

# Town of Lovettsville

## Town Council Minutes of Regular Meeting February 25, 2010

Mayor Elaine Walker called the regular meeting of the Lovettsville Town Council to order at 8:02 PM on Thursday, February 25, 2010.

### Present at Meeting

- Mayor Elaine Walker
- Vice Mayor Robert Zoldos II
- Council Members Charlotte Coleman, Scott Dockum, DiJon Jones, Michael Senate, Shaun Staley
- Town Manager Keith Markel
- Town Attorney Elizabeth Whiting
- Town Treasurer Lance Gladstone (*arrived at 8:25 PM*)
- Zoning Administrator Steve McGregor
- Project Manager Karin Fellers (*arrived at 8:35 PM*)
- Town Clerk Judy L. Kromholz

### Absent

- None

### Audience

Among those present in the audience were John Broman (Lovettsville Business Association), Don Beery and Tracey Senate (Lovettsville Fire and Rescue Company), Tiffany Carder, Frank Kromholz, and Bing Lam.

### Call to Order/Welcome/Pledge of Allegiance/Invocation

Mayor Walker led the assembled in the Pledge of Allegiance.

### Community Presentations

#### A. Loudoun County Sheriff's Office

Loudoun County Deputy Sheriff Matt Bressler reported for Deputy Sheriff Mertz-Myers who could not attend the meeting. He reported that snow issues dominated the calls for the prior months. There were 82 calls for service within the Town during the snow incidents, primarily vehicle and animal incidents. Councilmen Dockum and Senate commented on how important the community policing unit is to Lovettsville. Mayor Walker noted that this is the time for the community to let the Loudoun County Board of Supervisors know how much the Town needs and appreciates this program.

Captain Eric Noble reported on changes to the organizational structure of the Loudoun County Sheriff's Office. He also stated that the common issues in this area such as larcenies from cars, barns, and porches are simple to prevent if citizens would properly secure their property and lock their vehicles.

#### B. Presentation on Haitian Deployment of the Fairfax, Virginia Search and Rescue Team

Vice Mayor Zoldos had been deployed to Haiti as part of the Fairfax, Virginia Search and Rescue Team after the earthquake. He presented a series of slides showing the Team's experiences and the conditions in Haiti after the quake. Mayor Walker and the Council thanked him for his presentation and for his service.

### Comments from the Public (Attachment I: Sign in Sheet)

Tiffany Carder read a written statement into the record (Attachment II).

**Community Presentations (continued)**

C. Lovettsville Volunteer Fire and Rescue Company

President Don Beery and Rescue Chief Tracey Senate made the monthly presentation of calls run and financial issues. They were proud to report that the station did not scratch on any calls during the snow emergencies.

D. Lovettsville Business Association

Vice President John Broman reported that there will be representatives from area developments at their next meeting on March 2, 2010.

**Additions/Deletions/Modifications to the Agenda**

Because of the lengthy agenda, Council moved the approval of minutes to the end of the meeting.

**Presentations**

No presentations were scheduled.

**Approval of Town Council Minutes**

All minutes were tabled until the end of the meeting.

**Report from the Treasurer**

A. Financial Report – October 2009

Treasurer Gladstone presented his report for October 2009. There were no questions from the Mayor or Council on either the General or Utility Funds.

**Motion:** To approve the October 2009 Treasurer's report as presented.

**By:** Council Member Senate

**Second:** Council Member Coleman

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** None

**Absent:** None

B. Financial Report – November 2009

Treasurer Gladstone presented his report for November 2009. There were no questions on the General Fund. Councilman Staley queried the source of refunds in the Utility Fund and Treasurer Gladstone explained that these were proffer and connection fees that had been paid by Craftmark Homes for lots in Lovettsville Town Center that they never developed. The funds were returned to Craftmark.

**Motion:** To approve the November 2009 Treasurer's report as presented.

**By:** Council Member Jones

**Second:** Council Member Staley

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** None

**Absent:** None

Manager Markel noted that the meals and cigarette tax receipts are now included in the reports as requested by the Mayor and Council.

**Staff Reports**

A. Report from the Project Manager

Project Manager Fellers presented her reports dated January 22, 2010 and February 19, 2010. There were no questions.

B. Report from the Zoning Administrator

Administrator McGregor presented his written report for January 2010. He also updated the Mayor and Council on the progress of the Comprehensive Plan Advisory Committee. There were no questions.

C. Report from the Town Attorney

The Town Attorney had no formal report.

### Consent Agenda

There were no items on the consent agenda.

### Action/Discussion Items

#### A. East Broad Way Sidewalk Design Parameters (PHR+A)

Patton Harris Rust and Associates gave a presentation showing progress to date (Attachment III). Manager Markel presented this item. He explained that the Council needs to provide direction to the consultant on proposed road width, sidewalk width, parking lanes, etc. for the Broad Way Sidewalk Design. Project Manager Fellers reminded Council that the Community Development grant money needs to be spent. The Town has had access to the money for over a year and a half and we need to move forward so that we can begin spending the grant money earmarked for design within the designated time period.

The Consultant has proposed several options for Council to consider:

- Option A – Parking. Involves constructing East Broad Way using the VDOT preferred option and incorporating parking wherever possible. Many utility poles will require relocation and easements will be needed for drainage, poles, and sidewalk.
- Option B - No Parking Allowed. Involves constructing East Broad Way without the parking lane. Although removing the parking lane reduces some need for easements and pole relocation it does not eliminate either.
- Option C - Design Combination. Involves using the VDOT preferred option including the parking lane in areas that can accommodate it, and eliminating parking where poles or lack of right of way really make it difficult. This option may require fewer easements and pole relocations than Option A but will require more than Option B. The specific affects of this option cannot be properly defined until completion of final design work and will depend somewhat on direction from Town Council and particular situations.

Vice Mayor Zoldos asked how many parking spots are currently available in the area and the consultants stated that they had walked the street and estimated 22' for each existing parking spot currently being used. Mayor Walker noted that every property on the street does have off street parking. Project Manager Fellers brought up the possibility that this area may become more commercial in the future and would therefore require more parking. Attorney Whiting noted that in the case of the two properties that extend to the roadway center line, common usage and Commonwealth law will make it fairly easy to obtain the necessary easements. Councilman Senate asked about the width of the proposed sidewalk and Project Manager Fellers stated that it can be dropped to 4' in locations where features are in conflict. Vice Mayor Zoldos asked if it is possible to appeal to the Virginia Department of Transportation (VDOT) to get approval for narrower sidewalks. Attorney Whiting stated that ADA requirements dictate 5' sidewalks whenever improvements or renovations are undertaken. Councilman Dockum requested that the vehicle speed data collected by the County Transportation Department be forwarded to the Loudoun County Sheriff's Office.

**Motion:** I move that Town Council direct PHR+A and staff to move forward with final design of Broad Way Sidewalk following the parameters outlined in Option C.

**By:** Vice Mayor Zoldos

**Second:** Council Member Jones

Mayor Walker called for additional discussion. Councilman Staley expressed concern that Option C would provide for enough parking for commercial use. Vice Mayor Zoldos noted that this will be a bigger concern in the existing commercial area in the next part of the project. There is only one commercial venture in the section currently under consideration. There being no further discussion, Mayor Walker called for the vote.

