

County of Loudoun
Office of Transportation Services

MEMORANDUM

DATE: June 20, 2008

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Art Smith, Senior Coordinator, Planning and Development

SUBJECT: SPEX 2007-0048
Springdale Montessori School
Third Referral

This referral will serve to update the status of the OTS issues concerning this application based on the responses in the June 6, 2008 letter from Robert E. Sevila.

Comment 1: Timing of traffic counts

Status: Previously resolved

Comment 2: Project implementation and buildout

Status: Previously resolved

Comment 3: Link level LOS

Status: Previously resolved

Comment 4: Right-of-way dedication for Route 722

Status: Previously resolved

Comment 5: Entrance improvements consistent with VDOT requirements should be provided.

Response: Agreed. A standard VDOT entrance has been shown on the special exception plat. Further requirements, including sight distances will be addressed at the site plan stage.

Status: The entrance shown on the plat appears to meet VDOT requirements. The applicant and VDOT have agreed to make final adjustments, if required, at the site plan stage. Issue resolved.

Comment 6: Any turn lane improvements required by VDOT should be provided.

Response: VDOT has not requested any turn lane improvements at this time. In addition, the traffic study completed left and right turn warrant analyses in accordance with VDOT requirements. The analyses indicate separate turn lanes are not required.

Status: VDOT did not request any turn lanes at our June 5, 2008 meeting with the applicant. VDOT has also not requested turn lanes in their final referral. Issue resolved.

Comment 7: If the link LOS evaluation determines current lane width on Route 722 is not adequate to service the school, appropriate frontage improvements should be provided.

Status: Link analysis showed LOS "B" on Route 722 south of the bridge at the property's boundary line. A field review of Route 722 physical conditions south of the bridge has been conducted by the applicant's engineer and a proposal for some widening associated with a VDOT standard entrance submitted to VDOT. The proposal also includes some striping changes and installation of a stop sign at the site's entrance and a school entrance sign south of the entrance. No changes are proposed to the existing bridge. Issue resolved.

Comment 8: Multi-purpose trail or sidewalk along Route 722.

Status: Widening of the existing bridge is not recommended by OTS. As such, a trail or sidewalk along the site's frontage would have no utility. Issue resolved.

Conclusion

There are no transportation issues which would preclude approval of this application.