## Gardner, Stephen

**From:** Roy Barnett [rbarnett@vanmetrecompanies.com]
**Sent:** Friday, March 12, 2010 2:03 PM
**To:** Gardner, Stephen
**Cc:** Nein, Jeffrey; cyudd@loudoun.gov
**Subject:** Stone Ridge
**Attachments:** Stone_Ridge_Transportation_Proffer_Analysis_03-09-10.pdf

Stephen – In follow up to the BOS Public Hearing on Monday evening, I have attached a comparison matrix of the current and proposed transportation proffers as requested by Supervisor Burton. In addition, I have our consultants preparing an exhibit showing the location of existing and proposed fire stations in the vicinity of Stone Ridge as requested by Supervisor Burk. I will forward as soon as it is delivered to me.

Roy Barnett

## ZCPA 2006-0003/ZMAP 2006-0011 Stone Ridge Transportation Proffer Analysis

| Transportation Proffers (Roads) | | Existing | | | Proposed | | | Difference | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Description | Linear Feet | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) | Linear Feet | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) |
| | | | | | | | | | |
| II.B.1 | **Stone Springs Blvd** | | | | | | | | |
| | Four lane divided roadway | 4550 | 18200 | | 4550 | 18200 | | 0 | |
| | Southbound turn lanes (2 intersections) | 1450 | | 1450 | 1450 | | 1450 | | 0 |
| | Northbound turn lanes (3 intersections) | 1450 | | 1450 | 1450 | | 1450 | | 0 |
| | | | | | | | | | |
| II.B.2 | **Tall Cedars Pkwy (Stone Springs Blvd to Landbay 'DD')** | | | | | | | | |
| | Four lane divided roadway | 1100 | 4400 | | 1100 | 4400 | | 0 | |
| | Westbound turn lanes (1 intersection) | 350 | | 700 | 350 | | 700 | | 0 |
| | Eastbound turn lanes (1 intersection) | 350 | | 700 | 350 | | 700 | | 0 |
| | | | | | | | | | |
| II.B.2 | **Tall Cedars Pkwy (Stone Springs Blvd to Route 659)** | | | | | | | | |
| | Four lane divided roadway | 2700 | 10800 | | 2700 | 10800 | | 0 | |
| | Westbound turn lanes (3 intersections) | 350 | | 2100 | 350 | | 2100 | | 0 |
| | Eastbound turn lanes (3 intersections) | 350 | | 1400 | 350 | | 1400 | | 0 |
| | Southbound Gum Spring Road turn lane | 300 | | 300 | 300 | | 300 | | 0 |
| | | | | | | | | | |
| II.B.2(a) | **Tall Cedars Pkwy (Landbay 'DD' to Elementary School)** | | | | | | | | |
| | Four lane divided roadway | 1800 | 7200 | | 1800 | 7200 | | 0 | |
| | Westbound turn lanes (2 intersections) | 350 | | 1400 | 350 | | 1400 | | 0 |
| | Eastbound turn lanes (2 intersections) | 350 | | 1400 | 350 | | 1400 | | 0 |
| | | | | | | | | | |
| II.B.2(b) | **Tall Cedars Pkwy (Elementary School to Northstar Blvd)** | | | | | | | | |
| | Four lane divided roadway | 550 | 2200 | | 550 | 2200 | | 0 | |
| | Westbound turn lanes (1 intersection) | 350 | | 700 | 350 | | 700 | | 0 |
| | Eastbound turn lanes (1 intersection) | 350 | | 700 | 350 | | 700 | | 0 |
| | | | | | | | | | |

