

County of Loudoun

Office of Transportation Services – MSC # 69

MEMORANDUM



DATE: September 8, 2009

TO: Marchant Schneider, Project Manager, Department of Planning

FROM: Norah M. Ocel, E.I.T., Transportation Engineer, OTS 

SUBJECT: SPEX 2009-0020 & CMPT 2009-0006,
Loudoun Water – Water Storage Facility
FIRST REFERRAL

Background

The subject special exception (SPEX) and commission permit (CMPT) applications request approval to use an existing quarry for water storage once mining operations cease. The 33.77-acre part of the total 80.61-acre site is zoned Mineral Resource/Heavy Industry (MR-HI) and it is located on the north-west quadrant of the Belmont Ridge Road (Route 659) and the W&OD Trail intersection, approximately 6,000 feet south of Route 7 and 3,300 feet north of Portsmouth Boulevard. A vicinity map is provided as *Attachment 1*. Access is proposed from Belmont Ridge Road (Route 659).

In its consideration of these applications, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on August 3, 2009, including (1) a statement of justification prepared by the Applicant, dated June 1, 2009; (2) a “traffic statement proposed work scope” for the Loudoun Water Treatment Plant Parcel 15 prepared by Patton Harris Rust & Associates (PHR+A), dated May 12, 2009; and (3) a special exception plat (plan set) prepared by Urban, Ltd., dated June 1, 2009.

Existing, Planned and Programmed Transportation Facilities

The site has access via existing Jackpit Lane, which is a two-lane private road off Belmont Ridge Road (Route 659). Belmont Ridge Road (Route 659) is currently a two-lane facility with a right turn lane onto Jackpit Lane.

According to the Countywide Transportation Plan (CTP page A1-29), Belmont Ridge Road (Route 659) is planned to be a six-lane, controlled access median divided, urban collector within a 120-foot right-of-way. Left-turn and right-turn lanes are required at all intersections with desirable median crossover spacing of 1000 feet.

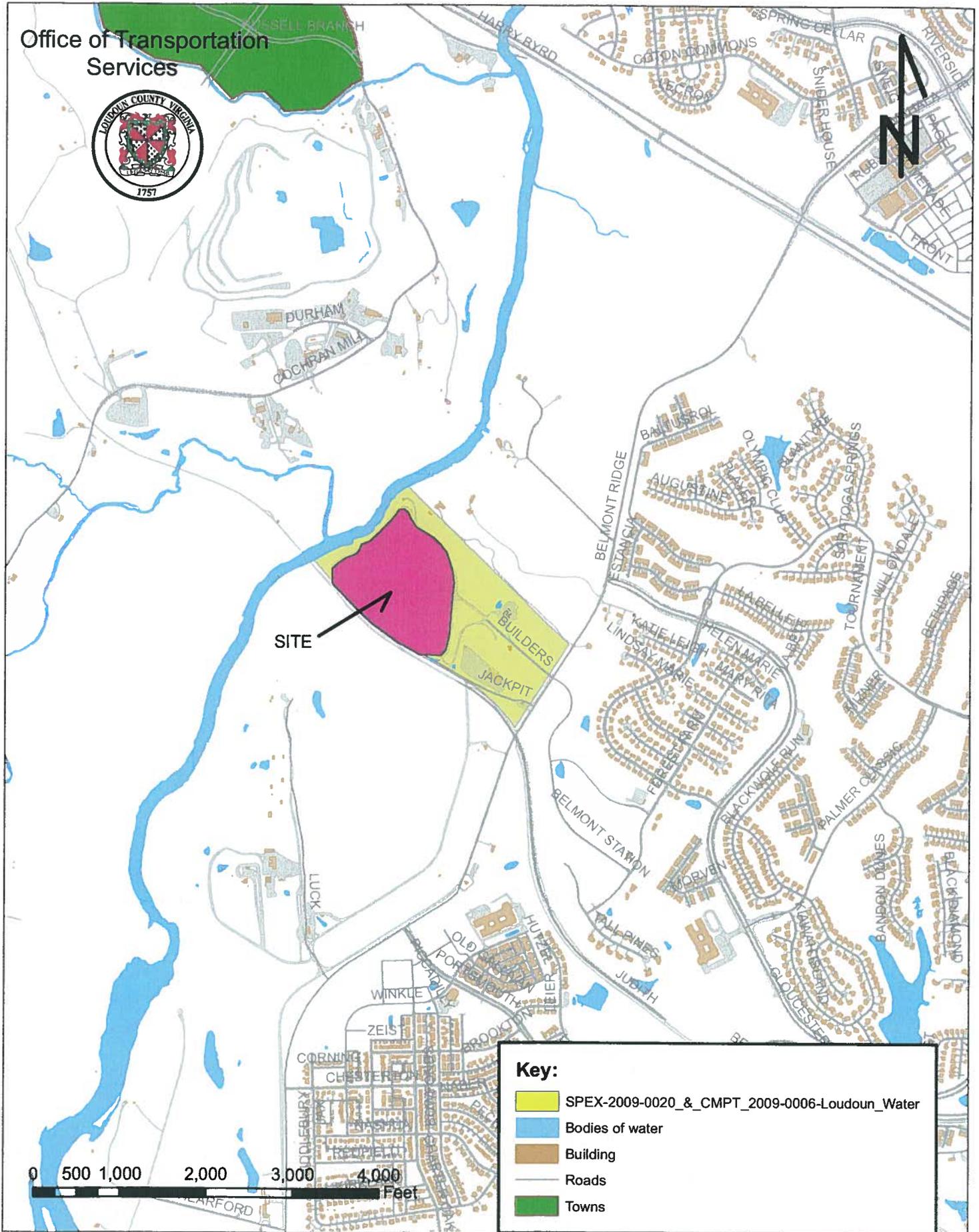
According to the 2008 VDOT Daily Traffic Volume Estimates report, the segment of Belmont Ridge Road (Route 659) between Gloucester Parkway and Hearford Lane was estimated to carry an average daily traffic (AADT) volume of 12,000 vehicles.

Transportation Comments/Conclusion

This application has a minimal traffic impact on the road network (Route 659). The only traffic generated is for routine maintenance. The Statement of Justification states that this site will generate one vehicle-trip per day once the facility is in use. Although the entire parcel is not part of the subject application, OTS notes that according to the approved VDOT Route 659 Project # 0659-053-252, Jackpit Lane will be relocated and it will not connect with Belmont Ridge Road but with Builders Lane. OTS would like the applicant to confirm this and also that there is a 60-foot of right-of-way dedication from the Belmont Ridge Road (Route 659) centerline to the property line has been provided. OTS has no objection to the approval of this application if the Project Manager verifies the above with final submission.

CC. Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS
Charles Acker, Transportation Operation Engineer, OTS

SPEX 2009-0020 & CMPT 2009-0006, Loudoun Water - Water Storage Facility



ATTACHMENT 1. Vicinity Map

Base Map data obtained from LMIS records (August 2009)