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** None

**Absent:** None

#### B. Events Commission Modification

**Motion:** I move to remove the Lovettsville Oktoberfest from the events governed by the Events Commission so it can become an independent event managed directly by Town Council oversight. I further move that Councilman Scott Dockum be appointed as the

Event's leader for purposes of planning and coordination for the 2010 festival.

**By:** Vice Mayor Zoldos  
**Second:** Council Member Coleman

Mayor Walker called for discussion. There was none, so she called for the vote.

**Aye:** Council Members Coleman, Jones, Staley, Zoldos  
**Nay:** Council Member Senate  
**Abstain:** Council Member Dockum  
**Absent:** None

Councilman Dockum stated that he looks forward to working on this project.

C. LVZA 2010-0003: Zoning Authorization to Review Swimming Pool Regulations

**Motion:** I move that the Town Council authorize and direct staff, the Zoning Administrator and the Planning Commission to prepare a Zoning Ordinance amendment item, LVZA 2010-0003 Swimming Pools, for Council consideration.  
**By:** Council Member Jones  
**Second:** Council Member Dockum

Mayor Walker called for discussion. There was none, so she called for the vote.

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** None  
**Absent:** None

D. LVZA 2010-0001: Zoning Authorization to Review Zoning Violation Process

**Motion:** I move that the Town Council direct the Zoning Administrator and Planning Commission to establish item LVZA 2010-0001 Zoning Ordinance Violation-Penalty Regulations – Revisions, for Council consideration.  
**By:** Council Member Senate  
**Second:** Council Member Coleman

Mayor Walker called for discussion. There was none, so she called for the vote.

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** None  
**Absent:** None

E. Kingsridge Bond Reduction – Sections 1 & 2

Manager Markel presented this item. He recommended that the Town approve a bond reduction for both sections of this development; however he also recommended elevating the bonded amount to levels higher than what the applicant has asked for to account for possible future expenses. He stated that the Town should maintain a higher level of protection because not all of the streets have been accepted by VDOT at this time. Additionally, he noted that the sanitary sewer lines in Section 2 of the project have not been inspected by video camera. There may be unknown issue that will be identified once the camera work is completed as part of the final acceptance process. He recommended that the Town set the bond amount for Section 1 at \$35,000.00 and the Section 2 at \$250,000.

**Motion:** To approve Resolution: 2010-02-01: Approving Reduction of Bonds Securing Public Improvements in Kingsridge Estates Sections 1 and 2 (Attachment IV).  
**By:** Vice Mayor Zoldos  
**Second:** Council Member Coleman

Mayor Walker called for discussion. Vice Mayor Zoldos thanked Manager Markel for raising the bond amounts appropriately to protect the Town. There being no further discussion, Mayor Walker called for the vote.

**Aye:** Council Members Coleman, Dockum, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** Council Member Jones  
**Absent:** None

F. Water Line Replacement along Berlin Pike in Advance of Bike Path

Project Manager Fellers presented this item. Staff received the survey work for bike path two days after the Council's last discussion, and the survey shows exactly where the water lines are. Predominantly, the lines are away from roadway often with the proposed bike path located on top of the water line. The proposed bike path will be placed at least 5-8 feet away from the road way so on most of the route there should be adequate space to install the new water line later without disturbing the bike path. There is strong reasoning to postpone the water line replacement at this time. No action was required from the Council.

G. Town Engineer for Water and Sewer System Support

Project Manager Fellers presented this item. Council directed staff to prepare a Request for Proposal for this position. Mayor Walker asked that the RFP include that the engineer should be a firm based in Virginia, preferably in northern Virginia, and that it should be a supporter of the Virginia Municipal League.

H. Water Pressure Reducing Valve Modifications

Manager Markel stated that there is no new information on this item. He presented the following options.

- Option 1: Continue to have property owners be responsible for any pressure reducing valve installation, regardless of the line pressure at the street. This policy is in keeping with what Leesburg, Purcellville and Loudoun Water require.
- Option 2: Offer a credit of \$150 towards the installation of any pressure reducing valve for any residential unit built before 1990 that has water pressures over 80 psi. This would assist in defraying the cost of the valve and installation by a licensed plumber.

**Motion:** I move to approve option 2 for the treatment of high water pressure in the Town system with indicated changes to draft policy

**By:** Vice Mayor Zoldos

**Second:** Council Member Senate

Mayor Walker called for additional discussion. Vice Mayor Zoldos explained that he had a number reasons for selecting Option 2 including the fact that Loudoun Water will be able to do the testing under the existing contract and that only a few homes will be affected by the policy.

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Zoldos

**Nay:** Council Member Staley

**Abstain:** None

**Absent:** None

Councilman Staley stated that he retracted the statement he had made at another meeting that homeowner inspections should uncover this issue – he has since researched the issue and found that water pressure is not always checked by the home inspector.

**Approval of Town Council Minutes**

The Mayor and Council agreed to review the minutes at this time.

A. Town Council Meeting – November 19, 2009

**Motion:** To approve the minutes of the November 19, 2009 Town Council Meeting as amended at this meeting.

**By:** Council Member Senate

**Second:** Council Member Coleman

**Aye:** Council Members Coleman, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** Council Member Dockum

**Absent:** None

B. Town Council Meeting – December 10, 2009

**Motion:** To approve the minutes of the December 10, 2009 Town Council Meeting as amended at this meeting.

**By:** Council Member Jones

**Second:** Council Member Staley

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos

**Nay:** None

**Abstain:** None

**Absent:** None

C. Town Council Meeting – December 17, 2009

**Motion:** To approve the minutes of the December 17, 2009 Town Council Meeting as presented at this meeting.  
**By:** Council Member Dockum  
**Second:** Council Member Coleman  
**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** None  
**Absent:** None

D. Town Council Meeting – January 14, 2010

**Motion:** To approve the minutes of the January 14, 2010 Town Council Meeting as amended at this meeting.  
**By:** Council Member Coleman  
**Second:** Council Member Senate  
**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos  
**Nay:** None  
**Abstain:** Council Members Jones, Zoldos  
**Absent:** None

**Information Items**

Manager Markel reported on the status of VDOT street acceptance around Town Square. He stated that VDOT has now informed him that only Loudoun County will be required to pass a resolution concerning street alignment; there is nothing further required of the Town.

He also distributed the budget schedule to the Mayor and Council for their review.

**Comments from the Mayor and Town Council**

Mayor Walker reported on the following:

- She reported on the impressive levels of service and cooperation the Town received from numerous residents and organizations during the recent snowstorms. She has written a letter to the editor to all local papers (Attachment IV), expressing the Town's appreciation. She noted that Berlin Turnpike was kept plowed and open throughout the crises and that electricity never went out in the Town. She commended the Loudoun Water operators for their hard work during and after the storms. They were forced to walk into the facilities through the snow drifts in order to keep services flowing to the Town.
- She reported that the official snowfall total for all three storms was 56".
- She conducted a tour of the Town with Supervisor Kurtz and new Loudoun County Administrator Tim Hemstreet.
- Mayor Walker reported that the Comprehensive Plan Advisory Committee meetings continue to be substantive and spirited.
- Along with Manager Markel, she met with representatives of the U.S. Census Bureau.
- She noted that she had been scheduled to give her State of the Town address at the February Council meeting. However, earlier meetings this month had been cancelled because of the weather emergencies, and she is not going to give her address tonight due the lateness of the hour. She does want to emphasize that the Town is in excellent condition.
- Mayor Walker announced that because Lovettsville is such a wonderful place she will again be a candidate for Mayor. The Council and members of the audience applauded this announcement.

