

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: April 6, 2009

TO: Stephen Gardner, Project Manager, Department of Planning

FROM: George Phillips, Senior Transportation Planner 

SUBJECT: Washington Immanuel Presbyterian Church, SPEX 2007-0053
Second Referral

Location: Westside of Route 621 (Evergreen Mills Road) between Route 616
and Route 772

Background

In response to initial OTS comments dated February 11, 2008, the applicant, Washington Immanuel Presbyterian Church, has provided a response letter and revised statement of justification dated March 20, 2009 for review. The applicant has also provided a revised plat dated June 20, 2008 from Tri-Tek Engineering. Discussed below are the original OTS comments, the applicant's response and whether the issue has been adequately addressed.

Transportation Comments

1. The applicant's traffic study indicates that based on turn lane warrants for the weekday peak hour, right and left turn lanes are not warranted into the site entrance. A right turn taper is shown to be warranted and the applicant has reflected this on the plat. The CTP calls for turn lanes at all intersections. However, given that turn lane warrants are not met during the critical weekday

a.m. and p.m. peak hours OTS is not recommending them for this particular use. Should additional uses be requested in the future which increase weekday peak hour traffic, however, this would likely change. In addition, please note that VDOT will make the final determination as to whether turn lanes or any other improvements to the entrance are required from the applicant. **OTS notes that VDOT is not requesting separate turn lanes but is requesting a 50' radius at the entrance which the applicant has reflected on the plat. If VDOT requests a taper, that should be provided also. VDOT does not raise any concerns with the proposed new entrance. The issue has been adequately addressed by the applicant.**

2. In keeping with the Countywide Transportation Plan, the applicant's plat shows a 60 foot wide right of way reservation from centerline along the site frontage to accommodate the road widening. Given that a design has not been completed for widening this road segment of Route 621, the 60 feet from centerline shown is acceptable for the planned future widening. In addition, the applicant should reserve an additional 15 feet from the road centerline to accommodate a separate future trail. A review of the applicant's plat shows that a 60' wide reservation is being provided along the site frontage. **It has also been determined that a 10' wide future trail is able to be accommodated within the proposed 60'wide roadway reservation along the site frontage. These issues have been adequately addressed.**

Conclusion/Recommendation

Based on the applicant's response letter, the Office of Transportation Services (OTS) would not object to the approval of this application. Let me know if you have any questions.

D Drive/C Drive files/SPEX 2007-0053/Washington Immanuel Presbyterian Church