

County of Loudoun

Office of Transportation Services – MSC # 69

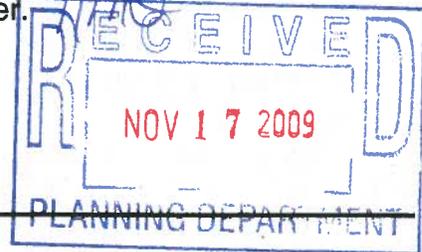
MEMORANDUM

DATE: November 12, 2009

TO: Marchant Schneider, Project Manager, Department of Planning

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

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



NOTE: *The applicant requested a special exception for a public utility use in the Floodplain Overlay District and a minor special exception for a modification to the buffer requirements with the Second Submission.*

Background

This referral serves as an update to the status of issues identified in the first Office of Transportation Services (OTS) referral on this application (dated September 8, 2009). This application proposes to use an existing quarry for water storage once mining operations cease. The 33.77-acre portion of the total 80.61-acre site is zoned Mineral Resource/Heavy Industry (MR-HI) and 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. Access is proposed from Belmont Ridge Road (Route 659).

This update is based on review of materials received from the Department of Planning on October 23, 2009, including (1) a letter responding to first referral comments, dated October 20, 2009; (2) a statement of justification prepared by the Applicant, dated June 1, 2009 and revised through October 19, 2009; (3) a special exception plat (plan set) prepared by Urban, Ltd., dated June 1, 2009 and revised through October 13, 2009.

Transportation Comments

Comment previously provided:

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.

Response: *The Applicant confirms that the requisite right-of-way dedication along Belmont Ridge Road is a requirement of Luck Stone's special exception, specifically Condition 5 of SPEX 1990-0019. The Applicant also acknowledges VDOT Route 659 Project # 0659-053-262 relocates JackPit Lane to intersect with Builders Lane rather than Belmont Ridge Road. The SPEX plat has been revised to indicate that the Applicant's future access easement will co-exist with the relocation of JackPit Lane, if such occurs.*

Status: **Comment is resolved.** *According to Condition 5 of SPEX 1990-0019 "Dedication shall occur upon the approval of VDOT and the County of the construction plans and profiles for the upgrading of Route 659."*

Conclusion

The applicant has addressed the comment provided by OTS. The addition of the special exception for a public utility use in the Floodplain Overlay District and a minor special exception for a modification to the buffer requirements have no impact on the transportation road network.

OTS has no objection to the approval of this application.

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