

TECHNICAL MEMORANDUM

To: Patrick Sullivan
Town of Purcellville

CC: Jim Herbert
Michael Capretti
Warner Brook, LLC

From: Tushar Awar, P.E., PTOE
Erin Steel, P.E.
Pulkit Parikh

Date: October 23, 2017

Subject: Response to Traffic Comments – Warner Brook Annexation

Introduction

This memorandum addresses the traffic comments received for Warner Brook Annexation in Loudoun County, Virginia. Each comment is presented in *italics* with the response in **bold** immediately following. A Traffic Impact Memorandum has been prepared dated October 23, 2017 by Gorove/Slade Associates to address these comments. Please review the included study.

COMMENTS:

- 1. Please provide roadway capacity for Purcellville Road (to Alder School Road), Hirst Road (full length), and Hatcher Ave (full length).*

Table 2 in the traffic impact memorandum summarizes the capacities of the roadways and the volume to capacity (v/c) ratios. The capacities of the roadways in the study area were estimated using HCS 2010 software, which calculates the capacities based on the methodology in the Highway Capacity Manual 2010 (HCM 2010).

- 2. Please provide a comparison of present capacities to future buildout capacity.*

The present capacities of the roadways in the study area were estimated and are summarized in Table 2 in the memorandum. The Traffic Impact Study for the proposed development will be submitted with the rezoning application, which would include a comparison of the present and the future capacities of the roadways.

- 3. The existing traffic volume data is at least two years old. It is not clear if recent developments such as Mayfair are included in the counts. Please explain what was and was not included in these counts based on existing development as of August 2017.*

Comment noted. New 24 hour traffic counts were conducted on October 11, 2017 using Automatic Traffic Recorders (ATRs) at four locations in the vicinity of the property. The traffic counts from the ATRs are summarized in Figure 3 and Table 1 in the memorandum.

- 4. Traffic information was provided only for the roadways immediately adjacent to the subject property. Given the property location, the majority of site generated traffic will utilize Purcellville Road, Hirst Road, Berlin Turnpike, and Hatcher Avenue to enter the Town and use the Town's roadways to travel to/from their destinations. Additional information should be provided for the key roadways where the site traffic will be added such as Berlin Turnpike (Rt 287). In addition, the intersections involving those roadways should be considered (Hirst & Hatcher, Hirst and N Maple, 287 and Hirst, 690 and Hirst, Hatcher and Main, 23rd St and Main). Provide roadway capacities and traffic count data where the subject property site trips will travel into and through the Town.*

Comment noted. The 'Existing Roadway Network' section in the memorandum provides a description of the roadways in the vicinity of the property. The capacities and the existing traffic volumes on the roadways have also been included in the memorandum.

- 5. Given the layout, the uses proposed could generate new future trips up to 10,000 trips per day (when the sports fields are being utilized) and up to 900 pm peak hour trips. Does the applicant have either a plan to mitigate the impact of these volumes or can the applicant show that impacts will be minimal?*

The current application is for the annexation of a property into the limits of the Town of Purcellville. A full-fledged Traffic Impact Study is not required for this application. A Traffic Impact Study evaluating the impact of the proposed development on the transportation network will be submitted with the rezoning application.

- 6. Please provide more information to support the trip generation assumptions for the recreational land use. Include the ITE land codes used.*

Comment noted. The ITE land codes used for the recreational land uses have been included in Table 3 in the memorandum.

- 7. Provide potential options for maintaining a future connectivity road facility through the site by utilizing either a right of way dedication or an easement.*

The results shown in the Traffic Statement present a worst-case analysis, with all of the site traffic using Purcellville Road to access the site. The Applicant will investigate the future road connectivity through the site during the rezoning application.