies	Chris	County Administrator	12/2/2019	
Dalton	Keith	Berryville Town Manager		
Marsten	Catherine	Clerk	1/1/2022	
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
<i>Berryville Area Development Authority</i>				
Ohrstrom, II	George	Russell District	12/13/2021	3/31/2025
Smart	Kathy	White Post District	3/21/2023	3/31/2026
Weiss	David S.	Buckmarsh/Blue Ridge District	4/19/2022	3/31/2025
<i>Berryville/Clarke County Joint Committee for Economic Development and Tourism</i>				
Arnold, Jr.	Harry Lee	BTC - Appointed Member		
Boies	Chris	Staff Representative - County Administrator	12/2/2019	
Brown	Michelle	Staff Representative - Director of Economic Development	7/10/2023	
Dalton	Keith	Staff Representative - Town Manager		
Dunkle	Christy	Staff Representative - Town - Alternate		
Ford	Indea	Clerk	11/7/2022	
Harrison	Diane	BTC - Appointed Member		
Lawrence	Doug	BoS - Appointed Member	1/16/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024
<i>Board of Septic & Well Appeals</i>				

Tuesday, February 13, 2024

Page 1 of 8

			<i>Appt Date</i>	<i>Exp Date</i>
Buckley	Randy	White Post District; Planning Commission Alternate, Vice-Chair	1/16/2024	1/31/2025
Camp	Jeremy	Staff Representative		
Irwin	Jenny	Citizen Representative	1/16/2024	2/15/2028
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Ohrstrom, II	George	Russell District; Planning Commission Chair Representative	1/16/2024	1/31/2025
Staelin	John	Planning Commission Citizen Alternate	1/16/2024	1/31/2025
Weiss	David S.	BoS - Appointed Member	2/5/2024	12/31/2024

Board of Social Services

Byrd	Barbara J.	Russell District	12/19/2023	12/31/2027
Cushman	Anne	Berryville District	12/19/2023	12/31/2027
Dabinett	Laura	Russell District	6/21/2022	7/15/2026
Dodson	Gerald	Berryville District	6/16/2020	7/15/2024
Lawrence	Doug	BoS - Appointed Member	1/16/2024	12/31/2024
Parker	Jennifer	Staff Representative		
Smith	James	Berryville District	6/15/2021	7/15/2025
York	Robert	White Post District	6/21/2022	7/15/2026

Board of Supervisors

Bass	Matthew	Berryville District	1/1/2024	12/31/2027
Boies	Chris	Clerk	12/2/2019	
Catlett	Terri T.	Millwood/Pinegrove Districts, Vice Chair	1/1/2024	12/31/2027
Lawrence	Doug	Russell District	1/1/2024	12/31/2027
McKay	Beverly B.	White Post District	1/1/2024	12/31/2027
Weiss	David S.	Buckmarsh/Blue Ridge Districts; Chair	1/1/2024	12/31/2027

Board of Supervisors Finance Committee

Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024

Board of Supervisors Personnel Committee

Catlett	Terri T.	BOS - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024

Board of Zoning Appeals

Borel	Alain F.	White Post District	2/8/2024	2/15/2029
Brumback	Clay	White Post District	2/8/2024	2/15/2029
Camp	Jeremy	Staff Representative		
Means	Howard	White Post District	1/19/2021	2/15/2026
Shenk	Philip	Alternate	2/8/2024	2/15/2029

Tuesday, February 13, 2024

Page 2 of 8

			<i>Appt Date</i>	<i>Exp Date</i>
Staelin	John	Millwood District	12/5/2022	2/15/2025
Volk	Laurie	White Post District	2/8/2024	2/15/2029

Broadband Implementation Committee

Dunning	Buster	White Post District	5/17/2022	6/30/2024
Houck	William	Citizen Representative	5/17/2022	6/30/2024
Lawrence	Doug	Russell District	1/16/2024	12/31/2024
McKay	Beverly B.	White Post District	1/16/2024	12/31/2024

Career and Technical Education Advisory Committee

Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
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Clarke County Sanitary Authority

Armbrust	Wayne	White Post District; Vice Chair	11/17/2020	6/30/2024
Bauhan	Tom	White Post District; Sec/Treasurer	12/13/2021	1/5/2026
Bennett	Brenda	Assistant Treasurer	1/17/2023	
Coffelt	Lee	Town of Boyce	7/19/2022	2/15/2024
Conrad	Bryan H.	White Post District	1/17/2023	1/5/2025
DeArment	Roderick	White Post District; Chair	12/15/2020	1/5/2025
McKay	Beverly B.	BoS - Liaison	1/16/2024	12/31/2024
Meredith	Mary	Staff Representative	1/2/2018	

Community Policy and Management Team

Acker	Denise	Northwestern Community Services	11/23/2021	12/31/2024
Ash	David	Parent Representative	1/16/2024	12/31/2026
Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
Greene	Colin	Alternate - VDH Representative	11/23/2021	12/31/2024
Mair	Tavan	Private Provider - Connected Communities, Inc.	11/22/2022	12/31/2025
Moore	Frank	CCPS Representative	12/20/2022	12/31/2025
Parker	Jennifer	Director Clarke County DSS	1/19/2021	12/31/2022
Shirley	Leea	VDH Representative	11/23/2021	12/31/2024

Conservation Easement Authority

Bacon	Rives	White Post District	11/22/2022	12/31/2025
Buckley	Randy	White Post District	11/22/2022	12/31/2025
Hedlund	John	Berryville District	3/15/2022	12/31/2024
Jones	Michelle	Millwood / Pine Grove District	11/22/2022	12/31/2025
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Ohrstrom, II	George	Russell District; Planning Commission Representative	3/21/2023	4/30/2026
Thomas	Walker	Buckmarsh District	11/23/2021	12/31/2024
Weiss	David S.	BoS - Alternate	1/16/2024	12/31/2024

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<i>Constitutional Officer</i>				
Keeler	Sharon	Treasurer	1/1/2024	12/31/2027
Peake	Donna	Commissioner of the Revenue	1/1/2024	12/31/2027
Sumption	Travis	Sheriff	1/1/2024	12/31/2027
Wilkerson	April	Clerk of the Circuit Court	1/1/2024	12/31/2031
Williams	Anne	Commonwealth Attorney	1/1/2024	12/31/2027
<i>County Administrator</i>				
Boies	Chris	County Administrator	12/2/2019	
<i>Director of Economic Development</i>				
Brown	Michelle	Director of Economic Development	7/10/2023	
<i>Economic Development Advisory Committee</i>				
Borel	Christian	White Post District	7/18/2023	12/31/2026
Brown	Michelle	Director of Economic Development	7/10/2023	
Dodson	Reid	Russell District	11/23/2021	12/31/2025
Dunkle	Christy	Town of Berryville Representative	12/19/2023	12/31/2027
Ford	Indea	Clerk	11/7/2022	
Gribble	Mark	Buckmarsh District	11/22/2022	12/31/2026
Kraybill	Christina	Berryville District, Business Owner	9/20/2022	12/31/2025
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Milleson	John R.	Banking, Finance	11/22/2022	12/31/2026
Pritchard	Betsy	Hospitality Industry, agriculture	7/21/2020	8/31/2024
<i>Handley Regional Library Board</i>				
Bacon	Rives		10/19/2021	11/30/2025
<i>Historic Preservation Commission</i>				
Al-Khalili	Adeela	Buckmarsh District	6/1/2022	5/31/2026
Arnett	Betsy	White Post District	4/21/2020	5/31/2024
Berger	Katherine	Buckmarsh District	4/18/2023	5/31/2027
Camp	Jeremy	Staff Representative		
Carter	Paige	White Post District	4/21/2020	5/31/2024
Glover	Bob	Planning Commission Representative	1/16/2024	12/31/2027
Thompson	Billy	White Post District	4/20/2021	5/31/2025
Weiss	David S.	BoS - Liaison	1/16/2024	12/31/2024
York	Robert	White Post District	4/20/2021	5/31/2025
<i>Humane Foundation</i>				
Catlett	Terri T.	BoS - Liaison	1/16/2024	12/31/2024
<i>Industrial Development Authority of the Clarke County, Virginia</i>				

			<i>Appt Date</i>	<i>Exp Date</i>
Brown	Michelle	Director of Economic Development	7/10/2023	
Cantatore	Marcy	Buckmarsh District	11/21/2023	10/30/2025
Ferrell	Brian	Millwood District	10/17/2023	10/30/2027
Ford	Indea	Clerk	11/7/2022	
George	James	Buckmarsh District	10/31/2022	10/30/2026
Guarriello	Ted	Millwood District	11/21/2023	10/30/2027
Pierce	Rodney	Buckmarsh District	9/15/2020	10/30/2024
Preston	Isreal	Berryville District	10/18/2022	10/30/2026
Waite	William	Millwood District	10/31/2017	10/30/2025
Weiss	David S.	BoS - Liaison	1/16/2024	12/31/2024

Joint Administrative Services Board

Bennett	Brenda	Staff Representative	7/1/2020	
Boies	Chris	County Administrator	12/2/2019	
Catlett	Rick	School Superintendent	7/1/2023	
Keeler	Sharon	Treasurer	3/12/2005	
Marsten	Catherine	Recording Clerk	1/1/2022	
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Singh-Smith	Monica	School Board Representative	1/1/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024

Josephine School Community Museum Board

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
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Legislative Liaison and High Growth Coalition

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
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Library Advisory Council

Al-Khalili	Adeela	Buckmarsh District	3/15/2022	4/15/2026
Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Bogert	Aubrey	White Post District	3/15/2022	4/15/2026
Brondstater	Bette	Berryville District	3/15/2022	4/15/2026
Daisley	Shelley	Russell District	4/21/2020	4/15/2024
Foster	Nancy	Russell District	4/21/2020	4/15/2024
Judge	Ann		3/21/2023	4/15/2025
Kalbiam	Maral	Millwood District	3/15/2022	4/15/2026
Mitchell	Jessica	Berryville District	4/20/2021	4/15/2025
Payne	Lisa	Berryville District	4/20/2021	4/15/2025

Litter Committee

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Bauhan	Tom	White Post District	9/21/2021	9/30/2024
Harrison	Ashley	Berryville District	9/21/2021	9/30/2024

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Keim	John	Russell District	9/21/2021	9/30/2024
Lemmon	Lorien	Staff Representative	7/1/2023	
Maddox	Kristina	Staff Representative	7/1/2023	
Martin	Mary	White Post District	9/21/2021	9/30/2024
McMullen	Christina	Buckmarsh District	8/15/2023	9/30/2024

Lord Fairfax Emergency Medical Services Council

Conrad	Bryan H.	Volunteer Representative; White Post District	3/21/2023	3/15/2024
Trent	Carolyn	Medical Professional	3/21/2023	3/15/2024

Lord Fairfax Soil & Water Conservation District

Buckley	Randy	Soil and Water Conservation Director Lord Fairfax District	1/1/2024	12/31/2027
Mackay-Smith	Justin	Soil and Water Conservation Director Lord Fairfax District	1/1/2024	12/31/2027

Northern Shenandoah Valley Regional Commission

Bass	Matthew	BoS - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Stidham	Brandon	Citizen Representative [Planning Director]	12/13/2021	1/21/2025

Northwest Regional Adult Drug Treatment Court Advisory Committee

Bass	Matthew	BoS - Appointed Member	1/16/2024	12/31/2024
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Northwestern Community Services Board

Goshen	Lisa	Millwood District	12/19/2023	12/31/2026
McKay	Beverly B.	BoS - Appointed Member	1/19/2021	12/31/2022
Sheikh	Bisma		1/16/2024	12/31/2024

Northwestern Regional Jail Authority

Boies	Chris	BoS - Appointed Member	12/19/2023	12/31/2024
Lawrence	Doug	BoS - Appointed Member	1/16/2024	12/31/2027
Sumption	Travis	Sheriff	1/1/2024	12/31/2027

Northwestern Regional Juvenile Detention Center Commission

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Sumption	Travis	Sheriff	1/16/2024	12/20/2024

Old Dominion Alcohol Safety Action Policy Board & Division of Court Services

Sumption	Travis	Sheriff	1/16/2024	12/31/2025
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Old Dominion Community Criminal Justice Board

Sumption	Travis	Sheriff	1/16/2024	12/31/2025
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<i>Our Health</i>				
Shipe	Diane	Buckmarsh District	2/15/2022	3/15/2025
<i>Parks & Recreation Advisory Board</i>				
Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Elliston	Tom	Russell District	12/19/2023	12/31/2027
Hoff	Mitch	Berryville District	3/21/2023	12/31/2025
Merriman	Nancy	Town of Berryville Representative	1/16/2024	12/31/2027
Merriman	Susan	White Post District	12/19/2023	12/31/2027
Reynolds	Berkeley	Appointed by Town of Boyce	12/19/2023	12/31/2027
Rhodes	Emily	Buckmarsh District	12/19/2023	12/31/2027
Smith	Tracy	Millwood District	11/23/2021	12/31/2025
Trenary	Randy	School Superintendent Designee	10/24/2013	
Voelkel	Eric	At Large	11/22/2022	12/31/2026
<i>Planning Commission</i>				
Buckley	Randy	White Post District	3/15/2022	4/30/2026
Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
Dunning	Buster	White Post / Greenway District	4/21/2020	4/30/2024
Hunt	Pearce	Russell District	5/19/2020	4/30/2025
Lawrence	Doug	BoS - Alternate	1/16/2024	12/31/2024
Malone	Gwendolyn	Berryville District	4/21/2020	4/30/2024
Ohrstrom, II	George	Russell District	3/21/2023	4/30/2027
Reed	Ryan	Buckmarsh/Battletown District	11/21/2023	4/30/2024
Staelin	John	Millwood District	7/3/2022	4/30/2025
Stidham	Brandon	Staff Representative	4/30/2012	
<i>Regional Airport Authority</i>				
Boies	Chris	BoS - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Melanson	Leslie	Russell District	5/19/2020	6/30/2024
<i>Shenandoah Area Agency on Aging, Inc.</i>				
Pritchard	Betsy	Buckmarsh District	7/19/2022	9/30/2026
<i>Shenandoah Valley Chief Local Elected Officials Consortium</i>				
Seal	Cathy	Alternate	12/19/2023	12/31/2027
<i>Towns and Villages: Berryville</i>				
Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
<i>Towns and Villages: Boyce</i>				

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Catlett	Terri T.	BoS - Liaison - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Liaison	1/16/2024	12/31/2024
<i>Towns and Villages: Millwood</i>				
Catlett	Terri T.	BoS - Liaison	1/16/2024	12/31/2024
<i>Towns and Villages: Pine Grove</i>				
Catlett	Terri T.	BoS - Liaison	1/16/2024	12/31/2024
Weiss	David S.	BoS - Liaison	1/16/2024	12/31/2024
<i>Towns and Villages: White Post</i>				
McKay	Beverly B.	BoS - Liaison	1/16/2024	12/31/2024



Board of Supervisors Work Session Items
Berryville/Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

February 12, 2024, 10:00 AM, Meeting Room AB

Board Members Present: David S. Weiss, Matthew E. Bass, Terri T. Catlett,
Beverly B. McKay, Doug M. Lawrence

Board Members Absent: None

Officer / Staff Present: Chris Boies, Catherine Marsten, Cathy Kuehner, Brenda
Bennett, Mike Legge

Others Present: Wayne Armbrust, Rod DeArment, Mark Inboden

Press Present: None

2024-02-12 Summary: At 10:02 am, Chairman Weiss called the meeting to order.

- A. Clarke County Sanitary Authority Water & Sewer Utility Master Plan: The Board heard the following presentation by Mark Inboden, CEO of Inboden Environmental Services, Inc.:



Utility Overview

- ▶ The CCSA operates public water and sewer systems that serve the following communities:
 - ▶ Town of Boyce
 - ▶ Millwood
 - ▶ White Post (Water Only)
 - ▶ Waterloo Commercial area
- ▶ Water utilities includes a spring fed water treatment plant that provides water to the distribution system including three elevated water towers and a pump station.
- ▶ Sewer utilities includes a collection system comprised of a mix of gravity lines and force mains that conveys sewage to the Boyce WWTP where it is treated and discharged to Roseville Run.

Executive Summary

The purpose of the Utility Master Plan is to provide the CCSA with the information needed to develop its future utility availability fees by developing the cost of projected Capital Improvement Projects

IES has operated the CCSA's water supply systems and sewage collection and treatment systems since 2004, and at the request of the CCSA, developed this Utility Master Plan

Supporting Documentation

Relevant County Plans

- 2022 Comprehensive Plan
- 2014 Economic Development Strategic Plan
- 2016 Waterloo Plan
- 2018 Water Resources Plan

Other reports, plans, and documents related directly to CCSA

Limitations and Exclusions of the Plan

- ▶ Plan is based on future conditions over the next 25 years (2023-2048)
- ▶ Does not forecast potential projects and costs from the following:
 - ▶ Unforeseen growth
 - ▶ Expansion of the water and sewer service area
 - ▶ Unexpected failure of infrastructure
 - ▶ Effects of accidents or natural disasters on infrastructure or water source.

Plan Section 2 Water Treatment and Supply Infrastructure Assessment

- Supply relies on a single spring. CCSA has not identified back-up or preplacement sources.
- The distribution network has a high percentage of loss mostly due to leaks. Fresh water losses for CCSA averaged about 36% from 2014 through 2021.
- The pumping and storage tank systems are in adequate condition.
- One of the three system storage tanks is subject to replacement in the planned future (Whitepost Water Tower)

Plan Section 3 Sewer Collection and Treatment Assessment

- The collection system has a number of components with reliability and condition issues including Roseville and Virginia Ave. Lift stations, which are critical choke points. These lift stations are maintenance intensive.
- The wastewater treatment plant is the primary driver of O&M costs.
- The biological treatment trains have sufficient capacity, but peak loading can push the system to the limits of its nutrient removal capacity.

Plan Section 4 Conclusions on Future Water and Sewer Demand

- Used a constant growth rate of 1.6% over the next 25 years
 - Some piping upgrades and repairs should be made to the water distribution system over the coming years.
 - Water distribution piping repairs should be focused on reducing the percentage of produced water lost to leakage
 - The sewer collection system will primarily require significant upgrades to the lift stations and maintenance to the manholes in the gravity collection network.
 - The wastewater treatment plant will likely have sufficient capacity (See sections 3.1.3) in the mid-term, however, additional biological treatment capacity will likely become necessary around 2040.
- 25,000GPD reserved for the Waterloo Commercial District in 2000 with 15,500GPD currently being used

Plan Section 5 Recommended Capital Improvement Projects

- Proposed CIP projects are based on water demand, sewer flow projections, and major renovation needs identified by the CCSA and IES
- IES obtained estimates where possible and developed rough engineer's opinions of probable cost for recommended capital improvement projects.
- The recommended water system capital improvement projects are expected to have a total present cost of ~\$10,216,000 (preliminary number) over the course of twenty-five years.
- The recommended sewer system capital improvement projects are expected to have a total present cost of ~\$9,032,000 (preliminary number) over the course of twenty-five years.

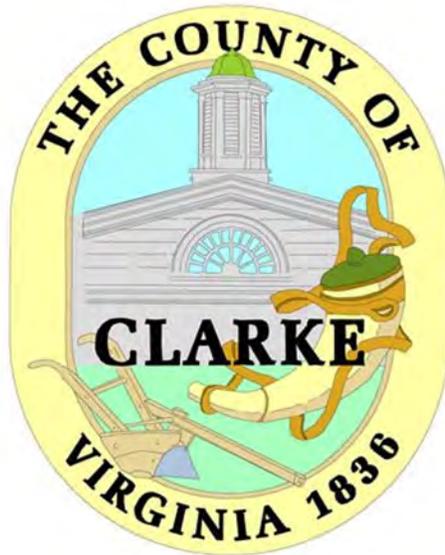
The Board asked questions and discussed the various aspects of the Sanitary Authority's plan. It was acknowledged that these are necessary repairs but also very expensive costs to spread over a relatively small customer base. Grants or the issuance of debt were discussed as possible methods to fund some of the larger aspects of the plan.

At 11:49 am, Chairman Weiss adjourned the meeting.

Clarke County Sanitary Authority Water & Sewer Utility Master Plan

Clarke County, Virginia

October 20, 2023



5790 Main Street
Mt. Jackson, VA 22842
(540) 477-3300
FAX: (540) 477-3360
www.inbodenenv.com

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Appendix A: Water System GIS Maps

Appendix B: Sewer System GIS Maps

Appendix C: Water Demand & Supply Projection Calculations

Appendix D: Sewer Flow Projection Calculations

Appendix E: Water Capital Improvement Project Cost Projections

Appendix F: Sewer Capital Improvement Project Cost Projections

Appendix G: Waterloo Commercial District Sanitation Availability

Appendix H: Allowable Number of Starts for Electric Motors

Appendix I: Quote from Veolia for Boyce WWTP Control Modernization

1. EXECUTIVE SUMMARY

Inboden Environmental Services, Inc. (IES) has developed this Water and Sewer Utility Master Plan at the behest of the Clarke County Sanitary Authority (CCSA). The purpose of the Utility Master Plan is to provide the CCSA with the information needed to develop its future utility availability fees by developing the cost of projected Capital Improvement Projects. IES has operated the CCSA’s water supply systems and sewage collection and treatment systems since 2004; and therefore, has detailed knowledge of the condition of the existing system and an awareness of its future infrastructure needs.

1.1 Plan Section Summaries

The contents of this Water and Sewer Utility Master Plan are outlined below.

Plan Section 2: Assessment of the condition and capacity of existing potable water treatment and supply infrastructure.

- Supply relies on a single spring. CCSA has not identified back-up or replacement sources.
- The water treatment plant is showing some areas of wear and age, with some components lacking attention or proper installation, but not yet a major source of maintenance costs. The compressed air supply portion of the water treatment plant is in marginal condition and underperforming required specifications. The piping and delivery portion is under revision with intent to improve performance to design specs.
- The distribution network has a high percentage of loss mostly due to leaks. Fresh water losses for CCSA averaged about 36% from 2014 through 2021. EPA national studies indicate that, on average, 14 percent of the water treated by water systems is lost to leaks. Some water systems have reported water losses exceeding 60 percent.
- The pumping and storage tank systems are in adequate condition.
- One of the three system storage tanks is subject to replacement in the planned future.

Plan Section 3: Assessment of the condition and capacity of existing sewer collection and treatment infrastructure.

- The collection system has a number of components with reliability and condition issues including Roseville and Virginia Ave. Lift stations, which are critical choke points. These lift stations are maintenance intensive.
- The wastewater treatment plant is the primary driver of O&M costs. Some elements of the plant are not working properly or are deficient.
- The biological treatment trains have sufficient capacity, but peak loading can push the system to the limits of its nutrient removal capacity. For further information, see Sections 4.3.1 and 4.3.6.2.

Plan Section 4: Based on the estimated future water demand and sewer capacity requirements, the following conclusions have been made.

- Some piping upgrades and repairs should be made to the water distribution system over the coming years.
- Water distribution piping repairs should be focused on reducing the percentage of produced water lost to leakage.

- The sewer collection system will primarily require significant upgrades to the lift stations and maintenance to the manholes in the gravity collection network.
- The wastewater treatment plant will likely have sufficient capacity (See sections 3.1.3) in the mid-term; however, additional biological treatment capacity will likely become necessary around 2040.

Plan Section 5: Recommended Capital Improvement Projects (CIP) to ensure longevity of existing systems, increase the efficiency of water and sewer utility systems, and accommodate projected growth.

- Proposed CIP projects are based on water demand, sewer flow projections, and major renovation needs identified by the CCSA and IES. Note: This document lends itself to identification of many of the Capital Projects, Operational Costs, Maintenance, and Repair Issues, as items are identified and listed within sections of this report.
- IES obtained estimates where possible and developed rough engineer’s opinions of probable cost for recommended capital improvement projects.
- The recommended water system capital improvement projects are expected to have a total present cost of ~\$10,216,000 (preliminary number) over the course of twenty-five years.
- The recommended sewer system capital improvement projects are expected to have a total present cost of ~\$9,032,000 (preliminary number) over the course of twenty-five years.
- Estimated costs for project components are detailed.
- Estimated timing of CIP project implementation is outlined.

Plan Section 6: Description of the relative effects of the recommended CIP items on the projected operations and maintenance costs.

1.2 Document Information

This section describes the methods and resources used to prepare this report.

1.2.1 Personnel

The IES engineering staff that produced this report are as follows:

- David Maciolek, P.E., Senior Engineer, assisted in preparation and was responsible for review of the report contents.
- Cort Hammond, EIT, Engineering Assistant, performed calculations and wrote the report.
- Mark Inboden, IES Director, provided technical review and CIP project information.
- Paren Crawford, IES’s Operator for the CCSA, provided operational background and field inspections.

1.2.2 Limitations and Exclusions

This plan is based on projections of future conditions over the next 25 years (2023 to 2048). It is limited to the existing water and sewer service areas as identified by the CCSA. IES has provided assessments of the current and future conditions that will affect water and sewer infrastructure efficacy and demand. This plan does not forecast potential projects and costs that would arise from the following:

1. Unforeseen growth
2. Expansion of the water and sewer service areas
3. Unexpected failure of infrastructure
4. Effects of accidents or natural disasters on infrastructure or water source

IES has worked with the CCSA to identify Capital Improvement Projects (CIP) that are conservative so as to avoid underestimating the CIP costs. Where possible, IES developed conceptual designs for the CIP projects and estimated their impact on each other to avoid proposing inefficient or impractical projects that could result in excessively overestimated CIP costs.

1.2.3 Reference Document and Data

To prepare this report, IES staff studied the existing conditions of water and sewer systems using the following documents and data.

1. Relevant County plans & reports which can be accessed via the Clarke County website:
 - a. 2022 Comprehensive plan
 - b. 2014 Economic Development Strategic Plan
 - c. 2016 Waterloo Plan
 - d. 2018 Water Resources Plan
2. Hydrogeology and Groundwater Availability in Clarke County, Virginia, USGS, 2010
3. The Design and Construction Standards of the Clarke County Sanitary Authority, in particular:
 - a. Appendix C Estimating Construction Cost
 - b. Appendix E containing the Anderson and Associates report on the water system
4. The 2019-2022 Operations and Maintenance Costs recorded and projected by the CCSA
5. Record documents for major infrastructure including specifications, drawings, sketches, design calculations, and operations & maintenance manuals (in particular)
 - a. Boyce WWTP
 - b. Prospect Spring Water Treatment Plant
 - c. Millwood pressure sewer system
 - d. Millwood Water Tower
 - e. Boyce Water Tower
 - f. White Post water system
 - g. Virginia Ave and Roseville Lift Stations Improvements
 - h. Waterloo Commercial District sewer system
6. Leak Detection Services Project Summary, prepared by Matchpoint, Inc. in 2020
7. Six Sides' General Inspection of the Boyce WWTP Building, by Six Sides BEC, 2021
8. Results of Phase I Hydrogeologic Investigation: Assessment of the Potential Availability of Groundwater Resources Within the Clarke County Study Area, by Emery & Garrett Groundwater Investigations, LLC
9. IES site review and photo-documentation of all major water treatment and distribution and wastewater collection and treatment infrastructure
10. Relevant Geographic Information System (GIS) layers provided by the CCSA and the County (Water and sewer system data sets were updated and corrected by IES where necessary. IES's shapefile versions are available on request. IES has included overview maps of the water and sewer systems as Appendix A and Appendix B.)

11. The memo titled “Waterloo Commercial District Sanitation Availability” provided by the CCSA and included as Appendix G.

2. EXISTING WATER SYSTEM CONDITION AND CAPACITY

The CCSA water supply system currently serves customers within the town of Boyce, the unincorporated town of Millwood, Waterloo Commercial District, and White Post. IES has included a series of maps of the distribution system with the locations of key infrastructure components as Appendix A.

2.1. Source Water

Currently the sole source of water is the Prospect Hill Spring. The 2010 USGS report titled “Hydrogeology and Groundwater Availability in Clarke County, Virginia” documented a decline in Prospect Spring flow with a 2003 low of 1.94 CFS and a 2008 low of 1.16 CFS. Even at this low point, the Spring is flowing at around 750,000 gallons per day, which is over six times the 2021 water production volume. Despite annual and multi-year fluctuations, Prospect Spring is expected to continue to be able to satisfy the CCSA’s potable water demand.

A past attempt to drill a well for a secondary water source was unsuccessful. This attempt resulted in a well that was drilled within about 100 yards of the spring and into the same water-bearing stratum as the Prospect Hill Spring. Drilling this well caused heavy sediment contamination of the spring which cleared when drilling was halted. This well was abandoned and never put into service.

After this unsuccessful attempt to secure a secondary water source, Emery & Garrett Groundwater Investigations, LLC was commissioned to perform a detailed hydrogeological study. The report they produced is titled “Results of Phase I Hydrogeologic Investigation: Assessment of the Potential Availability of Groundwater Resources Within the Clarke County Study Area.” This report identified ten prospective areas for groundwater development. No further work has been undertaken since then and no further work is planned. On CCSA’s instruction, IES has excluded further work on secondary source water from the Master Plan.

2.2. Water Treatment Plant

The source-water spring does not limit water production capacity. IES identified the membrane filtration process as the limiting process for finished water production. Based on IES’s operations records for the membrane units, the average produced water flow rate of the three membrane units is 39 GPM. The units have been recorded to operate up to 23 hours per day. Assuming an average run time of 22 hours per day, the maximum produced water capacity of the treatment plant is limited to around 154,000 GPD.

Salient observations by IES about the water plant are presented below.

1. The pressure pumps function properly and there is an untested spare. It is difficult to service the pumps due to the low ceiling.
2. The Memcor membranes are typically replaced about every 10 years.
3. The auto-dialer and generator (new, propane to avoid fuel contamination) work and are tested regularly.
4. Chemical Clean-in-Place of the membranes is performed using Citric Acid or proprietary “Membrane Restore” solution.

5. Hardness is high at 18-26 grains per gallon (308-444 mg/L); however, no softening is performed. There is a defunct water softener that was intended for the treatment plant only, but has proven unnecessary. There is no evidence of scale formation issues; therefore, there is no plan to add softening in the future.
6. Chemical feed and analyzer systems are mounted to a temporary plywood board near the door and are due to be relocated back into the lab/control room. The equipment is about 2 years old and needs to be relocated back into the lab room with some minor improvements to the lab space.
7. The treatment building vinyl siding is cracking and will need to be replaced soon.
8. Roofing appears to have about 5 years of life remaining.
9. Storage tanks are 5,000-gallon repurposed pressure tanks: one is for pre-filter storage and the other is for chlorine contact. IES has confirmed that this volume provides adequate concentration contact time (CT) for current and future peak hourly flows at a peaking factor of 2.5. Tanks have an exterior insulation coating, so the condition is hard to assess, but no leaks have been observed.
10. The membrane scour compressor functioning but has several deficiencies:
 - a. Under present (power and operating) procedures and conditions, the air system is not adequate to meet membrane filter manufacture’s minimum operating threshold limits.
 - b. Installation is not professional because the compressor enclosure is an old shed of residential quality. The shed is a cramped workspace that retains heat due to poor ventilation. External extension cords provide alternate compressor power.
 - c. The compressors are loud, which may be indicative of a need for maintenance or mechanical stress.
11. The vines are invading spring house/pump building.
12. Electrical power to the treatment facility is not true three-phase. Full three-phase power is available in Millwood. There is some instability in the power supply and the partial three-phase is expected to negatively impact three-phase electric motor life. In addition, the emergency backup power system is not directly compatible with the delivered utility power. The incompatibility of phasing creates a second disruption in the power supply system each time utility power is restored following an outage. Therefore, every power outage results in two power disruptions to the WTP.

2.3. Water Storage

The water distribution system has three water towers for elevated gravity storage.

- Millwood Water Tower
 - Composite Elevated Storage Tank composed of a steel tank on a reinforced concrete pedestal
 - Built in 2012
 - 104,000 gallons (per drawing, confirm volume)
 - Remote read water level
 - 28 ft diameter, 24 ft height
- Boyce Water Tower

- Composite Elevated Storage Tank composed of a steel tank on a reinforced concrete pedestal
- Built in 2006
- 150,000 gallons nominal volume according to drawings
- Remote read water level
- Bats and birds roosting in the tower create a hygiene and nuisance problem. Past efforts to resolve this issue have not been entirely successful.
- Interior lighting non-functional at the time of IES's inspection
- White Post Water Tower
 - Steel, Multi-Column Elevated Storage Tank
 - 50,000-60,000 gallons storage volume
 - Built in 1994 using a second-hand tank, which may be older
 - The control shack deteriorated and wasp infested
 - Tank internal coating composite material is undetermined. There is a need to determine condition and chemical content of the fresh water exposure surface.
 - Tank replacement is in the planning process.

2.4. Booster Pump Stations

The system has two booster pump stations which both serve to increase water flow and pressure for the White Post community. These two pump stations are located adjacent to each other at the same point in the water main approximately halfway between Boyce and the Waterloo Commercial District.

- The first of these pump stations supplies water for daily use in the White Post area.
- The other booster pump station is a high volume system intended to provide supplementary firefighting flow to White Post. The firefighting pump station pumps are regularly tested but have minimal accumulated operating hours.

2.5. Distribution Piping and Laterals

Overview maps of the best available information on the routing and diameter of the CCSA's distribution piping network are included in Appendix A. There are approximately 90,400 LF of main piping in the CCSA network. IES's assessment of the condition of the distribution piping was limited, but records indicate that all or most of the piping is C900 PVC or other pressure-rated PVC pipe types.

Gasketed, bell-end C900 PVC water mains and the associated compatible restrained fittings and valves are susceptible to leaks due to the following.

1. Pipe movement due to subsidence or other soil movement caused by improper bedding or backfill, soil transport due to existing leakage, heavy vehicle traffic, groundwater, or nearby excavation
2. Pipe movement due to inadequate thrust block provisions or installations
3. Improper pipe or fitting joining leading to mechanical restraint failure or gasket failure
4. Gasket material deterioration
5. Pipe or fitting failure due to material degradation, improper bedding, and/or excessive vertical loading

There is a substantial amount of leakage as evidenced by the discrepancy between the volume of finished water produced and the total volume of water billed for a given period. Systems losses are likely primarily due to leaks in the distribution piping.

One major leak has been identified and repaired in the water line between the Prospect Spring Water plant and the Town of Boyce. This pipe is suspected to be susceptible to leaks due to poor installation/bedding. IES has installed water meters to monitor this section of water main for leaks.

The water main to White Post from the Waterloo Commercial District is a long run with regular air release valves at the high points. These valves are a maintenance & testing item.

Lateral piping downstream of the individual service flow meters are the responsibility of property owners. The water meters for individual properties were all replaced in 2019 with FlowIQ 2100-series remote-read type meters. The meters are expected to have a 20 year lifespan.

3. EXISTING WASTEWATER SYSTEM CONDITION AND CAPACITY

The CCSA’s wastewater collection system is limited to properties within the Exclusive Sewer Service District (ESSD). There are approximately 416 customers connected to the system (based on the service flow meter inventory). Any new connections are limited to within the ESSD.

3.1. Collection System

The collection system area is confined to the Exclusive Sewer Service District (ESSD) defined by Clarke County. There are no plans to expand this service area in the future. Appendix B includes maps depicting the collection piping network, the extent of the ESSD, and the locations of important infrastructure.

The collection system consists of a mix of gravity sewer and pressure sewer with five pump stations and a distributed grinder pump system in Millwood. There are two privately owned and operated grinder pumps located in the town of Boyce. All, or most collection piping, is SDR35 PVC. Wastewater flow increases during rainfall due to inflow and infiltration.

There are five major pump stations, approximately 26,500 LF of forcemain, and approximately 26,700 LF of gravity sewer piping in the CCSA collection system. The current disposition of the major elements of the collection system is detailed below.

3.1.1. Virginia Ave. Lift Station

All of the sewage collected in the CCSA’s system is pumped to the Treatment Plan via the Virginia Avenue Lift Station which receives collected wastewater via a gravity sewer into which the other sewer lift/pump stations also discharge. The lift station was originally designed and built in around 1992. Renovations were performed in 2006 to add a new pumping system.

The primary features of this lift station are:

1. Influent manhole
2. Three 15 HP suction vortex pumps are located in an enclosure located above the wet-well. Two of the pumps typically operate in series with the third held in reserve.
3. Wet well is a 6-ft internal diameter, 11-ft deep precast concrete wet-well which is in adequate condition. The lowest gravity inlet invert is 4 ft above the sump. The operating depth between the pump off level and the high water alarm is 2.8 ft. The typical operating range between the pump off and lead pump on floats is 1.3 ft (275 gallons).
4. Operational auto-dialer
5. Regularly tested automatic backup generator
6. Control panel

The suction lift pumps require frequent de-ragging, bearing greasing, drive belt replacement, check valves unclogged, wear plates replaced, and manual priming. All 3 pumps are currently operational, but there have been instances where one of the pumps is down for significant periods of time. Pump 1 was recently rebuilt. Pump 2 was rebuilt 1.5 years ago. Pump 3 needs rebuilding. The pumps are belt-driven.

Deficiencies include the following:

1. The air release valve often clogs with solids.
2. The wet-well has less than optimal working volume.
 - a. As a result, pump clog can quickly lead to backups in the sewer and there have been overflows occasionally.
 - b. Furthermore, with a 275 gallon working volume, the number of pump-starts with an average estimated influent flow is 12 per hour. At peak influent flows this may increase to up to 50 per hour. This number far exceeds the typical maximum number of 10.7 starts per hour for a 15 HP 4-pole motor (Ref. #).
3. The pumps and swing check valves often clog with rags.

3.1.2. Roseville Lift Station

The Roseville Lift Station receives sewage by gravity from the west side of Boyce (including the elementary school) and also receives sewage from the Waterloo Commercial District via a pressure sewer main. This lift station discharges into the gravity sewer located at the end of Saratoga Avenue. The lift station was originally designed and built in around 1992. Renovations were performed in 2006 to add a new pumping system.

The primary features of this lift station are:

1. Influent manhole
2. Duplex 10 HP suction vortex pumps located in an enclosure (same pumps as Virginia Ave Lift Station)
3. An 8-ft internal diameter, 13-ft deep precast concrete wet-well in decent condition. The lowest gravity inlet invert is 2.5 ft above the sump. The operating depth between the pump off level and the high-water alarm is 2.2 ft. The typical operating depth is 1.2 ft (450 gallons).
4. Operational auto-dialer
5. Regularly tested automatic backup generator
6. Control panel

Deficiencies are as follows:

1. Manhole cover and frame is heavily corroded and is difficult to remove.
2. The collection area feeding into this lift station has been known to have inflow and infiltration issues in the past and should be monitored for recurrence.
3. Heavy accumulations of solids in wet-well lead to regular maintenance problems.
4. With a 450 gallon working volume, the number of pump-starts at average estimated influent flow is 3-4 per hour. At peak influent flows, this may increase to up to 14 per hour. Therefore, under peak influent flows, the pumps exceed the typical maximum number of 12.5 starts per hour for a 10 HP 4-pole motor (see Appendix G).

3.1.3. Millwood Pressure Sewer System

The Millwood neighborhood to the east of Boyce is served entirely by a pressure sewer system. Each property has either a dedicated grinder pump station or shares a grinder pump station with a neighbor.

The system has the following features:

- There are a total of 42 grinder pump stations.

- Most of the grinder pump stations are newer Liberty Pumps packaged stations. Of these, a few stations have duplexed pumps. The newest of these pump stations is about 1 year old.
- Of the 42 stations, 19 are shared between two properties.
- The remaining 23 stations serve single properties.
- About 10 of the stations are the original Barnes pump stations (installed in 2003). These are in serviceable condition and are slated to be replaced with Liberty Pumps stations when they fail.
- The Pressure sewer follows Millwood Rd / E. Main St (VA723). The first leg is 2” diameter pipe and the second leg is 3” diameter pipe. The 3” pressure sewer discharges into a gravity sewer manhole to then flow towards the Virginia Ave. Lift Station.

There are no backup generators other than those that might be provided by individual owners. The largest sewage generator is the Powhatan School which is served by a duplex grinder pump station.

Occasional clogs have occurred in the 3” section of the forcemain.

The other deficiency is the occasional failure of the remaining Barnes pump stations that is caused by the in location of J-boxes inside of the pump basin. If the pump clogs and the station floods, the junction box will also be flooded, resulting in shorts and wire corrosion.

3.1.4. Waterloo Commercial District Pressure Sewer

The Waterloo Commercial District (the intersection of US Route 50 and US Route 340) sewer is currently served by three sewage pump stations which collect sewage from primarily commercial properties. The principal contributors to wastewater in this area are the Sheetz convenience store, the Handy Mart convenience store, and the McDonald’s fast-food restaurant. The western corner of the area is within the sewer area, but not developed or connected to sewer yet. IES assumes that the pump station and pressure sewer pipe for this area will be financed by any future developer.

3.1.4.1. *Sheetz Pump Station*

The Sheetz Pump station (located on Tax Map # 20 A 36A) pumps all of the sewage out of the Waterloo Commercial District. It receives sewage by gravity from the Sheetz convenience store and collects sewage from the other two feeder pump stations: the McDonald’s Pump Station and the Handy Mart Pump Station.

The lift station has the following features:

1. An approximately 6,700 linear-foot 4” PVC forcemain to the Roseville Lift Station.
2. A 6-ft internal diameter, 12-ft deep wet-well in adequate condition.
3. An automatic backup generator regularly tested.
4. The station previously utilized duplex end-suction pumps.
5. Level control using four float switches.
6. Not heavily used and likely oversized for current load.
7. Original pumps and controls replaced with duplex Liberty Pumps 2HP grinder pumps.

Remaining deficiencies include:

1. The auto-dialer is non-functioning; a replacement is needed.
2. The hatch is bent/damaged.
3. The controls work but are quite old.
4. At times there is a heavy load of solids/grease that has to be actively managed to prevent accumulation.