Councilwoman Coleman thanked all the neighbors in Lovettsville who helped each other out during the storms, particularly thanking her own. She announced that she will be candidate for Town Council.

Councilman Jones stated that the community responded wonderfully to the snow emergency and that he is also a candidate for Town Council.

Vice Mayor Zoldos reminded those present that the Town is still waiting for a response from Loudoun County on the funding for Lovettsville Park. He thanked the Mayor and Council for allowing him to make

his presentation earlier this evening. He reported that the Lovettsville Elementary School Parent Teacher Organization will hold their annual auction on March 20<sup>th</sup> and the theme this year will be the Wild West. He reported that this event has raised thousands of dollars for the school in the past. He concluded by announcing that he will be a candidate for Town Council.

Councilman Dockum reported that the snow event was very interesting on Loudoun Street and that, thanks to his snow blower; he was able to clear seven driveways on his street. He thanked the Mayor for writing her letter of appreciation to all those who helped during the blizzards and thought it expressed the sentiments of all those involved. He reported that he has met with the core committee from Oktoberfest 2009 and had a very productive session. The Council thanked Councilman Dockum for assuming this responsibility and offered him whatever help he needed. Councilwoman Coleman asked where future Oktoberfest meetings will be held and Councilman Dockum stated that they will be held in Town Hall, at least initially.

He commended the snow clearing efforts in the Town. He thanked all the candidates for committing to serve the Town again and offered his support.

Councilman Senate expressed appreciation for the citizens who plowed his driveway while he was at the fire house. He also stated that he will support the incumbents running for reelection. He stated that his firm, Turning Point Safety, will be donating a defibrillator for use in Town Hall.

#### **Adjournment**

There being no further business before the Council, Mayor Walker asked for a motion.

**Motion:** To adjourn the February 25, 2010 meeting of the Lovettsville Town Council

**By:** Council Member Staley

**Second:** Council Member Coleman

**Aye:** Council Members Coleman, Dockum, Jones, Senate, Staley, Zoldos

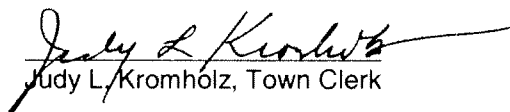
**Nay:** None

**Abstain:** None

**Absent:** None

The meeting was adjourned at 11:40 PM

Respectfully submitted,

  
Judy L. Kromholz, Town Clerk

Date Approved: April 22, 2010

Attachments:

- I. Sign In Sheet
- II. Carder Statement
- III. PHR+A Streetscape Presentation
- IV. Resolution: 2010-02-01: Approving Reduction of Bonds Securing Public Improvements in Kingsridge Estates Sections 1 and 2

# Town of Southville

## Speaker Sign - Up Sheet

### Town Council Regular Meeting - February 25, 2010

Please Print.

Name and Association	Address	Topic	Email Address (Optional)
Tiffany Carder	17 Hammond Drive	Rebuttal to remarks made by Mayor last meeting	tiffany.carder@gmail.com

Each speaker will be limited to no more than three (3) minutes at the beginning of the meeting, or no more than five (5) minutes at the end of the meeting.

<sup>1</sup> If you provide your email address, you will be added to the Town Council & Planning Commission Meetings Notification List.



*Tiffany D. Carder*

At the last town council meeting on January 14, 2010, Mayor Walker depicted the developer as an example of generosity by citing three things: the wastewater treatment plant, the town square, and the town park. I disagree with her assessment. Elm Street's payment for sewage taps is a business transaction. The developer requires the sewer capacity, and the cost of doing business is to pay for that capacity. If Elm Street was generous, as the Mayor would have us believe, the company would share in the over \$3 million dollar bill the town now must pay for the plant. As for the town square and the town park, open spaces are basic components of planned communities. They, too, are examples of business transactions rather than acts of generosity. The squircle, which is the more common and familiar name for the town square, is confusing to drivers and the amount of signs that shall be required by VDOT to clear up the confusion will make the area less attractive and appealing. The town park is certainly not an example of generosity in the sense the developer bestowed a gift upon the town. Otherwise, Elm Street would have contributed things, such as playground equipment or picnic tables, to make the park a <sup>fun</sup> communal gathering place. Instead, the town is responsible for any improvements, and it is at the cost of the taxpayers. The developer has saved money rather than added value to the open spaces.

Last April or May, Keith Markel informed Town Center residents that ALL lots facing the town park would have rear garages. There are two lots facing the town park that blatantly have front-loading garages. Markel either told an untruth as a strategy to assuage the anger of the residents or this is more evidence of the developer's whim. Either way, there is no need to "hold the developer's hand" as

Mayor Walker stated that the council should do at the last meeting. Elm Street is more than capable of making a profit without our help. According to NV Retail's profit statement for the quarter that ended September 30, 2009, NV Retail, the parent company of Elm Street, earned 72.1 million dollars compared to 36.6 million dollars a year earlier. Neither is there a need to "do everything possible" to support Elm Street as Mayor Walker stated at a December 10, 2008, Planning Commission meeting. The town leadership needs to protect the interests of the town, alleviate costs to the taxpayers for the development where possible, and act according to the wishes of the people.

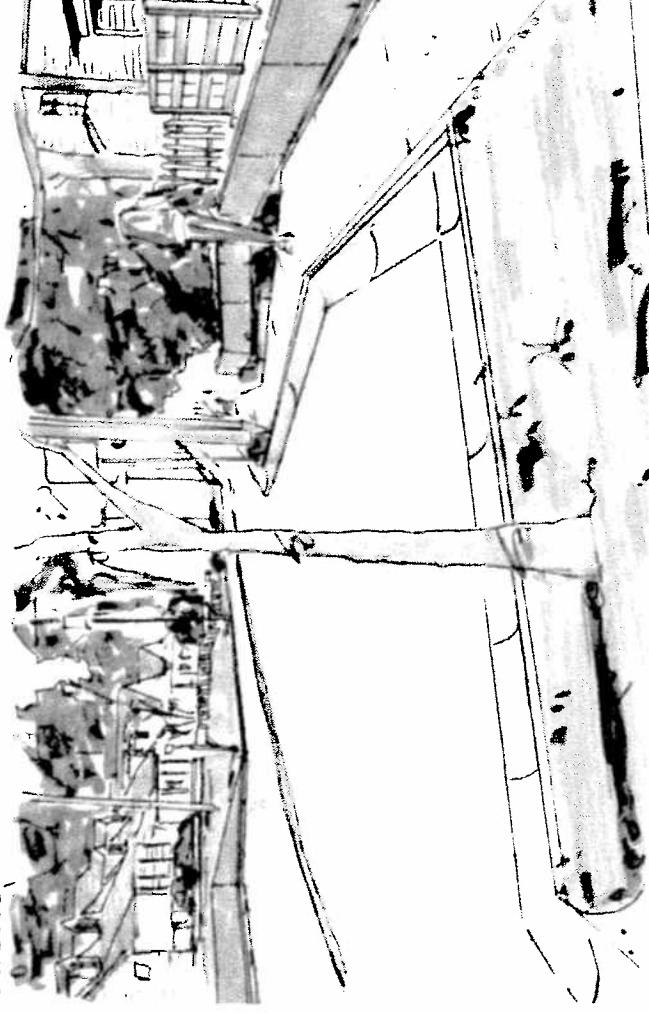
I interpret Mayor Walker's response at the end of the last town council meeting that "we don't do things like that here," as a statement of blind trust. It is an attitude indicating a lack of willingness to consider alternative and possibly better ways of approaching various projects. The mayor and town council members should be negotiators open to all ways of thinking.

