

Keena Subdivision

Rezoning Concept Plan & Proffer Amendment

LVRZ 2015-0001

Proffers

August 5, 2015

(Revised August 25, 2015)

(Revised November 6, 2015)

Pursuant to Section 15.2-2299 through 15.2-2303 et seq., Code of Virginia as amended and the Town of Lovettsville Zoning Ordinance, George C. Keena, Timothy E. Keena and James M. Keena (hereinafter the Applicant) is seeking approval by the Town of Lovettsville of an application to revise the concept plan and proffers of land described as Loudoun County Property Identification Numbers 370-40-9427, 334-45-3018, 334-45-3945, and 334-45-5853 (the "Subject Properties"), located generally between South Loudoun Street, East Broad Way and Frye Court, currently zoned Planned Infill Development District (PIDD).

The following replace LVRZ 2007-0001 proffers, approved December 13, 2007.

1. Subject to final design to accommodate engineering, the Subject Properties will be developed in substantial conformance with Keena Subdivision Revised Concept Plan, dated July 2015, prepared by Mark W. Jeffries, P.E. attached hereto and made a part of these Proffers, as Exhibit A. The Applicant reserves the right and shall be permitted to adjust the location of lot lines, street alignments, improvements and landscaping depicted on the Revised Concept Plan as may be required to accommodate and meet the requirements of the Virginia Department of Transportation or Town, final engineering considerations as determined during the subdivision review.
2. Applicant shall improve, repair and modify Frye Court as required to have Frye Court accepted by Virginia Department of Transportation for maintenance as part of the public improvements constructed upon development of the Subject Properties.

3. In combination with funds collected by the Town of Lovettsville from Frye Court property owners, the Applicant shall make improvements to the existing Frye Court lift station as necessary to create additional capacity for fourteen (14) single family lots. Prior to approval of construction plans and profiles, the Applicant shall analyze the Frye Court lift station to determine; existing wet well capacity, existing pumping rate, existing forcemain capacity and shall propose improvements as may be necessary to meet town standards. Improvements shall include the addition of automatic back-up power for power outages, automatic dialing alarm system and suitable controls for the back-up power system, alarm and pump operation.
4. In accordance with a Sketch Plan, dated October 19, 2015, the Applicants shall provide eight (8) temporary off-street parking spaces on proposed Lot 2 dedicated for use by the 34 East Broad Way brewpub. The Applicant shall record a parking license agreement ensuring that the parking spaces remain in place and continue to be designated for the brewpub until such time as the use is discontinued.
5. The Applicants shall construct a solid fence between the proposed temporary parking on Lot 2 and the existing dwelling at 36 East Broad Way.
6. If houses with attached garages are constructed on Lots 6, 17 and 24, the garages shall be side loaded.
7. The approval conditions of Conditional Use Permit approved by Town Council October 24, 2002 for the subdivision of three (3) lots for existing dwellings at 38, 40 & 42 East Broad Way shall remain in force and not be further modified.
8. In accordance with the final East Broad Way Streetscape Project plans, the Applicants shall install two (2) streetlights on East Broad Way across from the subject properties. The streetlights shall be Spring City Exton LED Luminaire on Meterie Cross Arm installed on a base constructed by the town and with power supplied by the town.