3.1.4.2. Handy Mart Pump Station

The Handy Mart (located on Tax Map # 28 A 20F) station receives sewage by gravity from a gas-station convenience store and associated retail. This pump station is reliable, and all components are in good condition. The influent manhole and pump valve vault are also in great condition. This pump station is sized adequately for future development plans in this southern corner of the Waterloo Commercial District.

The Pump Station has the following features:

1. 2” pressure sewer to the Sheetz Lift station
2. Duplex grinder pumps
3. Valve vault

The only deficiency noted is that the auto-dialer does not work for lack of connectivity.

3.1.4.3. McDonald’s Pump Station

The McDonald’s Pump Station (located on Tax Map # 29 A 2A) serves to pump sewage from the northwest corner of the Waterloo Commercial District to the Sheetz Lift Station. It ties into the pressure sewer from the Handy Mart Pump Station prior to discharge.

The features of this pump station are as follows:

1. Duplex grinder pumps
2. 42-inch internal diameter fiberglass reinforced polymer (FRP) wet-well in excellent condition.
3. 2” pressure sewer to the Sheetz Lift Station
4. Functional auto-dialer

Deficiencies include:

1. Accumulation of floating plastic trash
2. Exposed controls and electronics decaying from UV exposure.
3. The lid of the pump station is difficult to remove and secure which leads to the operator seldom servicing the station to remove trash and verify pump operation.

3.2. Wastewater Treatment Plant

The existing wastewater treatment plant receives influent from the Virginia Avenue lift station. The treatment process includes primary screening, and two biological treatment trains followed by two membrane bioreactor (MBR) trains for secondary treatment. The biological treatment trains were adapted from an earlier activated sludge treatment plant. The design capacities of the system and its various subsystems are outlined below in Table #. These capacities are based on

2010 Design Manual by Chester Engineers where possible and estimated by IES where no capacity rating was specified.

Table #: Rated Capacities of WWTP System and Subsystems

System	Average daily flow (GPD)	Peak Flow (GPD)
Overall WWTP rated capacity	105,000	140,000 (b)
Rotary drum primary screen	105,000	140,000 (a)
Biological Treatment	105,000 (b)	140,000 (b)
Membrane Bioreactor membranes	100,000	190,000
UV Disinfection	200,000	N/A
Post-Aeration	~400,000 (IES estimate)	N/A

- (a) According to the Chester Engineers Design Manual, the rotary-drum screen has a manufacturer-rate hydraulic capacity of 360,000 GPD.
- (b) Based on operational experience, IES believes that the biological treatment process would struggle to perform adequately at peak flows. It is likely that the actual average capacity of the treatment system is around 80,000 GPD with a peak capacity of around 107,000 GPD.

The components of the treatment process are detailed in the subsequent sections.

3.2.1. Influent Drum Screen

Primary screening is accomplished using a 2mm perforated plate drum screen which is designed for an average flow of 105,000 GPD and a maximum flow of 140,000 GPD. The rated maximum hydraulic capacity per the manufacturer is 360,000 GPD.

Operational issues are as follows:

1. The screen requires manual cleaning whenever the booster pump fails. There is no redundancy.
2. Old hoses and fittings on the automatic screen sprayer are leaking and causing severe corrosion of the grating on which the drum screen sits.
3. The enclosure/cover for the drum screen assembly is missing and the intended ventilation system is not running. This is a potential health hazard for the operator and contributes to moisture and corrosion problems in the building.
4. About one 30 gallon trash can of screenings is collected every 1-2 days.

3.2.2. Primary Holding Tank

A surge tank receives screened influent from the primary screen directly above it.

1. Steel coated (last recoated ~5 years ago) internal condition is fair.
2. Some trash is present in this tank, and it occasionally washes out and gets stuck in downstream butterfly valves. It is unclear how this trash entered the tank in spite of the primary screen.
3. This closed-top tank has a dedicated ventilation system.

3.2.3. Flow Equalization

Flow equalization (FEQ) and emergency storage are indispensable to this treatment system. Flow equalization is vital to process stability and in preventing overflows.

Observations about the system’s deficiencies from IES’s site visit and discussions with the operator are as follows:

1. Both FEQ grinder pumps are down, and a single temporary grinder pump is running in their place. One of the replacement pumps was defective from the manufacturer and the other was 7 years old when it failed and has been sent out to be rebuilt. A spare is needed.
2. The controls for the FEQ are problematic because the pumps continue to run even when the bioreactors are full. When the bioreactors are full, their respective air-operated butterfly valves close, resulting in the FEQ pumps deadheading. A blow-off has been added as a temporary solution to the deadheading issue. The FEQ pumps are only operated by the level in the FEQ tank, therefore they always run as long as the level is high enough. Continuous or long pump run times result in unnecessary wear on the pumps.
3. The butterfly valves that control flow into biological treatment trains are prone to clogging with trash from the first holding tank.
4. There have been occasions where the FEQ tank has overflowed due to valve clogs and peak influent flow. Overflow is directed to the gravity sewer which drains back to the Virginia Ave. Lift Station. This can lead to the wet-well becoming overfull.
5. About once a month, flow has to be redirected to the sludge holding tank for temporary storage because the FEQ is full. This can lead to biological treatment overloading due to remobilization of the nutrients from the digester when the digester contents are drawn down.
6. FEQ aeration causes increased TP mobilization and higher Pre-Anoxic Dissolved Oxygen, so this is rarely enabled.
7. The FEQ propeller mixer was inoperable at the time of IES’s inspection.
8. Some corrosion on the steel tank is present. Coating is recommended within 2-3 years.

3.2.4. Bioreactor Trains

The two biological treatment trains were modified from the original activated sludge process, and each consist of a Pre-Anoxic compartment, an Aerobic compartment, and a Post-Anoxic Compartment.

Observations about the system from IES’s site visit and discussions with the operator are as follows:

1. Pre-anoxic Dissolved Oxygen (DO) concentration is within normal range—typically 0.09-0.14 mg/L.
2. Pre-anoxic mixers are subject to occasional failure, but adequate mixing can be temporarily achieved using the nitrate process recycle flow.
3. The aerobic reactor DO concentration is typically 0.35 mg/L. This is less than typical for an activated sludge system, but it is functionally adequate for treatment for this system due to the further treatment provided by the MBR.
4. Total Phosphorous (TP) removal using Ferric Chloride is typically effective but requires more intensive operator supervision. The process can be overloaded by TP in the recycle from the sludge dewatering system.

5. Post-Anoxic reactors for both trains have a thick layer of floating solids throughout the summer despite both mixers reportedly working.
6. The transfer pumps for forward flow to MBR units have been known to overload or fail and are a potential point of failure.
7. The actual biological treatment capacity is likely limited by nitrogen and phosphorus removal to a average daily flow of around 40,000 GPD per train, or 80,000 GPD total.

3.2.5. Membrane Bioreactor

This is a two-train process with each train having an approximate average throughput of 50,000 GPD at an average daily flux of 4.3 GPD/ft². The membranes are GE ZeeWeed 500D hollow-tube submerged type. The maximum daily flux of 8.2 GPD/ft² allows each train to process up to 95,000 GPD. The membrane support frames currently have only 50% of their maximum membrane area installed. The peak hourly design flux is limited to 13.1 GPD/ft² or 105 GPM. The permeate pumps are rated for 435 GPM and are operated on VFDs to produce water at the desired rate and limit the TMP. Currently the maintenance and recovery Clean-In-Place systems are not working as intended. Back-pulse cycles occur every 6 minutes and last for 30 seconds at 110GPM. The permeate pumps typically run at 30-35 GPM forward flow.

Some observations about the system from IES's site visit and discussions with the operator are as follows:

1. Manual citric acid Clean-in-Place (CIP) is typically performed. Citric acid solution is dosed directly into the MBR tanks. The automatic CIP system is not working due to complex and unmaintained chemical feed systems.
2. MBR tanks are open top. Floated sludge coats the freeboard of the tanks.
3. Permeate pump #1 failed after 12 years and was replaced this year.
4. Permeate Pump #2 is due to be overhauled as it is 10 years old.
5. Permeate pump skid has leaking valves.
6. Some fittings on the permeate pump skid are leaking, causing corrosion of the steel skid.
7. The turbidimeter is not calibrated or used and the particular model is no longer supported by the manufacturer and cannot be maintained. This item is not needed and can be eliminated.
8. Alarms on permeate skid do not make sense to operators and not all sensors work.
9. Non-potable water reuse is only for within the WWTP.
10. Gantry crane is operational and used 1-2 times per year to clean the membranes manually. Operations could be greatly improved by adding an extension the gantry and a washdown area.

3.2.6. Disinfection

Ultraviolet (UV) disinfection of the effluent is accomplished using two Trojan 3000PTP units in series with a total of 12 UV lamps. The full quantity of bulbs is capable of providing 50,000 m/cm² at 200,000 gpd and 65% UVT, and 80% UVI.

Observations about this subsystem are as follows:

1. The UV intensity monitors are not working.

2. Two bulbs were out at the time of the on-site evaluation for this report, but replacements were on hand and ready to be installed.
3. Bacteriological analyses are performed twice weekly.
4. There is no real-time monitoring of UV dose. This would require real-time flow measurements from the permeate pumping skid, working UV intensity monitoring, and UV transmittance monitoring. Because a minimum UV dose is required by Virginia regulations, it would be prudent to implement real-time dose monitoring if the required sensor were made operational.

3.2.7. Post-aeration

The post-aeration system is operational with no reported issues. The Design Manual by Chester Engineers does not appear to list the capacity for the post-aeration system. However, based on the rated air supply of 107 SCFM and the use of fine bubble diffusers, IES estimates that the aeration capacity exceeds minimum requirements by at least a factor of 4.

3.2.8. Sludge Digester and Sludge Press

The sludge digester is a rectangular steel aeration tank. To minimize the return of Total Phosphorus the decant system is rarely used.

The sludge press is effective and in good condition. It is controlled independently of the treatment plant and is run manually by the operator on an as needed basis. The liquid fraction is returned to the process via the sewer, which aids in dilution and equalization of the nutrients.

3.2.9. Old Clarifiers

Each of the biological treatment trains has a two-stage secondary clarifier that is a leftover from the system's activated sludge days. These compartments are not currently in use and are left dry.

3.2.10. Building and Control/Lab Room

The entire treatment system is housed in building with 6 areas:

1. The lab room, which contains records, lab equipment, and the operator interface for the SCADA system, is part of the original WWTP building.
2. The influent screenings and other mechanical rooms are also part of the original WWTP building.
3. The original treatment plant room contains the primary screen, flow equalization tank, biological treatment trains, and the sludge digester.
4. The newer MBR process room, which also contains the UV disinfection and post-aeration systems, was added for the MBR process and is in good shape.
5. The sludge press room is part of the original WWTP building.

Issue noted are as follows:

1. The central air conditioning system for the lab room is not operational. A window unit is working.
2. The old treatment plant room needs roof and ventilation repairs. The large roof ventilation fans do not work which can result in build-up of moisture contributing to the corrosion of the steel structure. There is not enough negative pressure on the treatment room to prevent odor intrusion into the lab room.
3. The roof of the original WWTP building needs recoating.

4. Some of the interior insulation has become damaged.
5. The door to the drum screenings collection room is damaged and will not close.

3.2.11. Controls

The programmable logic controller (PLC) panels contain a mix of GE and Allen Bradley obsolete components for which it is difficult to find replacement parts. The controls system needs to be overhauled before spares for critical components are no longer available.

4. PROJECTED DEMAND, LOADING, AND INFRASTRUCTURE

The CCSA’s service area has experienced modest population growth over the last 20 years. For the purposes of this study IES has assumed that this trend will continue for the 25 year study period. This section describes IES’s analysis of the projected water and sewer capacity demands. IES has developed concept designs for Capital Improvement Projects (CIP) intended to accommodate increases in water demand or sewer flow and loading. Some of the CIP projects are aimed at maintaining existing infrastructure to ensure that all systems are functional and reliable even under increased capacity demand. IES referenced the Design and Construction Standards of Clarke County where applicable. Any new infrastructure should be built according to these standards.

4.1. CCSA Growth Overview

The Clarke County Comprehensive Plan adopted in 2022 and the 2014 Economic Development Strategic Plan describe the following areas of potential growth that are within with the CCSA’s current service area:

- Boyce
- Millwood
- Waterloo Commercial District – See Waterloo Area Plan from 2016
- White Post

The Double Tollgate area, which is not within the current service area but is nearby, was excluded from this study per CCSA’s direction.

Between 1980 and 2010, Boyce has seen uneven growth averaging at approximately 1.6% per year. For the purposes of this study, this long-term growth rate was assumed to be applicable to the entire time range.

To fully assess the potential for commercial and residential growth within the sewer and water service areas, IES utilized a Geographical Information System (GIS) to estimate the potential number of additional Equivalent Residential Units that could be added over the study period.

IES examined the potential maximum growth within the Exclusive Sewer Service Area and the existing water service area.

4.2. Water

4.2.1. Projected Water Demand

IES analyzed records of produced water volume and billed (metered) water volume to determine a baseline potable water demand. IES extrapolated future demand by assuming a conservative 1.6% steady growth rate for water usage over the next 25 years. The results of IES’s projects are presented in Table C-1 of Appendix C.

IES also reviewed the 2015 Clarke County Water System Hydraulic Analysis performed by Anderson and Associates (Appendix E of the Design and Construction Standards of the Clarke County Sanitary Authority). This analysis contained several omissions and errors which may have impacted the water system analysis. There are two critical metrics for assessing available water supply: minimum service pressure and available fire flow. The minimum pressure required for service is 20 psi. The minimum fire flow metric used in the Anderson and Associates study was the provision of 500 GPM for 2 hours at a fire hydrant.

IES believes Anderson and Associates' model is valid for the critical areas despite some inconsistencies in pipe diameters and routing between their network map and the available record drawings. Their models examined 2014 flows and projected flow during steady-state conditions over 2 hours at twice average daily demand. Their report identified the following deficiencies in the water distribution network:

1. The fire hydrant at the end of Virginia Avenue near the Lift Station (FH-2) was predicted to have less than 500 GPM available.
2. The fire hydrants FH-12 and FH-13 along S Greenway Ave were predicted to flow at less than 500 GPM with the White Post fire booster pump running.
3. Extended use of the hydrants at 300 Carter Hall Ln (Tax Map #30 A 15) may cause pressure in the Millwood area to fall below 20 psi.

4.2.2. Recommended Future Water Distribution Infrastructure

Recommended new water supply pipes and laterals fall into the following categories:

1. New water mains:
 - a. IES has assumed that any new water mains for new developments will be funded and constructed by the developer.
 - b. Recommend adding a new 6" main connecting the main from end of Virginia Ave to the main on N Greenway Ave. This would increase the fire suppression flow available to the end of N Greenway Ave. and increase redundancy in case of repair work along either section.
2. Enlarged water mains:
 - a. Upsize the 1150 LF of existing 4" main along Virginia Ave to a 6" main. This was recommended in 2015 by an Anderson and Associates Report.
 - b. Upsize to 8" pipe, the 2300 LF of existing 6" main from the intersection of Church Ln and S Greenway Ave to the nearest 8" piping along Old Waterloo Rd. This was recommended in 2015 by an Anderson and Associates Report.
 - c. Upsize 1045 LF of 2" water main paralleling Browntown Rd between Prospect Spring Ln and the fire hydrant to 6" pipe to provide adequate fire flow.
 - d. Upsize approximately 360 LF of 2" water main along Howards Ln between E. Main St. and the fire hydrant to 6" pipe to provide adequate fire flow.
3. Repaired water mains:

To address recurring leaks, replace approximately 1700 LF of 6" water main between the water treatment plant and Old Chapel Road. IES believes that the high incidence of leaks on this section is due to shallow bedrock and improper pipe bedding. Fusible C900 PVC pipe should be strongly considered as it may be less prone to developing leaks in pipe joints.

4. Replacement laterals:

IES has assumed that any new laterals for new developments will be funded and constructed by the developer.

4.2.3. Water Treatment Plant Upgrades

IES examined the production capacity of the water treatment plant. Based on past observations of water level and flow, the Prospect Hill Spring is not the limiting factor in finished water production. Rather, the membrane filtration process limits the throughput of the water treatment plant.

IES examined operational records for the 2021-2022 for the membrane filtration units to determine that the average combined production rate is 39 GPM for the three membrane units. They are assumed to operate for up to 22 hours per day. Based on these limits, the daily maximum production is approximately 154,000 GPD. A summary of IES's analysis of the membrane capacity calculations is included in Table C-2 of Appendix C.

If future demand and system loss predictions detailed in Section 4.3.1 are accurate, the water treatment system will need to be expanded to meet further demands over the system's ~20-year lifetime with a safety margin included. In this report we examine the worst-case scenario, where system losses remain at around 30%. In this case, the treatment capacity of the system should be increased to 260 GPM, or about 2.2 times that of the current treatment system. It is likely that by the time it is necessary for a capacity increase, the existing water treatment plant will need to be substantially refurbished or replaced due to aging, too-small structures, obsolete components, and a desire for more maintenance-friendly facilities.

4.2.4. Developing a Secondary Source Water

While the Prospect Hill Spring appears to be very reliable, there is a risk that drought or contamination could impact the CCSA's only water supply.

A secondary water source would require drilling one or more wells to access a deeper water-bearing stratum that is not hydraulically connected to the existing spring or at least not exclusively dependent on it for flow. Ideally, secondary water wells would not be under the direct influence of surface water (non-GUDI). Water would likely need to be piped back to the Prospect Hill Treatment system for treatment and distribution and may only need to be used on an as-needed basis.

Past attempts to develop a secondary water source have been unsuccessful and expensive. At the time of writing, CCSA instructed IES to exclude further effort to develop a Secondary Water Source from this Master Plan.

4.3. Wastewater

4.3.1. Current Collection System Loading

IES identified 11 critical points within the collection system where sewer flows may near or exceed the practical capacity of the sewer pipe. Gravity sewer pipes with a diameter of 8" or less are typically considered to be at capacity when they are 50% full. Gravity sewer pipes with a diameter of 10" or more are typically considered to be at capacity when they are 75% full. The locations of the 11 choke points in the existing collection system are shown in Appendix B, Figure B-1. The table of calculated sewer flows and safety factors for these critical nodes is presented in Appendix D, Table D-1.

4.3.2. Projected Collection System Loading

In order to project sewer flow, IES computed the maximum recorded wastewater flow for 2021-2022 to be 83,500 GPD. Next, IES estimated the number of equivalent residential connections (ERCs) to the sewer system based on the CCSA’s data to be 461. IES determined that the flow per ERC is around 181 GPD. IES then used GIS to estimate the possible number of future connections to the sewer system, assuming the development of lots, some subdivision of larger lots, and some densification. Based on the 704 projected number of future ERCs, IES estimated that the peak influent flow will increase to 127,500 GPD by 2048. The wastewater characteristics are not expected to change significantly.

IES evaluated the projected 2048 sewage flows at the same 11 critical points identified in the previous section for two scenarios:

1. Future sewage flow with the current collection system configuration
2. Future sewage flow with a modified collection system configuration

The projected flows at the critical nodes for these scenarios are presented in Appendix D, Table D-2, and Table D-3. Based on projected future peak flows, the current sewer system will become hydraulically overloaded starting with the Roseville Lift Station. The Roseville Lift Station can be upgraded to increase capacity. However, Roseville Lift Station pumps into the gravity sewer that conveys sewage to the Virginia Ave Lift Station. This entire run of sewer main (from Node 4 to Node 1) is projected to have a safety factor less than 1. Upgrading the gravity sanitary sewer would be costly and invasive.

4.3.3. Boyce Area Collection: Future Infrastructure

Near-term collection system improvement projects should include the following:

- Improvements to the reliability and preventative maintenance for the Virginia Ave. Lift Station and the Roseville Lift Station
- Manhole refurbishment to address manhole concrete and cover corrosion and potential stormwater infiltration
- Additional manholes risers for certain locations to prevent stormwater inflow

In order to accommodate long-term growth, the improvements will be as follows:

- The Roseville Lift Station improvements:
 - The pumping system will be upgraded to more reliable and maintainable pumps. A new pumping system is recommended.
 - In order to reduce the need for expanding the capacity of the Virginia Ave Lift Station, the 4” forcemain should be re-routed to discharge directly into the Wastewater Treatment Plant.
- The Virginia Ave Lift Station improvements:
 - The pumping system will be upgraded to more reliable and maintainable pumps. A new pumping system with approximately 15 HP pumps and requisite controls guide rails, base elbows, and sensors.
 - The wet-well capacity is currently marginal, especially when the Flow Equalization tank overflows back into the gravity sewer. Therefore, two prerequisites of this project are the Roseville forcemain rerouting and addition of Flow Equalization / Emergency Storage volume at the WWTP.

4.3.4. Millwood Area Collection: Future Infrastructure

Some additional properties may be subdivided and or developed, requiring the addition of new grinder pump stations and lateral connections. Per the CCSA Rules & Regulations, installation cost is the responsibility of the property owner. Any new lateral taps must be carried at the cost of the builder, owner, or investors.

If the owners of any properties that generate heavy grease loading are unable or refuse to implement solutions to effectively reduce loading; CCSA will take appropriate action within regulatory rules to assure compliance. Grease management is not included in the CIP items.

4.3.5. Waterloo Commercial District Collection: Future Infrastructure

In the near term, without new development, improvements are recommended for reliability and operability purposes including the following.

- Duplex pumps, new controls, and auto-dialer for the Sheetz Lift Station
- Auto-dialer connectivity for the Handy Mart pump station
- McDonald’s pump station control shelter and improved access hatch

In the long term, new development will require a number of upgrades to accommodate the increased sewer load.

- The Sheetz Lift Station will need to be upgraded to a triplex configuration with 2HP pumps. This will provide a better degree of efficiency and redundancy over a larger duplex pump system.
- A new lift station would be required for the NW corner of the Commercial District. The CCSA has indicated that this cost would be covered by the developer.

4.3.6. Wastewater Treatment Plant

4.3.6.1. Projected Flow and Loading

Based on recorded data for 2021-2022

- the maximum recorded wastewater flow was 83,500 GPD
- the average recorded wastewater flow was 57,900 GPD

Using the methodology described in section 4.3.2, IES has estimated that by 2048

- the peak influent flow will increase to approximately 127,500 GPD
- the average influent wastewater flow will be approximately 89,500 GPD

The wastewater constituent strength and characteristics are not expected to change significantly in the future.

4.3.6.2. Recommended Future Infrastructure

For the first 15 years of the 25 years study period, IES projects that the current WWTP capacity will be adequate; therefore, the focus for the next 15 years should be on improving system reliability, efficiency, operability, and longevity. The recommended improvements are as follows:

- Primary screening overhaul and access and ventilation improvements
- Flow equalization and emergency storage volume increases
- Building structure and roof repairs and maintenance and ventilation improvements

- Regular recoating of the steel treatment process tanks
- Improvements to the operability of the automatic membrane CIP system
- Improvements and repairs to the permeate pumping skid
- Overhauling of outdated WWTP controls components
- MBR Membrane replacement with performance improvements, if available

IES estimates that if growth continues at an average of 1.6% per year, the treatment capacity of the system will need to be improved in around 2038, 15 years from the date of this study. The two biological treatment trains are rated for a combined average daily flow (ADF) of 105,000 GPD, but IES believes that that true capacity is closer to 80,000 GPD. Therefore, based on projected flow, the system will reach 90% capacity by around 2035. At this time, work will need to commence on the process of adding additional biological treatment capacity. This could be accomplished with a variety of methods including:

- Conversion of the existing sludge digester and disused secondary clarifiers into treatment tanks and the installation of a new sludge digester tank outside of the building or in an annex
- Installation of a new parallel treatment train outside of the building or in an annex
- Increasing the depth, and consequently the volume, of the treatment trains by welding extensions to the tank walls

At this time, it is difficult to say which approach will be best, or if another approach will be found; however, for this CIP budget, IES has assumed that a new parallel treatment train in an annex to the existing building would be added. This new treatment train is assumed to be designed for an ADF of 60,000 gpd, thus bringing the total ADF capacity to around 140,000 GPD. This would provide the system with additional capacity for further growth and redundancy.

5. CAPITAL IMPROVEMENT PLAN

The projected Capital Improvement Plan (CIP) items for the Water Systems and Wastewater Systems for the next 25 years are described in the following sections.

5.1. Water Systems

This section describes the CIP projects for the Water systems. Refer to Appendix E for a table summarizing the estimated costs, timing, and inflation adjusted total cost.

5.1.1. Analyzer system corrections

The analyzer systems are currently mounted to a temporary plywood board near the door to the treatment building. The analyzers, valves, and plumbing will need to be relocated back into the lab room where they were originally located. This will require plumbing and electrical work. This cost has been estimated by IES.

5.1.2. Membrane Filtration (Memcor) Module Replacement

The membrane filtration system filters are estimated to have a 10-year lifespan. This may be extended somewhat as long as produced water quality and trans-membrane pressures are within acceptable ranges. However, a few of the filtration modules have already failed and need to be replaced. The system can operate at a slightly reduced capacity for a while. It is typical to replace all of the membrane cartridges at the same time; therefore, it is expected that all of the modules will be replaced by 2025.

5.1.3. WTP Building Renovations

The WTP building will need new roofing and siding. The existing vinyl siding has begun to crack from UV exposure. The existing roofing is asphalt shingle, which needs to be replaced approximately every 20-25 years. Trim and other wood and brick surfaces will also need to be repainted. The three treatment plant structures have an estimated combined roof area of 2,000 ft². The total vinyl siding area that will need repair is approximately 1,000 ft².

5.1.4. New Main Flow Meters and Leak Abatement

To gather data for mitigating the loss of finished water in the system, district metering is recommended. IES has identified 2 other critical locations that would allow for monitoring losses. One 8” flow meter should be installed after the junction with the Roseville Downs water main to monitor the flow to the Waterloo Commercial District and White Post. Another 8” flow meter should be installed on the 8” main between Millwood and Boyce near the intersection of East Main Street and Grand Oaks Drive. There is already a meter on the 6” water main between the Prospect Spring plant and Boyce. The flow meters should have the following features: bi-directional read, insertion-type, electromagnetic-type, removable under pressure, with logging, totalizing, and remote-read capabilities.

To repair sections of water main know to be leaking, approximately 1700 LF of 6” water main should also be replaced to address frequently recurring leaks in a section of the pipe between the water treatment plant and Old Chapel Road. IES believes that the high incidence of leaks on this section is due to shallow bedrock and improper pipe bedding. Fusible C900 PVC pipe should be strongly considered as it may be less prone to developing leaks in pipe joints.

5.1.5. Upsized Water Main on Virginia Ave. & New Connection to N. Greenway Ave.

This project should include two components:

1. Upsizing the existing 4” main along Virginia Ave with a 6” main using approximately 1150 LF of 6” C900 PVC pipe was recommended in 2015 by an Anderson and Associates Report which also included a cost estimate of approximately \$148,000 (adjusting to 2023 for inflation after factoring in a share of design and construction administration costs for a multi-part project).
2. Adding a new 6” main connecting the main from end of Virginia Ave to the main on N. Greenway Ave. would require approximately 340 LF of 6” C900 PVC pipe.

5.1.6. Upsized Water Main Along South Greenway Ave.

This project would see the existing 6” main from the intersection of Church Ln. and S. Greenway Ave to the nearest 8” piping along Old Waterloo Rd upsized to an 8” main. Approximately 2300 LF of 8” C900 PVC pipe would be required. This was recommended in 2015 by an Anderson and Associates Report which also included a cost estimate of approximately \$227,000 (adjusting to 2023 for inflation after factoring in a share of design and construction administration costs for a multi-part project).

5.1.7. Upsized Water Main Branching from Prospect Spring Ln.

Upsizing approximately 1045 LF of 2” water main paralleling Browntown Rd between Prospect Spring Ln. and the fire hydrant with 6” C900 PVC pipe would provide adequate fire flow.

5.1.8. Upsized Water Main Branching Along Howard Ln.

Upsizing approximately 360 LF of 2” water main along Howards Ln. between E. Main St. and the fire hydrant with 6” C900 PVC pipe would provide adequate fire flow.

5.1.9. White Post Water Tower Replacement

Due to its age, it is assumed that the White Post water tower will be replaced with a larger tank rated for 75,000 gallons. It may be possible to renovate the water tower; however, a life cycle cost analysis is recommended to determine whether the additional life gained from renovation will be worth the cost.

5.1.10. Three-Phase Power

The existing power supply to the water plant is an unusual type of three-phase power that is created using a single-phase service. The resulting three-phase has each leg separated by 90 degrees rather than the typical 120 degrees. All pumps operate at the water treatment plant have three-phase motors. In effect, these three-phase motors run at reduced efficiency, and available horsepower, they run at a higher than designed temperature under normal operating conditions and cannot produce rated torque. While the motors are able to operate, they are more liable to premature failure and there are reliability issues with loss of phase. An overhaul of the power system would necessarily be a major undertaking and the plant has been operating for many years without supply issues. Therefore, IES recommends implementing true three-phase power in conjunction with the expansion and overhaul of the water treatment plant. In the interim, electric motors under 10 HP should be replaced with the next higher available horsepower as they fail or require servicing.

5.1.11. WTP Expansion and Replacement

The capacity of the WTP may need to be increased and the aging equipment will need to be replaced. This would include the following elements:

- The spring house sump and building would remain with major overhauls to the structure, electrical systems, and pumps.
- The chemical feed storage building would remain with major overhauls to the structure and systems.
- The existing treatment plant building is maxed out and will have aged significantly. It may be retained as a storage or auxiliary equipment room; but a new structure would be constructed for the new filtration, disinfection, chemical feed, and pressure pumping systems so that the existing ones can remain online during construction.
- New filter feed tanks (raw water storage) and chlorine contact tanks would be installed to replace the existing repurposed hydropneumatic tanks.
- New controls and a lab room would be incorporated in the new treatment building.

5.1.12. White Post Booster Station Renovation

This will involve repairs/replacements of the enclosure, controls, valves, and pumps to ensure reliability.

5.1.13. White Post Fire Pump Station Renovation

This will involve repairs/replacements of the enclosure, controls, valves, and pumps to ensure reliability.

5.1.14. Water Meter Replacement

Water meters were last replaced in 2021 and will need to be replaced when these have reached the end of their 20-year service life. The meters are remote-read brass, turbine type flow totalizing meters. Typically, meters are replaced across the entire system. Here, we assume that all meters, including those added in the intervening years will be replaced.

5.2. Wastewater Systems

This section describes the CIP projects for the Wastewater systems. Refer to Appendix F for a table summarizing the estimated costs, timing, and inflation adjusted total cost.

5.2.1. Flow Eq. Pump and Control Repairs and Corrections

The existing flow equalization system needs modifications to the controls to prevent the pumps from running when the air-actuated butterfly valves for both treatment trains are closed. The controls modifications will primarily be to the programming. At the same time, flanged Y-strainers should be installed upstream of the air-actuated butterfly valves for the treatment trains to prevent them from becoming clogged with rags or stringy solids from either of the flow equalization tanks.

5.2.2. Building, Roof, and Ventilation Repairs (Old Portion WWTP)

The older part of the WWTP building has deteriorated due to age. The following items should be addressed:

- Sandblasting and recoating the steel roof and the steel purlins.
- Repairs to internal damage to the insulated skin of the building.
- Rehanging the door to the primary screenings room that will not close.
- Improved ventilation with the addition of new exhaust fans. Sufficient ventilation is critical to the health and safety of operators and to the condition of equipment. The humid

atmosphere inside the building accelerates corrosion of the structure and many equipment items.

5.2.3. Membrane CIP System Refurbishment

The Membrane Clean-In-Place (CIP) system needs to be simplified and refurbished so that it can be used routinely as intended by the operators. There are two separate feed systems: one for citric acid and the other for sodium hypochlorite or another oxidant. This project will involve revising the piping and valves to remove the flow calibration and air relief equipment and replacing the two chemical feed pumps with adjustable Stenner peristaltic pumps. Some electrical work will be necessary to provide controlled receptacles for plugging in the new pumps.

5.2.4. WWTP Primary Screening Refurbishment

The drum screen will require new valves and fittings for its spray system to address leaks that are causing corrosion in the walkway grating. This grating will require partial replacement and coating to address corrosion. The primary screen is intended to be enclosed and ventilated to minimize odors and unhygienic conditions for the operators. A clear polycarbonate spray shield should be constructed to cover the screen. The cover should be hinged and fitted with stainless steel lift pistons to provide convenient access for the operator to service the screen. A flexible ventilation hose fitted with a quick release should be connected to a dedicated duct fan that exhausts through the existing roof vent ducts. Redundancy for the 2 HP sprayer booster pumps should be provided with the installation of a parallel pump that can be activated by manual switchover.

5.2.5. Sheetz Lift Station Near Term Upgrade - 2025

In the near term, the following improvements are recommended for this pump station.

- Replacement hatch
- Wet-well cleaning and coating
- Replacement Auto-dialer

5.2.6. 10-Year Full Recoating of WWTP Tanks (2025)

All of the WWTP tanks are coated steel. The coatings of these tanks eventually fail due to abrasion, corrosion, imperfections in the coating, and degradation. Preventative maintenance is critical to extending the life of steel tanks. The tank coating should be patched every 5 years and recoated every 10-15 years. This item covers a full recoating of the following WWTP tanks:

- Primary surge tank
- Main FEQ tank
- Train 1 biological process tank
- Train 2 biological process tank
- Digester tanks

The MBR tanks are on a separate maintenance cycle. Some surfaces may not need to be recoated. It is estimated that around 80% of the tank surface area will need to be recoated for a total approximate surface area of these tanks of 6,000 ft².

5.2.7. Permeate Pump Skid Rebuild

This includes the following:

- Repairs and coating for the corroding steel skid base
- Improvements to address susceptibility to corrosion and leaking
- Replacement valves and fittings to address leaks
- Replacement or spare pressure and flow sensors

5.2.8. WWTP and Virginia Ave. Station Auto-dialer Upgrade

The WWTP auto-dialer needs to be replaced.

The Virginia Ave Lift Station auto-dialer also needs to be replaced.

5.2.9. McDonald’s Pump Station Controls Enclosure and Renovation

The McDonald’s Pump Station control and electrical panels are exposed to the weather and to UV degradation. The controls’ enclosures need to be replaced or repaired and then sheltered by a kiosk-style roof. Also, to improve access and prevent stormwater inflow the wetwell lid should be replaced with a new 30” square aluminum hatch with an adapter and a riser.

5.2.10. Virginia Avenue Lift Station Near Term Upgrade - 2026

This near-term upgrade will be required to add emergency bypass capabilities. This would involve adding a bypass connection and suction line for a tow-behind trash pump.

It is recommended that the wet-well be cleaned and coated to extend the life of the concrete.

5.2.11. Roseville Lift Station Near Term Upgrade

This near-term upgrade will be required to add emergency bypass capabilities. This would involve adding a bypass connection and suction line for a tow-behind trash pump.

It is recommended that the wet-well be cleaned and coated to extend the life of the concrete.

The influent manhole will be coated, and the cover will be replaced. A composite manhole cover is recommended.

5.2.12. Millwood Grinder Pump Stations

Currently, there is a mix of 10 older Barnes pump stations and new Liberty Pumps stations. The remaining older Millwood Grinder pump stations will be replaced. It is unlikely that this will occur all at once, but rather at a rate of around 1-2 units per year. The new grinder pump stations will be Liberty Pumps 24**LSG202-type packaged grinder pump systems.

5.2.13. Handy Mart Pump Station Auto-Dialer (for expanded usage)

In the likely event of further expansion of commercial development in the Waterloo Commercial District, the Handy Mark pumps station should be fitted with an auto-dialer. Currently there is a lack of cellular service, so this one would need a wireless bridge or other communication device. The existing pumps, piping, and valves are adequate for future flows.

5.2.14. Replacement of WWTP Controls

The Programmable Logic Controller (PLC) components of the control system are aging, and replacement modules are difficult to source. The existing PLC programming may be able to be preserved and transferred to an upgraded system from the same manufacturer. IES has obtained a quote from Veolia for this work (see Appendix I), and the cost is based on this quote, with the inclusion of a safety factor, removal of the new computer, and addition of some consulting and project management costs.

5.2.15. Manhole Risers

IES’s operator has estimated that approximately seven of the sewer manholes require risers to raise the rim 3-6 inches in order to prevent infiltration. This would require removing the existing manhole frame and any surrounding pavement, installing the appropriate riser ring with sealant, performing any other preventative maintenance on the manhole, reinstalling the existing frame or a new manhole frame with cover, and then patching any pavement.

5.2.16. Flow Equalization Capacity Improvements

Despite improvements to the flow equalization pumping system, the existing clarifiers should be converted to serve as emergency storage. This would involve adding an overflow pipe from the existing Flow Eq. tank to the clarifiers and adding four 2 HP grinder pumps to remove wastewater from the tanks. The converted tanks would also be coated over an estimated area of 1200 ft².

5.2.17. Minor Recoating of WWTP Tanks - 2030

Five years after a major recoating of the WWTP tanks, minor patching and repairs to the coating will be performed covering approximately 20% of the surface area. The approximate surface area of these tanks is 1,500 ft².

5.2.18. Membrane Replacement - 2030

The two MBR membranes modules will need to be replaced as fouling becomes permanent and their throughput declines to unacceptable levels.

5.2.19. Membrane Tank Recoating – 2030

While patching is being done on the other steel tanks, a full recoat of the membrane tanks will likely be due. The approximate surface area of these tanks is 900 ft².

5.2.20. Manhole Refurbishment and Improvement

The typical lifespan of a steel manhole cover and ring is 30 years. The concrete manhole structure typically has a lifespan of 50 years. It is estimated that in the next 25 years approximately 75% of the existing manhole covers will need to be replaced or refurbished. Some manhole covers and frames (such as those at the Roseville Lift Station) are corroding quickly and action should be taken to coat the exposed steel to extend their lifespans. FRP H-20-rated covers and frames should be considered (such as those by Composite Access Products). It is furthermore estimated that 75% of the concrete manhole structures will need to be refurbished over the next 25 years. Concrete manhole structure degradation will occur due to corrosion, cracking, and settling. The seams between manhole rings are sealed with mastic that can stiffen and contract and result in I&I.

5.2.21. Sheetz Lift Station Long Term Upgrade

This round of upgrades will be targeted towards renovations and increased capacity to accommodate future development in the Waterloo Commercial District. This will feature upgraded pumps and valves to create a triplex pumping configuration with three 2 HP grinder pumps (such as Liberty Pumps LSGX202M) capable of a combined flow of 83 GPM at 62 feet TDH with two pumps operating.

5.2.22. Virginia Avenue Lift Station Long Term Upgrade - 2032

In the long term the Virginia Avenue Lift Station should undergo a major upgrade to improve reliability and serviceability. This will involve the following:

- New ~15 HP triplex sewage pumps with guide rail systems
- New valve array with bypass connection
- New pump controls
- New wet-well top with access hatch
- Concrete wet-well cleaning and coating (~270 ft²)

5.2.23. Roseville Lift Station Renovation Long Term Upgrade

The long term upgrades and repairs to the Roseville lift station to increase capacity will include the following:

- New ~15 HP sewage pumps with guide rail systems
- New pump controls
- New valve array with bypass connection
- New wet-well top with access hatch
- Concrete wet-well cleaning and coating (~310 ft²)
- Influent manhole refurbishment
- New 4" diameter SDR35 PVC forcemain directly to the WWTP routed under Norfolk Southern rails in a steel casing for ~100 ft of directional boring at \$65/ft at 60 ft deep The Railroad would also charge fees for permitting and plan review.

5.2.24. 10-Year Full Recoating of WWTP Tanks - 2035

This item covers a full recoating of the following WWTP tanks:

- Primary surge tank
- Main FEQ tank
- Train 1 biological process tank
- Train 2 biological process tank
- Old Clarifiers converted into supplementary FEQ / emergency storage (per 7.2.18)
- Digester tanks

The MBR tanks are on a separate maintenance cycle. Some surfaces may not need to be recoated. It is estimated that around 80% of the tank surface area will need to be recoated for a total approximate surface area of these tanks of 7,200 ft².

5.2.25. WWTP Capacity Upgrade

The treatment capacity of the WWTP will likely need to be increased by approximately 50% to handle projected flows in 2040-2048. This will require the addition of a new treatment train, associated piping and valves, controls/SCADA integration, and additional MBR membrane area.

5.2.26. WWTP Building Repairs (WWTP) - 2038

25 years after the 2023 repair, the roofing for both the old part of the building and newer MBR end of building will likely need to be repaired. The combined roof area of 9,300 ft² will need to be serviced with special care taken to check ventilation or other penetrations. In addition, the steel members may need recoating to protect from corrosion.

5.2.27. Minor Recoating of WWTP Tanks & MBR Tank Recoating - 2040

Five years after a major recoating of the WWTP tanks, minor patching and repairs to the coating will be performed covering approximately 20% of the surface area (1800 ft²).

Furthermore, the MBR tanks will need to be fully recoated on the interior with minor recoating on the exterior for a total area of 900 ft².

5.2.28. 10-Year Full Recoating of WWTP Tanks - 2045

This item covers a full recoating of the following WWTP tanks:

- Primary surge tank
- Main FEQ tank
- Train 1 biological process tank
- Train 2 biological process tank
- Old Clarifiers converted into supplementary FEQ / emergency storage (per 7.2.18)
- Digester tanks
- The MBR tanks are on a separate maintenance cycle. Some surfaces may not need to be recoated. It is estimated that around 80% of the tank surface area will need to be recoated for a total approximate surface area of these tanks of 7,200 ft².