Last but not least, when I asked for proof that the commercial center will be built by Elm Street, I wanted a written commitment from Elm Street. In the business and legal world, if you don't have it in writing, you don't have it. As far as I can tell, we don't have it. I would be more than happy to receive proof to the contrary. On a positive note, I am very happy to see that sidewalks are on the agenda tonight. We need sidewalks in the town for the safety of ourselves and our children.

## Town of Lovettsville E. Broad Way

### 2010 Streetscape Update

- Street Section Discussion
- Recent VDOT Recommendations
- PHR+A Recommended Sections
- Next Steps

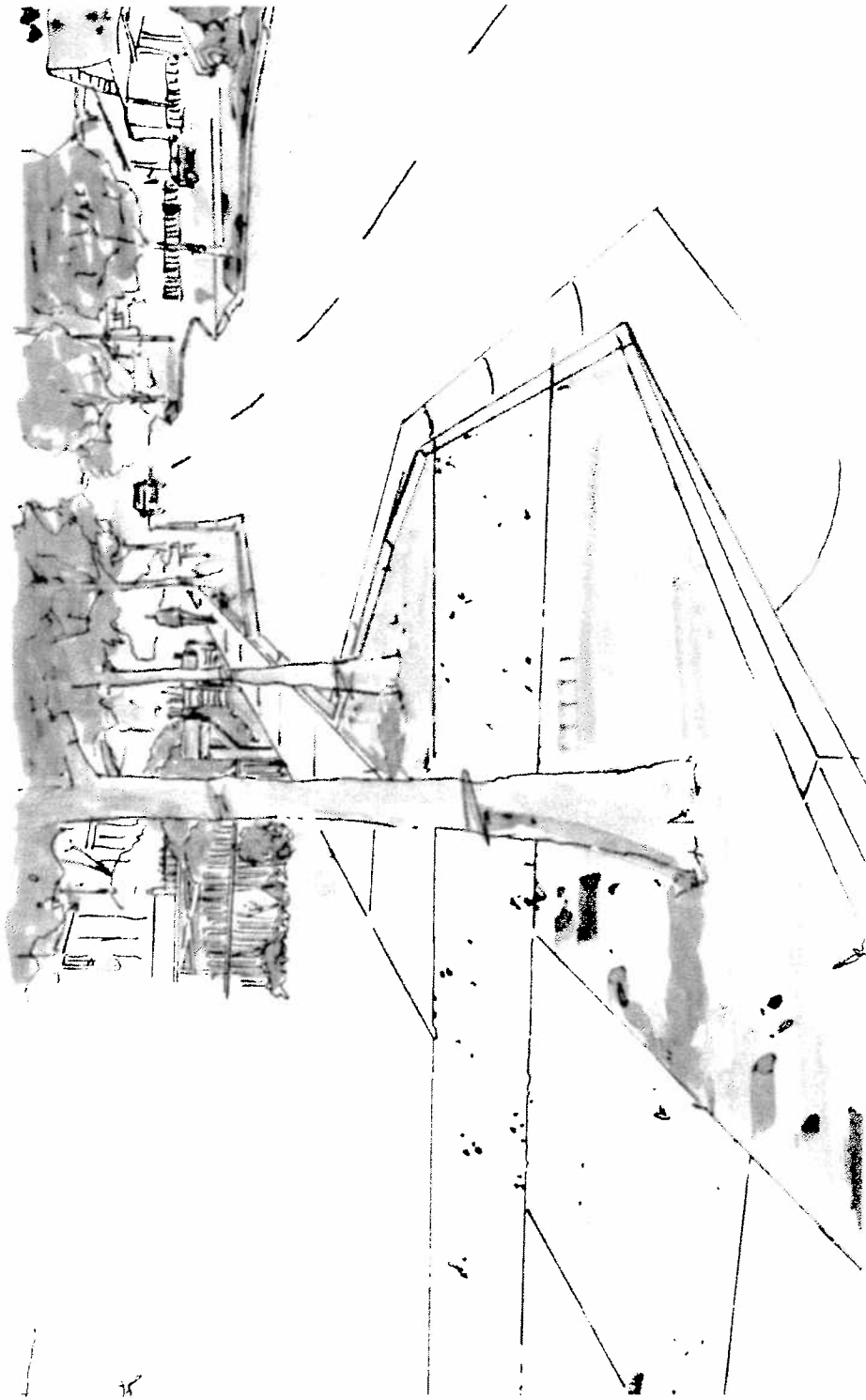


•E. Broad Way Streetscape – February 25, 2010 Council Update

*Town of Lovettsville*

PHR+A

Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.

