

County of Loudoun

Office of Transportation Services – MSC # 69

MEMORANDUM



DATE: May 26, 2009
TO: Marchant Schneider, Project Manager, Department of Planning
FROM: Norah M. Ocel, E.I.T., Transp. Engineer, Office of Transportation Services
SUBJECT: **SPEX 2009-0006, Dulles Industrial Park South Lot 1**
1st Submission

Location: North side of Wade Drive approximately 825 feet west of its intersection with Pleasant Valley Road, and ½ mile north of John Mosby Highway (Route 50).

Background

The applicant/owner, Stephen Stecklein/Dulles South Properties, LLC, is requesting approval of a Special Exception to allow the installation of two 30,000 gallon storage tanks for distribution and storage of propane gas in the Mineral Resource-Heavy Industry (MR-HI) zoning district. The applicant has submitted a plat, dated February 3, 2009, prepared by William H. Gordon Associates, Inc., a statement of justification and a traffic statement with the Traffic Study Guidelines checklist, dated 3/30/09, from William H. Gordon Associates, Inc.

The surrounding land uses are: to the North, South, East and West: Mineral Resource-Heavy Industry (MR-HI).

The Office of Transportation Services' (OTS) review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (CTP), the Land Subdivision and Development Ordinance (LSDO) and the Facilities Standard Manual (FSM).

Existing, Planned and Programmed Roads

The site has access to Wade Drive, which is a paved two-lane local road facility with gravel shoulders along this parcel (attachment 1). The travel lanes on Wade Drive are 11-12 feet in width.

According to the applicant, the expected number of monthly trips to/from the proposed site is between 6 and 94 trips. The 2007 VDOT Daily Traffic Volume Estimates Report shows Wade Drive currently carries 180 vehicles a day.

According to the Countywide Transportation Plan (CTP page AI-11), Wade Drive will become the Route 50 North Collector Road, which is planned to be a local access four-lane undivided urban collector within a 70-foot right-of-way. Left-turn and right-turn lanes are required at major intersections.

Transportation Comments

1. According to the CTP, the planned Route 50 North Collector road will require 70-feet of right-of-way. The applicant needs to provide 35-feet of right of way from the centerline to the property line. In addition, the applicant needs to provide all necessary construction-related easements including drainage, utility and grading.
2. Currently there are three entrances to the site. The existing entrances are 80 to 120 feet apart from each other. OTS considers so many entrances are/will be potential points of traffic conflict when Wade Drive becomes the Route 50 North Collector. The applicant needs to consider having two entrances while having an efficient internal traffic movement pattern. Please show the internal traffic movement pattern and consider the elimination of one of the entrances.

Conclusion

OTS will provide a recommendation once the applicant addresses all our comments. Based on the Applicant's responses, OTS may have additional comments on subsequent submissions of this application.

CC. Andrew Beacher, Assistant Director, OTS
George Phillips, Senior Transportation Planner, OTS
Charles Acker, Transportation Operation Engineer, OTS