6. EFFECTS OF CAPITAL IMPROVEMENTS ON OPERATIONS AND MAINTENANCE

The CCSA has separate Annual Budgets to cover the Operations and Maintenance Costs of the Water System and the Sewer System. Annual Budget records and projections for 2019 through 2022 for the water and sewer systems were evaluated and used to estimate future O&M costs.

6.1. Water System O&M Budget

IES evaluated the categories of the 2023 Water System Annual Budget for changes due to growth of the system, implementation of major upgrades, and aging components. The following sections provide a description of the possible relative impact of the proposed CIP projects on future O&M costs.

6.1.1. Services & Fees

This category is expected to keep pace with inflation. A future upgrade of the Prospect Spring treatment plant is not expected to significantly impact contract operator costs.

6.1.2. Maintenance

While major renovations of the building are covered under the CIP section, some minor mechanical and structural repairs and maintenance of structures will be required.

Water Tower maintenance is expected to remain steady as the CCSA plans to enter into long-term service contracts.

6.1.3. Utilities

This category includes electrical, gas, heating/generator fuel, waste disposal, and postage (assuming that the unit prices of these utilities do not change).

6.1.4. Supplies

Purchase of Critical Spares: The WTP had spares that should be acquired:

- Spring water feed pump
- Pressure booster pump
- Critical pressure regulating valves components

6.2. Sewer System O&M Budget

IES evaluated the categories of the 2023 Sewer System Annual Budget for changes due to growth of the system, implementation of major upgrades, and aging components. The following sections provide a description of the possible relative impact of the proposed CIP projects on future O&M costs.

6.2.1. Services & Fees

This category includes costs for operator services (provided by IES), pump servicing, power system servicing, engineering/architectural review, legal services, board member fees, and permit fees. Operator services expenses are expected to increase due to the following changes in the system:

- (a) Expansion of the collection system, including addition of a pump station for development of the NW corner of Waterloo Commercial District

(b) Addition of biological treatment capacity at the Boyce WWTP

Operator services expenses are expected to decrease due to the following changes in the system:

- (a) Improvements to the WWTP processes
- (b) Improvements to the reliability of the Roseville and Virginia Ave. Lift Stations

Other Services and Fees categories are expected to keep pace with inflation.

The net result will likely be modest increases in the Services and Fees category.

6.2.2. Maintenance

While major renovations of the infrastructure are covered under the CIP section, routine mechanical and structural repairs and maintenance of structures will be required. In general, the cost of maintenance is expected to increase due to aging equipment and structures.

6.2.2.1. *Wastewater Treatment Plant*

Improvements to the function and reliability of the primary screening system and the flow equalization pumping system will likely reduce undue wear and tear and therefore reduce equipment replacement costs. However, the maintenance costs for the WWTP are likely to slowly increase over time due to the deterioration of the structures and the addition of some mechanical devices. Certainly, the eventual expansion of the biological treatment capacity will add recurring expenses for equipment service and replacement and tank/structural preservation and repair.

6.2.2.2. *Collection System*

The current O&M items associated with the sewer collection system include the following:

- Maintenance of the control and mechanical systems of the five existing sewer pump stations
- Maintenance of the Millwood grinder pump stations and piping (which is prone to clogging)

6.2.3. Utilities

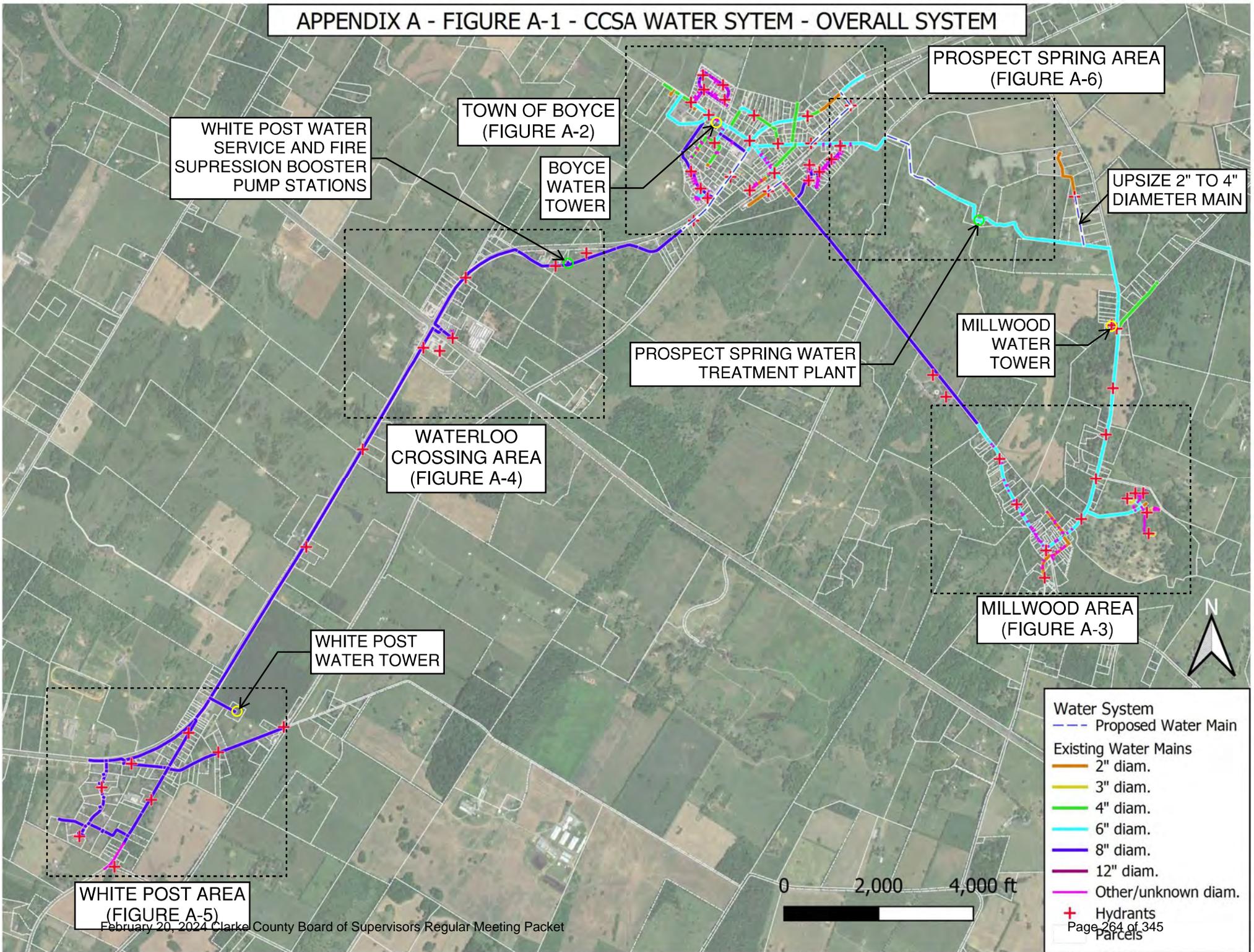
Utilities costs are assumed to keep pace with inflation. However, the addition of pumps and other devices will impose a small increase in electricity costs.

6.2.4. Supplies

Purchase of Critical Spares: The WWTP has had a number of situations where critical process equipment has failed (sometimes both pumps of a duplex system have even failed at the same time). The following spares should be acquired and kept stocked:

- Drum screen drive motor
- Flow Eq. grinder pump
- Permeate pump
- Anoxic Mixer
- Main process blowers
- Sewage lift station spares and service parts

APPENDIX A - FIGURE A-1 - CCSA WATER SYTEM - OVERALL SYSTEM



WHITE POST WATER SERVICE AND FIRE SUPPRESSION BOOSTER PUMP STATIONS

TOWN OF BOYCE (FIGURE A-2)

BOYCE WATER TOWER

PROSPECT SPRING AREA (FIGURE A-6)

UPSIZE 2" TO 4" DIAMETER MAIN

PROSPECT SPRING WATER TREATMENT PLANT

MILLWOOD WATER TOWER

WATERLOO CROSSING AREA (FIGURE A-4)

MILLWOOD AREA (FIGURE A-3)

WHITE POST WATER TOWER

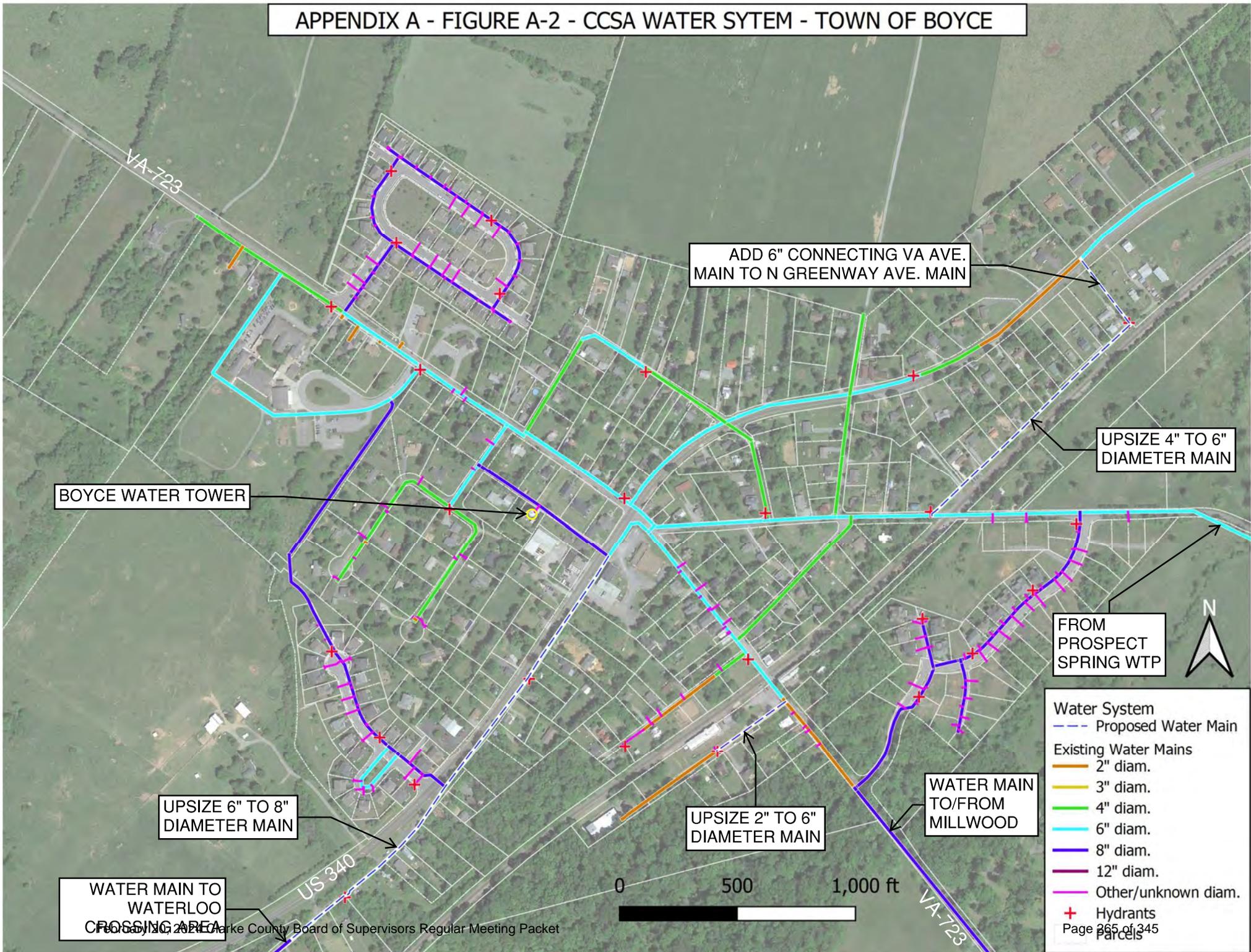
WHITE POST AREA (FIGURE A-5)

- Water System**
- - - Proposed Water Main
- Existing Water Mains**
- 2" diam.
 - 3" diam.
 - 4" diam.
 - 6" diam.
 - 8" diam.
 - 12" diam.
 - Other/unknown diam.
- + Hydrants
 - ▭ Parcels

0 2,000 4,000 ft



APPENDIX A - FIGURE A-2 - CCSA WATER SYTEM - TOWN OF BOYCE



BOYCE WATER TOWER

ADD 6" CONNECTING VA AVE. MAIN TO N GREENWAY AVE. MAIN

UPSIZE 4" TO 6" DIAMETER MAIN

FROM PROSPECT SPRING WTP



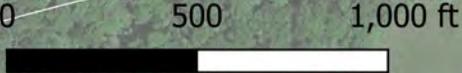
- Water System**
- - - Proposed Water Main
- Existing Water Mains**
- 2" diam.
 - 3" diam.
 - 4" diam.
 - 6" diam.
 - 8" diam.
 - 12" diam.
 - Other/unknown diam.
- + Hydrants

UPSIZE 6" TO 8" DIAMETER MAIN

UPSIZE 2" TO 6" DIAMETER MAIN

WATER MAIN TO/FROM MILLWOOD

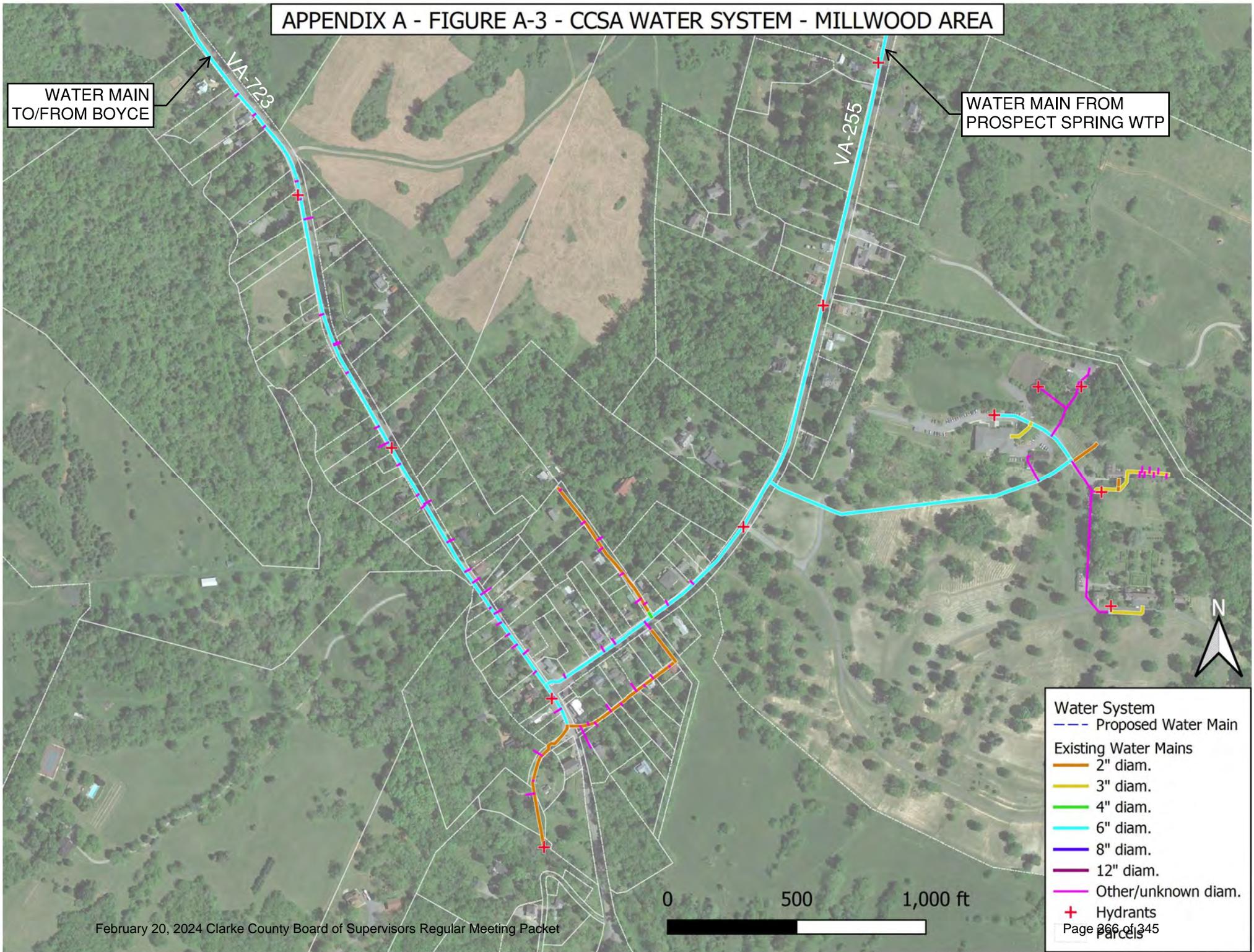
WATER MAIN TO WATERLOO CROSSING AREA



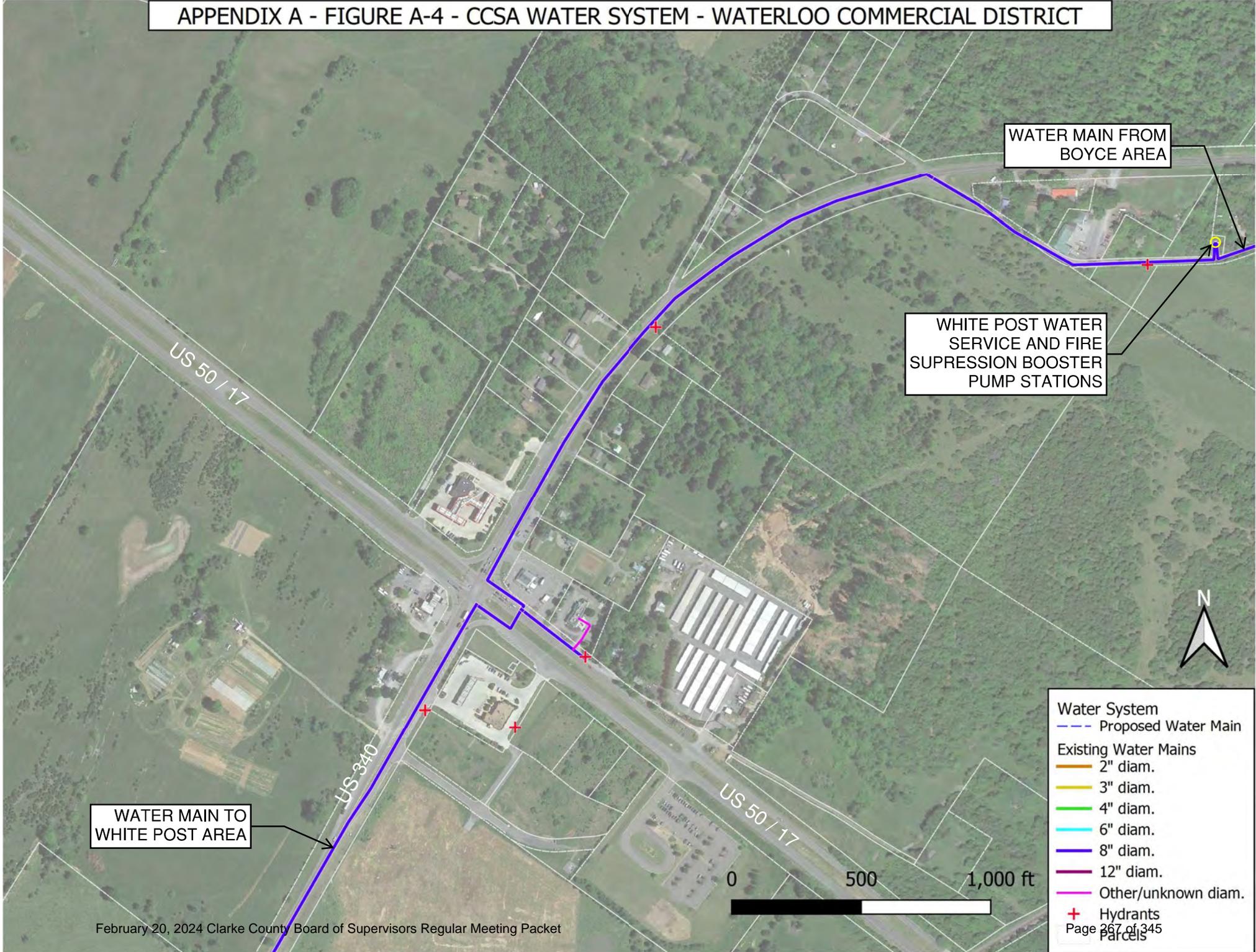
APPENDIX A - FIGURE A-3 - CCSA WATER SYSTEM - MILLWOOD AREA

WATER MAIN
TO/FROM BOYCE

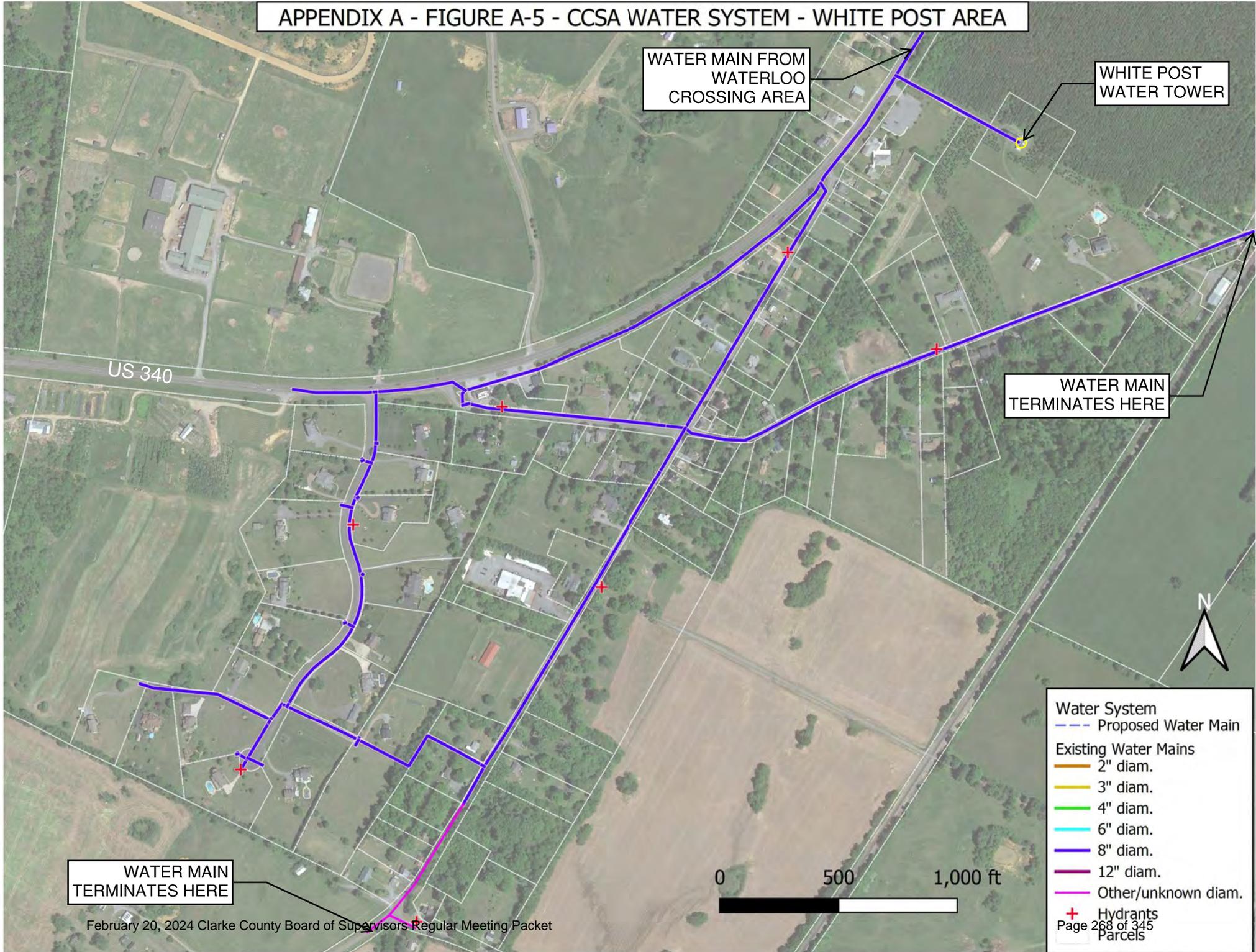
WATER MAIN FROM
PROSPECT SPRING WTP



APPENDIX A - FIGURE A-4 - CCSA WATER SYSTEM - WATERLOO COMMERCIAL DISTRICT



APPENDIX A - FIGURE A-5 - CCSA WATER SYSTEM - WHITE POST AREA



WATER MAIN FROM
WATERLOO
CROSSING AREA

WHITE POST
WATER TOWER

US 340

WATER MAIN
TERMINATES HERE

WATER MAIN
TERMINATES HERE

Water System

- - - Proposed Water Main

Existing Water Mains

- 2" diam.
- 3" diam.
- 4" diam.
- 6" diam.
- 8" diam.
- 12" diam.
- Other/unknown diam.

+ Hydrants

▭ Parcels

0 500 1,000 ft

APPENDIX A - FIGURE A-6 - CCSA WATER SYSTEM - PROPOSED MAIN REPLACEMENT

WATER MAIN TO BOYCE

REPLACE EXISTING WATER MAIN TO ADDRESS LEAKS DUE TO POSSIBLY DEFICIENT INSTALLATION

PROSPECT SPRING WATER TREATMENT PLANT

WATER MAIN TO MILLWOOD

Water System

- Proposed Water Main

Existing Water Mains

- 2" diam.
- 3" diam.
- 4" diam.
- 6" diam.
- 8" diam.
- 12" diam.
- Other/unknown diam.

+

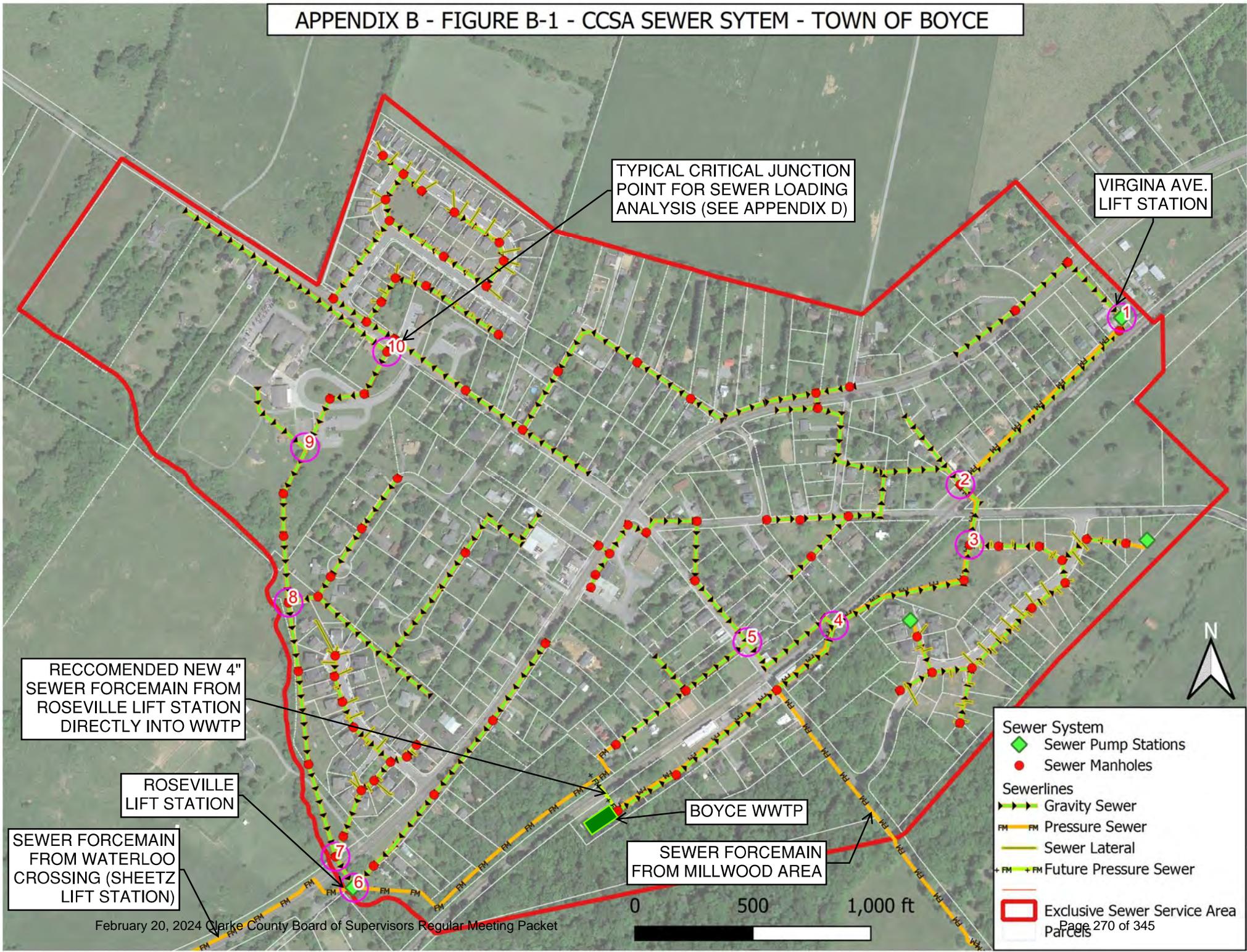
Hydrants

Parcels

0 500 1,000 ft



APPENDIX B - FIGURE B-1 - CCSA SEWER SYTEM - TOWN OF BOYCE



TYPICAL CRITICAL JUNCTION POINT FOR SEWER LOADING ANALYSIS (SEE APPENDIX D)

VIRGINIA AVE. LIFT STATION

RECCOMENDED NEW 4" SEWER FORCEMAIN FROM ROSEVILLE LIFT STATION DIRECTLY INTO WWTP

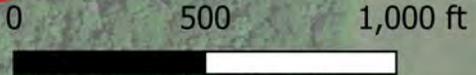
ROSEVILLE LIFT STATION

SEWER FORCEMAIN FROM WATERLOO CROSSING (SHEETZ LIFT STATION)

BOYCE WWTP

SEWER FORCEMAIN FROM MILLWOOD AREA

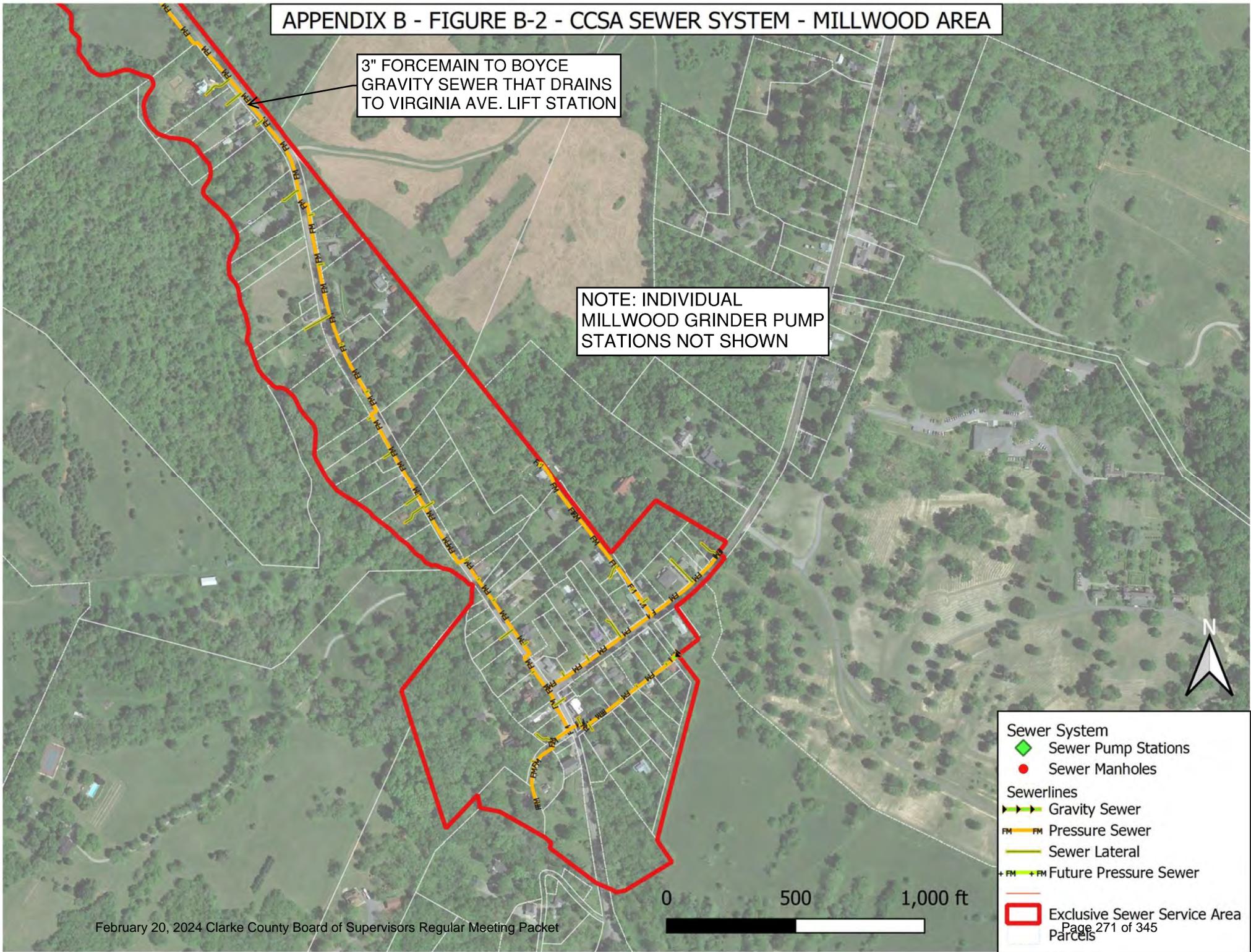
- Sewer System**
- ◆ Sewer Pump Stations
 - Sewer Manholes
- Sewerlines**
- ▶▶▶ Gravity Sewer
 - FM Pressure Sewer
 - Sewer Lateral
 - + FM Future Pressure Sewer
- Exclusive Sewer Service Area
- ▭ Parcels



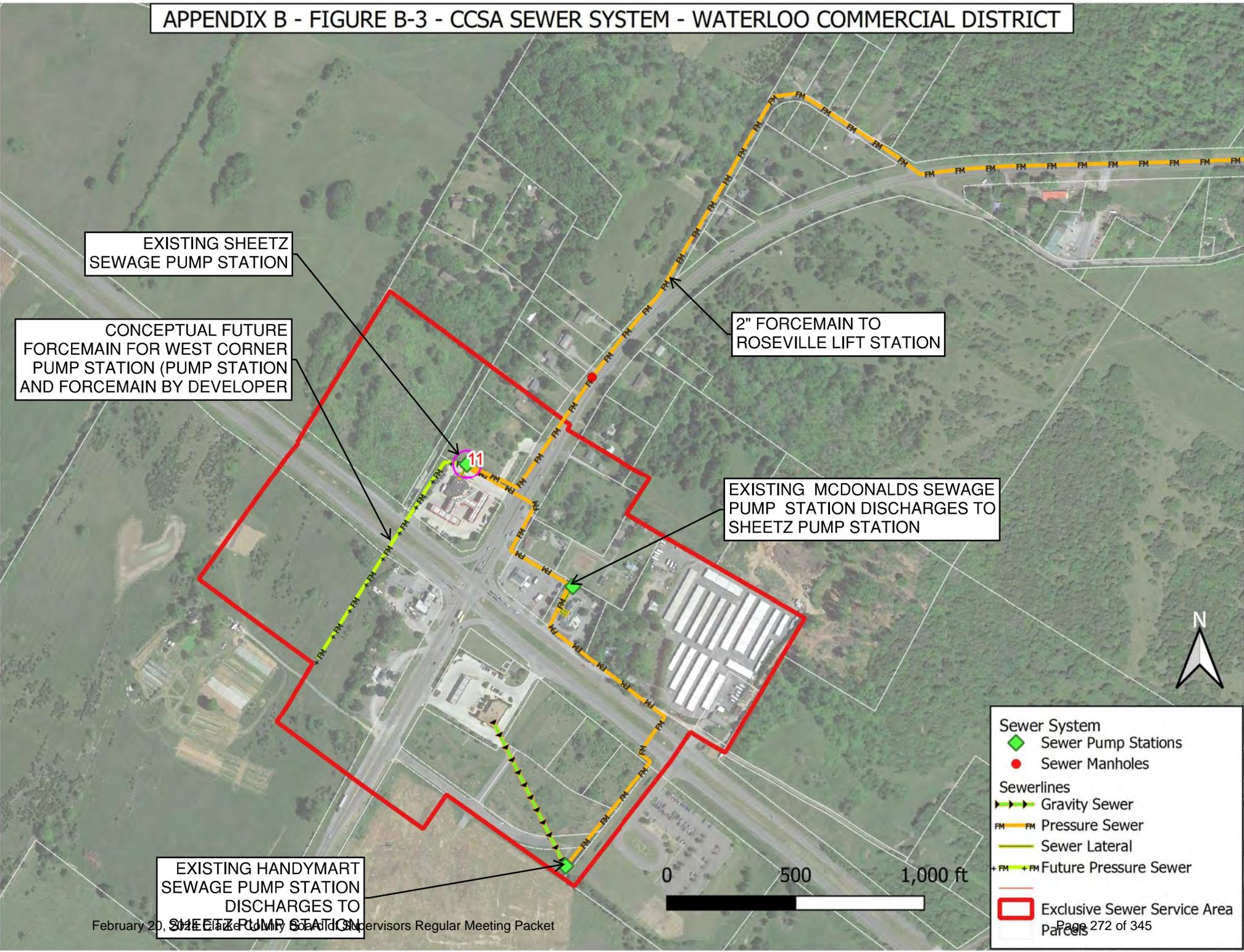
APPENDIX B - FIGURE B-2 - CCSA SEWER SYSTEM - MILLWOOD AREA

3" FORCEMAIN TO BOYCE GRAVITY SEWER THAT DRAINS TO VIRGINIA AVE. LIFT STATION

NOTE: INDIVIDUAL MILLWOOD GRINDER PUMP STATIONS NOT SHOWN



APPENDIX B - FIGURE B-3 - CCSA SEWER SYSTEM - WATERLOO COMMERCIAL DISTRICT



EXISTING SHEETZ SEWAGE PUMP STATION

CONCEPTUAL FUTURE FORCEMAIN FOR WEST CORNER PUMP STATION (PUMP STATION AND FORCEMAIN BY DEVELOPER)

2" FORCEMAIN TO ROSEVILLE LIFT STATION

EXISTING MCDONALDS SEWAGE PUMP STATION DISCHARGES TO SHEETZ PUMP STATION

EXISTING HANDYMART SEWAGE PUMP STATION DISCHARGES TO SHEETZ PUMP STATION

Sewer System

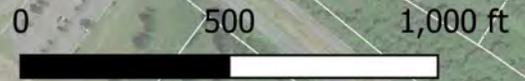
- ◆ Sewer Pump Stations
- Sewer Manholes

Sewerlines

- ▶▶▶ Gravity Sewer
- FM Pressure Sewer
- Sewer Lateral
- + FM + FM Future Pressure Sewer

— Exclusive Sewer Service Area

▭ Parcels



APPENDIX B - FIGURE B-4 - CCSA SEWER SYSTEM - PROPOSED FORCEMAIN CROSSING

EXISTING FORCEMAIN CURRENTLY DISCHARGES INTO GRAVITY SEWER WHICH ULTIMATELY DRAINS TO VIRGINIA AVE. LIFT STATION

RECCOMENDED EXISTING 4" SEWER FORCEMAIN BE SHUT-OFF AND REMAIN IN PLACE IN CASE OF DISRUPTION TO NEW FORCEMAIN PIPE

RECCOMENDED NEW 4" SEWER FORCEMAIN FROM ROSEVILLE LIFT STATION DIRECTLY INTO WWTP. REQUIRES BORING UNDER RAILROAD.

EXISTING 4" FORCEMAIN FROM VIRGINIA AVE. LIFT STATION

BOYCE WWTP

0 100 200 ft



Sewer System

- ◆ Sewer Pump Stations
- Sewer Manholes

Sewerlines

- ▶▶▶ Gravity Sewer
- FM Pressure Sewer
- Sewer Lateral
- + FM Future Pressure Sewer

Exclusive Sewer Service Area

Parcels

Clarke County Sanitary Authority (CCSA) Water and Sewer Master Plan

Appendix C: Water Demand & Supply Projection Calculations

Prepared by Inboden Environmental Services, Inc.

Table C-1 Water Demand & Loss Projections

Year	Note	Average water production, gpd	Average billed water, gpd (b)	Average distribution loss (c), gpd	% Loss	ERCs (d)	Flow per ERCs, gpd	Calculated Safety Factor	Growth, % per year
2014	(a)	85,357	59,208	26,149	31%	446	133	1.81	
2018	(a)	95,568	63,985	31,583	33%	475	135	1.62	1.6%
2019	(a) (e)	118,547	60,935	57,613	49%	483	126	1.30	1.7%
2021	(a)	116,294	79,115	37,180	32%	499	159	1.33	1.7%
2035	(f)	126,993	96,993	30,000	24%	612	159	1.22	1.6%
2048	(f)	151,373	116,373	35,000	23%	734	159	1.02	1.5%
2068	(f)	208,546	158,546	50,000	24%	1000	159	0.74	1.8%

(a) Average production for 2014 per report by Anderson & Associates. Average production for 2018-2021 from IES reports to VDH.

(b) Calculated from CCSA billing reports for 2014 and 2018 through 2021.