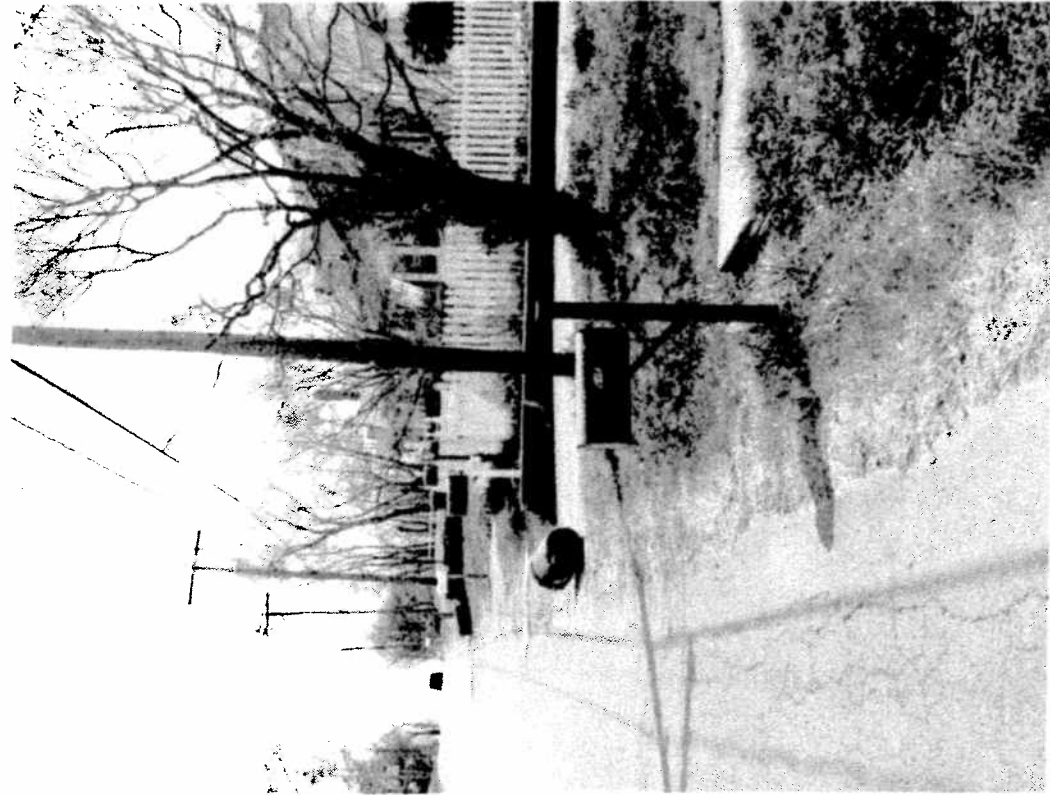


•E. Broad Way Streetscape – February 25, 2010 Council Update

*County of Fayetteville*

PHRA

Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.

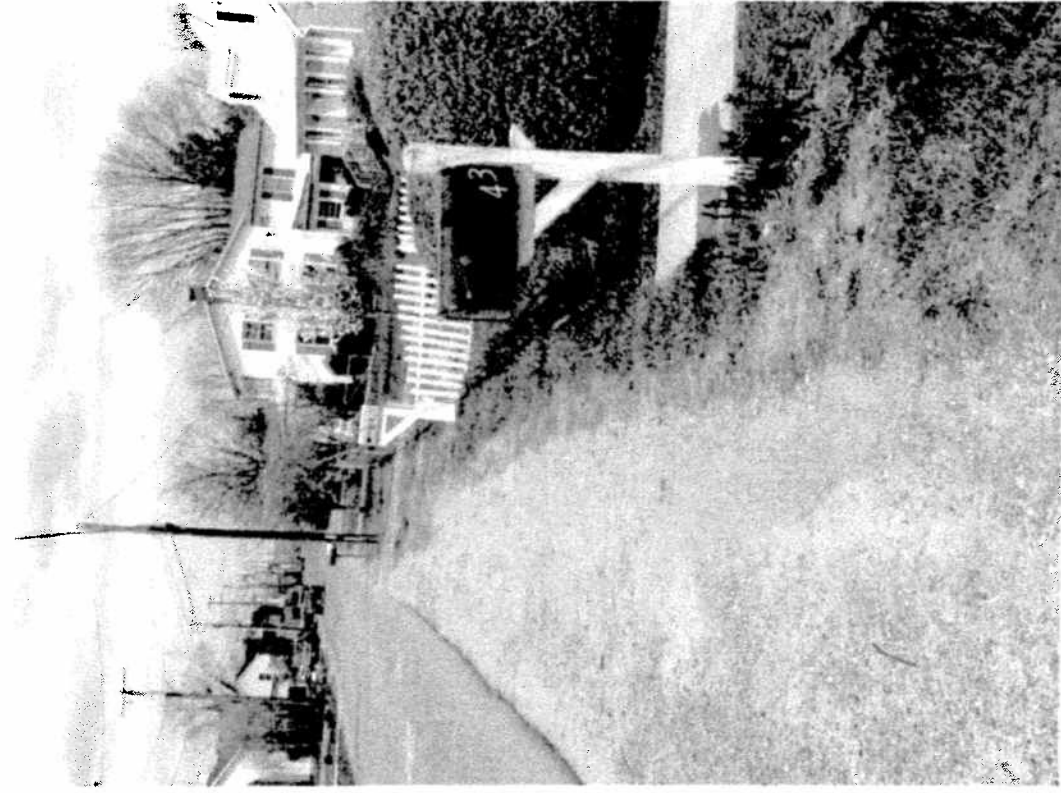
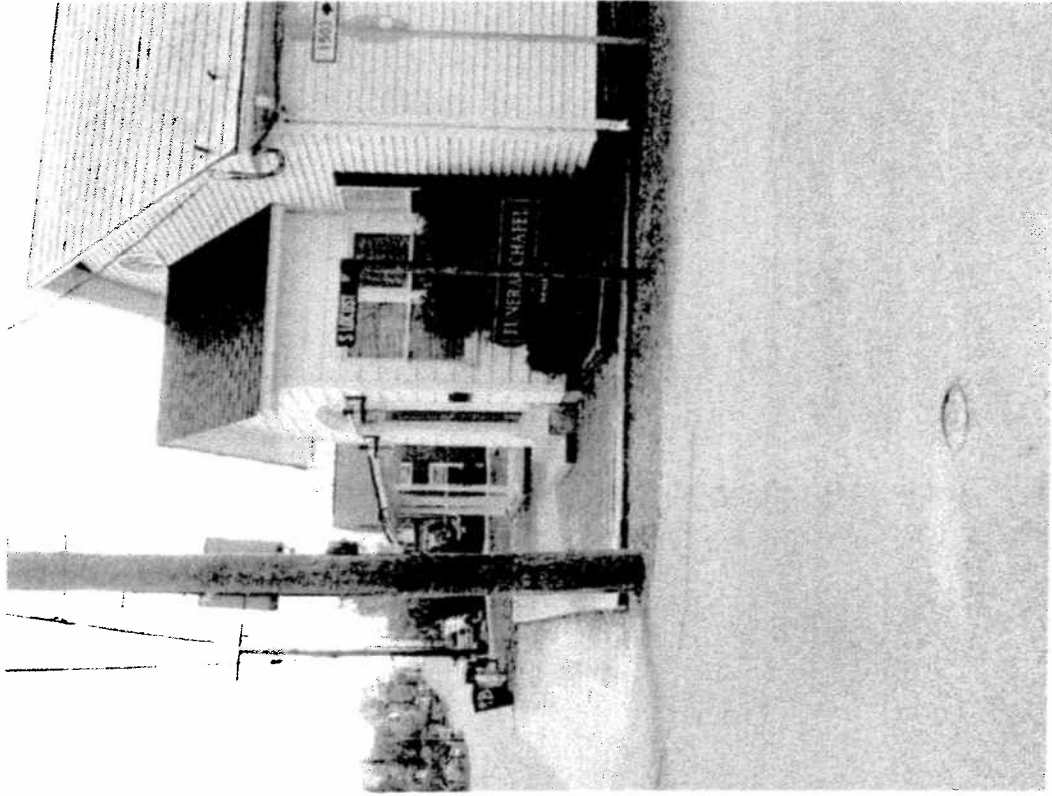