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| Transportation Proffers (Roads) | | Existing | | | Proposed | | | Difference | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Description | Linear Feet | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) | Linear Feet | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) |
| II.B.3(a) | **Route 50 (South Fork Broad Run to 500' East of Route 659)** | | | | | | | | |
| | Eastbound thru lane | 2800 | 2800 | | 2800 | 2800 | | 0 | |
| | Eastbound turn lane (1 intersection) | 600 | | 600 | 600 | | 600 | | 0 |
| | | | | | | | | | |
| II.B.3(a) | **Route 50 (500' East of Route 659 to West Spine Rd)** | | | | | | | | |
| | Eastbound thru lane | 500 | 500 | | 500 | 500 | | 0 | |
| | | | | | | | | | |
| II.B.3(b) | **Route 50** | | | | | | | | |
| | **(West Spine Rd to Loudoun County Pkwy)** | | | | | | | | |
| | Eastbound thru lane | 3500 | 3500 | | 3500 | 3500 | | 0 | |
| | Eastbound turn lane (2 intersections) | 600 | | 1200 | 600 | | 1200 | | 0 |
| | | | | | | | | | |
| II.B.4(a) | **Route 50 Intersections (Stone Springs Blvd)** | | | | | | | | |
| | Eastbound turn lane (1 intersection) | 500 | | 500 | 500 | | 500 | | 0 |
| | Eastbound turn lane (1 intersection) | 600 | | 600 | 600 | | 600 | | 0 |
| | Eastbound acceleration lane (1 intersection) | 600 | | 600 | 600 | | 600 | | 0 |
| | Westbound dual left turn lanes (1 intersection) | 600 | | 1200 | 600 | | 1200 | | 0 |
| | | | | | | | | | |
| II.B.4(b) | **Route 50 Intersections (Route 659)** | | | | | | | | |
| | Westbound turn lane improvements (ii) | 700 | | 700 | 700 | | 700 | | 0 |
| | Eastbound turn lane improvements (iii, iv, v) | 1200 | | 1200 | 1200 | | 1200 | | 0 |
| | | | | | | | | | |
| II.B.4(c) | **Route 50 Intersections (West Spine Rd)** | | | | | | | | |
| | Westbound dual left turn lanes (1 intersection) | 930 | | 1860 | 930 | | 1860 | | 0 |
| | Eastbound turn lanes (1 intersection) | 1450 | | 1450 | 1450 | | 1450 | | 0 |
| | | | | | | | | | |
| II.B.6 | **Millstream Drive Extended (Phase 1)** | | | | | | | | |
| | Two thru lanes | 1000 | 2000 | | 1000 | 2000 | | 0 | |
| | Two turn lanes | 1000 | | 2000 | 1000 | | 2000 | | 0 |
| | **Millstream Drive Extended (Phase 2)** | | | | | | | | |
| | Two thru lanes | 1000 | 2000 | | 1900 | 3800 | | 1800 | |
| | Two turn lanes | 1000 | | 2000 | 0 | | 0 | | (2000) |
| | One turn lane | 0 | | 0 | 1900 | | 1900 | | 1900 |
| | | | | | | | | | |

## ZCPA 2006-0003/ZMAP 2006-0011 Stone Ridge Transportation Proffer Analysis

| Transportation Proffers (Roads) | | Existing | | | Proposed | | | Difference | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Description | Linear Feet | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) | Linear Feet | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) | Thru Lane (Lane Feet) | Turn Lane (Lane Feet) |
| II.B.8 | **Extension of Southpoint Drive** | | | | | | | | |
| | Two thru lanes | 0 | 0 | | 750 | 1500 | | 1500 | |
| | One turn lane | 0 | | 0 | 750 | | 750 | | 750 |
| | Southbound Route 659 lane improvements | 0 | | 0 | 700 | | 700 | | 700 |
| | | | | | | | | | |
| II.C.3(a) | **Route 659 Relocated (Northstar Boulevard)** | | | | | | | | |
| | Two lanes of four lane divided roadway | 0 | 0 | | 2200 | 4400 | | 4400 | |
| | Northbound left & right turn lanes (2 intersections) | 0 | | 0 | 600 | | 2400 | | 2400 |
| | Interim turn lane improvement (1 intersection) | 0 | | 0 | 300 | | 300 | | 300 |
| | | | | | | | | | |
| | Totals (ft): | | 53600 | 26210 | | 61300 | 30260 | 7700 | 4050 |
| | Totals (miles): | | 10.15 | 4.96 | | 11.61 | 5.73 | 1.46 | 0.77 |
| | | | | | | | | | |
| | Totals, Combined Thru & Turn Lane (ft): | | 79810 | | | 91560 | | 11750 | |
| | Totals, Combined Thru & Turn Lane (miles): | | 15.12 | | | 17.34 | | 2.23 | |

## ZCPA 2006-0003/ZMAP 2006-0011 Stone Ridge Transportation Proffer Analysis

| Transportation Proffers (Traffic Signals) | | Existing Status | Proposed Status |
|---|---|---|---|
| No. | Description | | |
| II.F.1(1) | Route 50/Stone Springs Blvd Intx | Installed | No Change |
| II.F.1(2) | Route 50/Route 659 Intx | Installed | No Change |
| II.F.1(3) | Route 659/Tall Cedars Pkwy Intx | Bonded | No Change |
| II.F.1(4) | Route 659/Greenstone Drive Intx | Bonded | No Change |
| II.F.1(5) | Route 50/West Spine Rd Intx | Design In Process | No Change |
| II.F.3 | Stone Springs Blvd/Millstream Dr Intx (see note 1) | n/a | $ 250,000 |
| II.F.4 | Stone Springs Blvd/Tall Cedars Pkwy Intx (see note 1) | n/a | $ 300,000 |
| II.B.8 | Route 659/Southpoint Dr Intx (see note 2) | n/a | If Warranted |

**NOTES:**

1 New signal proffer. In the event a traffic signal is not warranted by VDOT, the Owner shall contribute the indicated amount to the County for future signal installation (by others) at the respective intersection.

2 New signal proffer. The Owner shall install a signal at the respective intersection if warranted by VDOT.