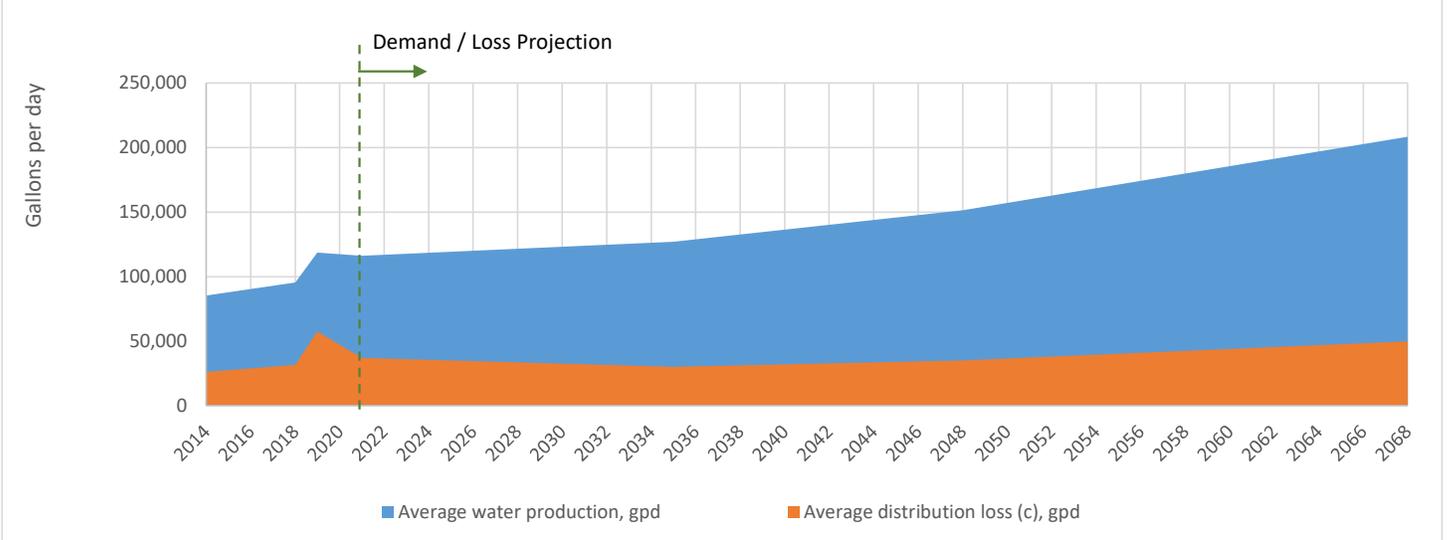
(c) For 2014-2021, calculated average system loss is the difference between the Average Water production and the Average billed water consumption. Future projections are estimated for 2035 and 2048 based on trends and proposed corrective measures for leaks.

(d) Estimated number of Equivalent Residential connections (users plus estimated ERCs from commercial/institutional usage).

(e) Higher system losses occurred in 2019 due to pipe damage which was repaired later that same year.

(f) Projected water production calculated as the sum of the projected consumption, plus the projected distribution loss. The years that were chosen for these projection calculations coincide with the probable timing of treatment plant upgrades in 2035, the end of the study period in 2048, and a further 20 years beyond that study period. This last date, 2068, was included to project the capacity of the upgraded water treatment plant so that it remains adequately sized for the life of the system.

Figure C-1. Recent and Projected System Production and Loss



Clarke County Sanitary Authority (CCSA) Water and Sewer Master Plan

Appendix C: Water Demand & Supply Projection Calculations

Table C-1 Water Treatment System Sizing Evaluation

Maximum Production from Current System		units	Note
Average flow per membrane unit	39	gpm	(a)
Number of membrane units	3	units	
Maximum assumed mem. runtime	22	hours/day	(b)
Total Maximum production	154,440	GPD	
Demand in 2021	116,294	GPD	
Percent capacity used in 2021	75%		
Projected demand in 2035	126,993	GPD	(c)
Percent capacity used in 2035	82%		
Projected Production for Upgraded Treatment System (d)		units	Note
Total Projected Demand in 2068	208,546	GPD	(e)
Average flow per membrane unit	39	gpm	(a)
Min. Number of future membrane units	5	units	
Maximum average mem. runtime	22	hours/day	
Total Maximum production	257,400	GPD	
Percent capacity used in 2068	81%		

(a) Based on DuPont Memcor membrane assemblies with 6 membrane modules each.

(b) IES's estimate for the maximum membrane runtime that can be relied upon.

(c) The projected utilization of the production capacity for the current treatment system in 2035 will approach the 85% threshold that should trigger the design and implementation of an upgraded and expanded water treatment system.

(d) Assuming the new/upgraded treatment system is completed around 2038.

(e) 2068 was estimated as the year when the a new treatment system (built by 2038) would be 40 years old and therefore likely in need of renovation, replacement, or upgrade.

Clarke County Sanitary Authority (CCSA) Water and Sewer Master Plan

Appendix D Sewer Flow Projection Calculations

Prepared by Inboden Environmental Services, Inc.

*Critical Junctions/Points in the sewer collection system, numbered 1 through 11, are listed in order of largest to smallest cumulative collection area. Locations are numbered and labeled with a magenta circle in GIS Maps in Appendix B, Figures B-1 & Figure B-3.

TABLE D-1 CURRENT FLOW THROUGH CURRENT SYSTEM

Critical Junction/Point ID (*)	1-VA Ave LS	2	3	4	5	6-Roseville LS	7	8	9	10	11-Sheetz LS
TOTAL CURRENT FLOW (GPD)	89,052	84,708	77,830	69,866	51,404	45,069	25,702	20,815	16,652	15,566	15,566
Hourly Peak Flow (GPD) (a)	247	235	216	194	143	125	71	58	46	43	43
Sewer capacity at point (gpm)	240	240	240	240	240	140	240	240	240	240	49
Safety factor	0.97	1.02	1.11	1.24	1.68	1.12	3.36	4.15	5.19	5.55	1.13
Note	(b)	(c)	(c)	(c)	(c)	(d)	(c)	(c)	(c)	(c)	(e)

(a) Computed using a peaking factor of 4 estimated from Harmon's Peaking Factor formula.

(b) The Virginia Avenue Lift station has triplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on two pumps running in series at 240 gpm at 52 ft TDH, assuming the third pump is held in reserve.

(c) The sewer diameter is believed to be 8" at this location with an assumed slope of 1%. Capacity is assumed to be when the pipe is 50% full.

(d) The Roseville Lift station has duplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on a single pump running at 140 gpm at 52 ft TDH, assuming the second pump is held in reserve.

(e) The repaired Sheetz Lift station is assumed to have duplex Liberty LSG202M pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on a single pump running at 49 gpm at 30 ft TDH, assuming the second pump is held in reserve.

TABLE D-2 FUTURE FLOW THROUGH CURRENT SYSTEM

Critical Junction/Point (*)	1-VA Ave LS	2	3	4	5	6-Roseville LS	7	8	9	10	11-Sheetz LS
TOTAL FUTURE FLOW (GPD)	127,424	122,537	114,392	102,627	74,753	67,694	35,295	30,408	25,340	22,806	25,159
Hourly Peak Flow (GPD) (a)	354	340	318	285	208	188	98	84	70	63	70
Sewer capacity at point (gpm)	240	240	240	240	240	140	240	240	240	240	49
Safety factor	0.68	0.71	0.76	0.84	1.16	0.74	2.45	2.84	3.41	3.79	0.70
Note	(b)	(c)	(c)	(c)	(c)	(d)	(c)	(c)	(c)	(c)	(e)

(a) Computed using a peaking factor of 4 estimated from Harmon's Peaking Factor formula.

(b) The Virginia Avenue Lift station has triplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on two pumps running in series at 240 gpm at 52 ft TDH, assuming the third pump is held in reserve.

(c) The sewer diameter is believed to be 8" at this location with an assumed slope of 1%. Capacity is assumed to be when the pipe is 50% full.

(d) The Roseville Lift station has duplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on a single pump running at 140 gpm at 52 ft TDH, assuming the second pump is held in reserve.

(e) The repaired Sheetz Lift station is assumed to have duplex Liberty LSG202M pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on a single pump running at 49 gpm at 30 ft TDH, assuming the second pump is held in reserve.

TABLE D-3 FUTURE FLOW THROUGH MODIFIED SYSTEM (a)

Critical Junction/Point (*)	1-VA Ave LS	2	3	4	5	6-Roseville LS	7	8	9	10	11-Sheetz LS
TOTAL FUTURE FLOW (GPD)	59,730	54,843	46,698	34,933	7,059	67,694	35,295	30,408	25,340	22,806	25,159
Hourly Peak Flow (GPD) (b)	166	152	130	97	20	188	98	84	70	63	70
Sewer capacity at point (gpm)	240	240	240	240	240	240	240	240	240	240	83
Safety factor	1.45	1.58	1.85	2.47	12.24	1.28	2.45	2.84	3.41	3.79	1.19
Note	(c)	(d)	(d)	(d)	(d)	(e)	(d)	(d)	(d)	(d)	(f)

(a) In this scenario, the Roseville lift station forcemain would be re-routed so that it typically discharges directly into the WWTP and the Sheetz Lift Station would be converted to have triplex pumps.

(b) Computed using a peaking factor of 4 estimated from Harmon's Peaking Factor formula.

(c) The Virginia Avenue Lift station will have triplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on two pumps running in series at 240 gpm at 52 ft TDH, assuming the third pump is held in reserve.

(d) The sewer diameter is believed to be 8" at this location with an assumed slope of 1%. Capacity is assumed to be when the pipe is 50% full.

(e) The Roseville Lift station will have duplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on a single pump running at ~200 gpm at 95 ft TDH, assuming the second pump is held in reserve.

(f) The upgraded Sheetz Lift station will have triplex pumps which are capable of operating continuously. For the purpose of this calculation the capacity is based on two 2 HP grinder pumps running at 83 gpm at 62 ft TDH, assuming the third pump is held in reserve.

Clarke County Sanitary Authority (CCSA) Water and Sewer Master Plan

APPENDIX E WATER CAPITAL IMPROVEMENT PROJECTS

Revised: 10/20/2023

by Cort Hammond, Inboden Environmental Services

		Primary Driver Category (‡)	ENR Inflation Factor			
			End year of projection	2023	Reccomended Year of Implementation	Inflation Factor
Report Section	Project		2023			
					7.5%	
				2048		
			2023			
			Cost Basis			
6.1.1	Analyzer system corrections / lab area renovations	C.	\$ 5,016	2024	1.075	\$ 5,392
6.1.2	Membrane filtration (Memcor) module replacement	C.	\$ 23,606	2025	1.156	\$ 27,280
6.1.3	WTP building exterior renovations	C.	\$ 57,500	2026	1.242	\$ 71,432
6.1.4	New main flow meters and leak abatement	C.	\$ 258,100	2027	1.335	\$ 344,685
6.1.5	Upsized water main on Virginia Ave. with new connection to N. Greenway Ave.	B.	\$ 244,875	2028	1.436	\$ 351,550
6.1.6	Upsized water main along South Greenway Ave.	B.	\$ 415,463	2029	1.543	\$ 641,184
6.1.7	Upsized water main branching from Prospect Spring Ln.	B.	\$ 168,938	2030	1.659	\$ 280,276
6.1.8	Upsized water main branching along Howard Ln.	B.	\$ 88,875	2030	1.659	\$ 147,448
6.1.9	Replace White Post Water Tower	C.	\$ 1,521,000	2030	1.659	\$ 2,523,414
6.1.10	Upgrade to Three-Phase Power with the WTP expansion, new service, & easements	C.	\$ 702,000	2031	1.783	\$ 1,252,001
6.1.11	WTP Expansion / Filtration system replacement / overhaul	A.	\$ 1,604,625	2031	1.783	\$ 2,861,813
6.1.12	White Post Booster station renovation	C.	\$ 49,600	2040	3.419	\$ 169,600
6.1.13	White Post Fire Pump Station renovation	C.	\$ 62,400	2040	3.419	\$ 213,368
6.1.14	Water meter replacement	C.	\$ 200,200	2041	3.676	\$ 735,896
Total						\$ 9,625,338

(‡) The Primary Driver Categories are the three possible potential reasons for the capital improvement project which are as follows:

- A. Expansion needs due to new customers
- B. Expansion needs due to current customer demand
- C. Replacement/upgrade of equipment needed

Clarke County Sanitary Authority (CCSA) Water and Sewer Master Plan

APPENDIX F SEWER CAPITAL IMPROVEMENT PROJECTS						
Revised: 10/20/2023						
by Cort Hammond, Inboden Environmental Services						
			Primary Driver	ENR Inflation Factor	7.5%	
				End year of projection	2048	
Report Section	Project	Primary Driver Category (‡)	2023 Cost Basis	Reccomended Year of Implementation	Inflation Factor	Capital Debt Expense at Implementation
5.2.1	Flow Eq. Control Repairs & Corrections	C.	\$ 32,016	2023	1.000	\$ 32,016
5.2.2	Building, Roof and Ventilation Repairs (Old Portion WWTP)	C.	\$ 445,000	2023	1.000	\$ 445,000
5.2.3	Membrane CIP system improvements	C.	\$ 8,880	2024	1.075	\$ 9,546
5.2.4	WWTP Primary Screening Refurbishment	C.	\$ 29,756	2024	1.075	\$ 31,988
5.2.5	Sheetz Lift Station Improvements (Short Term)	C.	\$ 13,464	2025	1.156	\$ 15,559
5.2.6	10-year Full Recoating of WWTP Tanks	C.	\$ 193,200	2025	1.156	\$ 223,267
5.2.7	Permeate Pump Skid rebuild	C.	\$ 30,553	2025	1.156	\$ 35,308
5.2.8	WWTP & VA-Ave Auto-dialer Upgrades	C.	\$ 7,958	2025	1.156	\$ 9,196
5.2.9	McDonalds Pump Station controls enclosure and renovation, lid/hatch	C.	\$ 27,490	2025	1.156	\$ 31,768
5.2.10	Virginia Avenue Lift Station Near-Term Upgrade -Controls, Piping, and Valves	B.	\$ 47,911	2026	1.242	\$ 59,520
5.2.11	Roseville Lift Station renovation Near-Term Upgrade -Controls, Piping, and Valves	B.	\$ 49,005	2026	1.242	\$ 60,879
5.2.12	Millwood grinder pump stations - 10 old grinder pumps stations	C.	\$ 87,728	2027	1.335	\$ 117,158
5.2.13	Handy Mart pump station Auto-dialer (for expanded usage)	A.	\$ 7,446	2027	1.335	\$ 9,944
5.2.14	Replacement of WWTP PLC controls (based on Veolia quote - Appendix I)	C.	\$ 120,000	2028	1.436	\$ 172,276
5.2.15	Manhole Risers Extension and repair (7 manholes)	C.	\$ 11,471	2028	1.436	\$ 16,468
5.2.16	Flow Equalization Capacity Improvements / Emergency storage	A.	\$ 187,790	2030	1.659	\$ 311,554
5.2.17	Patch old treatment tank coating and other skids (5 years after recoat)	C.	\$ 48,300	2030	1.659	\$ 80,132
5.2.18	Future MBR Membrane Replacement	C.	\$ 212,520	2030	1.659	\$ 352,581
5.2.19	10 year MBR Tank Recoating	C.	\$ 28,980	2030	1.659	\$ 48,079
5.2.20	Manhole Refurbishment (9 of 90 manholes each year for 10 years)	C.	\$ 45,540	2030	1.659	\$ 75,553
5.2.21	Sheetz Lift Station Long Term Upgrade to accommodate future development	A.	\$ 51,974	2030	1.659	\$ 86,228
5.2.22	Virginia Avenue Lift Station Long Term Upgrade	A.	\$ 316,406	2032	1.917	\$ 606,627
5.2.23	Roseville Lift Station renovation Long Term Upgrade	A.	\$ 450,266	2032	1.917	\$ 863,268
5.2.24	10-year Full Recoating of WWTP Tanks	C.	\$ 231,840	2035	2.382	\$ 552,192
5.2.25	WWTP Capacity upgrade	A.	\$ 1,564,200	2035	2.382	\$ 3,725,580
5.2.26	WWTP Building Repairs (WWTP)	C.	\$ 240,000	2038	2.959	\$ 710,131
5.2.27	Patch all tank coating and other skids (5 years after recoat)	C.	\$ 86,940	2040	3.419	\$ 297,279
5.2.28	10-year Full Recoating of WWTP Tanks	C.	\$ 237,888	2045	4.909	\$ 1,167,774
Total						\$ 10,146,869

(‡) The Primary Driver Categories are the three possible potential reasons for the capital improvement project which are as follows:

- A. Expansion needs due to new customers
- B. Expansion needs due to current customer demand
- C. Replacement/upgrade of equipment needed

CCSA Water and Sewer Master Plan
APPENDIX G



Clarke County Sanitary Authority

Roderick DeArment
C. Wayne Armbrust
Tom Bauhan
Lee Coffelt
Bryan Conrad

Waterloo Commercial District Sanitation Availability

This memo is to serve as information on the current available usage for the Waterloo Commercial District. As of August 2023, below is what has been reserved by current properties along with what is available for new potential customers. This does not take in to account upgrades or expansion to usage that may occur in the future. Should future availability change, this document will need to be updated.

In 2000, 25,000 gallons per day for wastewater services was reserved for the area. This was calculated at 100 connections (250 gallons per day) available.

Four properties are currently using and/or have reserved a total of 15,500 gallons per day. The current remaining amount available is 9,500 gallons per day which equates to 38 connections at 250 gallons per day.

CCSA Administration

P.O. Box 327
129 Ramsburg Lane
Berryville, VA 22611
540-955-5185
540-955-0456 (fax)

APPENDIX H
CCSA Water and Sewer Master Plan

Allowable Number of Starts and Minimum Time Between Starts for NEMA
Design A & Design B Motors

HP	2 Pole			4 Pole			6 Pole		
	A	B	C	A	B	C	A	B	C
1	15	1.2	75	30	5.8	38	34	15	33
1.5	12.9	1.8	76	25.7	8.6	38	29.1	23	34
2	11.5	2.4	77	23	11	39	26.1	30	35
3	9.9	3.5	80	19.8	17	40	22.4	44	36
5	8.1	5.7	83	16.3	27	42	18.4	71	37
7.5	7	8.3	88	13.9	39	44	15.8	104	39
10	6.2	11	92	12.5	51	46	14.2	137	41
15	5.4	16	100	10.7	75	50	12.1	200	44
10	4.8	21	110	9.6	99	55	10.9	262	48
25	4.4	26	115	8.8	122	58	10	324	51
30	4.1	31	120	8.2	144	60	9.3	384	53
40	3.7	40	130	7.4	189	65	8.4	503	57
50	3.4	49	145	6.8	232	72	7.7	620	64
60	3.2	58	170	6.3	275	85	7.2	735	75
75	2.9	71	180	5.8	338	90	6.6	904	79
100	2.6	92	220	5.2	441	110	5.9	1181	97
125	2.4	113	275	4.8	542	140	5.4	1452	120
150	2.2	133	320	4.5	640	160	5.1	1719	140
200	2	172	600	4	831	300	4.5	2238	265
250	1.8	210	1000	3.7	1017	500	4.2	2744	440

Where:

A = Maximum number of starts per hour

B = Maximum product of starts per hour times load WK² (Note this is also max. allowable inertia per NEMA)

C = Minimum rest or off time in seconds between starts

Allowable starts per hour is the lesser of A or B divided by the load WK² or

$$\text{Starts per hour} < A < \frac{B}{\text{Load WK}^2}$$

Note - The above table is based on the following conditions

- a. Applied voltage and frequency are in accordance with MG1, 12.44
- b. During the acceleration period, the connected load torque is equal to or less than a torque which varies as the square of the speed and is equal to 100% of rated torque at rated speed. (e.g. a variable torque load)
- c. External load WK² is equal to or less than the values listed in MG1, 12.54

For conditions which exceed the above parameters, the motor manufacturer should be consulted

Published by L&B Electric Limited:

<https://landbelectric.com/download-document/78-maximum-nema-inertia-starts.html>



Finance Committee Items

Berryville-Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

February 12, 2024, Immediately following work session

Item	Description
A.	<p><u>Bills and Claims:</u> (see attached) The Finance Committee should consider approval.</p> <p>2024-02-12 Summary: Following review, the Finance Committee recommends approval of the January 2024 Invoice History Report.</p>
B.	<p><u>Standing Reports:</u></p> <ul style="list-style-type: none">– Year to Date Budget Report– Reconciliation of Appropriations– Capital Projects Report <p>2024-02-12 Summary: Information Only.</p>

Clarke County
FY 24 Invoice History Report
January 31, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
ACAR LEASING LTD	Personal Property Tax Current		1/24/2024	477.28
ACAR LEASING LTD Total				477.28
Adolph Kiefer & Asso	Pool Mat & Sup	rescue tube umbrellas	1/12/2024	682.82
Adolph Kiefer & Asso Total				682.82
Amazon Acct	County Adm Mat & Sup	mop for registrars office	1/22/2024	36.93
	EMS Mat & Sup	OUTFINE Office Chair Executive Office Chair Desk C	12/21/2023	139.99
	Maintenanc Mat & Sup	maintenance office supplies	1/7/2024	167.42
	Programs Mat & Sup	black lights, glow basketballs, tablecloths, pole	1/17/2024	17.58
	Rec Center Mat & Sup	black lights, glow basketballs, tablecloths, pole	1/17/2024	230.06
	Sheriff Mat & Sup	ECC kitchen equipment	1/15/2024	138.16
	Sheriff Mat & Sup	ECC kitchen equipment	1/14/2024	495.71
	Sheriff SOS Mat & Sup	office supplies	12/10/2023	119.70
	Sheriff SOS Mat & Sup	Police Supplies	1/10/2024	66.98
	JAS Finance Mat & Sup	ITEM: NextDayLabels - 100 Self Seal Envelopes for	12/14/2023	171.03
	Sheriff ETK Mat & Sup	Police Supplies	1/10/2024	390.25
	Pool Mat & Sup	black lights, glow basketballs, tablecloths, pole	1/17/2024	40.50
	Plan Adm Mat & Sup	Logitech M185 Wireless Mouse, 2.4GHz with USB Mini	12/16/2023	20.48
	Sheriff DCJS SUPPLS Equip Grt	Pistol Accesories - ARPA Funds	12/19/2023	1,990.81
Amazon Acct Total				4,025.60
American Tower	Sheriff Leases & Rentals	Tower, Transmittal, Antennae L	1/1/2024	2,737.58
American Tower Total				2,737.58
APCO	Sheriff Dues & Memb	Membership - Hess, Sams, White	1/11/2024	312.00
APCO Total				312.00
AppRiver	Sheriff Pur Svcs	Monthly Service	1/19/2024	52.50
AppRiver Total				52.50
At&t	IT Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	47.96
	IT Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	47.97
	IT Telephone	Data Package/Cellular-Govt-12/23	1/4/2024	36.79
	Maintenanc Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	44.19
	Maintenanc Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	44.21
	Sheriff Leases & Rentals	FEMA Fiber Connection	12/31/2023	2,207.02
	Sheriff Leases & Rentals	FEMA Fiber Connection	1/1/2024	2,208.60
	Sheriff Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	1,523.14
	Sheriff Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	1,560.62
	Sheriff Telephone	Data Package/Cellular-Govt-12/23	1/4/2024	809.40
	Sheriff Telephone	replaces Verizon part of Gen911 prj 11/16-12/15/23	12/16/2023	1,702.19
	Sheriff Telephone	replaces Verizon part of Gen911 prj 9/16-10/15/23	10/16/2023	1,702.22
	County Adm Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	46.71
	County Adm Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	46.72
	Registrar Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	46.71
	Registrar Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	46.72
	Comm Atty Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	83.34
	Comm Atty Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	83.38
	EMS Telephone	Data Package/Cellular-Govt-12/23	1/4/2024	735.82
	Bldg Insp Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	244.77
	Bldg Insp Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	244.82
	AnimalShltr Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	41.67
	AnimalShltr Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	41.69
	Programs Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	83.34
	Programs Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	83.38
	Plan Adm Telephone	Data Package/Cellular-Govt-12/23	1/4/2024	73.58
	Econ Dev Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	41.67
	Econ Dev Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	41.69
	VictimWit Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	41.67
	VictimWit Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	41.69
	EMS LEMPG Grant-Telephone	Cell Phones-School/Gov Acct 28	12/18/2023	635.75
	EMS LEMPG Grant-Telephone	Cell Phones-School/Gov Acct 28	1/18/2024	169.80
	Gen911 Telephone	replaces Verizon part of Gen911 prj 11/16-12/15/23	12/16/2023	2,491.27
	Gen911 Telephone	replaces Verizon part of Gen911 prj 9/16-10/15/23	10/16/2023	2,491.21
At&t Total				19,791.71
Atlantic Emergency	Fire/EMS SCBA's	Fire-EMS thermal imagers-CIP match	1/8/2024	9,126.09
Atlantic Emergency Total				9,126.09
Atlantic Tactical	Sheriff Ammunition	Ammunition	12/26/2023	328.80
	Sheriff Ammunition	Winchester Ranger 12 Gauge slug - 5 rounds per box	12/8/2023	137.64
Atlantic Tactical Total				466.44
Avenity Inc	Avenity-TaxSoftwareReplacement	Implementation of Avenity's Co	1/17/2024	12,786.35
Avenity Inc Total				12,786.35
AZIMI MUSTAFA	Real Property Tax Current		1/10/2024	960.11
AZIMI MUSTAFA Total				960.11

Clarke County
FY 24 Invoice History Report
January 31, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Bank of America	Comm Atty Dues & Memb	Annual Win-Fred Bar Dues	12/31/2023	150.00
	Sheriff Mat & Sup	Ear Pads-Communications	12/31/2023	14.98
	Plan Adm Mat & Sup	Three Webcams	12/31/2023	179.07
	Swimming Capital Outlay Replac	Swimming Fins/Kickboards	12/31/2023	614.80
Bank of America Total				958.85
BANKS JOYCE S	Real Property Tax Current		1/29/2024	174.72
BANKS JOYCE S Total				174.72
Belco Music Group LL	Programs Pur Svcs	Music Classes	1/17/2024	72.00
Belco Music Group LL Total				72.00
Berkeley Club Bevera	Comm Atty Mat & Sup	Water Bill January 2024	1/3/2024	37.59
	Comm Atty Mat & Sup	Water delivery on 1.29.2024	1/29/2024	37.59
	Maintenanc Water & Sewer	rm Berkeley Maint water	1/3/2024	32.04
	Parks Adm Leases & Rentals	water rental	1/11/2024	10.00
	Sheriff COS Mat & Sup	Water	1/3/2024	40.39
	Sheriff COS Mat & Sup	Water	1/29/2024	32.04
	Sheriff COS Mat & Sup	Cooler Rental	1/12/2024	9.00
	Sheriff SOS Mat & Sup	Cooler Rental	1/12/2024	9.00
	Parks Adm Mat & Sup	Water	1/3/2024	32.04
	Parks Adm Mat & Sup	Water	1/29/2024	40.39
	County Adm Pur Svcs	cdm-BCCGC water cooler rental	1/10/2024	22.00
Berkeley Club Bevera Total				302.08
Berryville True Valu	AlRec Maint Mat & Sup	rm BH Rec Center nuts/washers	1/23/2024	4.64
	ChurchSt Maint Mat & Sup	rm BH 102 N Church T Sealant	1/9/2024	6.49
	ChurchSt Maint Mat & Sup	rm BH 102 N. Durabond blk enamel dish brush	1/12/2024	51.65
	ChurchSt Maint Mat & Sup	rm BH 102 N. Church foil tape slide lock	1/18/2024	12.98
	ChurchSt Maint Mat & Sup	rm BH 102 N. paint pail liners	1/23/2024	39.47
	ChurchSt Maint Mat & Sup	rm BH 102 N. Church gap crack foam	1/25/2024	5.99
	Electoral Mat & Sup	BLU Paint Tape	1/29/2024	33.94
	JGC Maintenance Mat & Sup	rm BH 101 Chalmers faucet	1/22/2024	53.29
	Maintenanc Mat & Sup	rm BH Maint screwdriver	1/25/2024	14.99
	Maintenanc Mat & Sup	rm BH Maint. poly lwn rake	12/13/2023	29.98
	Maintenanc Mat & Sup	rm BH Maint shovel 2 cycle oil	1/3/2024	67.92
	Maintenanc Mat & Sup	rm BH Maint mtl nozzle	1/8/2024	13.99
	Maintenanc Mat & Sup	rm BH 104 N. Church & Maint fliter square	1/10/2024	26.98
	Maintenanc Mat & Sup	rm BH Maint White Enamel	1/10/2024	5.89
	Maintenanc Mat & Sup	rm BH Maint nuts and washers	1/10/2024	3.06
	Maintenanc Mat & Sup	rm BH Maint stripper and pliers	1/10/2024	36.98
	Maintenanc Mat & Sup	rm BH 101 Chalmers faucet	1/22/2024	31.70
	104Church Maint Mat & Sup	rm BH 104 N. Church & Maint fliter square	1/10/2024	8.58
	Parks Adm Mat & Sup	Spreader	1/6/2024	54.99
	Parks Adm Mat & Sup	supplies	1/25/2024	32.99
Berryville True Valu Total				536.50
BKT Uniforms	Sheriff Uniform Sworn Staff	New Uniforms	1/10/2024	122.90
BKT Uniforms Total				122.90
Blackstone Roofing	Roofing Capital Outlay Replace	Roofing-Concession Stand and Pool House Reroof	12/28/2023	18,900.00
Blackstone Roofing Total				18,900.00
Blue Ridge Volunteer	Blue Ridge Vol Fire Co Contrib		1/3/2024	22,500.00
	Blue Ridge Vol FireFee for Svc	Fire-EMS Q2 mileage reimbursement	1/18/2024	2,990.19
Blue Ridge Volunteer Total				25,490.19
Boyce Volunteer Fire	Boyce Volunteer Fire Co Contr		1/3/2024	22,500.00
	Boyce Vol Fire Co Fee for Svc	Fire-EMS Q2 mileage reimbursement	1/18/2024	4,669.20
Boyce Volunteer Fire Total				27,169.20
Brown & Brown	Vol Fire Co Insurance	Fire-EMS auto policy renewal 2024	12/29/2023	64,400.00
Brown & Brown Total				64,400.00
Buckley, Randy	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Buckley, Randy Total				100.00
Cabinet & Appliance	524West Maint Mat & Sup	rm Cabinet & App ACO Dishwasher	1/9/2024	200.00
Cabinet & Appliance Total				200.00
Cardillo, Robin Couc	Cnsrv Esmt Donation Pur Svcs	CEA Services December 2023	1/11/2024	160.00
Cardillo, Robin Couc Total				160.00
Carol Reece	Programs Refunds	refund	1/10/2024	21.00
Carol Reece Total				21.00
Circuit C Juror Pay	Circuit C Juror Pay	January 2024 Grand Jury	1/18/2024	300.00
Circuit C Juror Pay Total				300.00
City of Winchester	Juv Det Ctr Intergov Svc Agree	cdm-jdc operations FY24 Q2	1/10/2024	3,174.00
City of Winchester Total				3,174.00
Clarke County Sherif	Sheriff COS Mat & Sup	Sheriff's Office Petty Cash 10/1/23 - 1/18/24	1/18/2024	29.25
	Sheriff Mat & Sup	Sheriff's Office Petty Cash 10/1/23 - 1/18/24	1/18/2024	56.00
	Sheriff Postal Svcs	Sheriff's Office Petty Cash 10/1/23 - 1/18/24	1/18/2024	69.00

Clarke County
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VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Clarke County Sherif	Sheriff PSU Mat & Sup	Sheriff's Office Petty Cash 10/1/23 - 1/18/24	1/18/2024	122.14
	Sheriff SOS Mat & Sup	Sheriff's Office Petty Cash 10/1/23 - 1/18/24	1/18/2024	32.49
Clarke County Sherif Total				308.88
Combs Wastewater Man	AlPool Maint Pur Svcs	rm Combs Pool Porta Potti	1/3/2024	75.00
Combs Wastewater Man Total				75.00
Comcast	IT Telecomm Online Tech	101 Chalmers Internet - 1/01-1/31	12/23/2023	218.91
Comcast Total				218.91
Commercial Press	Electoral Printing & Binding	AB #11Envelopes	1/19/2024	308.25
Commercial Press Total				308.25
Commissioners of Rev	Com of Rev Travel	legislataive days	1/2/2024	80.00
Commissioners of Rev Total				80.00
Copeland, David	Programs Pur Svcs	Foil Classes	1/4/2024	2,113.75
Copeland, David Total				2,113.75
Corelogic	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - US BANK	1/30/2024	586.80
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - FLAGSTAR BNK	1/30/2024	586.20
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -CENTRAL LOAN	1/30/2024	2,155.50
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -SELECT PORTFOLIO	1/30/2024	2,532.60
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -NATIONSTAR	1/30/2024	2,302.20
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -SERVICEMAC	1/30/2024	2,007.00
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -UNION HOME	1/30/2024	653.40
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -ROCKET MORTGAGE	1/30/2024	945.30
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -CITIZENS	1/30/2024	518.32
General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -SHELLPOINT	1/30/2024	960.11	
Corelogic Total				13,247.43
Costco	County Adm Mat & Sup	Food/Supplies-County Luncheon	9/7/2023	146.36
Costco Total				146.36
County of Frederick	RefuseDisp Intergov Svc Agreem	County residence refuse Dec 2023	1/3/2024	680.99
	RefuseDisp Intergov Svc Agreem	New Citizens Center Refuse Dec 2023	1/2/2024	1,182.50
	RefuseDisp Intergov Svc Agreem	VDOT Clarke Refuse Dec 2023	1/3/2024	715.00
	RefuseDisp Intergov Svc Agreem	Refuse/container fee Nov 2023	12/21/2023	10,281.32
	RefuseDisp Intergov Svc Agreem	Refuse/container fee Nov 2023	1/22/2024	9,916.17
County of Frederick Total				22,775.98
County of Warren	RefuseDisp Intergov Svc Agreem	cdm-Shenandoah Farms refuse collection FY23Q4	1/9/2024	5,286.33
	RefuseDisp Intergov Svc Agreem	cdm-Shenandoah Farms Refuse Collection site	1/9/2024	11,418.48
County of Warren Total				16,704.81
COURTRIGHT BRYAN D	Real Property Tax Current		1/18/2024	385.00
COURTRIGHT BRYAN D Total				385.00
CQI Water Treatment	JGC Maint Contracts	Water Treatment Services for F	12/30/2023	152.05
	Maintenanc Maint Contracts	Water Treatment Services for F	12/30/2023	90.45
	ChurchSt Maint Contracts	Water Treatment Services for F	12/30/2023	997.00
CQI Water Treatment Total				1,239.50
CRAIG HANNAH	Real Property Tax Current		1/10/2024	357.06
CRAIG HANNAH Total				357.06
CTT Solutions	Sheriff Travel - Sworn Staff	Duty Pistol Course; 3 Deputies	1/11/2024	1,950.00
CTT Solutions Total				1,950.00
Daly Computers	IT Noncap Technology Hardware	JAS check printer	1/8/2024	955.00
	IT Tech SW/OL	ruckus ICX routing license	1/10/2024	546.00
Daly Computers Total				1,501.00
DAVID ENRIGHT	Real Property Tax Current		1/10/2024	322.80
DAVID ENRIGHT Total				322.80
DDL Business Sys	Coop Ext Maint Contracts	Copier Maint SN: 1435-Coop. Ex	12/22/2023	11.50
	Coop Ext Maint Contracts	Copier Maint SN: 1435-Coop. Ex	1/25/2024	13.97
	JAS IT Maint Contracts	Copier Maint. SN 9490-JAS	12/22/2023	80.50
	JAS IT Maint Contracts	Copier Maint. SN 9490-JAS	1/25/2024	80.50
	Maintenanc Maint Contracts	Copier Maint. SN 1891-Maintena	1/25/2024	18.20
	Clk of CC Maint Contracts	Copier Maint SN: 7940-Circuit	12/22/2023	32.17
DDL Business Sys Total				236.84
Dear, Karl	Sheriff Travel - Sworn Staff	Per Diem - Shooting Fundamentals Class	1/24/2024	180.50
Dear, Karl Total				180.50
DMV	Treasurer DMV Stop	December 2023 DMV Stops	12/31/2023	550.00
DMV Total				550.00
Doing Better Busines	Com of Rev Maint Contracts	Copier Maint: SN: 0051 Treasur	12/27/2023	74.54
	EMS Postal Services	Copier Maint: SN: 0051 Treasur	12/27/2023	74.53
	Parks Adm Leases & Rentals	Copier Maint: SN: 0724-CCPRD	12/28/2023	222.87
	Parks Adm Maint Contracts	Copier Maint: SN:0015-Child Ca	12/11/2023	37.50
	Parks Adm Maint Contracts	Copier Maint: SN:0015-Child Ca	1/8/2024	37.50
	Sheriff Maint Contracts	Copier Maint. SN: 1910-Sheriff	1/13/2024	301.36
	Treasurer Maint Contracts	Copier Maint: SN: 0051 Treasur	12/27/2023	74.54
	Bldg Insp Maint Contracts	Copier Maint. SN: 0098-Buildin	1/8/2024	262.50

Clarke County
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January 31, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Doing Better Busines Total				1,085.34
DUGGAN PAUL WAYNE	Personal Property Tax Current		1/10/2024	327.84
DUGGAN PAUL WAYNE Total				327.84
Dunning, Buster	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Dunning, Buster Total				100.00
eCore Software Inc	EMS Tech SW/OL	Fire-EMS ePro software lease Jan 2024	1/1/2024	327.15
eCore Software Inc Total				327.15
EDIX QUIJADAS	General Overpayment Account	CC REFUND	1/29/2024	238.00
EDIX QUIJADAS Total				238.00
Elite Power	JGC Maintenanc Pur Svcs	rm Elite Power 101 Chalmers Town Wing Generator Re	12/21/2023	1,591.02
	JGC Maintenanc Pur Svcs	rm Elite Power 101 Chalmers Ct County Wing Generat	12/21/2023	593.98
	Maintenanc Pur Svcs	rm Elite Power 101 Chalmers Town Wing Generator Re	12/21/2023	946.49
	Maintenanc Pur Svcs	rm Elite Power 101 Chalmers Ct County Wing Generat	12/21/2023	353.35
Elite Power Total				3,484.84
Emergency Medical	EMS Mat & Sup	Fire-EMS supply program	1/8/2024	318.89
	EMS Mat & Sup	Fire-EMS supply program	12/26/2023	562.07
	EMS Mat & Sup	Fire-EMS supply program	1/9/2024	134.04
Emergency Medical Total				1,015.00
Emmart Oil	309WMain Maint Heating	rm Emmart 309 W. Main Heating Oil	1/5/2024	1,439.60
	524West Maint Heating	rm Emmart 524 Westwood Rd Heating Oil	1/5/2024	879.24
Emmart Oil Total				2,318.84
Executive Emergency	Sheriff DCJS VEHICLE Equip Grt	install lights, etc in SO Vehicle	1/24/2024	2,732.81
Executive Emergency Total				2,732.81
FLEMING BRADLEY	Real Property Tax Current		1/10/2024	518.70
FLEMING BRADLEY Total				518.70
Frederick Water	Double Tollgate Pur Svcs	Double Tollgate services for 10/01/23 - 10/31/23	1/5/2024	80,000.00
	Double Tollgate Pur Svcs	Double Tollgate services for 11/01/23 - 11/30/23	1/5/2024	25,166.23
	Double Tollgate Pur Svcs	Double Tollgate services for 12/01/23 - 12/31/23	1/5/2024	10,000.00
Frederick Water Total				115,166.23
Frederick-Winchester	Sanitation Intergov Svc Agreem	Dec 2023 Service charge / Inv 3666	1/9/2024	2,664.81
Frederick-Winchester Total				2,664.81
Galls/Best Uniforms	Sheriff PSU Mat & Sup	Police Supplies	1/3/2024	295.78
	Sheriff PSU Mat & Sup	Boots and Belt Attachments	1/3/2024	154.74
	Sheriff Uniform Sworn Staff	Boots and Belt Attachments	1/3/2024	386.96
	Sheriff Uniform Sworn Staff	Boots	1/4/2024	390.20
Galls/Best Uniforms Total				1,227.68
General Sales of Vir	Maintenanc Mat & Sup	rm General Sales Maint & ACO Cleaning Supplies	1/15/2024	1,018.48
	225Rams Maint Mat & Sup	rm General Sales Maint & ACO Cleaning Supplies	1/15/2024	299.56
	CustdlSrvcs Materials&Supplies	custodial supplies	1/8/2024	139.91
	CustdlSrvcs Materials&Supplies	custodial supplies	1/15/2024	80.81
General Sales of Vir Total				1,538.76
Glover, Robert P.	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Glover, Robert P. Total				100.00
Gnosis Solutions, In	Sheriff Pur Svcs	EDUCATIONAL/TRAINING SERVICES	12/10/2023	20,175.33
Gnosis Solutions, In Total				20,175.33
Grainger Inc	Maintenanc Mat & Sup	rm Grainger Maint Batteries an Cloths	1/5/2024	131.88
Grainger Inc Total				131.88
Handley Regional	Handley Regional Library Contr		1/3/2024	81,497.25
Handley Regional Total				81,497.25
HAYES ALAN GRANT &	Real Property Tax Current		1/10/2024	648.00
HAYES ALAN GRANT & Total				648.00
Hess, Pam	Sheriff Travel - Communication	Legislative Day - Communications	1/17/2024	250.28
Hess, Pam Total				250.28
Hillis-Carnes Engine	Plan Adm Pass Thru Eng Fees	KARST REVIEW/Double Tollgate	1/1/2024	500.00
	Plan Adm Pass Thru Eng Fees	RSTV-6687/466 Montana Hall Rd/TM 37-A-1/Almeter	1/1/2024	275.00
	Plan Adm Pass Thru Eng Fees	RSTV-374a/934 Russell Rd/TM 7-A-7/Cather	1/1/2024	275.00
	Plan Adm Pass Thru Eng Fees	RSTV-2585/1919 Castleman Rd/TM 16-A-46/Foster	1/1/2024	275.00
Hillis-Carnes Engine Total				1,325.00
HOLT HARLEY EMMETT	Personal Property Tax Current		1/10/2024	503.94
HOLT HARLEY EMMETT Total				503.94
HONAKER ROBERT MICHA	Real Property Tax Current		12/27/2023	1,288.50
HONAKER ROBERT MICHA Total				1,288.50
Hunt, Pearce W	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Hunt, Pearce W Total				100.00
IACP Net	Sheriff Dues & Memb	Membership Dues - Travis Sumption	12/20/2023	190.00
IACP Net Total				190.00
IAPE	Sheriff Dues & Memb	Membership - Jim Herron	1/2/2024	65.00
	Sheriff Travel - Sworn Staff	Property/Evidence Refresher Course - Herron	1/16/2024	320.00
IAPE Total				385.00