•E. Broad Way Streetscape – February 25, 2010 Council Update

*County of Lorettsville*

PHRA

Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects

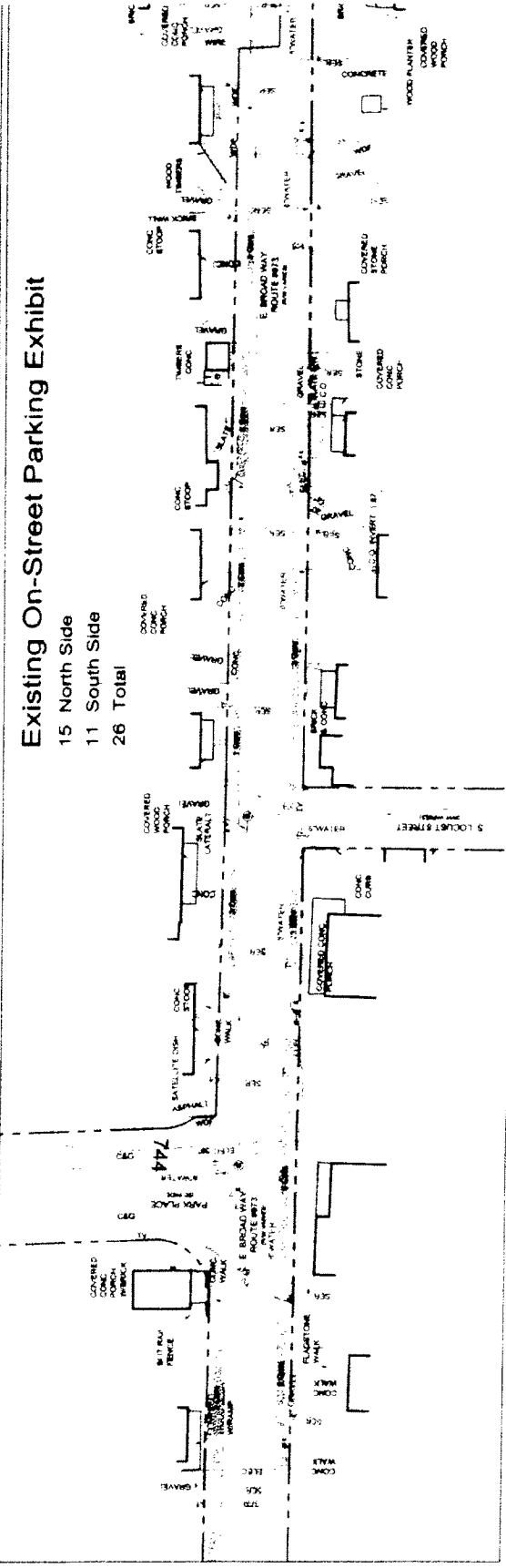
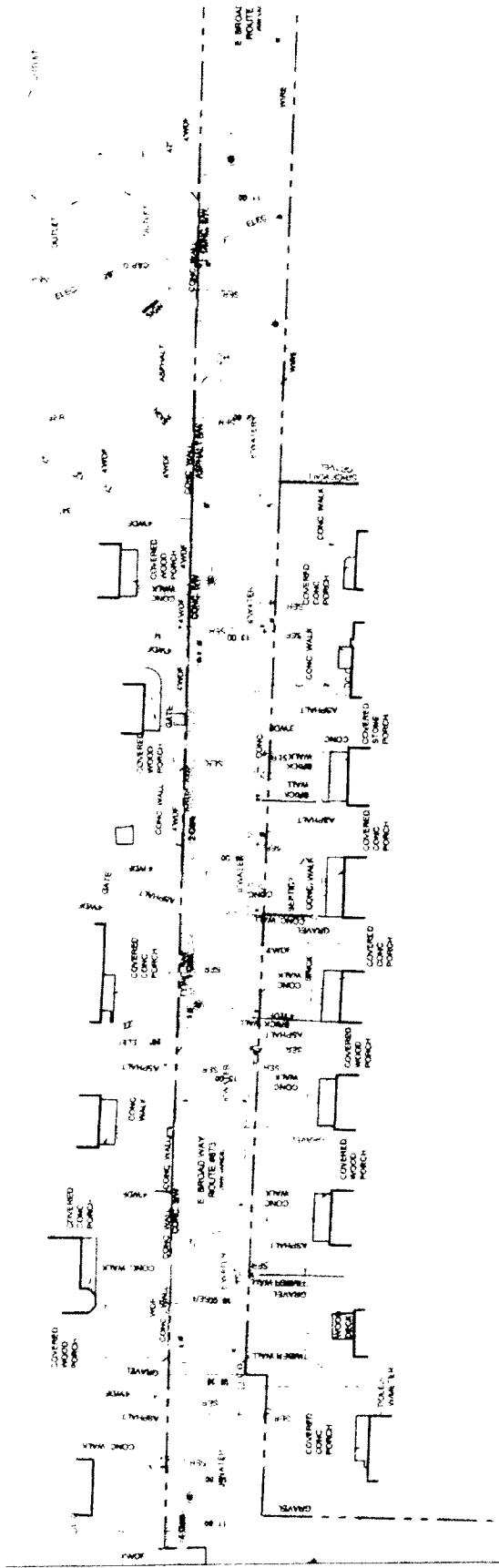


•E. Broad Way Streetscape – February 25, 2010 Council Update

*County of Fayetteville*

PHRA

Patton Harris Rust & Associates, pc  
Engineers. Surveyors. Planners. Landscape Architects.



**Existing On-Street Parking Exhibit**

15 North Side  
 11 South Side  
 26 Total

•E. Broad Way Streetscape – February 25, 2010 Council Update

**County of Loyaltsville**

**PHRA** Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.

## VDOT Meeting Update- Chantilly, 8/12/09

- R.O.W. 33'to 40+ feet - 2 Lots still own to centerline
- VDOT's preference :
  - 2 – 11' travel ways (may be narrower if truck counts <2%)
  - 7' parking
  - 5' sidewalk against the curb (may allow 4 foot for short sections where features are in the way)
  - Eliminate Grass Strip instead of reducing road, parking lane or sidewalk width
- **Waivers needed:**
  - 11 foot Lane Width
  - 4 foot Sidewalk Sections
  - Elimination of Grass Strip
  - Clear Zone if feature is between 1.5' and 3' from curb (exclusive of parking )
- **Design Exception needed:**
  - Clear Zone if the feature is within 1.5 feet (horizontal) of the curb.

•E. Broad Way Streetscape – February 25, 2010 Council Update

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*County of Loudnessville*

PHRA

Patton Harris Rust & Associates, pc  
Engineers. Surveyors. Planners. Landscape Architects.



## Recent Developments:

- New Truck Counts are >2% - VDOT will **NOT** consider 10' travel lanes.
- Utility Poles can be moved by utility companies at their expense if in existing ROW and if requested by the Town with VDOT concurrence. (Easements WILL be needed for new pole locations)
- Easements Needed:
  - Any easements will have to be negotiated by the Town
  - ROW must be acquired from 2 (two) Properties owning to center line of road
  - Additional Easements will be necessary for Stormwater, ROW, Sidewalk Maintenance, Temporary Construction
- Current VDOT Preferred Road Section is 3' wider than the Recommended E Broad Way Section from the Approved Streetscape Master Plan
  - Master Plan – 28 feet FC/FC
  - VDOT Preferred – 31 feet FC/FC (assuming no features in the way)

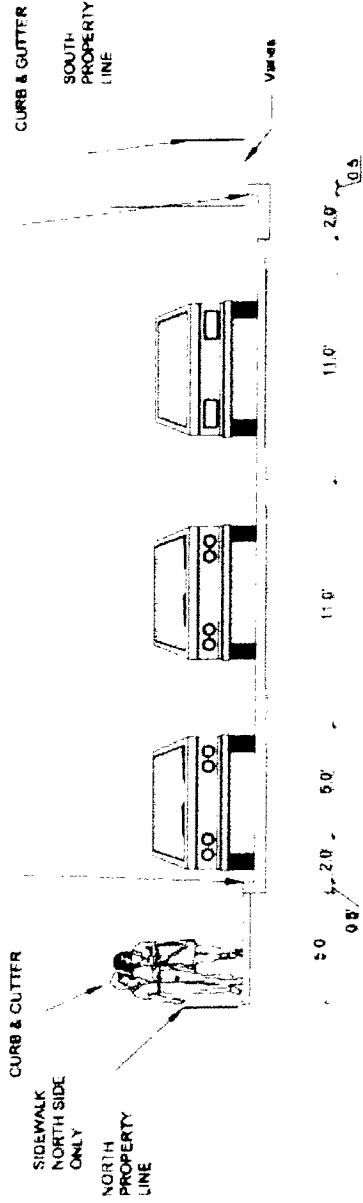
•E. Broad Way Streetscape – February 25, 2010 Council Update



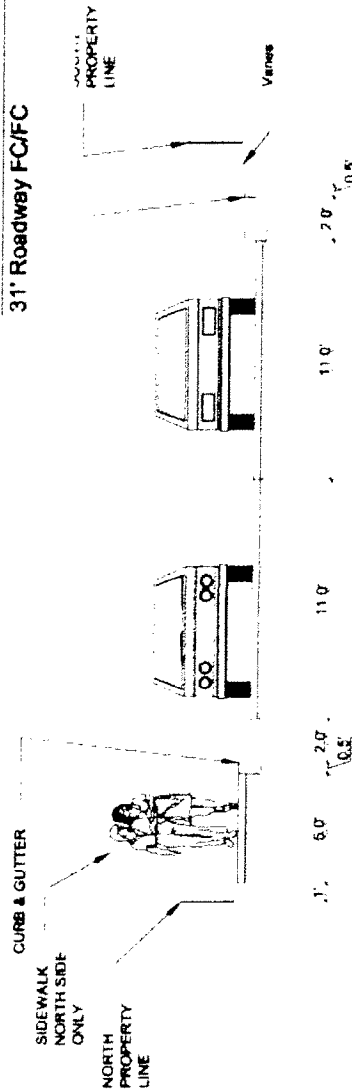
Patton Harris Rust & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects.

• Recommended Street Section

- 11' Lanes
- 7' Parking Lane
- 5' sidewalk



ROAD SECTION A- Parking On One Side  
31' Roadway FC/FC



ROAD SECTION B- NO PARKING  
26' Roadway FC/FC

•E. Broad Way Streetscape – February 25, 2010 Council Update



PHRA  
Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.

## Alternative Design Options:

### Option A- Parking

- 11' travel lanes, 7' Parking Spaces (includes gutter pan) with 5' sidewalk abutting north property line and back of curb at southern property line (Current ROW)
- 37' Property Line / ROW to Back side of Curb on the South side
- Issues for Discussion
  - 3 Utility Poles to be Relocated on the North side of the Road (without reducing parking yet)
  - 9-10 Utility Poles to be Relocated on the South side of the Road

Permanent Sidewalk Maintenance easement on all Northern Properties

Temporary 10'-20' construction easement on all northern and southern properties

ROW required on 2 properties on the Northern side

ROW required on 8 properties along the Southern Side

Permanent curb and gutter maintenance easement possibly required on 3 lots along south side of road  
Streetscape Possible at the Expense of Parking (see Option C)

•E. Broad Way Streetscape – February 25, 2010 Council Update

*County of Loyetsville*

PHRA

Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.

SCALE 1" = 20'

5' Sidewalk  
1' Sidewalk Maintenance Easement  
7' Wide Parking

E. BROAD WAY  
ROUTE #673  
(RW VARIES)

31'  
FC/FC

37' Max.  
ROW

South Property Dedication  
South Property Easement

OPTION A- PARKING NORTH SIDE

E. Broad way Streetscape – February 25, 2010 Council Update

*County of Fayetteville*

PHRA

Patton Harris Rust & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects.

## Option B- No Parking Allowed

- 5' sidewalk 1' off the Northern Property line (current ROW)
- NO PARKING
- 11' Travel Lanes

### Issues for Discussion:

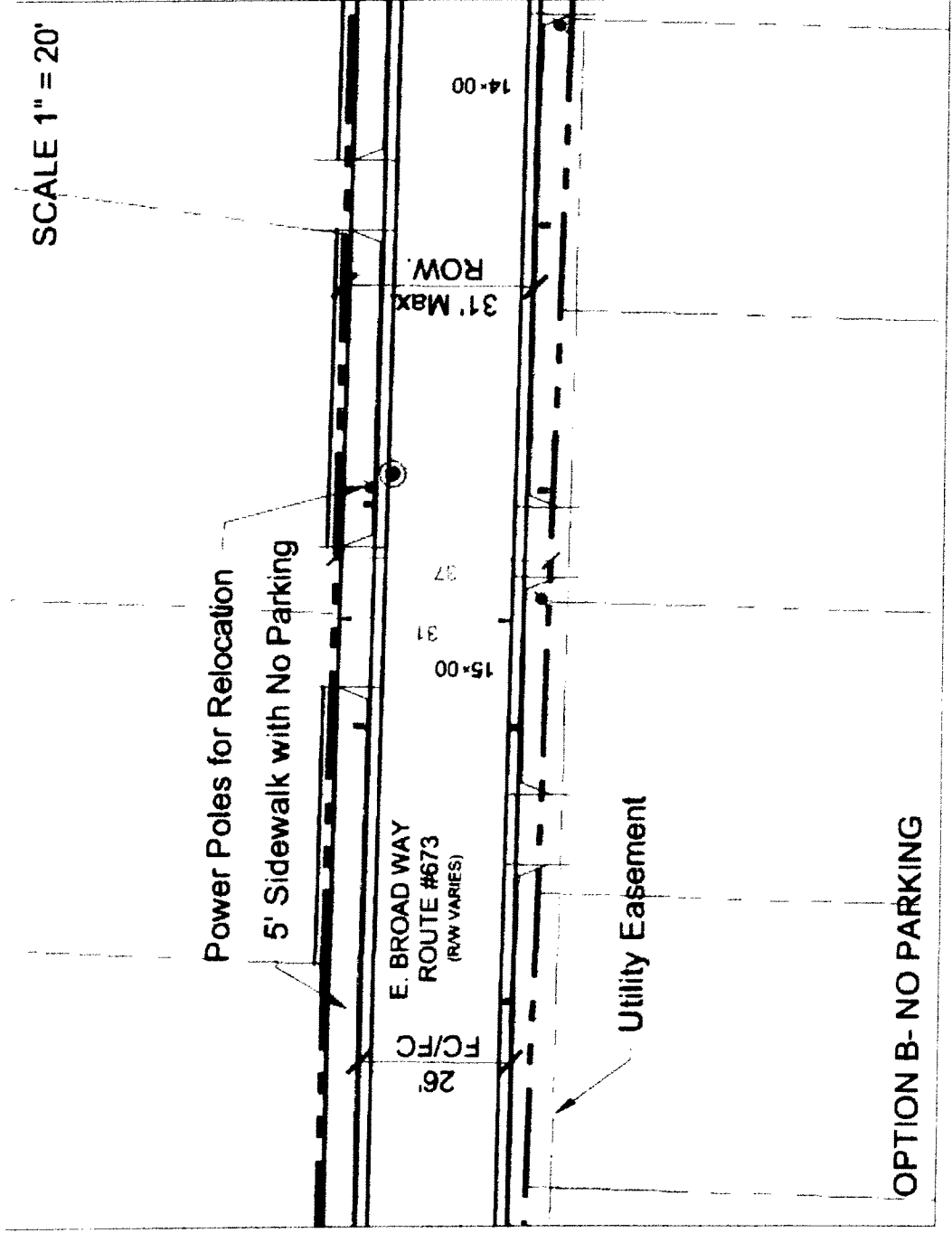
- No sidewalk maintenance easement on North side
- 6 Utility Poles to be Relocated on the North side of the Road
- 4 Utility Poles to be Relocated on the South side of the Road
- Temporary 10'-20' construction easement on all northern and southern properties
- ROW required on 2 properties on the Northern side
- ROW required on 2 properties along the Southern Side
- Permanent curb and gutter maintenance easement possibly required on 1 lot along south side of road
- Minimal Streetscape