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VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Innovative Access Te	524West Maint Contracts	rm Innovative 524 Westwood 6 months fire alarm mon	12/1/2023	126.00
Innovative Access Te Total				126.00
John H Enders Fire	Enders Volunteer Fire Co Contr		1/3/2024	22,500.00
	Enders Vol Fire Co Fee for Svc	Fire-EMS Q2 mileage reimbursement	1/18/2024	31,361.20
John H Enders Fire Total				53,861.20
Johnston, Jane	Programs Pur Svcs	Senior Fitness Classes	1/17/2024	146.30
Johnston, Jane Total				146.30
Josephine School Com	Parks Adm Advertising	Donation	1/24/2024	250.00
Josephine School Com Total				250.00
Juniper Enterprises	EMS Vehicle Fuel	Fire-EMS chief vehicle inspection-maint	12/26/2023	109.83
	Maintenanc Mat & Sup	rm BAP Maint washer fluid	12/22/2023	27.96
	Maintenanc Mat & Sup	rm BAP Maint xtraclear	1/3/2024	22.18
	Maintenanc Mat & Sup	rm BAP Maint xtraclear mltn plug	1/3/2024	24.47
	Maintenanc Mat & Sup	rm BAP Maint 20 Flex 18-200	1/3/2024	35.82
	Maintenanc Mat & Sup	rm BAP Maint Snow broom	1/4/2024	19.49
	Maintenanc Mat & Sup	rm BAP Maint xtraclear, brush	1/5/2024	31.07
	Maintenanc Mat & Sup	rm BAP Maint truck wiper blades	1/5/2024	45.22
	Maintenanc Mat & Sup	BAP Maint xtraclear mltn plug - TYPO ADJ \$3	1/3/2024	3.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2001	12/28/2023	750.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 1404	12/26/2023	96.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 1701	1/5/2024	344.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2101	1/9/2024	271.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 1902	1/10/2024	61.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 1406	1/16/2024	171.00
	Sheriff Pur Svcs	Sheriff's Office Vehicles - 2101	1/24/2024	338.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2002	1/25/2024	41.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2201	1/25/2024	41.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2103	1/29/2024	20.00
	Sheriff SOS Mat & Sup	Sheriff's Office Vehicle Repair	1/13/2024	4.28
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 2001	12/28/2023	483.32
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 1701	1/5/2024	787.41
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 2101	1/9/2024	112.68
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 1902	1/10/2024	112.50
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 1406	1/16/2024	429.53
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicles - 2101	1/24/2024	220.76
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 2002	1/25/2024	52.33
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 2201	1/25/2024	116.95
	Sheriff VRP Mat & Sup	Windshield Washer Fluid	1/24/2024	4.28
Juniper Enterprises Total				4,776.08
Justice Benefits Inc	SCAAP	SCAAP FY23 Award fee	1/10/2024	102.96
Justice Benefits Inc Total				102.96
Karl Riedel Architec	Circ Crthse Renovtn Eng & Arch	Courthouse/Eng Serv Contract Dec 2023	1/16/2024	5,105.88
Karl Riedel Architec Total				5,105.88
Kustom Signals Inc	Sheriff Pur Svcs	radar certification	1/3/2024	418.48
Kustom Signals Inc Total				418.48
Language Line Servic	Sheriff Pur Svcs	Interpretation Services	12/31/2023	262.11
Language Line Servic Total				262.11
Laurel Ridge CC	Laurel Ridge Comm College Cont		1/3/2024	4,230.25
Laurel Ridge CC Total				4,230.25
Lawrence Perry	Sheriff Generators	A/E Services-Emergency Generat	12/28/2023	6,080.00
Lawrence Perry Total				6,080.00
Lee, Frank	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Lee, Frank Total				100.00
LexisNexis	Sheriff Pur Svcs	Monthly Service Billing ID 1661267	12/31/2023	104.00
	Sheriff Pur Svcs	Monthly Services - Billing ID 6714513	12/31/2023	200.00
LexisNexis Total				304.00
Logan Systems Inc	Clk of CC Microfilming	Indexing for December 2023	1/15/2024	294.38
Logan Systems Inc Total				294.38
Lord Fairfax Health	Local Health Dept Contribution		1/3/2024	56,250.00
Lord Fairfax Health Total				56,250.00
Lowes	Maintenanc Mat & Sup	rm Lowes Maint shop supplies	1/9/2024	125.30
	524West Maint Mat & Sup	rm Lowes ACo Post, concrete, brack for new signs	1/10/2024	181.26
Lowes Total				306.56
Malone, Gwendolyn	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Malone, Gwendolyn Total				100.00
Mansfield Oil Co	Bldg Insp Vehicle Fuel	rm Mansfield Oil Fuel 12-16 to 12-31-23	1/3/2024	92.79
	County Adm Vehicle Fuel	rm Mansfield Oil Fuel 12-16 to 12-31-23	1/3/2024	116.00
	EMS Vehicle Fuel	rm Mansfield Oil Fuel 12-16 to 12-31-23	1/3/2024	1,251.34
	Maintenanc Vehicle Fuel	rm Mansfield Oil Fuel 12-16 to 12-31-23	1/3/2024	190.80

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Mansfield Oil Co	Sheriff Vehicle Fuel	Fuel for 12/16 - 12/31/2023	1/3/2024	2,782.07
	AnimalShltr Vehicle Fuel	rm Mansfield Oil Fuel 12-16 to 12-31-23	1/3/2024	58.45
Mansfield Oil Co Total				4,491.45
Maryland Fire Equipm	FIRE/EMS Uniforms	Fire-EMS Class A uniforms	12/31/2023	705.95
	FIRE/EMS Uniforms	Fire-EMS uniforms	1/22/2024	753.18
Maryland Fire Equipm Total				1,459.13
MCCOWN KATHERINE	Real Property Tax Current		1/10/2024	516.30
MCCOWN KATHERINE Total				516.30
McDonald, Jerry C	Sheriff Travel - Sworn Staff	Per Diem - Shooting Fundamentals Class	1/24/2024	180.50
McDonald, Jerry C Total				180.50
MCKENNA MATTHEW PAUL	Real Property Tax Current		1/10/2024	1,401.90
MCKENNA MATTHEW PAUL Total				1,401.90
Meyercord Revenue	Treasurer Pur Svcs	Monthly Direct to Distributer	12/28/2023	25.00
Meyercord Revenue Total				25.00
Miller, Sue	Programs Pur Svcs	Chair Yoga Classes	1/17/2024	181.30
Miller, Sue Total				181.30
Motorola Solutions	Radio System Study Pur Svcs	Radio programing	12/19/2023	16,387.12
	Vehicle Repeaters CO Replaceme	RADIO COMMUNICATION EQUIPMENT, ACCESSORIES	12/19/2023	15,756.00
Motorola Solutions Total				32,143.12
Municipal Emergency	FIRE Personal Protection Equip	Fire-EMS fire PPE bunker gear	12/13/2023	19,610.90
Municipal Emergency Total				19,610.90
National Pools	Swimming -Zero Depth Entry	Pool Renovation and Repair	1/2/2024	165,125.00
National Pools Total				165,125.00
Northwest Virginia R	Drug Task Force Entity Gift	Fourth Quarter 2023 Expenses	1/4/2024	2,666.62
Northwest Virginia R Total				2,666.62
Northwestern Communi	NW Community Svc Entity Gift		1/3/2024	27,821.00
Northwestern Communi Total				27,821.00
Norvac Lock Tech	ChurchSt Maint Mat & Sup	rm Norvac 102 N. Church Test alarm lock	1/9/2024	45.00
Norvac Lock Tech Total				45.00
NSVSAC	N Shen Vally Sub Abuse Coal Co		1/3/2024	3,750.00
NSVSAC Total				3,750.00
Office Depot	Parks Adm Mat & Sup	Toner Cartridge	1/8/2024	165.29
Office Depot Total				165.29
Ohrstrom, George II	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Ohrstrom, George II Total				100.00
Pitney Bowes	Clk of CC Postal Svcs	60-Month Lease of New Mailing	1/7/2024	171.30
	Sheriff Postal Svcs	Postage for Reserve Account 36060309	1/22/2024	300.00
	Treasurer Maint Contracts	Postage Machine-Treasurer FY20	12/29/2023	455.43
	JAS Finance Postal Svcs	Meter refill SN-1255013	1/5/2024	429.28
Pitney Bowes Total				1,356.01
Police and Sheriffs	Sheriff PSU Mat & Sup	Sheriff's Office ID	1/17/2024	17.60
	Sheriff PSU Mat & Sup	Sheriff's Office ID	1/19/2024	17.60
	Sheriff SOS Mat & Sup	IDs for all SO personnel	1/12/2024	535.90
Police and Sheriffs Total				571.10
PowerSecure Service	100 N Church Maint Pur Svcs	rm PowerSecure 100Spring Generator 4-17 to 5-14-23	1/8/2024	3,030.12
	100 N Church Maint Pur Svcs	PowerSecure 100 Spring Generator 05-15 to 6-11-23	1/8/2024	2,860.96
PowerSecure Service Total				5,891.08
Printelect	Electoral Printing & Binding	03052024 Ballot Printing	1/18/2024	3,449.91
Printelect Total				3,449.91
Putnam, Patricia	Sheriff Travel - Sworn Staff	Legislative Day Per Diem - Putnam	1/18/2024	96.00
Putnam, Patricia Total				96.00
Quarles Energy Servi	225Rams Maint Heating	rm Quarles 225 Ramsburg LP Gas	12/2/2023	407.25
	225Rams Maint Heating	rm Quarles ACO LP Gas	1/10/2024	480.62
	225Rams Maint Heating	rm Quarles ACO LP Gas	12/23/2023	336.58
	129Rams Maint Heating	rm Qualres 129 Ramsburg LP Gas	12/2/2023	262.21
	129Rams Maint Heating	rm Quarles 129 Ramsburg LP Gas	1/10/2024	455.03
Quarles Energy Servi Total				1,941.69
Radial Tire	Sheriff VRP Mat & Sup	Tires - 1404	12/22/2023	644.40
Radial Tire Total				644.40
Ramirez Landscape LI	Maintenanc Maint Contracts	rm Ramirez County Mow for Nov 2023	1/3/2024	3,410.00
Ramirez Landscape LI Total				3,410.00
Rappahannock Electri	104Church Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	1,105.50
	129Rams Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	193.66
	225Rams Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	508.42
	309WMain Maint Electrical Svcs	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	71.43
	311EMain Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	688.66
	524West Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	154.79
	AlBase Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	25.24
	AlOff Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	310.97

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Rappahannock Electri	AIPool Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	94.27
	AIRec Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	1,888.79
	AI Soc Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	36.43
	ChurchSt Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	3,039.26
	JGC Maintenanc Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	5,138.02
	Maintenanc Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	3,056.58
	SWC Electrical Services	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	151.37
	100 N Church Maint Electric	rm REC County Elect 12-1 to 1-1-2024	1/5/2024	829.92
Rappahannock Electri Total				17,293.31
Reed, Ryan	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Reed, Ryan Total				100.00
Republic Services	JGC Maint Contracts	Waste Services-Gov't Dumpsters	12/31/2023	95.49
	LitterCtrl Pur Svcs	Waste Services-Gov't Dumpsters	12/31/2023	56.49
	Maintenanc Maint Contracts	Waste Services-Gov't Dumpsters	12/31/2023	1,060.84
	SWC Pur Svcs	Waste Services-Convenience Cen	12/31/2023	4,463.51
Republic Services Total				5,676.33
Ricoh Usa	Comm Atty Maint Contracts	Copier Maint SN: 3777-Comm.Att	12/21/2023	269.10
	Sheriff Maint Contracts	Copier Maint. SN: 9288-Sheriff	1/1/2024	32.66
	Sheriff Maint Contracts	Copier Maint. SN: 8373-Sheriff	1/21/2024	482.72
	AnimalShlt Maint Svc Contracts	Copier Maint. SN: 6454-Animal	1/1/2024	11.83
	District C Maint Contracts	Copier Maint. SN 4206-General	1/23/2024	706.61
	IT Maint Contracts	Copier Maint: SN: 8932	1/1/2024	325.00
	IT Maint Contracts	Copier Maint: SN: 8932	1/17/2024	16.25
Ricoh Usa Total				1,844.17
Riddleberger Bros	JGC Maint Contracts	Backflow Preventer Service	12/1/2023	188.10
	Maintenanc Maint Contracts	Backflow Preventer Service	12/1/2023	111.90
	104Church Maint Contracts	Backflow Preventer Service	12/1/2023	150.00
	AIRec Maint Contracts	Backflow Preventer Service	12/1/2023	150.00
	36EMain Maint Contracts	Backflow Preventer Service	12/1/2023	150.00
Riddleberger Bros Total				750.00
Ridgerunner Containe	SWC Pur Svcs	rm Ridgerunner CCCC Recycling Dec 23	12/31/2023	203.28
Ridgerunner Containe Total				203.28
Ridgeway Auto Body	Sheriff Pur Svcs	Vehicle Repair	12/1/2023	54.00
	Sheriff VRP Mat & Sup	Vehicle Repair	12/1/2023	100.00
Ridgeway Auto Body Total				154.00
Ronnie L. King	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Ronnie L. King Total				100.00
Sands Anderson PC	Proceeds from Delinq Land Sale	Attorney Fees - 17A1-2-99	12/19/2023	25.39
	Proceeds from Delinq Land Sale	Attorney Fees - 17A222-160	12/19/2023	45.56
	Proceeds from Delinq Land Sale	Attorney Fees - 17A211-66 & 67	12/19/2023	357.40
	Proceeds from Delinq Land Sale	Attorney Fees - 30A-A-69	12/19/2023	821.86
Sands Anderson PC Total				1,250.21
Schenck Foods Compan	Programs Mat & Sup	supplies	1/9/2024	364.19
	Rec Center Merch for Resale	vending	12/18/2023	297.68
Schenck Foods Compan Total				661.87
Secure Shred	Sheriff Pur Svcs	Monthly Shred Services	1/1/2024	55.00
Secure Shred Total				55.00
Seniors First	Seniors First EntityGift		1/3/2024	10,500.00
Seniors First Total				10,500.00
Shade Equipment	Maintenanc Mat & Sup	rm Shade Equip Maint shear pin, bow tie cotter	1/12/2024	23.70
Shade Equipment Total				23.70
Shannon-Baum Signs I	Maintenanc Mat & Sup	rm Shannon Baum Manit. County Road Signs	12/21/2023	65.00
	Maintenanc Mat & Sup	rm Shannon Baum Maint Road Signs & Rivets	1/16/2024	320.00
Shannon-Baum Signs I Total				385.00
Sheckels, Sally	JAS Finance Mat & Sup	Pizza for W-2 meeting	1/26/2024	61.79
Sheckels, Sally Total				61.79
Sheehy Ford	Sher Veh Capital Outlay Replac	New Vehicles Upfit	11/29/2023	27,251.98
Sheehy Ford Total				27,251.98
Shentel	IT Leases & Rentals	Government Shentel Dark Fiber 1/01-1/31/24	1/1/2024	2,227.55
	IT Telecomm Online Tech	Government Shentel Dark Fiber 1/01-1/31/24	1/1/2024	988.12
	Maintenanc Telephone	Government Shentel Dark Fiber 1/01-1/31/24	1/1/2024	121.96
Shentel Total				3,337.63
SHEPHERD RACHEL VIRG	Motor Vehicle Licenses		1/29/2024	175.00
	Personal Property Tax Current		1/29/2024	2,621.00
	Personal Property Tax Delinq		1/29/2024	104.91
SHEPHERD RACHEL VIRG Total				2,900.91
Skyline Regional	Sheriff Travel - Sworn Staff	Police One Users/Academy	12/20/2023	818.75

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Skyline Regional	Sheriff Uniform Sworn Staff	Academy Uniforms	1/24/2024	413.59
Skyline Regional Total				1,232.34
Southern Refrigerati	AIRec Maint Mat & Sup	rm Southern Ref Rec Center lg capacitor	10/20/2023	72.00
Southern Refrigerati Total				72.00
SPRINGER ALLAN FELTO	Real Property Tax Current		1/29/2024	255.00
SPRINGER ALLAN FELTO Total				255.00
SRFAX	IT Tech SW/OL	Online Fax service 1/06/24 - 2/05/24	1/6/2024	70.97
SRFAX Total				70.97
Staelin, John	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/2/24 & 1/5/24	1/10/2024	100.00
Staelin, John Total				100.00
Staples Technology S	Registrar Mat & Sup	Folders	12/31/2023	84.35
	District C Mat & Sup	Tn450 Cartridge	12/31/2023	54.00
	IT Mat & Sup	P-Touch Tape	12/30/2023	41.88
Staples Technology S Total				180.23
Stericycle	Com of Rev Pur Svcs	shredding Dec	1/4/2024	28.54
	Treasurer Pur Svcs	Shred Services - December 2023	12/25/2023	28.54
Stericycle Total				57.08
Stryker Medical	EMS Pur Svcs	FIRE PROTECTION EQUIPMENT AND SUPPLIES	1/5/2024	38,629.95
Stryker Medical Total				38,629.95
Suite Office Systems	IT Noncap Technology Hardware	Animal Shelter additional security cameras	1/4/2024	1,396.00
Suite Office Systems Total				1,396.00
Swank Motion Picture	Programs Pur Svcs	Movie nights-FY24	1/12/2024	455.00
Swank Motion Picture Total				455.00
Thomson Reuters	Comm Atty Dues & Memb	Thomson Reuters January 2024	1/1/2024	81.00
Thomson Reuters Total				81.00
Tiny Toes Dance	Programs Pur Svcs	Ballet/Jazz/Tap/Acro classes	1/17/2024	540.00
Tiny Toes Dance Total				540.00
TITUS ALVIN LEE	Personal Property Tax Current		1/18/2024	309.87
	Real Property Tax Current		1/18/2024	211.41
TITUS ALVIN LEE Total				521.28
Top of Virginia Regi	Econ Dev Dues & Memb	IF - Membership Dues	1/1/2024	300.00
Top of Virginia Regi Total				300.00
Town of Berryville	104Church Maint Water & Sewer	rm TOB Water and Sewer 104 N. Church St	12/22/2023	92.37
	129Rams Maint Water & Sewer	rm TOB Water and Sewer 129 Ramsburg Lane	12/22/2023	27.67
	309WMain Maint Water & Sewer	rm TOB Water and Sewer 309 W. Main St	12/22/2023	56.53
	311EMain Maint Water & Sewer	rm TOB Water and Sewer 313 E. Main St	12/22/2023	61.95
	311EMain Maint Water & Sewer	rm TOB Water and Sewer 311 E. Main St	12/22/2023	61.95
	AIOff Maint Water & Sewer	rm TOB Water and Sewer Park House	12/22/2023	227.95
	AIOff Maint Water & Sewer	rm TOB Water and Sewer LL Baseball	12/22/2023	30.93
	AIPool Maint Water & Sewer	rm TOB Water and Sewer Pool	12/22/2023	1,624.53
	AIRec Maint Water & Sewer	rm TOB Water and Sewer Rec Center	12/22/2023	163.24
	Court Fines & Forfeitures	Court Fines - November 2023	11/30/2023	70.00
	JGC Maintenanc Water & Sewer	rm TOB Water and Sewer 101 Chalmers Ct	12/22/2023	121.67
	Maintenanc Water & Sewer	rm TOB Water and Sewer 101 Chalmers Ct	12/22/2023	72.38
	Pyts to Town of Berryville	Local Sales Tax October 2023 (Recv'd Dec 2023)	12/15/2023	28,130.73
	Pyts to Town of Berryville	Local Sales Tax November 2023 (Recv'd Jan 2024)	1/29/2024	30,543.07
Town of Berryville Total				61,779.06
Town of Boyce	Pyts to Town of Boyce	Local Sales Tax October 2023 (Recv'd Dec 2023)	12/15/2023	4,741.85
	Pyts to Town of Boyce	Local Sales Tax November 2023 (Recv'd Jan 2024)	1/29/2024	5,148.49
Town of Boyce Total				9,890.34
Treasurer Of Virgini	Exam&Bury Pur Svcs	G. Smith	12/21/2023	20.00
	Dangerous Dog Registration	Dangerous Dog Registry 2024	1/10/2024	25.00
Treasurer Of Virgini Total				45.00
Truist Bank	AnimalShltr Mat & Sup	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	75.78
	Bldg Insp Mat & Sup	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	2,840.68
	County Adm Dues & Memb	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	499.85
	County Adm Travel	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	538.12
	Econ Dev Pur Svcs	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	128.82
	EMS Miscellaneous	Fire-EMS credit card statement 1/9/2024	1/9/2024	174.31
	EMS Postal Services	Fire-EMS credit card statement 1/9/2024	1/9/2024	65.75
	FIRE/EMS Uniforms	Fire-EMS credit card statement 1/9/2024	1/9/2024	226.40
	IT Tech SW/OL	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	337.29
	LitterCtrl Pur Svcs	Litter Committee: EPS Lids for Hot/Cold Cups	1/9/2024	282.30
	Plan Adm Postal Svcs	USPS - Frederick Water plans to Hillis-Carnes	1/9/2024	14.05
	Sheriff Mat & Sup	Monthly Statement	1/9/2024	1,136.41
	Sheriff Mat & Sup	Postage/class tuition/chrismas party	1/9/2024	3.95
	Sheriff Mat & Sup	Sheriff's Office Christmas Party	1/9/2024	642.59
	Sheriff Postal Svcs	Postage/class tuition/chrismas party	1/9/2024	51.75

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VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT	
Truist Bank	Sheriff PSU Mat & Sup	Monthly Statement	1/9/2024	171.61	
	Sheriff SOS Mat & Sup	Monthly Statement	1/9/2024	930.68	
	Sheriff Travel - Sworn Staff	Monthly Statement	1/9/2024	334.71	
	Sheriff Travel - Sworn Staff	Postage/class tuition/christmas party	1/9/2024	125.00	
	Sheriff Travel - Sworn Staff	Extradition - G Riggs from FLorida	1/9/2024	438.90	
	Sheriff Vehicle Fuel	Extradition - G Riggs from FLorida	1/9/2024	216.01	
	Sheriff VRP Mat & Sup	Monthly Statement	1/9/2024	471.88	
	Electoral Travel	Postage, Annual Meeting	1/9/2024	718.14	
	Electoral Postal Svcs	Postage, Annual Meeting	1/9/2024	660.00	
	County Adm Pur Svcs	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	440.58	
	Plan Adm Mat & Sup	Otter January 2024	1/9/2024	16.99	
	AnimalShltr Clothing	cdm-credit card Bldg, IT, CoAdmin, Econ, AShelter	1/9/2024	445.39	
	Truist Bank Total				11,987.94
	Unger, Joseph	Sheriff Vehicle Fuel	Gas	1/23/2024	80.01
Unger, Joseph Total				80.01	
United Healthcare In	Rev Rf Ambulance Svcs Refunds	Fire-EMS insurance overpayment	12/26/2023	86.07	
United Healthcare In Total				86.07	
US Postmaster	JAS Finance Postal Svcs	2 ROLLS OF FOREVER STAMPS FOR JAS	1/22/2024	136.00	
US Postmaster Total				136.00	
Vacorp	Rebates & Refunds - Other Veh	Return Credit received for HIC credit on LODA	1/16/2024	1,629.00	
Vacorp Total				1,629.00	
VALECO	Com of Rev Travel	valeco luncheon at legislative days	1/2/2024	25.00	
VALECO Total				25.00	
Valley Health	EMS Mat & Sup	Fire-EMS supply program	1/2/2024	2,046.01	
Valley Health Total				2,046.01	
Verizon	Clk of CC Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	87.52	
	Clk of CC Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	87.52	
	District C Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	59.46	
	District C Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	59.60	
	IT Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	395.45	
	IT Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	394.39	
	J&D Court Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	58.89	
	J&D Court Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	57.89	
	Maintenanc Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	47.17	
	Maintenanc Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	47.17	
	Sheriff Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	268.16	
	Sheriff Telephone	Monthly Service - 850475046000159	12/31/2023	52.20	
	Sheriff Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	255.44	
	County Adm Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	12.00	
	County Adm Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	12.00	
	Com of Rev Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	8.00	
	Com of Rev Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	8.00	
	Treasurer Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	4.00	
	Treasurer Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	4.00	
	Registrar Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	4.00	
	Registrar Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	4.00	
	Comm Atty Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	16.00	
	Comm Atty Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	16.00	
	EMS Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	47.74	
	EMS Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	47.89	
	Probation Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	4.00	
	Probation Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	4.00	
	Bldg Insp Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	8.00	
	Bldg Insp Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	8.00	
	AnimalShltr Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	47.17	
	AnimalShltr Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	47.17	
	Parks Adm Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	71.17	
	Parks Adm Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	72.03	
Plan Adm Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	12.00		
Plan Adm Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	12.00		
JAS Finance Telephone	phone bill - 3 accounts 12/26-1/25	12/25/2023	126.34		
JAS Finance Telephone	phone bill - 3 accounts 01/26-2/25	1/25/2024	126.34		
Verizon Total				2,592.71	
Veterinary Community	AnimalShltr Pur Svcs	cdm-k9 & fe vax	12/23/2023	395.00	
Veterinary Community Total				395.00	
Virginia Regional Tr	Virginia Regional Transit Cont		1/3/2024	6,240.00	
Virginia Regional Tr Total				6,240.00	
Virginia Sheriffs	Sheriff Travel - Sworn Staff	VSI Spring Conf Registration - Putnam	1/23/2024	350.00	
	Sheriff Travel - Sworn Staff	VSI Spring Conf Registration - Wyne	1/23/2024	350.00	

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VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Virginia Sheriffs	Sheriff Travel - Sworn Staff	VSI Spring Conf Registration - Nicolson L	1/26/2024	350.00
Virginia Sheriffs Total				1,050.00
VITA	Clk of CC Telephone	Dec phone bill 2023	1/8/2024	0.56
	District C Telephone	Dec phone bill 2023	1/8/2024	110.00
	IT Telephone	Dec phone bill 2023	1/8/2024	140.15
	J&D Court Telephone	Dec phone bill 2023	1/8/2024	0.04
	Maintenanc Telephone	Dec phone bill 2023	1/8/2024	64.84
	Sheriff Telephone	Dec phone bill 2023	1/8/2024	2,948.01
VITA Total				3,263.60
VORRASI JUSTIN	Real Property Tax Current		1/10/2024	1,923.00
VORRASI JUSTIN Total				1,923.00
Walmart	Rec Center Mat & Sup	supplies	1/19/2024	108.33
	Rec Center Merch for Resale	supplies	1/19/2024	284.08
	Parks Adm Mat & Sup	supplies	1/19/2024	20.05
Walmart Total				412.46
Wampler-Eanes Apprai	Reassess Finance & Auditing	Reassessment of General Proper	1/4/2024	14,827.50
Wampler-Eanes Apprai Total				14,827.50
Washington Gas	104Church Maint Heating	104 N Church 12/14-01/12	1/17/2024	89.24
	JGC Maintenanc Heating	101 Chalmers Ct 12/14-01/12	1/22/2024	1,340.44
	Maintenanc Heating	101 Chalmers Ct 12/14-01/12	1/22/2024	797.42
	AlRec Maint Heating	225 AL SMITH CIR 12/15-01/17	1/18/2024	1,045.93
	AlRec Maint Heating	225 AL SMITH CIR 11/16-12/14	12/18/2023	665.71
	100 N Church Maint Heating	100 N Church 12/14-01/12	1/17/2024	281.72
Washington Gas Total				4,220.46
White, Rebecca	Sheriff Travel - Communication	Per Diem Legislature Day - Communications	1/17/2024	96.00
White, Rebecca Total				96.00
Williams, Anne	Comm Atty Travel	Executive Program Training	1/10/2024	612.13
Williams, Anne Total				612.13
WILSON JOSEPH R & PA	Real Property Tax Current		1/29/2024	2,278.80
WILSON JOSEPH R & PA Total				2,278.80
WILSON JOSEPH RANSOM	Personal Property Tax Current		1/29/2024	369.33
WILSON JOSEPH RANSOM Total				369.33
Winchester Star	Parks Adm Dues & Memb	star 52 weeks	1/29/2024	225.00
	Plan Com Advertising	PC Public Hearing Ad x2 for 1/5/24	1/1/2024	521.80
	JAS Finance Advertising	subscription 52 weeks	1/24/2024	199.00
Winchester Star Total				945.80
WOODS JASON ALLEN	Real Property Tax Current		1/29/2024	255.00
WOODS JASON ALLEN Total				255.00
Wyne, Jessica	Sheriff Uniform Sworn Staff	Uniform for Plain Clothes	1/8/2024	340.45
Wyne, Jessica Total				340.45
Grand Total				1,149,266.77

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
11010-Board of Supervisors						
11010	1300	BoS Part Time Salaries	13,800.00	8,050.00	5,750.00	58%
11010	2100	BoS FICA	948.00	492.40	455.60	52%
11010	2300	BoS Health Ins	20,307.19	11,484.41	8,822.78	57%
11010	2700	BoS Worker's Comp	8.76	8.47	0.29	97%
11010	3000	BoS Pur Svcs	1,500.00	780.00	720.00	52%
11010	3600	BoS Advertising	5,600.00	1,466.06	4,133.94	26%
11010	5210	BoS Postal Services	500.00	22.56	477.44	5%
11010	5230	BoS Telephone	35.00	0.00	35.00	0%
11010	5300	BoS Insurance	4,200.00	3,969.00	231.00	95%
11010	5500	BoS Travel	4,000.00	2,220.40	1,779.60	56%
11010	5800	BoS Miscellaneous Expenditures	2,200.00	1,062.37	1,137.63	48%
11010	5810	BoS Dues & Memb	5,500.00	4,372.00	1,128.00	79%
11010	6000	BoS Mat & Sup	800.00	0.00	800.00	0%
11010-Board of Supervisors Total			59,398.95	33,927.67	25,471.28	57%
12110-County Administrator						
12110	1100	County Adm Salaries	275,542.56	157,776.01	117,766.55	57%
12110	1300	County Adm Part Time Salaries	42,184.00	16,323.39	25,860.61	39%
12110	2100	County Adm FICA	23,664.75	12,751.08	10,913.67	54%
12110	2210	County Adm VRS 1&2	19,446.00	11,343.71	8,102.29	58%
12110	2220	County Adm VRS Hybrid	11,685.00	6,816.25	4,868.75	58%
12110	2300	County Adm Health Ins	20,307.37	11,845.96	8,461.41	58%
12110	2400	County Adm Life Ins	3,625.00	2,114.14	1,510.86	58%
12110	2510	County Adm Dis Ins Hybrid	536.00	312.69	223.31	58%
12110	2700	County Adm Workers Comp	199.63	196.59	3.04	98%
12110	3000	County Adm Pur Svcs	6,000.00	2,832.03	3,167.97	47%
12110	3320	County Adm Maint Contracts	5,000.00	0.00	5,000.00	0%
12110	3500	County Adm Printing & Binding	200.00	0.00	200.00	0%
12110	3600	County Adm Advertising	500.00	0.00	500.00	0%
12110	5210	County Adm Postal Svcs	1,000.00	10.65	989.35	1%
12110	5230	County Adm Telephone	800.00	422.77	377.23	53%
12110	5500	County Adm Travel	2,500.00	1,284.64	1,215.36	51%
12110	5800	County Adm Miscellaneous Expen	2,000.00	694.79	1,305.21	35%
12110	5810	County Adm Dues & Memb	1,800.00	849.85	950.15	47%
12110	6000	County Adm Mat & Sup	4,000.00	1,559.10	2,440.90	39%
12110	6008	County Adm Vehicle Fuel	2,200.00	1,105.36	1,094.64	50%
12110-County Administrator Total			423,190.31	228,239.01	194,951.30	54%
12120-Public Information Serv						
12120	1100	Inform Salaries - Regular	47,694.00	27,821.64	19,872.36	58%
12120	2100	Inform FICA	3,649.00	2,114.40	1,534.60	58%
12120	2220	Inform VRS Hybrid	5,490.00	3,202.36	2,287.64	58%
12120	2300	Inform Health Ins	9,627.81	5,922.98	3,704.83	62%
12120	2400	Inform Life Ins	639.00	372.82	266.18	58%
12120	2510	Inform Dis Ins Hybrid	252.00	146.93	105.07	58%
12120	2700	Inform Workers Comp	29.71	29.27	0.44	99%
12120	3000	Inform Pur Svcs	6,000.00	7,577.90	(1,577.90)	126%
12120	5210	Inform Postal Svcs	100.00	0.00	100.00	0%
12120	5230	Inform Telephone	200.00	0.00	200.00	0%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
12120	5500	Inform Travel	500.00	0.00	500.00	0%
12120	6000	Inform Mat & Sup	500.00	0.00	500.00	0%
12120	6035	Inform Noncap Ofc Equip	0.00	138.00	(138.00)	100%
12120-Public Information Serv Total			74,681.52	47,326.30	27,355.22	63%
12210-Legal Services						
12210	3000	Legal Svc Pur Svcs	35,000.00	3,147.50	31,852.50	9%
12210-Legal Services Total			35,000.00	3,147.50	31,852.50	9%
12310-Commissioner of Revenue						
12310	1100	Com of Rev Salaries	188,370.00	109,882.64	78,487.36	58%
12310	1300	Com of Rev Part Time Salaries	27,150.00	16,727.31	10,422.69	62%
12310	2100	Com of Rev FICA	15,064.00	9,030.68	6,033.32	60%
12310	2210	Com of Rev VRS 1&2	21,682.00	12,647.46	9,034.54	58%
12310	2300	Com of Rev Health Ins	35,169.82	20,212.06	14,957.76	57%
12310	2400	Com of Rev Life Ins	2,524.00	1,472.38	1,051.62	58%
12310	2700	Com of Rev Workers Comp	135.45	133.43	2.02	99%
12310	3000	Com of Rev Pur Svcs	1,800.00	364.57	1,435.43	20%
12310	3320	Com of Rev Maint Contracts	300.00	119.54	180.46	40%
12310	3500	Com of Rev Printing & Binding	300.00	0.00	300.00	0%
12310	3600	Com of Rev Advertising	100.00	0.00	100.00	0%
12310	4100	Com of Rev Data Processing	5,000.00	3,190.00	1,810.00	64%
12310	5210	Com of Rev Postal Svcs	2,000.00	1,353.67	646.33	68%
12310	5230	Com of Rev Telephone	200.00	64.00	136.00	32%
12310	5500	Com of Rev Travel	2,000.00	616.47	1,383.53	31%
12310	5510	Com of Rev Local Mileage	300.00	0.00	300.00	0%
12310	5810	Com of Rev Dues & Memb	800.00	275.00	525.00	34%
12310	6000	Com of Rev Mat & Sup	1,200.00	654.38	545.62	55%
12310	6035	Com of Rev Noncap Ofc Equip	200.00	0.00	200.00	0%
12310-Commissioner of Revenue Total			304,295.27	176,743.59	127,551.68	58%
12410-Treasurer						
12410	1100	Treasurer Salaries	266,550.00	127,299.54	139,250.46	48%
12410	1200	Treasurer Overtime	0.00	634.52	(634.52)	100%
12410	2100	Treasurer FICA	19,324.00	9,599.20	9,724.80	50%
12410	2210	Treasurer VRS 1&2	11,165.00	6,992.66	4,172.34	63%
12410	2220	Treasurer VRS Hybrid	19,514.00	7,627.10	11,886.90	39%
12410	2300	Treasurer Health Ins	65,865.34	22,863.59	43,001.75	35%
12410	2400	Treasurer Life Ins	3,572.00	1,702.04	1,869.96	48%
12410	2510	Treasurer Dis Ins Hybrid	895.00	349.88	545.12	39%
12410	2700	Treasurer Workers Comp	174.25	142.10	32.15	82%
12410	2800	Treasurer Leave Pay	0.00	2,720.79	(2,720.79)	100%
12410	3000	Treasurer Pur Svcs	1,500.00	337.50	1,162.50	23%
12410	3180	Treasurer Credit Card Fees	30,000.00	7,437.07	22,562.93	25%
12410	3190	Treasurer DMV Stop	10,000.00	4,225.00	5,775.00	42%
12410	3320	Treasurer Maint Contracts	5,400.00	5,692.12	(292.12)	105%
12410	3500	Treasurer Printing & Binding	8,000.00	4,138.13	3,861.87	52%
12410	3600	Treasurer Advertising	500.00	0.00	500.00	0%
12410	5210	Treasurer Postal Svcs	29,000.00	12,375.03	16,624.97	43%
12410	5230	Treasurer Telephone	300.00	32.00	268.00	11%
12410	5500	Treasurer Travel	3,000.00	608.02	2,391.98	20%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
12410	5510	Treasurer Local Mileage	400.00	137.55	262.45	34%
12410	5810	Treasurer Dues & Memb	600.00	525.00	75.00	88%
12410	6000	Treasurer Mat & Sup	15,000.00	3,441.99	11,558.01	23%
12410-Treasurer Total			490,759.59	218,880.83	271,878.76	45%
12510-Data Processing/IT						
12510	1100	IT Salaries	187,264.00	109,237.59	78,026.41	58%
12510	2100	IT FICA	14,218.00	8,334.65	5,883.35	59%
12510	2210	IT VRS 1&2	12,652.00	7,380.52	5,271.48	58%
12510	2220	IT VRS Hybrid	8,902.00	5,192.74	3,709.26	58%
12510	2300	IT Health Ins	20,306.57	11,845.96	8,460.61	58%
12510	2400	IT Life Ins	2,509.00	1,463.77	1,045.23	58%
12510	2510	IT Dis Ins Hybrid	408.00	238.21	169.79	58%
12510	2700	IT Workers Comp	116.66	114.92	1.74	99%
12510	3320	IT Maint Contracts	5,500.00	1,966.25	3,533.75	36%
12510	5210	IT Postal Svcs	100.00	0.00	100.00	0%
12510	5230	IT Telephone	8,000.00	1,220.41	6,779.59	15%
12510	5240	IT Telecomm Online Tech	20,000.00	8,513.08	11,486.92	43%
12510	5400	IT Leases & Rentals	25,560.00	15,592.85	9,967.15	61%
12510	5500	IT Travel	1,000.00	0.00	1,000.00	0%
12510	5810	IT Dues & Memb	100.00	50.00	50.00	50%
12510	6000	IT Mat & Sup	2,000.00	41.88	1,958.12	2%
12510	6008	IT Vehicle Fuel	100.00	93.19	6.81	93%
12510	6040	IT Tech SW/OL	82,054.79	49,633.31	32,421.48	60%
12510	6050	IT Noncap Technology Hardware	45,000.00	12,041.25	32,958.75	27%
12510-Data Processing/IT Total			435,791.02	232,960.58	202,830.44	53%
13100-Electoral Board and Officials						
13100	1300	Electoral Part Time Salaries	7,232.00	2,561.28	4,670.72	35%
13100	2100	Electoral FICA	552.00	195.94	356.06	35%
13100	2700	Electoral Workers Comp	4.82	4.75	0.07	99%
13100	3000	Electoral Pur Svcs	9,165.00	4,273.25	4,891.75	47%
13100	3160	Electoral Board Member Fees	34,650.00	9,409.47	25,240.53	27%
13100	3320	Electoral Maint Contracts	9,000.00	5,835.50	3,164.50	65%
13100	3500	Electoral Printing & Binding	8,800.00	8,026.43	773.57	91%
13100	3600	Electoral Advertising	600.00	192.00	408.00	32%
13100	5210	Electoral Postal Svcs	4,100.00	1,723.05	2,376.95	42%
13100	5400	Electoral Leases & Rentals	3,150.00	780.70	2,369.30	25%
13100	5500	Electoral Travel	1,500.00	718.14	781.86	48%
13100	5510	Electoral Local Mileage	1,500.00	111.35	1,388.65	7%
13100	5810	Electoral Dues & Memb	200.00	200.00	0.00	100%
13100	6000	Electoral Mat & Sup	1,970.00	1,021.74	948.26	52%
13100	6035	Electoral Noncap Office Equip	2,030.00	0.00	2,030.00	0%
13100-Electoral Board and Officials Total			84,453.82	35,053.60	49,400.22	42%
13200-Registrar						
13200	1100	Registrar Salaries	130,218.00	73,977.26	56,240.74	57%
13200	1300	Registrar Part Time Salaries	10,856.00	5,540.74	5,315.26	51%
13200	2100	Registrar FICA	12,286.00	6,059.24	6,226.76	49%
13200	2210	Registrar VRS 1&2	16,329.00	8,514.73	7,814.27	52%
13200	2300	Registrar Health Ins	20,153.38	11,845.96	8,307.42	59%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
13200	2400	Registrar Life Ins	1,897.00	991.27	905.73	52%
13200	2700	Registrar Workers Comp	66.99	65.99	1.00	99%
13200	3000	Registrar Pur Svcs	1,540.00	128.00	1,412.00	8%
13200	3320	Registrar Maint Contracts	2,640.00	0.00	2,640.00	0%
13200	5210	Registrar Postal Svcs	2,024.00	583.23	1,440.77	29%
13200	5230	Registrar Telephone	1,100.00	358.77	741.23	33%
13200	5500	Registrar Travel	1,600.00	965.68	634.32	60%
13200	5510	Registrar Local Mileage	700.00	256.36	443.64	37%
13200	5810	Registrar Dues & Memb	300.00	0.00	300.00	0%
13200	6000	Registrar Mat & Sup	1,210.00	1,168.09	41.91	97%
13200-Registrar Total			202,920.37	110,455.32	92,465.05	54%
21100-Circuit Court						
21100	5841	Circuit C Juror Pay	7,000.00	2,400.00	4,600.00	34%
21100	5842	Circuit C Jury Comm	270.00	200.00	70.00	74%
21100	6000	Circuit C Mat & Sup	0.00	279.00	(279.00)	100%
21100	7000	Circuit Ct Pyt to Joint Ops	12,000.00	7,410.12	4,589.88	62%
21100-Circuit Court Total			19,270.00	10,289.12	8,980.88	53%
21200-General District Court						
21200	3000	District C Pur Svcs	3,000.00	3,000.00	0.00	100%
21200	3150	District C Legal Svcs	270.00	0.00	270.00	0%
21200	3320	District C Maint Contracts	700.00	1,116.70	(416.70)	160%
21200	5210	District C Postal Svcs	900.00	290.58	609.42	32%
21200	5230	District C Telephone	2,000.00	1,144.89	855.11	57%
21200	5500	District C Travel	500.00	0.00	500.00	0%
21200	5810	District C Dues & Memb	50.00	50.00	0.00	100%
21200	6000	District C Mat & Sup	700.00	660.74	39.26	94%
21200-General District Court Total			8,120.00	6,262.91	1,857.09	77%
21510-Blue Ridge Legal Services						
21510	5600	Blue Ridge Legal Svc Contr	1,500.00	1,500.00	0.00	100%
21510-Blue Ridge Legal Services Total			1,500.00	1,500.00	0.00	100%
21600-Juvenile & Domestic Relations						
21600	3000	J&D Court Pur Svcs	3,000.00	3,000.00	0.00	100%
21600	3320	J&D Court Maint Contracts	700.00	527.37	172.63	75%
21600	5210	J&D Court Postal Svcs	700.00	205.98	494.02	29%
21600	5230	J&D Court Telephone	700.00	463.97	236.03	66%
21600	5500	J&D Court Travel	500.00	0.00	500.00	0%
21600	5810	J&D Court Dues & Memb	50.00	50.00	0.00	100%
21600	6000	J&D Court Mat & Sup	750.00	75.11	674.89	10%
21600-Juvenile & Domestic Relations Total			6,400.00	4,322.43	2,077.57	68%
21700-Clerk of the Circuit Court						
21700	1100	Clk of CC Salaries	209,768.00	122,652.30	87,115.70	58%
21700	2100	Clk of CC FICA	16,047.00	9,411.23	6,635.77	59%
21700	2210	Clk of CC VRS 1&2	14,285.00	8,333.01	5,951.99	58%
21700	2220	Clk of CC VRS Hybrid	9,860.00	5,784.35	4,075.65	59%
21700	2400	Clk of CC Life Ins	2,811.00	1,643.54	1,167.46	58%
21700	2510	Clk of CC Dis Ins Hybrid	452.00	265.35	186.65	59%
21700	2700	Clk of CC Workers Comp	130.68	128.73	1.95	99%
21700	3000	Clk of CC Pur Svcs	4,435.00	1,935.00	2,500.00	44%

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21700	3320	Clk of CC Maint Contracts	24,435.00	2,125.19	22,309.81	9%
21700	3510	Clk of CC Microfilming	7,000.00	2,652.70	4,347.30	38%
21700	5210	Clk of CC Postal Svcs	5,800.00	1,971.76	3,828.24	34%
21700	5230	Clk of CC Telephone	1,025.00	700.63	324.37	68%
21700	5810	Clk of CC Dues & Memb	370.00	370.00	0.00	100%
21700	6000	Clk of CC Mat & Sup	4,565.00	3,831.82	733.18	84%
21700-Clerk of the Circuit Court Total			300,983.68	161,805.61	139,178.07	54%
21910-Victim and Witness Assistance						
21910	1100	VictimWit Regular Salary	51,108.00	30,104.69	21,003.31	59%
21910	1300	VictimWit Part Time Sal	14,815.00	9,465.82	5,349.18	64%
21910	2100	VictimWit FICA	5,043.00	3,033.39	2,009.61	60%
21910	2210	VictimWit VRS 1&2	5,883.00	3,465.07	2,417.93	59%
21910	2400	VictimWit Life Ins	685.00	403.41	281.59	59%
21910	2700	VictimWit Workers Comp	41.24	40.45	0.79	98%
21910	3000	VictimWit Pur Svcs	150.00	0.00	150.00	0%
21910	5210	VictimWit Postal Svcs	500.00	0.00	500.00	0%
21910	5230	VictimWit Telephone	500.00	291.54	208.46	58%
21910	5500	VictimWit Travel	1,500.00	894.00	606.00	60%
21910	5810	VictimWit Dues & Memb	500.00	150.00	350.00	30%
21910	6000	VictimWit Mat & Sup	1,000.00	137.97	862.03	14%
21910-Victim and Witness Assistance Total			81,725.24	47,986.34	33,738.90	59%
21940-Regional Court Services						
21940	5600	Regional Crt Svc Entity Gift	8,000.00	8,000.00	0.00	100%
21940-Regional Court Services Total			8,000.00	8,000.00	0.00	100%
22100-Commonwealth's Attorney						
22100	1100	Comm Atty Salaries	328,524.61	191,727.90	136,796.71	58%
22100	1100	Comm Atty VSTOP Salaries	8,724.00	4,709.04	4,014.96	54%
22100	1300	Comm Atty Part Time Salaries	15,564.00	10,470.39	5,093.61	67%
22100	1300	Comm Atty VSTOP PT Salaries	18,511.00	10,797.92	7,713.08	58%
22100	2100	Comm Atty FICA	26,727.50	15,659.71	11,067.79	59%
22100	2100	Comm Atty VSTOP FICA	668.00	445.41	222.59	67%
22100	2210	Comm Atty VRS 1&2	15,927.00	3,910.98	12,016.02	25%
22100	2210	Comm Atty VSTOP VRS 1&2	1,004.00	491.25	512.75	49%
22100	2220	Comm Atty VRS Hybrid	21,885.60	18,207.56	3,678.04	83%
22100	2300	Comm Atty Health Ins	37,121.51	22,660.26	14,461.25	61%
22100	2400	Comm Atty Life Ins	4,402.41	2,575.02	1,827.39	58%
22100	2400	Comm Atty VSTOP Life Ins	117.00	57.19	59.81	49%
22100	2510	Comm Atty Dis Ins Hybrid	1,003.65	835.31	168.34	83%
22100	2700	Comm Atty Workers Comp	227.38	159.99	67.39	70%
22100	2700	Comm Atty VSTOP Workers Comp	5.44	5.17	0.27	95%
22100	3000	Comm Atty Pur Svcs	100.00	0.00	100.00	0%
22100	3320	Comm Atty Maint Contracts	750.00	772.20	(22.20)	103%
22100	5210	Comm Atty Postal Svcs	1,500.00	680.00	820.00	45%
22100	5230	Comm Atty Telephone	2,500.00	711.11	1,788.89	28%
22100	5500	Comm Atty Travel	7,000.00	2,855.15	4,144.85	41%
22100	5549	Comm Atty Witness Travel Expen	1,500.00	0.00	1,500.00	0%
22100	5810	Comm Atty Dues & Memb	3,500.00	2,290.00	1,210.00	65%
22100	6000	Comm Atty Mat & Sup	3,500.00	1,947.43	1,552.57	56%

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22100	6035	Comm Atty Noncap Office Equip	400.00	0.00	400.00	0%
22100	6040	Technology SW/OL Content	2,500.00	0.00	2,500.00	0%
22100-Commonwealth's Attorney Total			503,663.10	291,968.99	211,694.11	58%
31200-Sheriff - Total						
31200	1100	Sheriff Salaries	1,879,349.00	1,039,174.38	840,174.62	55%
31200	1200	Sheriff Overtime	33,500.00	81,953.01	(48,453.01)	245%
31200	1200	CITAC Overtime	5,000.00	0.00	5,000.00	0%
31200	1300	Sheriff Part Time Salaries	43,860.00	26,800.11	17,059.89	61%
31200	1660	Sheriff Emp Bonuses	27,500.00	22,500.00	5,000.00	82%
31200	2100	Sheriff FICA	149,015.00	92,766.62	56,248.38	62%
31200	2100	OCDETF Sheriff FICA	0.00	52.79	(52.79)	100%
31200	2210	Sheriff VRS 1&2	169,223.00	97,117.05	72,105.95	57%
31200	2220	Sheriff VRS Hybrid	43,588.00	22,707.32	20,880.68	52%
31200	2300	Sheriff Health Ins	266,100.53	150,254.23	115,846.30	56%
31200	2300	OCDETF Sheriff Hth Ins	0.00	95.85	(95.85)	100%
31200	2400	Sheriff Life Ins	24,776.00	13,949.77	10,826.23	56%
31200	2510	Sheriff Dis Ins Hybrid	2,000.00	1,041.64	958.36	52%
31200	2700	Sheriff Workers Comp	39,492.13	38,843.53	648.60	98%
31200	2800	Sheriff Leave Pay	0.00	25,244.04	(25,244.04)	100%
31200	2810	Sheriff Holiday Pay	59,715.00	48,913.15	10,801.85	82%
31200	2860	Sheriff LODA	21,137.02	20,981.73	155.29	99%
31200	3000	Sheriff Pur Svcs	40,000.00	17,068.56	22,931.44	43%
31200	3320	Sheriff Maint Contracts	202,284.00	107,205.50	95,078.50	53%
31200	3320	Sheriff E-Ticket Maint Svc	0.00	4,950.00	(4,950.00)	100%
31200	3350	Sheriff Insured Repair Svcs	2,100.00	0.00	2,100.00	0%
31200	3500	Sheriff Printing & Binding	1,050.00	0.00	1,050.00	0%
31200	5210	Sheriff Postal Svcs	2,320.00	1,016.92	1,303.08	44%
31200	5230	Sheriff Telephone	97,198.00	47,360.18	49,837.82	49%
31200	5300	Sheriff Insurance	12,000.00	10,258.56	1,741.44	85%
31200	5400	Sheriff Leases & Rentals	17,850.00	44,711.58	(26,861.58)	250%
31200	5500	Sheriff Travel	70,800.00	795.00	70,005.00	1%
31200	5500	Sheriff Travel - Communication	0.00	4,078.95	(4,078.95)	100%
31200	5500	Sheriff Travel - Sworn Staff	0.00	30,547.16	(30,547.16)	100%
31200	5800	Sheriff Miscellaneous Expendit	1,000.00	0.00	1,000.00	0%
31200	5810	Sheriff Dues & Memb	5,250.00	3,600.64	1,649.36	69%
31200	6000	Sheriff Mat & Sup	63,500.00	1,354.18	62,145.82	2%
31200	6000	Sheriff COS Mat & Sup	0.00	2,268.84	(2,268.84)	100%
31200	6000	Sheriff ETK Mat & Sup	25,000.00	18,107.42	6,892.58	72%
31200	6000	Sheriff PSU Mat & Sup	0.00	3,335.73	(3,335.73)	100%
31200	6000	Sheriff SOS Mat & Sup	0.00	5,641.86	(5,641.86)	100%
31200	6000	Sheriff VRP Mat & Sup	0.00	22,709.43	(22,709.43)	100%
31200	6000	ICAC Mat & Sup	5,000.00	0.00	5,000.00	0%
31200	6008	Sheriff Vehicle Fuel	66,000.00	34,651.28	31,348.72	53%
31200	6011	Sheriff Clothing	15,650.00	2,424.12	13,225.88	15%
31200	6011	Sheriff Uniform Sworn Staff	0.00	5,745.14	(5,745.14)	100%
31200	6011	Sheriff Uniform Communications	0.00	17.60	(17.60)	100%
31200	6015	Sheriff Ammunition	28,000.00	22,790.82	5,209.18	81%
31200-Sheriff - Total Total			3,419,257.68	2,073,034.69	1,346,222.99	61%

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31210-Criminal Justice Training Ctr						
31210	5600	Criminal Justice Training Ctr	21,723.00	21,723.00	0.00	100%
31210-Criminal Justice Training Ctr Total			21,723.00	21,723.00	0.00	100%
31220-Drug Task Force						
31220	5600	Drug Task Force Entity Gift	13,400.00	6,496.34	6,903.66	48%
31220-Drug Task Force Total			13,400.00	6,496.34	6,903.66	48%
32200-Volunteer Fire Companies						
32200	2510	Vol Fire Dis Ins Hybrid	11,000.00	10,323.00	677.00	94%
32200	2700	Vol Fire Worker's Comp	21,000.00	16,398.00	4,602.00	78%
32200	5300	Vol Fire Co Insurance	57,000.00	65,919.00	(8,919.00)	116%
32200	5600	Vol Fire Companies Entity Gift	25,000.00	0.00	25,000.00	0%
32200	5696	Recruitment/Retention-Tuition	10,500.00	309.39	10,190.61	3%
32200	5697	Vol Fire 4 for Life Grant	19,000.00	0.00	19,000.00	0%
32200	5698	Vol Fire Fire Programs	38,000.00	37,955.01	44.99	100%
32200	6000	Vol Fire Mat'l Suppls	500.00	0.00	500.00	0%
32200-Volunteer Fire Companies Total			182,000.00	130,904.40	51,095.60	72%
32201-Blue Ridge Volunteer Fire Co						
32201	2860	Blue Ridge Vol Fire Co LODA	1,776.50	1,711.90	64.60	96%
32201	5510	Blue Ridge Vol Fire Fee for Svc	8,000.00	8,323.63	(323.63)	104%
32201	5600	Blue Ridge Vol Fire Co Contrib	90,000.00	67,500.00	22,500.00	75%
32201-Blue Ridge Volunteer Fire Co Total			99,776.50	77,535.53	22,240.97	78%
32202-Boyce Volunteer Fire Co						
32202	2860	Boyce Volunteer Fire Co LODA	3,344.00	3,222.40	121.60	96%
32202	5510	Boyce Vol Fire Co Fee for Svc	25,000.00	10,044.31	14,955.69	40%
32202	5600	Boyce Volunteer Fire Co Contr	90,000.00	67,500.00	22,500.00	75%
32202-Boyce Volunteer Fire Co Total			118,344.00	80,766.71	37,577.29	68%
32203-Enders Volunteer Fire Co						
32203	2860	Enders Volunteer Fire Co LODA	5,434.00	5,236.40	197.60	96%
32203	5510	Enders Vol Fire Co Fee for Svc	80,000.00	76,526.47	3,473.53	96%
32203	5600	Enders Volunteer Fire Co Contr	90,000.00	67,500.00	22,500.00	75%
32203-Enders Volunteer Fire Co Total			175,434.00	149,262.87	26,171.13	85%
32310-Fire and Rescue Services						
32310	1100	EMS Salaries	1,085,000.00	646,500.40	438,499.60	60%
32310	1100	SAFER Grant Salaries	0.00	0.00	0.00	100%
32310	1200	EMS Overtime	100,000.00	128,067.37	(28,067.37)	128%
32310	1300	EMS Part Time Salaries	100,000.00	44,209.91	55,790.09	44%
32310	2100	EMS FICA	95,954.50	61,772.47	34,182.03	64%
32310	2100	SAFER Grant FICA	0.00	0.00	0.00	100%
32310	2210	EMS VRS 1&2	118,463.00	71,668.45	46,794.55	60%
32310	2210	SAFER Grant VRS 1&2	0.00	0.00	0.00	100%
32310	2220	EMS VRS Hybrid	6,422.00	3,746.40	2,675.60	58%
32310	2300	EMS Health Ins	214,203.53	115,304.25	98,899.28	54%
32310	2300	SAFER Grant Health Ins	0.00	0.00	0.00	100%
32310	2400	EMS Life Ins	14,538.00	8,779.87	5,758.13	60%
32310	2400	SAFER Grant Group Life Ins	0.00	0.00	0.00	100%
32310	2510	EMS Dis Ins Hybrid	295.00	171.85	123.15	58%
32310	2700	EMS Workers Comp	33,816.44	30,299.19	3,517.25	90%
32310	2800	EMS Annual Leave Payouts	0.00	2,773.44	(2,773.44)	100%

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32310	2810	EMS Holiday Pay	40,000.00	32,231.01	7,768.99	81%
32310	2860	EMS LODA	15,958.07	17,668.48	(1,710.41)	111%
32310	3000	EMS Pur Svcs	94,000.00	46,432.75	47,567.25	49%
32310	3000	EMS Pur Svcs-Employee Training	15,000.00	5,614.96	9,385.04	37%
32310	5210	EMS Postal Services	200.00	254.40	(54.40)	127%
32310	5230	EMS Telephone	1,550.00	3,357.19	(1,807.19)	217%
32310	5230	EMS LEMPG Grant-Telephone	0.00	4,433.67	(4,433.67)	100%
32310	5500	EMS Travel	12,000.00	8,660.14	3,339.86	72%
32310	5800	EMS Miscellaneous	4,500.00	821.08	3,678.92	18%
32310	6000	EMS Mat & Sup	40,000.00	26,812.87	13,187.13	67%
32310	6000	EMS Matl's and Supplies-Train	1,000.00	298.04	701.96	30%
32310	6000	EMS LEMPG Grant Mat & Sup	7,500.00	14,455.90	(6,955.90)	193%
32310	6008	EMS Vehicle Fuel	35,000.00	16,097.37	18,902.63	46%
32310	6011	FIRE/EMS Uniforms	28,000.00	22,848.90	5,151.10	82%
32310	6011	FIRE Personal Protection Equip	34,751.00	21,328.51	13,422.49	61%
32310	6011	Fire/EMS Ballistic PPE-ARPCF	4,500.00	4,500.00	0.00	100%
32310	6040	EMS Tech SW/OL	23,000.00	25,319.60	(2,319.60)	110%
32310-Fire and Rescue Services Total			2,125,651.54	1,364,428.47	761,223.07	64%
32320-Lord Fairfax Emergency Medical						
32320	5600	Lord Fairfax EMS Contribution	6,904.00	6,904.00	0.00	100%
32320-Lord Fairfax Emergency Medical Total			6,904.00	6,904.00	0.00	100%
32400-Forestry Services						
32400	5600	Forestry Svcs Entity Gift	2,874.00	2,874.00	0.00	100%
32400-Forestry Services Total			2,874.00	2,874.00	0.00	100%
33210-Regional Jail						
33210	7000	Regional Jail Joint Ops	541,010.00	377,278.50	163,731.50	70%
33210-Regional Jail Total			541,010.00	377,278.50	163,731.50	70%
33220-Juvenile Detention Center						
33220	3840	Juv Det Ctr Intergov Svc Agree	13,146.00	6,348.00	6,798.00	48%
33220-Juvenile Detention Center Total			13,146.00	6,348.00	6,798.00	48%
33300-Probation Office						
33300	5230	Probation Telephone	100.00	32.00	68.00	32%
33300	6000	Probation Mat & Sup	300.00	0.00	300.00	0%
33300-Probation Office Total			400.00	32.00	368.00	8%
34100-Building Inspections						
34100	1100	Bldg Insp Salaries	160,154.00	93,423.33	66,730.67	58%
34100	1300	Bldg Insp Part Time Salaries	22,390.00	5,505.21	16,884.79	25%
34100	2100	Bldg Insp FICA	13,296.00	7,148.09	6,147.91	54%
34100	2210	Bldg Insp VRS 1&2	9,051.00	5,279.82	3,771.18	58%
34100	2220	Bldg Insp VRS Hybrid	9,383.00	5,473.16	3,909.84	58%
34100	2300	Bldg Insp Health Ins	40,227.21	23,418.57	16,808.64	58%
34100	2400	Bldg Insp Life Ins	2,147.00	1,251.88	895.12	58%
34100	2510	Bldg Insp Dis Ins Hybrid	430.00	251.02	178.98	58%
34100	2700	Bldg Insp Workers Comp	2,215.24	2,003.34	211.90	90%
34100	3000	Bldg Insp Pur Svcs	600.00	0.00	600.00	0%
34100	3320	Bldg Insp Maint Contracts	500.00	797.14	(297.14)	159%
34100	5210	Bldg Insp Postal Svcs	150.00	94.89	55.11	63%
34100	5230	Bldg Insp Telephone	2,500.00	1,776.87	723.13	71%

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34100	5500	Bldg Insp Travel	500.00	96.94	403.06	19%
34100	5810	Bldg Insp Dues & Memb	1,000.00	0.00	1,000.00	0%
34100	6000	Bldg Insp Mat & Sup	6,500.00	5,682.82	817.18	87%
34100	6008	Bldg Insp Vehicle Fuel	3,000.00	1,341.13	1,658.87	45%
34100-Building Inspections Total			274,043.45	153,544.21	120,499.24	56%
35100-Animal Control						
35100	1100	AnimalShltr Salaries	85,600.00	52,849.93	32,750.07	62%
35100	1300	AnimalShltr Part Time Salaries	14,000.00	11,176.44	2,823.56	80%
35100	2100	AnimalShltr FICA	7,386.00	5,329.06	2,056.94	72%
35100	2220	AnimalShltr VRS Hybrid	9,853.00	6,115.10	3,737.90	62%
35100	2300	AnimalShltr Health Ins	20,205.01	10,889.58	9,315.43	54%
35100	2400	AnimalShltr Life Ins	1,147.00	711.93	435.07	62%
35100	2510	AnimalShltr Dis Ins Hybrid	451.00	280.52	170.48	62%
35100	2700	AnimalShltr Workers Comp	817.68	742.19	75.49	91%
35100	2800	AnimalShltr Leave Pay	0.00	8,377.06	(8,377.06)	100%
35100	3000	AnimalShltr Pur Svcs	18,000.00	24,459.85	(6,459.85)	136%
35100	3320	AnimalShltr Maint Svc Contracts	150.00	1,257.08	(1,107.08)	838%
35100	3500	AnimalShltr Printing & Binding	200.00	0.00	200.00	0%
35100	5230	AnimalShltr Telephone	500.00	666.16	(166.16)	133%
35100	5400	Anml Shelter Leases and Rental	0.00	1.00	(1.00)	100%
35100	5500	AnimalShltr Travel	400.00	0.00	400.00	0%
35100	5510	AnimalShltr Local Mileage	100.00	0.00	100.00	0%
35100	6000	AnimalShltr Mat & Sup	12,667.86	8,328.87	4,338.99	66%
35100	6008	AnimalShltr Vehicle Fuel	1,500.00	459.53	1,040.47	31%
35100	6011	AnimalShltr Clothing	500.00	445.39	54.61	89%
35100-Animal Control Total			173,477.55	132,089.69	41,387.86	76%
35300-Med Examiner & Indigent Burial						
35300	3000	Exam&Bury Pur Svcs	200.00	60.00	140.00	30%
35300-Med Examiner & Indigent Burial Total			200.00	60.00	140.00	30%
42400-Refuse Disposal						
42400	3840	RefuseDisp Intergov Svc Agreem	194,400.00	97,056.71	97,343.29	50%
42400-Refuse Disposal Total			194,400.00	97,056.71	97,343.29	50%
42410-Solid Waste Convenience						
42410	1300	SWC PT Salaries - Regular	29,912.00	11,217.90	18,694.10	38%
42410	2100	SWC FICA	2,288.00	858.17	1,429.83	38%
42410	2700	Worker's Compensation	481.38	434.91	46.47	90%
42410	3000	SWC Pur Svcs	62,265.00	28,204.86	34,060.14	45%
42410	5110	SWC Electrical Services	2,000.00	672.74	1,327.26	34%
42410	5230	SWC Telephone	750.00	0.00	750.00	0%
42410	6000	SWC Mat & Sup	750.00	53.61	696.39	7%
42410-Solid Waste Convenience Total			98,446.38	41,442.19	57,004.19	42%
42600-Litter Control						
42600	3000	LitterCtrl Pur Svcs	16,551.93	527.09	16,024.84	3%
42600-Litter Control Total			16,551.93	527.09	16,024.84	3%
42700-Sanitation						
42700	3840	Sanitation Intergov Svc Agreem	37,000.00	15,988.86	21,011.14	43%
42700	5600	Sanitation Entity Gift	207,000.00	0.00	207,000.00	0%
42700-Sanitation Total			244,000.00	15,988.86	228,011.14	7%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
43200-General Property Maintenance - All Accounts						
43200	1100	Maintenanc Salaries	189,976.00	111,687.88	78,288.12	59%
43200	1100	CustdlSrves Sal	2,909.02	2,874.30	34.72	99%
43200	1100	JGC CustdlSrves Sal	10,846.93	10,081.00	765.93	93%
43200	1100	100NChurch CustdlSrves Sal	6,474.96	5,352.80	1,122.16	83%
43200	1100	102Church CustdlSrves Sal	12,950.00	10,705.65	2,244.35	83%
43200	1100	104Church CustdlSrves Sal	6,474.96	5,352.80	1,122.16	83%
43200	1100	524WMain CustdlSrves Sal	1,363.15	1,126.91	236.24	83%
43200	1100	311EMain CustdlSrves Sal	5,767.19	3,949.99	1,817.20	68%
43200	1100	129 Rams CustSvcs Sal-Regular	1,468.01	1,131.20	336.81	77%
43200	2100	Maintenanc FICA	13,837.00	8,156.83	5,680.17	59%
43200	2100	CustdlSrves FICA	209.80	208.97	0.83	100%
43200	2100	JGC CustdlSrves FICA	779.09	725.14	53.95	93%
43200	2100	100NChurch CustdlSrves FICA	455.09	376.31	78.78	83%
43200	2100	102Church CustdlSrves FICA	910.18	752.65	157.53	83%
43200	2100	104Church CustdlSrves FICA	455.09	376.31	78.78	83%
43200	2100	524WMain CustdlSrves FICA	95.86	79.26	16.60	83%
43200	2100	311EMain CustdlSrves FICA	414.25	283.76	130.49	68%
43200	2100	129 Rams CustSvcs FICA	100.19	79.40	20.79	79%
43200	2210	Maintenanc VRS 1&2	12,641.00	7,428.98	5,212.02	59%
43200	2220	Maintenanc VRS Hybrid	9,226.00	5,123.31	4,102.69	56%
43200	2220	CustdlSrves VRS Hybrid	118.10	116.72	1.38	99%
43200	2220	JGC CustdlSrves VRS Hybrid	440.40	405.59	34.81	92%
43200	2220	100NChurchCustdlSrves VRSHybr	262.95	217.37	45.58	83%
43200	2220	102Church CustdlSrves VRS Hyb	525.65	434.55	91.10	83%
43200	2220	104Church CustdlSrves VRSHybr	262.95	217.37	45.58	83%
43200	2220	524WMain CustdlSrves VRSHybr	55.36	45.77	9.59	83%
43200	2220	311EMain CustdlSrves VRS Hybr	234.17	160.36	73.81	68%
43200	2220	129 Rams CustSvcs VRS Hybrid	59.60	41.92	17.68	70%
43200	2300	Maintenanc Health Ins	27,384.57	13,546.97	13,837.60	49%
43200	2300	CustdlSrves HlthIns	469.27	462.42	6.85	99%
43200	2300	JGC CustdlSrves HlthIns	2,964.21	2,680.36	283.85	90%
43200	2300	100NChurch CustdlSrves HlthIns	1,480.15	1,220.31	259.84	82%
43200	2300	102Church CustdlSrves HlthIns	2,960.31	2,440.62	519.69	82%
43200	2300	104Church CustdlSrves HlthIns	1,480.15	1,220.31	259.84	82%
43200	2300	524WMain CustdlSrves HlthIns	311.60	256.90	54.70	82%
43200	2300	311EMain CustdlSrves HlthIns	1,576.10	1,076.63	499.47	68%
43200	2300	129 Rams CustSvcs Health Ins	923.43	543.80	379.63	59%
43200	2400	Maintenanc Life Ins	2,547.00	1,461.33	1,085.67	57%
43200	2400	CustdlSrves GrpLifeIns	38.97	38.53	0.44	99%
43200	2400	JGC CustdlSrves GrpLifeIns	145.36	136.07	9.29	94%
43200	2400	100NChurch CustdlSrves GrpLife	86.77	71.73	15.04	83%
43200	2400	102Church CustdlSrves GrpLife	173.55	143.48	30.07	83%
43200	2400	104Church CustdlSrves GrpLife	86.77	71.73	15.04	83%
43200	2400	524WMain CustdlSrves GrpLife	18.25	15.09	3.16	83%
43200	2400	311EMain CustdlSrves GrpLifeI	77.26	52.92	24.34	68%
43200	2400	129 Rams CustSvcs Grp Life Ins	19.70	13.85	5.85	70%
43200	2510	Maintenanc Dis Ins Hybrid	423.00	235.03	187.97	56%

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43200	2510	CustdlSrves DisInsHybrid	15.37	15.16	0.21	99%
43200	2510	JGC CustdlSrves DisInsHybrid	57.23	53.24	3.99	93%
43200	2510	100NChurchCustdlSrves DisInsHy	34.22	28.28	5.94	83%
43200	2510	102Church CustdlSrves DisInsHy	68.26	56.46	11.80	83%
43200	2510	104Church CustdlSrves DisInsHy	34.22	28.28	5.94	83%
43200	2510	524WMain CustdlSrves DisInsHy	7.22	5.96	1.26	83%
43200	2510	311EMain CustdlSrves DisInsHy	30.48	20.86	9.62	68%
43200	2510	129 Rams CustSvc Dis Ins Hyb	7.73	5.36	2.37	69%
43200	2700	Maintenanc Workers Comp	1,895.11	1,660.10	235.01	88%
43200	2700	CustdlSrves WrksComp	462.56	65.12	397.44	14%
43200	2700	JGC CustdlSrves WrksComp	2,751.10	230.31	2,520.79	8%
43200	2700	100NChurch CustdlSrves WrksCmp	1,029.73	121.28	908.45	12%
43200	2700	102Church CustdlSrves WrksComp	2,059.21	242.53	1,816.68	12%
43200	2700	104Church CustdlSrves WrksCmp	1,029.56	121.26	908.30	12%
43200	2700	524WMain CustdlSrves WrksCmp	216.76	25.53	191.23	12%
43200	2700	311EMain CustdlSrves WrksComp	917.06	86.41	830.65	9%
43200	2700	129 Rams CustSvcs WC	233.40	27.49	205.91	12%
43200	2750	CustdlSrves RHCC	29.63	29.34	0.29	99%
43200	2750	JGC CustdlSrves RHCC	110.63	102.80	7.83	93%
43200	2750	100NChurch CustdlSrves RHCC	66.06	54.61	11.45	83%
43200	2750	102Church CustdlSrves RHCC	132.03	109.15	22.88	83%
43200	2750	104Church CustdlSrves RHCC	66.06	54.61	11.45	83%
43200	2750	524WMain CustdlSrves RHCC	13.92	11.51	2.41	83%
43200	2750	311EMain CustdlSrves RHCC	58.84	40.28	18.56	68%
43200	2750	129 Rams CustSvcs RHCC	14.94	10.51	4.43	70%
43200	3000	Maintenanc Pur Svcs	37,000.00	34.42	36,965.58	0%
43200	3000	JGC Maintenanc Pur Svcs	16,000.00	10,431.85	5,568.15	65%
43200	3000	100 N Church Maint Pur Svcs	10,000.00	7,641.08	2,358.92	76%
43200	3000	ChurchSt Maint Pur Svcs	3,000.00	0.00	3,000.00	0%
43200	3000	104Church Maint Pur Svcs	12,000.00	6,016.00	5,984.00	50%
43200	3000	225Rams Maint Pur Svcs	10,000.00	0.00	10,000.00	0%
43200	3000	524West Maint Pur Svcs	1,000.00	800.00	200.00	80%
43200	3000	AlRec Maint Pur Svcs	8,000.00	8,419.15	(419.15)	105%
43200	3000	AlOff Maint Pur Svcs	15,000.00	710.00	14,290.00	5%
43200	3000	AlPool Maint Pur Svcs	3,000.00	75.00	2,925.00	3%
43200	3000	AlBase Maint Pur Svcs	750.00	225.00	525.00	30%
43200	3000	AlSoc Maint Pur Svcs	1,000.00	645.96	354.04	65%
43200	3000	106Church Maint Pur Svcs	1,000.00	0.00	1,000.00	0%
43200	3000	36EMain Maint Pur Svcs	500.00	500.00	0.00	100%
43200	3000	311EMain Maint Pur Svcs	3,500.00	0.00	3,500.00	0%
43200	3000	309WMain Maint Pur Svcs	2,000.00	0.00	2,000.00	0%
43200	3000	129Rams Maint Pur Svcs	2,000.00	833.82	1,166.18	42%
43200	3320	Maintenanc Maint Contracts	41,000.00	39,781.41	1,218.59	97%
43200	3320	JGC Maint Contracts	5,500.00	4,879.51	620.49	89%
43200	3320	100 N Church Maint Contracts	6,000.00	5,315.33	684.67	89%
43200	3320	ChurchSt Maint Contracts	3,800.00	4,324.31	(524.31)	114%
43200	3320	104Church Maint Contracts	4,000.00	3,875.24	124.76	97%
43200	3320	225Rams Maint Contracts	3,500.00	2,982.24	517.76	85%

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43200	3320	524West Maint Contracts	700.00	417.40	282.60	60%
43200	3320	AIRec Maint Contracts	3,500.00	2,814.03	685.97	80%
43200	3320	106Church Maint Contracts	500.00	405.30	94.70	81%
43200	3320	36EMain Maint Contracts	500.00	766.04	(266.04)	153%
43200	3320	311EMain Maint Contracts	4,500.00	3,603.84	896.16	80%
43200	3320	309WMain Maint Serv Contracts	750.00	8.50	741.50	1%
43200	3320	129Rams Maint Contracts	800.00	557.80	242.20	70%
43200	3320	AIOff Maint Contracts	400.00	0.00	400.00	0%
43200	3320	AIPool Maint Contracts	0.00	47.19	(47.19)	100%
43200	3320	32EMain Maint Contracts	0.00	85.75	(85.75)	100%
43200	3340	Maintenanc Custodial Contracts	0.00	0.00	0.00	100%
43200	3340	JGC Maintenanc Custodial Contr	0.00	0.00	0.00	100%
43200	3340	311EMain Maint Cus Contracts	0.00	0.00	0.00	100%
43200	3600	Maintenanc Advertising	1,200.00	0.00	1,200.00	0%
43200	5110	JGC Maintenanc Electric	46,000.00	26,479.44	19,520.56	58%
43200	5110	100 N Church Maint Electric	12,000.00	5,944.29	6,055.71	50%
43200	5110	ChurchSt Maint Electric	25,000.00	13,056.54	11,943.46	52%
43200	5110	104Church Maint Electric	11,000.00	6,222.06	4,777.94	57%
43200	5110	225Rams Maint Electric	7,500.00	4,443.27	3,056.73	59%
43200	5110	524West Maint Electric	2,000.00	1,427.44	572.56	71%
43200	5110	AIRec Maint Electric	25,000.00	11,775.52	13,224.48	47%
43200	5110	AIOff Maint Electric	5,500.00	3,103.61	2,396.39	56%
43200	5110	AIPool Maint Electric	9,000.00	4,857.62	4,142.38	54%
43200	5110	AIBase Maint Electric	700.00	269.12	430.88	38%
43200	5110	AI Soc Maint Electric	600.00	218.58	381.42	36%
43200	5110	311EMain Maint Electric	9,000.00	3,880.64	5,119.36	43%
43200	5110	309WMain Maint Electrical Svcs	1,500.00	505.33	994.67	34%
43200	5110	129Rams Maint Electric	3,000.00	1,369.45	1,630.55	46%
43200	5120	JGC Maintenanc Heating	7,000.00	6,337.50	662.50	91%
43200	5120	100 N Church Maint Heating	1,800.00	842.84	957.16	47%
43200	5120	104Church Maint Heating	4,000.00	1,842.68	2,157.32	46%
43200	5120	225Rams Maint Heating	7,000.00	2,569.64	4,430.36	37%
43200	5120	524West Maint Heating	2,000.00	879.24	1,120.76	44%
43200	5120	AIRec Maint Heating	6,500.00	3,736.26	2,763.74	57%
43200	5120	309WMain Maint Heating	2,500.00	1,439.60	1,060.40	58%
43200	5120	129Rams Maint Heating	4,000.00	1,201.31	2,798.69	30%
43200	5130	Maintenanc Water & Sewer	500.00	361.42	138.58	72%
43200	5130	JGC Maintenanc Water & Sewer	1,500.00	841.17	658.83	56%
43200	5130	100 N Church Maint Wtr & Sewr	5,000.00	2,293.80	2,706.20	46%
43200	5130	104Church Maint Water & Sewer	1,000.00	442.72	557.28	44%
43200	5130	225Rams Maint Water & Sewer	300.00	0.00	300.00	0%
43200	5130	AIRec Maint Water & Sewer	2,000.00	1,009.65	990.35	50%
43200	5130	AIOff Maint Water & Sewer	5,000.00	2,179.74	2,820.26	44%
43200	5130	AIPool Maint Water & Sewer	15,000.00	9,013.22	5,986.78	60%
43200	5130	311EMain Maint Water & Sewer	1,200.00	667.50	532.50	56%
43200	5130	309WMain Maint Water & Sewer	1,200.00	303.94	896.06	25%
43200	5130	129Rams Maint Water & Sewer	600.00	214.93	385.07	36%
43200	5230	Maintenanc Telephone	2,000.00	683.80	1,316.20	34%

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43200	5300	Maintenanc Insurance	47,605.00	45,600.68	2,004.32	96%
43200	5400	Maintenanc Leases & Rentals	1,000.00	0.00	1,000.00	0%
43200	5500	Maintenanc Travel	750.00	28.82	721.18	4%
43200	6000	Maintenanc Mat & Sup	35,000.00	19,358.95	15,641.05	55%
43200	6000	JGC Maintenance Mat & Sup	3,500.00	145.05	3,354.95	4%
43200	6000	100 N Church Maint Mat & Sup	1,500.00	1,381.23	118.77	92%
43200	6000	ChurchSt Maint Mat & Sup	1,500.00	289.32	1,210.68	19%
43200	6000	104Church Maint Mat & Sup	1,200.00	133.13	1,066.87	11%
43200	6000	225Rams Maint Mat & Sup	1,200.00	2,560.14	(1,360.14)	213%
43200	6000	524West Maint Mat & Sup	1,000.00	464.85	535.15	46%
43200	6000	AIRec Maint Mat & Sup	2,000.00	656.09	1,343.91	33%
43200	6000	AIOff Maint Mat & Sup	6,000.00	1,117.14	4,882.86	19%
43200	6000	AIPool Maint Mat & Sup	5,000.00	328.17	4,671.83	7%
43200	6000	AIBase Maint Mat & Sup	4,000.00	1,800.73	2,199.27	45%
43200	6000	AI Soc Maint Mat & Sup	8,500.00	4,217.13	4,282.87	50%
43200	6000	106Church Maint Mat & Sup	500.00	0.00	500.00	0%
43200	6000	Kohn Maint Mat & Sup	1,000.00	0.00	1,000.00	0%
43200	6000	32EMain Maint Mat & Sup	500.00	0.00	500.00	0%
43200	6000	36EMain Maint Mat & Sup	500.00	0.00	500.00	0%
43200	6000	311EMain Maint Mat & Sup	1,000.00	0.00	1,000.00	0%
43200	6000	309WMain Maint Mat & Sup	500.00	0.00	500.00	0%
43200	6000	129Rams Maint Mat & Sup	600.00	0.00	600.00	0%
43200	6000	CustdlSrves Materials&Supplies	3,608.98	3,813.50	(204.52)	106%
43200	6008	Maintenanc Vehicle Fuel	8,000.00	4,433.17	3,566.83	55%
43200-General Property Maintenance - All Accounts Total			900,084.68	519,325.76	380,758.92	58%
51100-Local Health Department						
51100	5600	Local Health Dept Contribution	200,000.00	143,751.25	56,248.75	72%
51100-Local Health Department Total			200,000.00	143,751.25	56,248.75	72%
51200-Our Health						
51200	5600	Our Health Entity Gift	6,500.00	6,500.00	0.00	100%
51200-Our Health Total			6,500.00	6,500.00	0.00	100%
52400-N Shen Valley Subst Abuse Coal						
52400	5600	N Shen Vally Sub Abuse Coal Co	15,000.00	11,250.00	3,750.00	75%
52400-N Shen Valley Subst Abuse Coal Total			15,000.00	11,250.00	3,750.00	75%
52500-Northwestern Community Svcs						
52500	5600	NW Community Svc Entity Gift	111,284.00	83,463.00	27,821.00	75%
52500-Northwestern Community Svcs Total			111,284.00	83,463.00	27,821.00	75%
52800-Concern Hotline						
52800	5600	Concern Hotline Entity Gift	1,500.00	1,500.00	0.00	100%
52800-Concern Hotline Total			1,500.00	1,500.00	0.00	100%
52900-NW Works						
52900	5600	NW Works Entity Gift	5,000.00	5,000.00	0.00	100%
52900-NW Works Total			5,000.00	5,000.00	0.00	100%
53230-Shenandoah Area Agency on Aging						
53230	5600	Seniors First EntityGift	42,000.00	31,500.00	10,500.00	75%
53230-Shenandoah Area Agency on Aging Total			42,000.00	31,500.00	10,500.00	75%
53240-VA Regional Transp Assn						
53240	5600	Virginia Regional Transit Cont	24,960.00	18,720.00	6,240.00	75%