•E. Broad Way Streetscape – February 25, 2010 Council Update

*County of Fayetteville*

PHRA

Patton Harris Rust & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects.



I Update

*County of Fayetteville*

PHRA

Patton Harris Rust & Associates, pc  
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- **Option C- Design Combination**

- 5' Sidewalk adjacent to the Northern Property line (current ROW)
- Parking North Side
- 11' Travel Lanes
- **Issues for Discussion:**
  - Sidewalk maintenance easement on North side
  - Fewer Utility Poles to be Relocated on the North side of the Road
  - Fewer Utility Poles to be Relocated on the South side of the Road
  - Temporary 10'-20' construction easement on all northern and southern properties
  - ROW required on 2 properties on the Northern side (same as Option A)
  - ROW required on 6 properties along the Southern Side (Fewer than Option A)
  - Permanent curb and gutter maintenance easement possibly required on 3 lots along south side of road
  - Maximum Streetscape / Landscape Location
  - Road Jog / Road Shift / Road is not perfectly straight

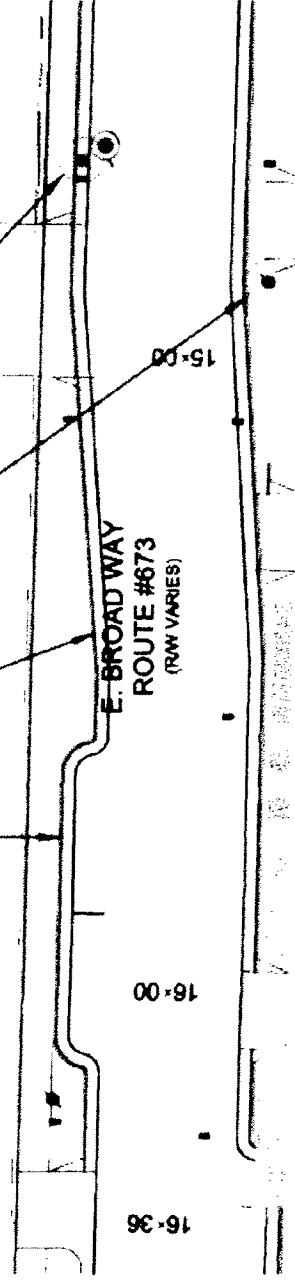
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- Relocate Pole
- Save Pole
- Slows Traffic
- Additional Parking



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**County of Loyettesville**

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# Design Option Matrix

	Street North Side	Right of Way Necessary North Side - Lots Impacted	Right of Way Necessary South Side - Lots Impacted	Storm Examiners	Temporary Construction Examiners North Side	Utility Relocation Examiners North Side	Utility Relocation Examiners South Side	Utility Relocation Examiners	Utility Relocation Examiners	Street Relocation Examiners	Storm Water Management Examiners	Storm Water Relocation North Side	Storm Water Relocation South Side	Storm Water Relocation North Side	Storm Water Relocation South Side	Parking Space North Side	Parking Space South Side
Option A - Parking	●	2	8	●	●	4	9-10	●	3	7	8	27	2	2	2	2	2
Option B - No Parking	●	2	2	●	●	6	4	○	1	2	2	2	0	0	0	0	0
Option C - Combination	●	2	5-7	●	●	3-5	3-5	●	2-5	5-7	5-7	5-7	8-14	2	2	2	2

●	Yes
○	NO

•E. Broad Way Streetscape – February 25, 2010 Council Update



**PHRA**  
 Patton Harris Rust & Associates, PC  
 Engineers, Surveyors, Planners, Landscape Architects.

## **Next Steps and Action Items:**

- PHR+A would like Council's direction with respect to preferred Design Option
- PHR+A will determine Design Waiver / Exception needs
- PHR+A will continue to review with the Town and VDOT
- Detailed design of the Storm Sewer will continue to be a design element and may further impact design

•E. Broad Way Streetscape – February 25, 2010 Council Update

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*County of Lorettoville*

PHR+A

Patton Harris Rust & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects.

# Town of Lovettsville

## **Resolution: 2010-02-01: APPROVING REDUCTION OF BONDS SECURING PUBLIC IMPROVEMENTS IN KINGSRIDGE ESTATES SECTIONS 1 AND 2**

**MOTION: Zoldos**

**SECOND: Coleman**

**WHEREAS**, J. G. S. Residential LLC., the developer of Kingsridge Estates sections 1 and 2, has requested reduction of the performance bonds of Developers Surety and Indemnity Company dated August 31, 2005 and October 4, 2006, in the present amount of \$614,000 for section 1 and \$577,000 for section 2, as surety for installation of improvements required by its performance agreements dated August 31, 2005, and October 4, 2006, respectively; and

**WHEREAS**, the Town's engineering consultant, Christopher Consultants, Ltd., has reviewed the request and concurs that reductions as approved below are appropriate based upon the percentage of completion of improvements installed and accepted; and

**WHEREAS**, the Lovettsville Town Council deems the request to be reasonable based upon performance to date.

**NOW, THEREFORE, BE IT RESOLVED** that the Lovettsville Town Council hereby approves the request by J. G. S. Residential, LLC. to reduce the said bonds of Developers Surety and Indemnity Company referenced above to the amounts of \$35,000 for section 1 and \$250,000 for section 2 of Kingsridge Estates.

**VOTE:**

**Ayes: Coleman, Dockum, Senate, Staley, Zoldos**

**Nays: None**

**Abstentions: Jones**

**Absent for vote: None**

**Approved February 25, 2010**

  
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**JUDY L. KROMHOLZ**  
**TOWN CLERK**

  
\_\_\_\_\_  
**ELAINE WALKER, MAYOR**

*The German Settlement*