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53240-VA Regional Transp Assn Total			24,960.00	18,720.00	6,240.00	75%
53250-FISH of Clarke County						
53250	5600	FISH of Clarke County Contr	2,000.00	2,000.00	0.00	100%
53250-FISH of Clarke County Total			2,000.00	2,000.00	0.00	100%
53600-Access Independence						
53600	5600	Access Independence Contr	2,000.00	2,000.00	0.00	100%
53600-Access Independence Total			2,000.00	2,000.00	0.00	100%
53700-The Laurel Ctr (Women's Shltr)						
53700	5600	Laurel Center Contribution	6,000.00	6,000.00	0.00	100%
53700-The Laurel Ctr (Women's Shltr) Total			6,000.00	6,000.00	0.00	100%
53710-Tax Relief for the Elde						
53710	5600	Tax Relief for the Elderly	215,000.00	0.00	215,000.00	0%
53710-Tax Relief for the Elde Total			215,000.00	0.00	215,000.00	0%
69100-Lord Fairfax Community College						
69100	5600	Laurel Ridge Comm College Cont	16,921.00	12,690.75	4,230.25	75%
69100-Lord Fairfax Community College Total			16,921.00	12,690.75	4,230.25	75%
71100-Parks Administration						
71100	1100	Parks Adm Salaries	333,830.00	194,733.63	139,096.37	58%
71100	1300	Parks Adm Part Time Salaries	26,036.00	15,720.77	10,315.23	60%
71100	2100	Parks Adm FICA	27,740.00	14,783.43	12,956.57	53%
71100	2210	Parks Adm VRS 1&2	38,424.00	22,413.79	16,010.21	58%
71100	2220	Parks Adm VRS Hybrid	0.00	0.00	0.00	100%
71100	2300	Parks Adm Health Ins	58,745.10	34,268.78	24,476.32	58%
71100	2400	Parks Adm Life Ins	4,474.00	2,609.39	1,864.61	58%
71100	2510	Parks Adm Dis Ins Hybrid	0.00	0.00	0.00	100%
71100	2700	Parks Adm Workers Comp	6,157.81	5,463.02	694.79	89%
71100	3000	Parks Adm Pur Svcs	570.00	0.00	570.00	0%
71100	3180	Parks Adm Credit Card Fees	12,999.00	2,624.71	10,374.29	20%
71100	3320	Parks Adm Maint Contracts	930.00	262.50	667.50	28%
71100	3500	Parks Adm Printing & Binding	395.00	70.00	325.00	18%
71100	3600	Parks Adm Advertising	1,500.00	250.00	1,250.00	17%
71100	5210	Parks Adm Postal Svcs	1,322.45	0.00	1,322.45	0%
71100	5230	Parks Adm Telephone	1,000.00	567.55	432.45	57%
71100	5400	Parks Adm Leases & Rentals	3,204.44	1,751.09	1,453.35	55%
71100	5500	Parks Adm Travel	2,190.00	52.75	2,137.25	2%
71100	5810	Parks Adm Dues & Memb	2,099.00	1,550.00	549.00	74%
71100	6000	Parks Adm Mat & Sup	5,218.48	2,241.90	2,976.58	43%
71100	6008	Parks Adm Vehicle Fuel	1,000.00	195.88	804.12	20%
71100	6011	Parks Adm Clothing	1,300.00	639.23	660.77	49%
71100	8200	Parks Adm Capital Outlay Add	969.01	969.01	0.00	100%
71100-Parks Administration Total			530,104.29	301,167.43	228,936.86	57%
71310-Recreation Center						
71310	1100	Rec Center Salaries	63,270.00	36,907.64	26,362.36	58%
71310	1300	Rec Center Part Time Salaries	64,744.00	32,344.03	32,399.97	50%
71310	2100	Rec Center FICA	9,739.00	5,264.01	4,474.99	54%
71310	2210	Rec Center VRS 1&2	7,282.00	4,248.09	3,033.91	58%
71310	2300	Rec Center Health Ins	10,153.76	5,922.98	4,230.78	58%
71310	2400	Rec Center Life Ins	848.00	494.55	353.45	58%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
71310	2700	Rec Center Workers Comp	1,989.94	1,750.74	239.20	88%
71310	3600	Rec Center Advertising	1,000.00	722.00	278.00	72%
71310	5830	Rec Center Refunds	1,500.00	440.00	1,060.00	29%
71310	6000	Rec Center Mat & Sup	7,595.00	2,356.83	5,238.17	31%
71310	6012	Rec Center Merch for Resale	4,000.00	1,122.07	2,877.93	28%
71310	8200	Rec Center Capital Outlay Adds	0.00	5,996.05	(5,996.05)	100%
71310-Recreation Center Total			172,121.70	97,568.99	74,552.71	57%
71320-Swimming Pool						
71320	1200	Pool Overtime	0.00	137.44	(137.44)	100%
71320	1300	Pool Part Time Salaries	73,985.00	58,852.92	15,132.08	80%
71320	2100	Pool FICA	5,660.00	4,508.29	1,151.71	80%
71320	2300	Pool Health Ins	0.00	161.29	(161.29)	100%
71320	2700	Pool Workers Comp	1,160.80	1,011.83	148.97	87%
71320	3000	Pool Pur Svcs	1,500.00	0.00	1,500.00	0%
71320	5500	Pool Travel	275.00	0.00	275.00	0%
71320	5810	Pool Dues & Memb	1,800.00	1,365.00	435.00	76%
71320	5830	Pool Refunds	3,000.00	909.50	2,090.50	30%
71320	6000	Pool Mat & Sup	2,595.00	1,332.46	1,262.54	51%
71320	6011	Pool Clothing	1,745.00	0.00	1,745.00	0%
71320	6012	Pool Merch for Resale	680.00	0.00	680.00	0%
71320	6026	Pool Chemicals	10,000.00	1,455.93	8,544.07	15%
71320	8200	Pool Capital Outlay Adds	2,939.70	2,939.70	0.00	100%
71320-Swimming Pool Total			105,340.50	72,674.36	32,666.14	69%
71350-Parks Programs						
71350	1100	Programs Salaries	90,624.00	52,742.13	37,881.87	58%
71350	1300	Programs Part Time Salaries	135,659.00	46,325.81	89,333.19	34%
71350	2100	Programs FICA	14,725.00	7,422.87	7,302.13	50%
71350	2210	Programs VRS 1&2	10,407.00	6,070.61	4,336.39	58%
71350	2300	Programs Health Ins	9,626.84	5,666.94	3,959.90	59%
71350	2400	Programs Life Ins	1,212.00	706.72	505.28	58%
71350	2700	Programs Workers Comp	3,010.19	2,636.88	373.31	88%
71350	3000	Programs Pur Svcs	50,000.00	13,018.36	36,981.64	26%
71350	3500	Programs Printing & Binding	5,000.00	2,059.21	2,940.79	41%
71350	3600	Programs Advertising	2,000.00	0.00	2,000.00	0%
71350	5210	Programs Postal Svcs	100.00	0.00	100.00	0%
71350	5230	Programs Telephone	0.00	460.94	(460.94)	100%
71350	5400	Programs Leases & Rentals	315.00	0.00	315.00	0%
71350	5560	Programs Group Trip	42,176.00	1,265.00	40,911.00	3%
71350	5810	Programs Dues & Memb	200.00	0.00	200.00	0%
71350	5830	Programs Refunds	11,000.00	1,176.00	9,824.00	11%
71350	6000	Programs Mat & Sup	15,000.00	4,589.59	10,410.41	31%
71350	6011	Programs Clothing	1,650.00	290.29	1,359.71	18%
71350	6012	Programs Merch for Resale	5,821.00	23.38	5,797.62	0%
71350-Parks Programs Total			398,526.03	144,454.73	254,071.30	36%
71360-Concession Stand						
71360	1300	Concession Part Time Salaries	6,324.00	5,101.77	1,222.23	81%
71360	2100	Concession FICA	484.00	390.31	93.69	81%
71360	6000	Concession Mat & Sup	250.00	88.02	161.98	35%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
71360	6012	Concession Merch for Resale	15,800.00	5,132.62	10,667.38	32%
71360-Concession Stand Total			22,858.00	10,712.72	12,145.28	47%
72240-Barns of Rose Hill						
72240	5600	Barns of Rose Hill Contr	14,000.00	14,000.00	0.00	100%
72240-Barns of Rose Hill Total			14,000.00	14,000.00	0.00	100%
72700-VA Commission for the Arts						
72700	5600	VA Comm for Arts Contr	9,000.00	9,000.00	0.00	100%
72700-VA Commission for the Arts Total			9,000.00	9,000.00	0.00	100%
73200-Handley Regional Library						
73200	5600	Handley Regional Library Contr	325,989.00	244,491.75	81,497.25	75%
73200-Handley Regional Library Total			325,989.00	244,491.75	81,497.25	75%
81110-Planning Administration						
81110	1100	Plan Adm Salaries	328,157.00	190,222.67	137,934.33	58%
81110	1300	Plan Adm Part Time Salaries	36,000.00	22,919.40	13,080.60	64%
81110	2100	Plan Adm FICA	26,720.00	15,522.24	11,197.76	58%
81110	2210	Plan Adm VRS 1&2	23,868.00	13,922.86	9,945.14	58%
81110	2220	Plan Adm VRS Hybrid	13,904.00	7,971.79	5,932.21	57%
81110	2300	Plan Adm Health Ins	40,351.10	24,817.52	15,533.58	62%
81110	2400	Plan Adm Life Ins	4,397.00	2,548.90	1,848.10	58%
81110	2510	Plan Adm Dis Ins Hybrid	638.00	365.70	272.30	57%
81110	2700	Plan Adm Workers Comp	4,800.59	4,336.41	464.18	90%
81110	3000	Plan Adm Pur Svcs	15,000.00	1,838.75	13,161.25	12%
81110	3140	Plan Adm Engineer & Architect	20,000.00	0.00	20,000.00	0%
81110	3140	Plan Adm Pass Thru Eng Fees	10,000.00	6,900.00	3,100.00	69%
81110	3500	Plan Adm Printing & Binding	2,000.00	0.00	2,000.00	0%
81110	5210	Plan Adm Postal Svcs	1,200.00	232.34	967.66	19%
81110	5230	Plan Adm Telephone	400.00	529.59	(129.59)	132%
81110	5500	Plan Adm Travel	2,700.00	574.91	2,125.09	21%
81110	5510	Plan Adm Local Mileage	1,000.00	362.94	637.06	36%
81110	5810	Plan Adm Dues & Memb	150.00	578.66	(428.66)	386%
81110	6000	Plan Adm Mat & Sup	2,500.00	850.61	1,649.39	34%
81110-Planning Administration Total			533,785.69	294,495.29	239,290.40	55%
81120-Planning Commission						
81120	1300	Plan Com Part Time Salaries	500.00	100.00	400.00	20%
81120	2100	Plan Com FICA	38.00	7.65	30.35	20%
81120	2700	Plan Com Workers Comp	7.66	6.79	0.87	89%
81120	3160	Plan Com Board Member Fees	8,000.00	4,950.00	3,050.00	62%
81120	3600	Plan Com Advertising	4,000.00	1,494.46	2,505.54	37%
81120	5210	Plan Com Postal Svcs	100.00	22.41	77.59	22%
81120	5500	Plan Com Travel	1,750.00	0.00	1,750.00	0%
81120-Planning Commission Total			14,395.66	6,581.31	7,814.35	46%
81130-Berryville Dev Authority						
81130	1300	BryDevAuth Part Time Salaries	0.00	50.00	(50.00)	100%
81130	2100	BryDevAuth FICA	0.00	3.82	(3.82)	100%
81130	3160	BryDevAuth Board Member Fees	900.00	100.00	800.00	11%
81130-Berryville Dev Authority Total			900.00	153.82	746.18	17%
81140-Regional Airport Authority						
81140	5600	Regional Airport Auth Contr	5,000.00	5,000.00	0.00	100%

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81140-Regional Airport Authority Total			5,000.00	5,000.00	0.00	100%
81310-Help With Housing						
81310	5600	Habitat for Humanity	10,000.00	10,000.00	0.00	100%
81310-Help With Housing Total			10,000.00	10,000.00	0.00	100%
81400-Board of Zoning Appeals						
81400	1300	BrdZonApp Part Time Salaries	250.00	0.00	250.00	0%
81400	2100	BrdZonApp FICA	19.00	0.00	19.00	0%
81400	3000	BrdZonApp Pur Svcs	2,000.00	2,083.75	(83.75)	104%
81400	3160	BrdZonApp Board Member Fees	500.00	0.00	500.00	0%
81400	3600	BrdZonApp Advertising	700.00	0.00	700.00	0%
81400	5210	BrdZonApp Postal Svcs	50.00	0.00	50.00	0%
81400-Board of Zoning Appeals Total			3,519.00	2,083.75	1,435.25	59%
81510-Office of Economic Development						
81510	1100	Econ Dev Salaries	74,190.00	40,710.87	33,479.13	55%
81510	2100	Econ Dev FICA	6,445.00	3,050.09	3,394.91	47%
81510	2220	Econ Dev VRS Hybrid	9,696.00	4,172.40	5,523.60	43%
81510	2300	Econ Dev Health Ins	10,052.00	5,863.62	4,188.38	58%
81510	2400	Econ Dev Life Ins	1,129.00	485.76	643.24	43%
81510	2510	Econ Dev Dis Ins Hybrid	445.00	191.40	253.60	43%
81510	2700	Econ Dev Workers Comp	1,267.02	1,144.71	122.31	90%
81510	3000	Econ Dev Pur Svcs	45,000.00	1,358.83	43,641.17	3%
81510	3320	Econ Dev Maint Svc Contracts	2,000.00	0.00	2,000.00	0%
81510	3500	Econ Dev Printing & Binding	6,000.00	0.00	6,000.00	0%
81510	3600	Econ Dev Advertising	4,000.00	0.00	4,000.00	0%
81510	5210	Econ Dev Postal Svcs	100.00	24.10	75.90	24%
81510	5230	Econ Dev Telephone	550.00	291.53	258.47	53%
81510	5500	Econ Dev Travel	500.00	726.24	(226.24)	145%
81510	5510	Econ Dev Local Mileage	310.00	235.92	74.08	76%
81510	5800	Econ Dev Miscellaneous Expendi	500.00	0.00	500.00	0%
81510	5810	Econ Dev Dues & Memb	13,927.00	6,354.00	7,573.00	46%
81510	6000	Econ Dev Mat & Sup	1,000.00	371.32	628.68	37%
81510-Office of Economic Development Total			177,111.02	64,980.79	112,130.23	37%
81530-Small Business Dev Center						
81530	5600	Small Bus Dev Ctr Contrib	2,000.00	2,000.00	0.00	100%
81530-Small Business Dev Center Total			2,000.00	2,000.00	0.00	100%
81540-Blandy Experimental Farm						
81540	5600	Blandy Exp Farm Contrib	3,500.00	3,500.00	0.00	100%
81540-Blandy Experimental Farm Total			3,500.00	3,500.00	0.00	100%
81550-Berryville Main Street						
81550	5600	B'ville Main St Contribution	3,500.00	3,500.00	0.00	100%
81550-Berryville Main Street Total			3,500.00	3,500.00	0.00	100%
81800-Historic Preservation Comm						
81800	1300	HstPrvCom Part Time Salaries	0.00	775.00	(775.00)	100%
81800	2100	HstPrvCom FICA	0.00	59.29	(59.29)	100%
81800	3000	HstPrvCom Pur Svcs	9,500.00	4,508.00	4,992.00	47%
81800	3160	HstPrvCom Board Member Fees	1,000.00	275.00	725.00	28%
81800	3600	HstPrvCom Advertising	300.00	479.26	(179.26)	160%
81800	5210	HstPrvCom Postal Svcs	50.00	0.00	50.00	0%

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81800	5500	HstPrvCom Travel	50.00	0.00	50.00	0%
81800	6000	HstPrvCom Mat & Sup	250.00	0.00	250.00	0%
81800-Historic Preservation Comm Total			11,150.00	6,096.55	5,053.45	55%
81910-Northern Shen Valley Reg Comm						
81910	5600	NSVRC EntityGift	11,866.59	11,867.00	(0.41)	100%
81910-Northern Shen Valley Reg Comm Total			11,866.59	11,867.00	(0.41)	100%
82210-Water Quality Management						
82210	3000	Water Qual Pur Svcs	30,760.00	8,305.00	22,455.00	27%
82210-Water Quality Management Total			30,760.00	8,305.00	22,455.00	27%
82220-Friends of the Shenandoah						
82220	5600	Friends of Shenandoah Contr	10,000.00	10,000.00	0.00	100%
82220-Friends of the Shenandoah Total			10,000.00	10,000.00	0.00	100%
82230-Board of Septic Appeals						
82230	1300	BrdSepApp Part Time Salaries	200.00	0.00	200.00	0%
82230	2100	BrdSepApp FICA	15.00	0.00	15.00	0%
82230	2700	BrdSepApp Workers Comp	6.90	0.00	6.90	0%
82230	3000	BrdSepApp Pur Svcs	500.00	0.00	500.00	0%
82230	3160	BrdSepApp Board Member Fees	250.00	0.00	250.00	0%
82230	3600	BrdSepApp Advertising	500.00	0.00	500.00	0%
82230	5210	BrdSepApp Postal Svcs	100.00	0.00	100.00	0%
82230-Board of Septic Appeals Total			1,571.90	0.00	1,571.90	0%
82400-LF Soil & Water Cons Dist						
82400	5600	Lord Fairfax S&W Contr	9,500.00	9,500.00	0.00	100%
82400-LF Soil & Water Cons Dist Total			9,500.00	9,500.00	0.00	100%
82600-Bio-solids Application						
82600	1300	Biosolids Part Time Salaries	1,000.00	0.00	1,000.00	0%
82600	2100	Biosolids FICA	76.00	0.00	76.00	0%
82600	2700	Biosolids Workers Comp	15.33	13.59	1.74	89%
82600-Bio-solids Application Total			1,091.33	13.59	1,077.74	1%
83100-Cooperative Extension Program						
83100	3320	Coop Ext Maint Contracts	800.00	370.93	429.07	46%
83100	3841	Coop Ext VPI Agent	58,768.59	10,047.37	48,721.22	17%
83100	5210	Coop Ext Postal Svcs	500.00	35.91	464.09	7%
83100	5230	Coop Ext Telephone	200.00	0.00	200.00	0%
83100	5810	Coop Ext Dues & Memb	150.00	0.00	150.00	0%
83100	6000	Coop Ext Mat & Sup	1,500.00	68.39	1,431.61	5%
83100-Cooperative Extension Program Total			61,918.59	10,522.60	51,395.99	17%
83400-4-H Center						
83400	5600	4-H Center EntityGift	2,000.00	2,000.00	0.00	100%
83400-4-H Center Total			2,000.00	2,000.00	0.00	100%
91600-Contingency Reserves						
91600	1000	Reserve Personnel	19,638.00	0.00	19,638.00	0%
91600	3140	Reserve Engineer & Architect	5,000.00	0.00	5,000.00	0%
91600	3150	Reserve Legal Svcs	10,000.00	0.00	10,000.00	0%
91600	8000	Reserve Capital Outlay	20,000.00	0.00	20,000.00	0%
91600-Contingency Reserves Total			54,638.00	0.00	54,638.00	0%
92500-Rev Refunds - Ins Claim Reimb						
92500	5830	Rev Rf Insurance Claim Reimb	0.00	10,284.80	(10,284.80)	100%

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FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
92500-Rev Refunds - Ins Claim Reimb Total			0.00	10,284.80	(10,284.80)	100%
92600-Rev Refunds - Ambulance						
92600	5830	Rev Rf Ambulance Svcs Refunds	0.00	4,944.13	(4,944.13)	100%
92600-Rev Refunds - Ambulance Total			0.00	4,944.13	(4,944.13)	100%
Grand Total			14,835,589.88	8,560,766.43	6,274,823.45	58%

Reconciliation of Appropriations

Year Ending June 30, 2024

Date	Total	General Fund	Soc Svcs Fund	CSA Fund	Sch Oper Fund	Food Serv Fund	GG Cap Fund	School Cap Fund	GG Debt Fund	School Debt Fund	Joint Fund	Conservation Easements	Unemploy. Fund	Health Fund
04/18/23 Appropriations Resolution: Total	54,257,910	14,737,603	2,013,734	410,764	27,585,063	1,565,391	3,621,318	779,256	251,700	2,289,543	903,538	90,000	10,000	0
<i>Adjustments:</i>														
5/16/2023 Double Tollgate Pump Station Design Work							441,105							
8/15/2023 Barns of Rose Hill endowment fund match		5,000												
9/19/2023 Fire & Rescue PPE - ballistic vests		4,500												
9/19/2023 Fire & Rescue PPE - turnout gear		20,751												
10/17/2023 FY23 School Capital Carryforward										1,077,519				
10/17/2023 FY23 School Operating Carryforward										97,957				
10/17/2023 FY23 Government Capital Carryforward							1,155,765							
10/17/2023 Sheriff's Ofc PSAP Retention Grant		27,500												
10/17/2023 FY24 Parks Admin-park bench & swim team lap lanes		3,909												
10/17/2023 FY24 Capital Projects-Zero Depth Entry Pool							58,806							
11/21/2023 FY24 New Deputy 1 Position-Treasurer's Office		52,545												
11/21/2023 FY24 Capital Projects - Remaining ARPA funds								98,584						
12/19/2023 CSA FY24 supplemental request				448,008										
12/19/2023 Planning Dept - Addtl Litter Control Grant funds		8,552												
12/19/2023 Sheriff's Ofc - Addtl ARPA funds									5,000					
12/19/2023 Registrar's Ofc - VDEM Homeland Security Grant									45,000					
12/19/2023 Courthouse Greent Project									83,425					
12/19/2023 CCPS - Addtl State Rev (All-in VA & Comp Supp)					290,898									
Revised Appropriation	58,182,734	14,860,360	2,013,734	858,772	27,875,961	1,565,391	5,509,003	1,954,732	251,700	2,289,543	903,538	90,000	10,000	0
Change to Appropriation	3,924,824	122,757	0	448,008	290,898	0	1,887,685	1,175,476	0	0	0	0	0	0
Original Revenue Estimate	20,747,872	3,619,165	1,317,940	213,721	12,845,282	1,565,391	176,318	779,256	0	185,799	0	45,000	0	0
<i>Adjustments:</i>														
9/19/2023 Fire & Rescue PPE - ballistic vests		4,500												
10/17/2023 FY23 School Capital Carryforward										815,064				
10/17/2023 FY23 Government Capital Carryforward							141,708							
10/17/2023 Sheriff's Ofc PSAP Retention Grant		27,500												
10/17/2023 FY24 Parks Admin-park bench & swim team lap lanes		3,909												
10/17/2023 FY24 Capital Projects-Zero Depth Entry Pool							58,806							
11/21/2023 FY24 New Deputy 1 Position-Treasurer's Office		14,711												
11/21/2023 FY24 Capital Projects - Remaining ARPA funds								98,584						
12/19/2023 CSA FY24 supplemental request				359,133										
12/19/2023 Planning Dept - Addtl Litter Control Grant funds		8,552												
12/19/2023 Sheriff's Ofc - Addtl ARPA funds									5,000					
12/19/2023 Registrar's Ofc - Homeland Security Grant VDEM									45,000					
12/19/2023 CCPS - Addtl State Rev (All-in VA & Comp Supp)					290,898									
Revised Revenue Estimate	22,621,237	3,678,337	1,317,940	572,854	13,136,180	1,565,391	525,416	1,594,320	0	185,799	0	45,000	0	0
Change to Revenue Estimate	1,873,365	59,172	0	359,133	290,898	0	349,098	815,064	0	0	0	0	0	0
Original Local Tax Funding	33,510,038	11,118,438	695,794	197,043	14,739,781	0	3,445,000	0	251,700	2,103,744	903,538	45,000	10,000	0
Revised Local Tax Funding	35,561,497	11,182,023	695,794	285,918	14,739,781	0	4,983,587	360,412	251,700	2,103,744	903,538	45,000	10,000	0
Change to Local Tax Funding	2,051,459	63,585	0	88,875	0	0	1,538,587	360,412	0	0	0	0	0	0

Italics = Proposed actions

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
301 General Govt Capital Proj Fund							
94110 HVAC System Replacement	0	212,058	212,058	142,585.55	.00	69,472.45	67.2%
94120 Roofing	0	26,465	26,465	18,900.00	8,465.00	-900.00	103.4%
94130 Painting and Flooring	0	70,413	70,413	.00	8,470.00	61,943.00	12.0%
94140 Landscaping	0	7,336	7,336	.00	.00	7,336.00	.0%
94141 Courthouse Green Project	0	105,954	105,954	1,786.25	8,721.22	95,446.53	9.9%
94182 Circuit Courthouse Renovation	0	19,536	19,536	16,583.43	4,536.00	-1,583.43	108.1%
94310 Sheriff's Equipment	211,250	20,605	231,855	55,044.44	8,769.75	168,040.81	27.5%
94326 Fire/EMS Vehicle	50,000	0	50,000	50,000.00	.00	.00	100.0%
94327 Fire/EMS Pers Protective Equi	300,000	0	300,000	9,126.09	281,062.20	9,811.71	96.7%
94331 Sheriff's Vehicles	228,750	23,689	252,439	211,105.26	8,184.92	33,148.82	86.9%
94410 Health & Human Svcs Space	0	40,000	40,000	.00	.00	40,000.00	.0%
94501 Berryville Business Park	0	22,696	22,696	515.96	8,500.00	13,680.20	39.7%
94505 Double TollGate	0	441,105	441,105	281,357.66	.00	159,747.34	63.8%
94601 Technology Improvements	0	6,118	6,118	.00	.00	6,118.00	.0%
94603 Mobile Radio System	445,000	-344,844	100,156	61,318.31	.00	38,837.69	61.2%
94604 911 Phone System	0	14,947	14,947	19,929.98	.00	-4,982.98	133.3%
94606 Broadband	2,160,000	0	2,160,000	1,080,000.00	.00	1,080,000.00	50.0%
94610 Mobile Radios EMS	0	453,383	453,383	72,506.26	269,527.72	111,349.02	75.4%
94611 Avenity-Tax Software	0	244,600	244,600	171,436.48	68,163.52	5,000.00	98.0%
94702 Swimming Pool	200,000	86,951	286,951	165,739.80	105,915.00	15,296.16	94.7%
94703 Park Repairs	0	72,250	72,250	3,000.00	12,305.00	56,945.00	21.2%
94707 Recreation Center Addition	0	4,200	4,200	4,200.00	.00	.00	100.0%
94711 Baseball Fields	0	8,000	8,000	.00	.00	8,000.00	.0%
94802 Reassessment	0	304,027	304,027	16,972.50	288,312.50	-1,258.00	100.4%
94803 Tourism Signs	0	28,197	28,197	.00	.00	28,197.00	.0%
94804 DeedBookRestoration	26,318	0	26,318	.00	.00	26,318.00	.0%
94805 SHSP Ensuring Election Secrty	0	45,000	45,000	.00	.00	45,000.00	.0%
GRAND TOTAL	3,621,318	1,912,686	5,534,004	2,382,107.97	1,080,932.83	2,070,963.32	62.6%

** END OF REPORT - Generated by Brenda Bennett **

Clarke County Board of Supervisors

Joint Administrative Services Board Update

Clarke County Board of Supervisors

Government Projects Update

Clarke County Board of Supervisors

Miscellaneous Items

Clarke County Board of Supervisors

Summary of Required Action

Clarke County Board of Supervisors

Board Member Committee Status Reports

Matthew E. Bass

- Clarke County School Board
- Clarke County Sheriff's Office
- Josephine School Community Museum Board
- Legislative Liaison
- Library Advisory Council
- Litter Committee
- Northwest Regional Adult Drug Treatment Court
- Northwestern Regional Juvenile Detention Center Commission
- Parks & Recreation Advisory Board
- Towns & Villages: Berryville

Beverly B. McKay

- Agricultural & Forestal District Advisory Committee
- BCCGC Joint Building Committee
- Broadband Implementation Committee
- Clarke County Sanitary Authority
- Conservation Easement Authority
- Economic Development Advisory Committee
- Northern Shenandoah Valley Regional Commission
- Towns and Villages: Boyce
- Towns and Villages: White Post

David S. Weiss

- Berryville/Clarke County Joint Committee for Economic Development and Tourism
- Board of Septic & Well Appeals
- Historic Preservation Commission
- Industrial Development Authority
- Joint Administrative Services Board
- Towns and Villages: Pine Grove

Terri T. Catlett

- Career and Technical Education Advisory Committee
- Community Policy and Management Team
- Humane Foundation
- Planning Commission
- Towns & Villages: Millwood
- Towns & Villages: Pine Grove

Doug M. Lawrence

- Berryville/Clarke County Joint Committee for Economic Development and Tourism
- Board of Social Services
- Broadband Implementation Committee
- Clarke County School Board
- Northwestern Regional Jail Authority

Clarke County Board of Supervisors

Adjournment

Clarke County Board of Supervisors

Reports:

- VATI
 - January Project Report
 - January Financial Report
- Building Department
 - January Single Family Dwellings Report
 - January Inspections Report
 - January Project Applications Report
- Commissioner of the Revenue
 - January Deed Transfers Report
- Fire & EMS
 - January Billing Report
- Virginia Regional Transit
 - December Clarke County Demand Response Metrics
 - January Clarke County Demand Response Metrics

- Manage
- Downloads
- Program Search
- Apply
- Application Status
- Projects And Reports
- Remittances
- User Guide



Broadband Monthly Report (State Fiscal Recovery Fund)

* Indicates a required field.

Organization: Northern Shenandoah Valley Regional Commission
Project: NSVRC 2022 Accelerated Fiber Deployment Initiative

Contract#: VATISF#2022-027
Report Status: Submitted

Date due: 01/15/2024
Last Updated: 01/16/2024
Updated by: Gretchen Henderson

Expenditure

Each expenditure field (i.e. Grant, Local/Private/Commonwealth Connect Fund Match) is required. Input 0 if funds from an expenditure category have not yet been spent or if no funds will be spent as the category does not apply to the project.

- 1) Expenditures to Date (State Fiscal Recovery Fund Grant) *
- 2) Expenditures to Date (Local Match) *
- 3) Expenditures to Date (Private Match) *
- 4) Expenditures to Date (Commonwealth Connect Fund Match) *

Total Project Expenditures

10177050.44

Performance

1) # of Currently Serviceable Passings *

0

2) # of Current Subscribers *

0

3) # of Linear Feet of Fiber/Coax Completed *

0

4) Milestones Achieved this Month

First Milestone for Augusta County achieved this month.

5) Milestones Overdue (Scheduled but Missed - Provide Explanation)

No Milestones overdue this month.

6) Milestones Scheduled per Milestone Timeline or Rescheduled (Overdue/Missed) for Next 30 Days

No Milestones rescheduled for this month.

7) Contract Extension Needed? *

Yes No

8) Contract Extension Date (If Applicable)

9) Comments / Questions / Concerns

Low Level Design is underway. Materials procurement is underway. APB has collected field data on approximately 32,700 poles, submitted over 12,600 pole attachment requests. While more than 2500 Notice to Proceeds (NTPs) have been received on Dominion poles, APB needs significantly more NTPs to reach a large queue of constructable fiber miles. APB is also having to modify network designs throughout our planned footprint to reflect substantially reduced reliance on REC as a middle mile provider. APB expects this redesign will add at least a calendar quarter to the project timeline in REC territory and significant cost to the overall project. Preliminary Design Ride Out (PDRO) has been completed in all project counties. APB is increasing the frequency of county and commission updates. As expected, APB is submitting its first milestone remittance report in early 2024 after completing its internal QA/QC in December, 2023.

i.e. Homes, Businesses, and Community Anchor Institutions

Project Activity Progress Report

Indicate the status of **each** project activity listed below by selecting an option from the corresponding dropdown menu. Some activities do not apply to all project types (e.g. Aerial Construction, Tower Foundation, etc.) If the activity is not applicable, select the "N/A (Wireless/Wireline Project)" option from the dropdown menu.

1) VATI Project Type *

Planning Phase

2) Field Design and Engineering *

3) Field Walkout *

4) Permit Applications *

Execution Phase

5) Make Ready *

6) Aerial Construction *

7) Underground/Buried Construction *

8) Fiber Splicing *

9) Cabinet/Enclosure Installation *

10) Tower Foundation *

11) Tower Erection *

12) Telecom Equipment Installation on Towers *

13) On-Site Electronics Installation *

14) Cabinet In-Service *

15) Tower In-Service *

Monitoring and Controlling Phase

16) Quality Assurance Checks

*

17) Quality Control Verification

*

18) Service Available at All Locations * Yes No

19) Locality Inspection Report [NSVRCVATI Locality QAQC Report January 2024 115202432806.pdf](#)

20) ISP Inspection Report [NSVRCVATI ISP QAQC Report January 2024 115202432811.pdf](#)

An inspection report must be attached or the Broadband Monthly Report will be denied.

An inspection report must be attached or the Broadband Monthly Report will be denied.

Discuss

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Virginia Department of Housing and Community Development
600 East Main Street, Suite 300
Richmond, VA 23219



Clarke County Profile-January, 2024 Finance Report

Amount Pledged \$ 5,400,000.00

PAYMENT SCHEDULE										
Installments	1	2	3	4	5	6	7	8	9	TOTAL
Quarter Due Date	10/1/2022	1/1/2023	4/1/2023	7/1/2023	10/1/2023	1/1/2024	4/1/2024	7/1/2024	10/1/2024	
Percent of Total	20%	10%	10%	10%	10%	10%	10%	10%	10%	100%
	\$ 1,080,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 5,400,000

PAYMENT HISTORY		
Installment 1 Up Front Funds-20%	Date Invoiced	9/1/2022
	Amount	\$ 1,080,000
	Date Deposited	9/20/2022
	Amount Paid	\$ 1,080,000
	Check #	ACH
Installment 2-10%	Date Invoiced	12/1/2022
	Amount	\$ 540,000
	Date Deposited	12/12/2022
	Amount Paid	\$ 540,000.00
	Check #	ACH
Installment 3-10%	Date Invoiced	3/1/2023
	Amount	\$ 540,000.00
	Date Deposited	3/3/2023
	Amount Paid	\$ 540,000
	Check #	ACH
Installment 4-10%	Date Invoiced	6/5/2023
	Amount	\$ 540,000
	Date Deposited	6/30/2023
	Amount Paid	\$ 540,000
	Check #	ACH
Installment 5-10%	Date Invoiced	9/8/2023
	Amount	\$ 540,000
	Date Deposited	9/20/2023
	Amount Paid	\$ 540,000
	Check #	ACH

Installment 6-10%	Date Invoiced	12/1/2023
	Amount	\$ 540,000
	Date Deposited	12/18/2023
	Amount Paid	\$ 540,000
	Check #	ACH
Installment 7-10%	Date Invoiced	
	Amount	
	Date Deposited	
	Amount Paid	
	Check #	
Installment 8-10%	Date Invoiced	
	Amount	
	Date Deposited	
	Amount Paid	
	Check #	
Installment 9-10%	Date Invoiced	
	Amount	
	Date Deposited	
	Amount Paid	
	Check #	

ACCOUNT BALANCE						
Date	Begin Balance	Deposits	Withdrawals	Interest Earned	End Balance	
6/30/2023	\$ 2,160,000	\$ 540,000	\$ -	\$ 6,346.55	\$ 2,706,346.55	
7/30/2023	\$ 2,706,346.55	\$ -	\$ -	\$ 11,078.97	\$ 2,717,425.52	
8/31/2023	\$ 2,717,425.52	\$ -	\$ -	\$ 11,124.32	\$ 2,728,549.84	
9/30/2023	\$ 2,728,549.84	\$ 540,000	\$ -	\$ 11,598.76	\$ 3,280,148.60	
10/31/2023	\$ 3,280,148.60	\$ -	\$ -	\$ 13,433.51	\$ 3,293,582.11	
11/30/2023	\$ 3,293,582.11	\$ -	\$ -	\$ 13,053.42	\$ 3,306,635.53	
12/31/2023	\$ 3,306,635.53	\$ 540,000.00	\$ -	\$ 14,540.74	\$ 3,861,176.27	
1/31/2024	\$ 3,861,176.27	\$ -	\$ -	\$ 15,769.84	\$ 3,876,946.11	



Last statement: December 31, 2023
 This statement: January 31, 2024
 Total days in statement period: 31

Page 1 of 1
 008699 [REDACTED]
 (0)

Direct inquiries to:
 800 327 9862

NORTHERN SHENANDOAH VALLEY REGIONAL
 VATI-CLARKE CO.
 400 KENDRICK LN SUITE E
 FRONT ROYAL VA 22630-2910

United Bank
 500 Virginia St East PO Box 393
 Charleston WV 25322-0393

Super Money Market Account

Account number	008699 [REDACTED]	Beginning balance	\$3,861,176.27
Low balance	\$3,861,176.27	Total additions	15,769.84
Average balance	\$3,861,176.27	Total subtractions	0.00
Avg collected balance	\$3,861,176	Ending balance	\$3,876,946.11
Interest paid year to date	\$15,769.84		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-31	Interest Credit	15,769.84

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	3,861,176.27	01-31	3,876,946.11		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with United Bank

**Building Department - Clarke County
New Single Family Dwellings 2024**

	Battletown	Berryville	Boyce	Chapel	Greenway	Longmarsh	TOTAL
January	1	0	0	0	0	0	1
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
TOTAL							

COMMENTS

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 01/01/24 to 01/31/24

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
Final Closing Buildi	01/02/24	DS	P	Rmdl Res	BYC	CHPL	102 TILTHAMMER MILL RD	SWIMELEY JOSEPH ROBERT	34850	A
Final Closing Electr	01/02/24	DS	P	Rmdl Res	BYC	CHPL	102 TILTHAMMER MILL RD	SWIMELEY JOSEPH ROBERT	34872	A
Framing	01/02/24	DS	F	Garage	BLMT	BLTN	416 HEMLOCK LN	ROMEDY KATHERINE	34836	A
Final Closing Electr	01/02/24	DS	P	Rmdl Res	BVL	BVL	408 ACADEMY ST	KIRBY SUSAN L	34846	A
Final Closing Plumbi	01/02/24	DS	P	Rmdl Res	BVL	BVL	408 ACADEMY ST	KIRBY SUSAN L	34847	A
Final Closing Mechan	01/02/24	DS	P	Rmdl Res	BVL	BVL	408 ACADEMY ST	KIRBY SUSAN L	34848	A
Final Closing Buildi	01/02/24	DS	P	Rmdl Res	BVL	BVL	408 ACADEMY ST	KIRBY SUSAN L	34849	A
Framing	01/03/24	DS	F	Add Res	BVL	LNGM	1986 LONGMARSH RD	VILLELA BAEZA RAUL E	34866	A
Erosion & Sediment C	01/03/24	DS	P	Land Dis	BVL	LNGM	11723 HARRY BYRD HWY	BUSHLAND LLC	34868	A
Framing	01/03/24	DS	F	Accessory	BVL	BLTN	846 BOOM RD	GRAHAM ROY L & BRIDGET	34650	A
Electrical Rough In	01/03/24	DS	P	Accessory	BVL	BLTN	846 BOOM RD	GRAHAM ROY L & BRIDGET	34867	A
Electric Service	01/03/24	DS	P	ELEC RES	BLMT	CHPL	2575 FROGTOWN RD	THORNTON CHRISTOPHER &	34680	A
Final Closing Plumbi	01/03/24	DS	F	PlumPer-R	BLMT	BLTN	598 TIMBER LN	DE LA LUZ AGUSTIN ANACL	34852	A
Framing	01/04/24	DS	P	Garage	BLMT	BLTN	416 HEMLOCK LN	ROMEDY KATHERINE	34869	A
Electrical Rough In	01/04/24	DS	P	Garage	BLMT	BLTN	416 HEMLOCK LN	ROMEDY KATHERINE	34870	A
Electrical Rough In	01/04/24	DS	P	Garage	BLMT	BLTN	416 HEMLOCK LN	ROMEDY KATHERINE	34871	A
Fire Off Mechanical	01/04/24	DS	P	Gas Per-R	BVL	BLTN	26 WILLIAMSTEAD LN	MORRISON NORMAN DEV & E	34535	A
Final Closing Gas	01/04/24	DS	P	Gas Per-R	BVL	BLTN	26 WILLIAMSTEAD LN	MORRISON NORMAN DEV & E	34539	A
Final Closing Mechan	01/04/24	DS	P	MechPer-R	BVL	BLTN	26 WILLIAMSTEAD LN	MORRISON NORMAN DEV & E	34542	A
Final Closing Plumbi	01/08/24	DS	F	PlumPer-R	BVL	BVL	408 MADDEN ST	MONEY MICHAEL AVERY & K	33468	A
Final Closing Gas	01/08/24	DS	F	Gas Per-R	BVL	BVL	408 MADDEN ST	MONEY MICHAEL AVERY & K	33476	A
Insulation	01/08/24	DS	P	Garage	BLMT	BLTN	416 HEMLOCK LN	ROMEDY KATHERINE	33752	A
Gas Tank	01/08/24	DS	P	Gas Per-R	BVL	LNGM	3752 CRUMS CHURCH RD	SOLECKI BENTON JAMES &	34900	A
Gas Line	01/08/24	DS	P	Gas Per-R	BVL	LNGM	3752 CRUMS CHURCH RD	SOLECKI BENTON JAMES &	34863	A
Gas Line Pressure Te	01/08/24	DS	P	Gas Per-R	BVL	LNGM	3752 CRUMS CHURCH RD	SOLECKI BENTON JAMES &	34864	A
Fire Off Mechanical	01/09/24	DS	P	Gas Per-R	WHPT	GNWY	104 GREENFIELDS LN	MCLEAN WILLIAM P III	34248	A
Final Closing Gas	01/09/24	DS	P	Gas Per-R	WHPT	GNWY	104 GREENFIELDS LN	MCLEAN WILLIAM P III	33653	A
Final Closing Mechan	01/09/24	DS	P	MechPer-R	WHPT	GNWY	104 GREENFIELDS LN	MCLEAN WILLIAM P III	33656	A
Insulation	01/10/24	DS	P	Rmdl Res	WHPT	GNWY	374 DEARMONT HALL LN	AMOS BILLI JO	34901	A
Framing	01/10/24	DS	P	Rmdl Res	BLMT	BLTN	116 BANJO LN	THOMSON LUKE JOSEPH	31735	A
Framing	01/10/24	DS	P	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	34087	A
Framing	01/10/24	DS	PRT	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	34091	A
Final Closing Electr	01/11/24	DS	F	Rmdl Res	CLK		26 CARTERS LINE RD	GRIFFIN CHRISTOPHER	34903	A
Final Closing Plumbi	01/11/24	DS	F	Rmdl Res	CLK		26 CARTERS LINE RD	GRIFFIN CHRISTOPHER	34904	A
Final Closing Mechan	01/11/24	DS	F	Rmdl Res	CLK		26 CARTERS LINE RD	GRIFFIN CHRISTOPHER	34905	A
Final Closing Gas	01/11/24	DS	F	Rmdl Res	CLK		26 CARTERS LINE RD	GRIFFIN CHRISTOPHER	34906	A
Final Closing Buildi	01/11/24	DS	F	Rmdl Res	CLK		26 CARTERS LINE RD	GRIFFIN CHRISTOPHER	34907	A
Final Closing Electr	01/11/24	DS	P	ELEC RES	BVL	LNGM	1318 CRUMS CHURCH RD	SMIGOCKI DAVID P & DEBO	33574	A
Framing	01/11/24	DS	P	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	34924	A
Final Closing Mechan	01/11/24	DS	P	MechPer-R	BVL		5 PULLIAM CT	MUNOS MATTHEW & MEGAN	34620	A
Electric Service	01/11/24	DS	P	ELEC RES	WHPT	GNWY	16216 LORD FAIRFAX HWY	CORTEZ JOSE JUAN VERGAR	34818	A
Footings	01/12/24	DS	P	Deck/Porch	BVL		364 NORRIS ST	JONES ADWOA SERWAAH	34384	A
Electric Service	01/12/24	DS	P	SPIG	BYC	CHPL	346 SALEM CHURCH RD	GERENSKI EMILY	34897	A
Final Closing Electr	01/16/24	DS	F	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	34934	A
Fire Stop/Fire Block	01/16/24	DS	P	Rmdl Res	WHPT	GNWY	374 DEARMONT HALL LN	AMOS BILLI JO	34946	A
Final Closing Plumbi	01/16/24	DS	F	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	34935	A
Final Closing Mechan	01/16/24	DS	F	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	34936	A
Final Closing Buildi	01/16/24	DS	F	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	34937	A
Framing	01/16/24	DS	P	Deck/Porch	BVL		364 NORRIS ST	JONES ADWOA SERWAAH	34385	A
Final Closing Buildi	01/16/24	DS	F	Deck/Porch	BVL		364 NORRIS ST	JONES ADWOA SERWAAH	34386	A
Electrical Rough In	01/17/24	DS	P	Add Res	BVL	LNGM	1986 LONGMARSH RD	VILLELA BAEZA RAUL E	34990	A
Framing	01/17/24	DS	P	Add Res	BVL	LNGM	1986 LONGMARSH RD	VILLELA BAEZA RAUL E	34947	A

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 01/01/24 to 01/31/24

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
Framing	01/18/24	DS	P	Accessory	BVL	BLTN	846 BOOM RD	GRAHAM ROY L & BRIDGET	34964	A
Final Closing Electr	01/19/24	DS	P	Solar	BVL	CHPL	8239 LORD FAIRFAX HWY	PORTILLO CARLSO & LEYVA	34930	A
Final Closing Buildi	01/19/24	DS	P	Solar	BVL	CHPL	8239 LORD FAIRFAX HWY	PORTILLO CARLSO & LEYVA	34929	A
Final Closing Electr	01/22/24	DS	P	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	35001	A
Final Closing Plumbi	01/22/24	DS	P	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	35002	A
Final Closing Mechan	01/22/24	DS	P	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	35003	A
Final Closing Buildi	01/22/24	DS	P	Rmdl Res	BLMT	BLTN	372 EVERGREEN LN	REED DEBORAH KAY	35004	A
Mechanical Rough In	01/22/24	DS	P	Rmdl Res	BVL	CHPL	675 LIME MARL LN	WHITTLESEY BRENT	34993	A
Framing Porch/Deck	01/24/24	DS	P	Rmdl Res	BYC	CHPL	70 COLONIAL LN	SOPER JOHN	35022	A
Subgrade	01/24/24	DS	P	Rmdl Res	BYC	CHPL	70 COLONIAL LN	SOPER JOHN	35023	A
Framing	01/24/24	DS	P	Rmdl Res	BYC	CHPL	70 COLONIAL LN	SOPER JOHN	33898	A
Electrical Rough In	01/24/24	DS	PRT	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35027	A
Plumbing Rough In	01/24/24	DS	PRT	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35028	A
Mechanical Rough In	01/24/24	DS	PRT	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35029	A
Electrical Rough In	01/24/24	DS	PRT	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35030	A
Plumbing Rough In	01/24/24	DS	PRT	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35031	A
Mechanical Rough In	01/24/24	DS	PRT	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35032	A
Final Closing Electr	01/24/24	DS	F	NRSF	BLMT		104 RATCLIFFE LN	BOWEN THOMAS C	35056	A
Final Closing Plumbi	01/24/24	DS	F	NRSF	BLMT		104 RATCLIFFE LN	BOWEN THOMAS C	35057	A
Final Closing Mechan	01/24/24	DS	F	NRSF	BLMT		104 RATCLIFFE LN	BOWEN THOMAS C	35058	A
Final Closing Gas	01/24/24	DS	F	NRSF	BLMT		104 RATCLIFFE LN	BOWEN THOMAS C	35059	A
Final Closing Buildi	01/24/24	DS	F	NRSF	BLMT		104 RATCLIFFE LN	BOWEN THOMAS C	35060	A
Final Closing Plumbi	01/29/24	DS	P	PlumPer-R	BLMT	BLTN	598 TIMBER LN	DE LA LUZ AGUSTIN ANACL	35096	A
Insulation	01/29/24	DS	P	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35107	A
Electrical Rough In	01/29/24	DS	P	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35108	A
Mechanical Rough In	01/29/24	DS	P	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35109	A
Mechanical Rough In	01/29/24	DS	P	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35105	A
Electrical Rough In	01/29/24	DS	P	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35106	A
Insulation	01/29/24	DS	P	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35095	A
Slab Garage/Carport	01/30/24	DS	P	Accessory	BVL	LNGM	87 MOOSE RD	JEIRLES RYAN & SUMMER	35061	A
Gas Tank	01/30/24	DS	P	Gas Per-R	BYC		3450 CALMES NECK LN	LEE JOHN JOSEPH SR & MA	35122	A
Gas Line	01/30/24	DS	P	Gas Per-R	BYC		3450 CALMES NECK LN	LEE JOHN JOSEPH SR & MA	34920	A
Gas Line Pressure Te	01/30/24	DS	P	Gas Per-R	BYC		3450 CALMES NECK LN	LEE JOHN JOSEPH SR & MA	34921	A
Electric Service	01/30/24	DS	P	ELEC RES	BVL	BLTN	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	35123	A
Erosion & Sediment C	01/30/24	DS	P	Land Dis		LNGM		MOONEY JAMES O III	34989	A
Slab Garage/Carport	01/31/24	DS	P	Rmdl Res	BVL		815 SWIMLEY RD	FUNK PRESTON S & CHRIST	35112	A

INSPECTOR TOTALS: 88 INSPECTIONS FEES: .00 PAID TO DATE: .00 UNPAID: .00

Final Closing Electr	01/02/24	JR	P	Elec Per-C	BVL	BLTN	4163 HARRY BYRD HWY	PERRY STUART M INC	34483	A
Electric Service	01/03/24	JR	F	Elec Per-C	BVL	BVL	102 WEST MAIN ST	BATTLETOWN LAND HOLDING	34769	A
Insulation	01/04/24	JR	P	Rmdl Res	BYC	CHPL	10544 LORD FAIRFAX HWY	SHEIKH IQRA YOUSAF	34501	A
Final Closing Electr	01/09/24	JR	F	NRSF	BVL		211 QUEENSHIP LN	WALLACE ROBERT & LAUREN	32107	A
Final Closing Plumbi	01/09/24	JR	F	NRSF	BVL		211 QUEENSHIP LN	WALLACE ROBERT & LAUREN	32110	A
Final Closing Mechan	01/09/24	JR	F	NRSF	BVL		211 QUEENSHIP LN	WALLACE ROBERT & LAUREN	32112	A
Gas Line	01/09/24	JR	P	NRSF	BVL		211 QUEENSHIP LN	WALLACE ROBERT & LAUREN	35025	A
Gas Line Pressure Te	01/09/24	JR	P	NRSF	BVL		211 QUEENSHIP LN	WALLACE ROBERT & LAUREN	35026	A
Final Closing Mechan	01/10/24	JR	P	Mech Per-C	BVL	BVL	102 NORTH CHURCH ST	CLARKE COUNTY	28533	A
Plumbing Groundworks	01/11/24	JR	P	Rmdl Comm	BYC	GNWY	8153 JOHN MOSBY HWY	SHENANDOAH HILLS LLC	34928	A
Final Closing Electr	01/12/24	JR	P	Rmdl Res	BVL	BVL	14 LIBERTY ST	DUNNE RACHEL CATHERINE	34939	A
Final Closing Mechan	01/12/24	JR	P	Rmdl Res	BVL	BVL	14 LIBERTY ST	DUNNE RACHEL CATHERINE	34940	A
Final Closing Buildi	01/12/24	JR	P	Rmdl Res	BVL	BVL	14 LIBERTY ST	DUNNE RACHEL CATHERINE	34941	A

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 01/01/24 to 01/31/24

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
Electric Service	5	Douglas Shaffer	88	FAIL	25
Electrical Rough In	9	Jamie Royston	27	PARTIAL	7
Erosion & Sediment Control	2			PASS	82
Final Closing Building	10			PASS WITH CONDITIONS	1
Final Closing Electric	12				
Final Closing Gas	7				
Final Closing Mechanical	12				
Final Closing Plumbing	11				
Fire Off Mechanical or Gas	2				
Fire Stop/Fire Block	1				
Footings	1				
Framing	15				
Framing Porch/Deck	1				
Gas Line	3				
Gas Line Pressure Test	3				
Gas Tank	2				
Insulation	6				
Mechanical Rough In	6				
Plumbing Groundworks	1				
Plumbing Rough In	3				
Slab Garage/Carport	2				
Subgrade	1				

TOTAL INSPECTIONS: 115

INSPECTION REPORT

ALL

INSPECTIONS PERFORMED: 01/01/24 to 01/31/24

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
Electric Service	5	Douglas Shaffer	88	FAIL	25
Electrical Rough In	9	Jamie Royston	27	PARTIAL	7
Erosion & Sediment Control	2			PASS	82
Final Closing Building	10			PASS WITH CONDITIONS	1
Final Closing Electric	12				
Final Closing Gas	7				
Final Closing Mechanical	12				
Final Closing Plumbing	11				
Fire Off Mechanical or Gas	2				
Fire Stop/Fire Block	1				
Footings	1				
Framing	15				
Framing Porch/Deck	1				
Gas Line	3				
Gas Line Pressure Test	3				
Gas Tank	2				
Insulation	6				
Mechanical Rough In	6				
Plumbing Groundworks	1				
Plumbing Rough In	3				
Slab Garage/Carport	2				
Subgrade	1				

TOTAL INSPECTIONS: 115

** END OF REPORT - Generated by Annabella Vega **

Project Application Report - Building Dept

For Period: 1/1/2024 to 1/31/2024

Project Type	Project Number	Project Fees
Land Disturbance	230724	250.00
Minor Land Disturbance	240008	50.00
Residential Deck/Porch no Roof	230717	102.00
Residential Deck/Porch w/Roof	230716	152.00
Residential Electric Permit	230710	127.50
	230721	112.20
	230723	66.30
	240012	81.60
	240013	45.90
	240020	66.30
	240021	45.90
Residential Garage	240002	890.14
Residential Gas Permit	230706	45.90
	230715	40.80
	230722	40.80
	240019	40.80
Residential Mechanical Permit	240018	40.80
Residential New	230718	1748.18
Residential Remodel	240001	664.43
	240006	158.10
	240007	51.00
	240011	158.10
Sign Permit	240003	122.40
Solar Array System	230709	168.30
	240009	168.30
Total		5437.75

Project Application Report - Building Dept

For Period: 1/1/2024 to 1/31/2024

Project Type	Project Number	Location	Owner	Estimated Building Value	Fees <small>Blank = collected by another dept</small>	Project Status
Land Disturbance	230724	0	MOONEY JAMES O III	\$0	\$250.00	ISSUED W/O CONDITIONS
Minor Land Disturbance	240008	0	JOVEL ESTHER	\$0	\$50.00	ISSUED W/O CONDITIONS
Residential Deck/Porch no Roof	230717	301 TYSON DR	JOHNSON JOSEPH PAUL	\$0	\$102.00	ISSUED W/O CONDITIONS
Residential Deck/Porch w/Roof	230716	345 TYSON DR	LUHRS RICHARD & LOUANN	\$0	\$152.00	ISSUED W/O CONDITIONS
Residential Electric Permit	230710	1916 HARRY BYRD HWY	CLARK JACK & MELODY	\$0	\$127.50	ISSUED W/O CONDITIONS
	230721	21245 BLUE RIDGE MTN RD	BROOME ANDREW J JR & DIANE	\$0	\$112.20	ISSUED W/O CONDITIONS
	230723	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	\$0	\$66.30	ISSUED W/O CONDITIONS
	240012	773 OLD WINCHESTER RD	RASKOVSKIY MICHAEL	\$0	\$81.60	ISSUED W/O CONDITIONS
	240013	113 RICE ST	DUMENE MICHAEL	\$0	\$45.90	ISSUED W/O CONDITIONS
	240020	6987 JOHN MOSBY HWY	THE TULEYRIES LAND HOLDINGS	\$0	\$66.30	ISSUED W/O CONDITIONS
	240021	889 BERRYS FERRY RD	SHIN JIUN	\$0	\$45.90	ISSUED W/O CONDITIONS
Residential Garage	240002	12 RICE ST	JOHNSON NORMAN G III	\$81,686	\$890.14	ISSUED W/O CONDITIONS
Residential Gas Permit	230706	96 MARSH LN	RIVENDELL LIFE CENTER INC	\$0	\$45.90	ISSUED W/O CONDITIONS
	230715	3450 CALMES NECK LN	LEE JOHN JOSEPH SR & MARHTA HARRELL	\$0	\$40.80	ISSUED W/O CONDITIONS
	230722	1977 SUMMIT POINT RD	REEDY WILLIAM JOHN	\$0	\$40.80	ISSUED W/O CONDITIONS
	240019	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	\$0	\$40.80	ISSUED W/O CONDITIONS

Project Application Report - Building Dept

For Period: 1/1/2024 to 1/31/2024

Project Type	Project Number	Location	Owner	Estimated Building Value	Fees <small>Blank = collected by another dept</small>	Project Status
Residential Mechanical Permit	240018	2071 OLD CHAPEL RD	FRANKLIN JACK M & PATRICIA A	\$0	\$40.80	ISSUED W/O CONDITIONS
Residential New	230718	1061 PINE GROVE RD	MORGAN LORI DUKE	\$203,831	\$1,748.18	ISSUED W/O CONDITIONS
Residential Remodel	240001	230 HACKBERRY LN	SMITH CLIFFORD M & KAREN M	\$79,200	\$664.43	ISSUED W/O CONDITIONS
	240006	303 ASHBY CT	PLEDGIE STEPHEN	\$9,450	\$158.10	ISSUED W/O CONDITIONS
	240007	311 LIMESTONE CT	DEFRANGE JOSEPH LOUIS & VIRGINIA	\$0	\$51.00	ISSUED W/O CONDITIONS
	240011	789 PIONEER LN	PANDOLFI-MALONE BRYAN	\$0	\$158.10	ISSUED W/O CONDITIONS
Sign Permit	240003	10 JOSEPHINE ST	ZION BAPTIST CHURCH & PARSONAGE	\$0	\$122.40	ISSUED W/O CONDITIONS
Solar Array System	230709	737 MCGUIRE CIR	ODOM JUNIOR O & MARIELLE TSHIBUNGU	\$0	\$168.30	ISSUED W/O CONDITIONS
	240009	429 FREMONT CT	BENDER DAVID G & KIMBERLY A	\$0	\$168.30	ISSUED W/O CONDITIONS

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/02/24 2070 ①	249	LEGARD, MARGARET S RECORDED TIME: 13:19 DESCRIPTION 1: LOT 1 THOMAS JONES SUBDIVISION DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 3	N MARCHESANI, ROBERT N 207 WILLOW LN BERRYVILLE, VA. 22611 MAP: 14A171	N 170,000.00	DBS	100% w/impv 208,300
01/02/24 2150 ①	2411	ALLLET LLC RECORDED TIME: 13:48 DESCRIPTION 1: TOWN OF BERRYVILLE DATE OF DEED : 12/29/23 BOOK: 718 NUMBER PAGES : 3	N GILBERT, DANIEL A 211 E MAIN ST BERRYVILLE, VA. 22611 MAP: 14A5 A 86A	N 285,000.00	DBS	100% 186,300 w/impv
01/02/24	2413	ANNA RUTH GIPSON TRUST AGREEME RECORDED TIME: 13:55 DESCRIPTION 1: BK 398 PG 373 DATE OF DEED : 12/20/23 BOOK: 718 NUMBER PAGES : 3	N GIPSON, MELINDA M 113 ISAAC CT BERRYVILLE, VA. 22611 MAP: 14A8 4 154	.00	DODS	100%
01/03/24 8484 ④	2416	101 LIMITED PARTNERSHIP RECORDED TIME: 10:09 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/02/24 BOOK: 718 NUMBER PAGES : 5	N FOURTHGEN VA 604 JACK ENDERS BLVD BERRYVILLE, VA. 22611 MAP: 14 7 16	N 1,000,000.00	DBS	100% 876,900 221,650 w/impv
01/03/24 7100 7099 ②	2418	THOMPSON, ELIZABETH LEIGH RECORDED TIME: 10:56 DESCRIPTION 1: 3.06 ACRES DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 3	N JAHANI, ZALA 2290 JOHN MOSBY HWY BOYCE, VA. 22620 MAP: 39A4	N 316,000.00	DBS	100% ④ - 56,500 ⑤ - 259,500 w/impv
01/05/24 3887 ②	2425	NEWMAN, BRITTANY RECORDED TIME: 12:59 DESCRIPTION 1: LOT 160 BLOCK 2H UNIT 2 DATE OF DEED : 12/29/23 BOOK: 718 NUMBER PAGES : 2	N POE, GLEN R 328 N BUCKMARSH ST BERRYVILLE, VA. 22611 MAP: 17A2 22 160	N 2,500.00	DBS	100% 2000 VAR
01/05/24 9557 ②	2426	TURNER, LOGAN D RECORDED TIME: 13:00 DESCRIPTION 1: LONGMARSH DATE OF DEED : 01/04/24 BOOK: 718 NUMBER PAGES : 2	N GOMEZ MOLINA, MELWIN A 1752 SUMMIT POINT RD BERRYVILLE, VA. 22611 MAP: 8 A 55E	N 350,000.00	DBS	100% 161,500 w/impv
01/05/24 8881 ①	2427	GONZALEZ, AARON A RECORDED TIME: 13:06 DESCRIPTION 1: LOT 20 SOVEIRGN GLEN DATE OF DEED : 12/29/23 BOOK: 718 NUMBER PAGES : 3	N LEMUS Y LEMUS, MANDIS RAUL 3 TURNER CT BERRYVILLE, VA. 22611 MAP: 14A9 1 20	N 500,000.00	DBS	100% 423,100 w/impv

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY

FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/08/24	2434	SOLLEE, WILLIAM L; JR RECORDED TIME: 11:41 DESCRIPTION 1: 13.10 AND 56.5795 ACRES DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 3	N SOLLEE, WILLIAM L; JR 1230 CHILLY HOLLOW RD BERRYVILLE, VA. 22611 PAGE: 617 MAP: 24A29	N .00	DG	100%
01/08/24	2435	STAPLES, ROSEMARIE J RECORDED TIME: 12:15 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/08/24 BOOK: 718 NUMBER PAGES : 3	N STAPLES, ROSEMARIE J 6677 LORD FAIRFAX HWY BERRYVILLE, VA. 22611 PAGE: 620 MAP: 23 A 3	N .00	DODS	100%
01/08/24 ① 1973	2436	101 N CHURCH ST LLC RECORDED TIME: 12:25 DESCRIPTION 1: TOWN OF BERRYVILLE DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 5	N SEWARD, MICHAEL E 217 W MAIN ST BERRYVILLE, VA. 22611 PAGE: 623 MAP: 14A4 A 36	N 609,350.00	DBS	100% 230K w/impv
01/08/24 ② 1037	2437	HETZEL, PETER HAYWARD RECORDED TIME: 13:20 DESCRIPTION 1: LONGMARSH DATE OF DEED : 01/03/24 BOOK: 718 NUMBER PAGES : 2	N GILDERS, NICOLE RENEE 1290 SENSENY RD BERRYVILLE, VA. 22611 PAGE: 628 MAP: 13 A 42	N 400,000.00	DBS	100% 190,800 w/impv
01/08/24 ② 6886	2439	LOWMAN, MILDREO MARIE RECORDED TIME: 14:44 DESCRIPTION 1: GREENWAY DATE OF DEED : 01/03/24 BOOK: 718 NUMBER PAGES : 6	N TEUFELHUNDEN RIDGE LLC PO BOX 5137 ARLINGTON, VA. 22205 PAGE: 646 MAP: 37A3 2 24	N 108,000.00	DBS	100% 67,500 VAC
01/09/24 ② 1222	2443	GARDNER, MELVIN C RECORDED TIME: 12:29 DESCRIPTION 1: 6.74304 ACRES TRAPP HILL DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 3	N JOVEL, ESTHER 114 RURITAN RD STERLING, VA. 20164 PAGE: 659 MAP: 1426	N 245,000.00	DBS	100% 137,400 VAC
01/09/24 ② 6833	2448	THOMAS, PATRICIA DIXON RECORDED TIME: 13:11 DESCRIPTION 1: GREENWAY DATE OF DEED : 01/03/24 BOOK: 718 NUMBER PAGES : 3	N INTERNATIONAL LOGISITICS & FRE N/A N/A, XX. 00000 0000 PAGE: 693 MAP: 37A2 3 1	N 325,000.00	DBS	100% 91,400 VAC
01/09/24 ② 1046	2451	MOLD, JANE E RECORDED TIME: 14:26 DESCRIPTION 1: LONGMARSH DATE OF DEED : 01/04/24 BOOK: 718 NUMBER PAGES : 3	N RYMER, ERIC D 1163 WESTWOOD RD BERRYVILLE, VA. 22611 PAGE: 725 MAP: 13 A 51	N 430,000.00	DBS	100% 285,700 w/impv

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY

FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/10/24 549 ②	2454	ANDERSON, DAVID A RECORDED TIME: 09:54 DESCRIPTION 1: LONGMARSH DATE OF DEED : 01/09/24 BOOK: 718 NUMBER PAGES : 2	N SNOW, TROY ALLEN 1866 CRUMS CHURCH RD BERRYVILLE, VA. 22611 PAGE: 755 MAP: 7 3 3	N 445,000.00	DBS	100% 352,700 w/impv
01/10/24 4849 ①	2456	LEE, ANNA RECORDED TIME: 12:50 DESCRIPTION 1: TOWN OF BOYCE LOTS 1 AND 7 DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 2	N HAMME, CHELSEA LOGAN 13 VIRGINIA AVE BOYCE, VA. 22620 PAGE: 777 MAP: 21A2A10	N 265,000.00	DBS	100% 152,900 w/impv
01/11/24	2461	LEE, FARON JACKIE RECORDED TIME: 10:30 DESCRIPTION 1: BK 478 PG 419 DATE OF DEED : 01/09/24 BOOK: 718 NUMBER PAGES : 4	N JACK ENDERS BOULEVARD LLC N/A N/A, XX. 00000 0000 PAGE: 813 MAP: 14 7 3	.00	DODS	100%
01/12/24 6633 ②	2471	LAWRENCE, CHARLES P RECORDED TIME: 12:10 DESCRIPTION 1: BATTLETOWN DISTRICT DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 3	N BARTO, DEVIN 209 SKYHORSE LN BLUEMONT, VA. 20135 PAGE: 847 MAP: 34A1	N 705,000.00	DBS	100% 455,200 w/impv
01/12/24	240000002	WHINEREY, MARJORIE J RECORDED TIME: 12:31 DESCRIPTION 1: DATE OF DEED : 01/12/24 BOOK: 111 NUMBER PAGES : 0	N/A N/A PAGE: 465 MAP:	.00	COPY	00%
01/16/24 643 ⑤	2477	WOODYARD, CLYDE WAYNE RECORDED TIME: 10:55 DESCRIPTION 1: LONGMARSH DATE OF DEED : 01/09/24 BOOK: 718 NUMBER PAGES : 2	N MCGRATH, JACQUELINE 43187 ROCKFIELD CT ASHBURN, VA. 20147 PAGE: 873 MAP: 8 A 13	N 900,000.00	DBS	100% 876,300 w/impv
01/17/24	2481	SHAN HILL FARM RECORDED TIME: 08:06 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N GREENHALGH, GEORGE P N/A N/A, XX. 00000 0000 PAGE: 74 MAP: 30A98	.00	OPM	100%
01/17/24	2482	SHAN HILL FARM RECORDED TIME: 08:07 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N GREENHALGH, GEORGE P N/A N/A, XX. 00000 0000 PAGE: 75 MAP: 30A98	.00	OPM	100%

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/17/24	2483	SHAN HILL FARM RECORDED TIME: 08:08 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N GREENHALGH, GEORGE P N/A N/A, XX. 00000 0000 PAGE: 76 MAP: 30A98A	N .00	OPM	100%
01/18/24 8899 (2)	2485	WARFIELD HOMES INC RECORDED TIME: 15:20 DESCRIPTION 1: 3.3230 ACRES DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 3	N CALLEN, DAVID JAMES 4321 S 63RD ST LINCOLN, NE. 68516 PAGE: 897 MAP: 9124	N 200,000.00	DBS	100% 123,200 VAC
01/22/24 2310 (1)	2495	PECK, TAMMIE L RECORDED TIME: 12:15 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 12/21/23 BOOK: 718 NUMBER PAGES : 2	N RAMIREZ, OSCAR ORDONEZ 106 JACK ENDERS BLVD BERRYVILLE, VA. 22611 PAGE: 958 MAP: 14A6 4 21	N 475,000.00	DBS	100% 309,800 w/imp V
01/22/24 2811 (2)	2497	MILLER, CORNELIUS RECORDED TIME: 13:34 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y GOODWIN, MATTHEW BOYO 20923 GARDENGATE CIR ASHBURN, VA. 20147 PAGE: 976 MAP: 17A1 2 71	N 5,775.00	DBS	100% 2K VAC TAX sale
01/22/24 2844 (2)	2498	HATTON, FRED H RECORDED TIME: 13:35 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y RIGO SERVICES 10977 LAPLATA RD LAPLATA, MD. 20646 PAGE: 979 MAP: 17A1 2 114	N 1,265.00	DBS	100% 1000 VAC TAX sale
01/22/24 3451 (2)	2499	HALL, JAMES S; JR RECORDED TIME: 13:36 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y NGUYEN, CHANH 21017 SCENIC DR CHUGIAK, AK. 99567 PAGE: 982 MAP: 17A2 12 45	N 4,840.00	DBS	100% 2000 VAC TAX sale
01/22/24 3440 (2)	24100	NARAGANSETT TRADING INC RECORDED TIME: 13:37 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y REED, DEBORAH KIRK PO BOX 540 BERRYVILLE VA. 22611 PAGE: 985 MAP: 17A212 33	N 4,400.00	DBS	100% 2000 VAC TAX sale
01/22/24 3664 (2)	24101	KECK, RANDALL C RECORDED TIME: 13:38 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/19/24 BOOK: 718 NUMBER PAGES : 2	Y JAIN, PIYULI 2238 MORGAN LN DUNN LORING, VA. 22027 PAGE: 988 MAP: 17A218 20	N 17,600.00	DBS	100% 3200 VAC TAX sale

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/22/24	24102	HOWARD, JAMES W RECORDED TIME: 13:39 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y RIGO SERVCIES LLC 10977 LAPLATA RD LAPLATA, MD. 20646	N 4,620.00	OBS	100%
4066 (2)				TAX Sale		1000 VAC
01/22/24	24103	MARTIN, ARNOLD; JR RECORDED TIME: 13:40 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y MAZZARELLA, SUSAN SCOBIE 9208 EMMETT RD GLEN ALLEN, VA. 23060	N 4,180.00	OBS	100%
2849 (2)				TAX Sale		2000 VAC
01/22/24	24104	LOGAN, MILDRED E RECORDED TIME: 13:41 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y HOCKMAN, CASEY L 782 FOX DR WINCHESTER, VA. 22603	N 9,900.00	OBS	100%
4020 (2)				TAX Sale		2000 VAC
01/22/24	24105	MINNOCK, GERTRUDE ELIZABETH RECORDED TIME: 13:42 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y STEMBERGER, LARRY 875 COULSON LN BLUEMONT, VA. 20135	N 5,775.00	OBS	100%
2958 (2)				TAX Sale		2000 VAC
01/22/24	24106	JOHNSON, CARL W RECORDED TIME: 13:43 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y SHENANODOAH RETREAT LAND CORP 256 HEMLOCK LN BLUEMONT, VA. 20135	N 5,500.00	OBS	100%
3314 (2)				TAX Sale		2000 VAC
01/22/24	24107	MORGAN, CHARLES O RECORDED TIME: 13:44 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 718 NUMBER PAGES : 3	Y COCHRAN, LEEANN SCHWOPE 104 LAUREL LN BLUEMONT, VA. 20135	N 16,500.00	OBS	100%
2992 (2)				TAX Sale		2000 VAC
01/22/24	24108	WYCHE, IDA S RECORDED TIME: 13:45 DESCRIPTION 1: 2 TRACTS VILLAGE OF WHITE POST DATE OF DEED : 01/19/24 BOOK: 718 NUMBER PAGES : 3	Y SHIN, JOO YONG 1303 FEATEHRSTONE LN NE LEESBURG, VA. 20176	N 139,700.00	OBS	100%
5753 (2)				TAX Sale		130 K w/impv
01/22/24	24109	JOHNSON, LEE RECORDED TIME: 13:46 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/19/24 BOOK: 718 NUMBER PAGES : 3	Y LULL, JAMIE 68 RUMSFIELD RO KEARNEYSVILLE, WV. 25430	N 7,300.00 5,500	OBS	100%
2426 (2)				TAX SALE		7500 VAC

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/22/24	24110	HATTEN, MARGARET C RECORDED TIME: 13:47 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/19/24 BOOK: 718 NUMBER PAGES : 2	Y CELJ LLC 224 OLD BALTIMORE RD WINCHESTER, VA. 22603 PAGE: 1014 MAP: 17A1 2 150	N 4,840.00	DBS	100% <i>TAX sale 2000 VAC</i>
01/22/24	24111	LEHNING, THOMAS C RECORDED TIME: 13:48 DESCRIPTION 1: 2 PARCELS 17A1 2 169 DATE OF DEED : 01/19/24 BOOK: 718 NUMBER PAGES : 3	Y CELJ LLC 224 OLD BALTIMORE RD WINCHESTER, VA. 22603 PAGE: 1016 MAP: 17A1 2 148	N 9,460.00	DBS	100% <i>TAX sale \$148 - 2000 169 - 2000 VAC</i>
01/22/24	24113	LAWSON, LARA A RECORDED TIME: 15:28 DESCRIPTION 1: 7.018 ACRES DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N HARTLAND, BENJAMIN 146 ALLEN RD BERRYVILLE, VA. 22611 PAGE: 3 MAP: 872	N 650,000.00	DBS	100% <i>420,700 w/impV</i>
01/26/24	24124	FRANKLINS HAPPY HILL FARMS INC RECORDED TIME: 08:00 DESCRIPTION 1: 278.15 ACRES GREENWAY DATE OF DEED : 01/23/24 BOOK: 719 NUMBER PAGES : 2	N BLYTH FARMS LLC 751 KITCHEN LANE WHITE POST, VA. 22663 PAGE: 42 MAP: 20 A 26	N 2,100,000.00	DBS	100% <i>1653,300 w/impV</i>
01/26/24	240000006	THOMAS, JOHN SCOTT RECORDED TIME: 15:30 DESCRIPTION 1: DATE OF DEED : 01/26/24 BOOK: 111 NUMBER PAGES : 5	N/A N/A PAGE: 500 MAP:	.00	PROBATE	00%
01/29/24	24126	KEELER, SHARON RECORDED TIME: 11:36 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/05/24 BOOK: 719 NUMBER PAGES : 3	Y CAPPERT, DAVID 644 LAUREL LN BLUEMONT, VA. 20135 PAGE: 45 MAP: 17A1 8 65	N 6,325.00	DBS	100% <i>TAX sale 32000</i>
01/29/24	24130	BRABON, DOUGLAS R RECORDED TIME: 12:00 DESCRIPTION 1: GREENWAY DATE OF DEED : 01/23/24 BOOK: 719 NUMBER PAGES : 5	N BRABON, DOUGLAS R N/A N/A, XX. 0000 0000 PAGE: 54 MAP: 37A1 2 23	N .00	DBS	100%
01/30/24	24133	COUNSELMAN, MICHAEL RECORDED TIME: 08:33 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 6	N SAME N/A N/A, XX. 00000 0000 PAGE: 64 MAP: 28 A 34	N .00	PM	100%

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT

COUNTY
FOR JANUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/30/24	24136	MILLESON, MICHAEL T RECORDED TIME: 08:54 DESCRIPTION 1: LONGMARSH DATE OF DEED : 12/22/23 BOOK: 719 NUMBER PAGES : 5	N CHILDS, JAMES W N/A N/A, XX. 00000 0000 PAGE: 81 MAP: 7 A 118	N .00	DBL	100%
487 (5)	01/30/24	24134 MILLESON, MICHAEL T RECORDED TIME: 08:57 DESCRIPTION 1: LONGMARSH 79.5699 ACRES DATE OF DEED : 01/25/24 BOOK: 719 NUMBER PAGES : 4	N KIRKPATRICK, RAYMOND AUSTIN 135 LONGAMRSH RO BERRYVILLE, VA. 22611 PAGE: 70 MAP: 7 A 118	N 700,000.00	DBS	100% 653,100 w/impv
	01/30/24	24137 MILLESON, WILLIAM T RECORDED TIME: 09:00 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N CHILDS, JAMES W N/A N/A, XX. 00000 0000 PAGE: 77 MAP: 7 A 118	N .00	OPM	100%
	01/30/24	24138 JOHNSON, DEBORAH A RECDROED TIME: 09:01 DESCRIPTION 1: LONGMARSH DATE OF DEED : 10/20/23 BOOK: 719 NUMBER PAGES : 7	N MORAN, NEAL M 425 FAIRVIEW LN BERRYVILLE, VA. 22611 PAGE: 86 MAP: 7 A 118E	N .00	DE	100%
6299 (2)	01/30/24	24141 CASHMAN, BRETT DAVID RECORDED TIME: 12:15 DESCRIPTION 1: LOT 76 5.903 ACRES DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N HUDSON, ANDREW 7601 OUNSTON STREET SPRINGFIELD, VA. 22151 PAGE: 98 MAP: 31176	N 99,500.00	DBS	100% 4100 VAR
1970 (1)	01/31/24	24147 HUFF, VICKIE B RECORDED TIME: 11:44 DESCRIPTION 1: TOWN OF BERRYVILLE DATE OF DEED : 01/31/24 BOOK: 719 NUMBER PAGES : 3	N JESTER, JACOB 20 LINCOLN AVE BERRYVILLE, VA. 22611 PAGE: 169 MAP: 14A4 A 33	N 270,000.00	DBS	100% 193,300 w/impv
5382 (2)	01/31/24	24150 LAST MINUTE BROTHERS LLC RECORDED TIME: 14:44 DESCRIPTION 1: 5.0002 ACRES DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	N BLACK ELM LLC 281 KINSKY LANE BERRYVILLE, VA. 22611 PAGE: 175 MAP: 25A27C	N 269,700.00	DBS	100% 269,700 w/impv
9200 (2)	01/31/24	24152 CITIBANK RECORDED TIME: 14:46 DESCRIPTION 1: CHAPEL DATE OF DEED : 01/23/24 BOOK: 719 NUMBER PAGES : 3	N MASTER WELDING CORP 704 ANNE ST SW LEESBURG, VA. 20175 PAGE: 184 MAP: 14B A 8A	N 169,000.00	DBS	100% F. Clow. sale 167,300 w/impv

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY

RECORDED INSTRUMENT GRANTOR (X) GRANTEE/ADDRESS (X) CONSIDERATION TYPE PERCENT
FOR JANUARY, 2024

***** COUNTY DEEDS OF CORRECTION *****

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
01/05/24	2424	MARCHESANI, ROBERT N RECORDED TIME: 11:45 DESCRIPTION 1: BK 718 PG 423 DATE OF DEED : 00/00/00 BOOK: 718 NUMBER PAGES : 21	N STAKES, SHARON N/A N/A, XX. 00000 0000 PAGE: 554 MAP: 14A171	N .00	COR	100%
01/30/24	24140	THOMAS, JEFFREY L RECORDED TIME: 12:14 DESCRIPTION 1: 5.903 ACRES LOT 76 DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N CASHMAN, BRETT DAVID 345 HOPKINS DR BOYCE, VA. 22620 PAGE: 94 MAP: 31176	N .00	DCOR	100%

TOTAL COUNTY DEEDS OF PARTITION AND CONVEYANCE: 54
TOTAL NUMBER OF COUNTY DEEDS OF CORRECTION : 2
TOTAL NUMBER OF COUNTY WILL/FIDUCIARY : 2

**Clarke County Fire-Rescue
FY 23-24 Closing Balance Summary**

Description	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	YTD Totals
Billable Calls									
Enders (Co 1)	79	82	84	103	88	98	115		649
Boyce (Co 4)	22	14	16	19	14	18	15		118
Blue Ridge (Co 8)	16	3	7	7	6	3	5		47
Total # of Billable Calls	117	99	107	129	108	119	135		814
ALS Trips Billed	64	60	69	80	64	64	93		494
BLS Trips Billed	50	38	35	46	42	52	41		304
TNT Trips Billed	3	1	3	3	2	3	1		16
Total	117	99	107	129	108	119	135		814
Net Mileage Reimbursement									
Enders (Co 1)	\$18,623.39	\$14,249.32	\$12,292.56	\$12,183.64	\$11,101.10	\$8,076.46	\$8,970.66		\$85,497.13
Boyce (Co 4)	\$1,456.74	\$2,794.76	\$1,123.61	\$1,737.81	\$1,891.31	\$1,040.08	\$1,520.74		\$11,565.05
Blue Ridge (Co 8)	\$2,695.82	\$2,165.37	\$472.25	\$609.46	\$2,113.49	\$267.24	\$371.12		\$8,694.75
Total	\$22,775.95	\$19,209.45	\$13,888.42	\$14,530.91	\$15,105.90	\$9,383.78	\$10,862.52		\$105,756.93
Calls Dispatched									
Co 1 Career	62	86	83	88	94	90	95		598
Co 1 Volunteer	2	2	3	2	2	2	3		16
Co 1 Split	59	40	42	36	31	37	40		285
Co 4 Career	15	17	9	12	11	1	6		71
Co 4 Volunteer	6	2	11	4	7	7	3		40
Co 4 Split	25	14	13	22	7	17	16		114
Co 8 Career	14	5	3	9	3	5	4		43
Co 8 Volunteer	3	1	5	4	2	3	4		22
Co 8 Split	8	4	7	11	6	4	5		45
Unknown	19	20	16	11	26	20	19		131
Total # of Calls Dispatched	213	191	192	199	189	186	195		1365
Patient Payments	\$8,353.06	\$5,856.14	\$2,870.95	\$5,129.29	\$2,393.51	\$4,248.50	\$4,832.34		\$33,683.79
TNT Payments	\$300.00	\$200.00	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00		\$800.00
Total Payments	\$73,196.48	\$60,057.21	\$43,239.03	\$51,174.38	\$52,634.85	\$46,192.72	\$49,256.96		\$375,751.63

Clarke County Demand Response Metrics

Month	Service Days	Service Hours	Passengers	Miles Traveled
Jan-23	21	84	182	1218
Feb-23	20	80	154	1014
Mar-23	23	92	205	1426
Apr-23	20	80	161	1455
May-23	22	88	165	1196
Jun-23	22	88	197	1666
Jul-23	20	80	163	1361
Aug-23	23	92	158	1455
Sep-23	20	80	161	1,345
Oct-23	22	88	172	1,480
Nov-23	21	84	152	1,502
Dec-23	20	80	162	1,373

Clarke County Demand Response Metrics

Month	Service Days	Service Hours	Passengers	Miles Traveled
Jan-24	20	77	122	701
Feb-24				
Mar-24				
Apr-24				
May-24				
Jun-24				
Jul-24				
Aug-24				
Sep-24				
Oct-24				
Nov-24				
Dec-24				