

March 5, 2014

Mr. Daniel Galindo  
Community Development  
Town of Purcellville  
221 S. Nursery Avenue  
Purcellville, Virginia 20132

Re: Catocin Creek Towne Center  
(3<sup>rd</sup> Submission)  
Town of Purcellville Application Numbers RZ 12-01, CPA 12-01 and SUP 13-04

Dear Mr. Galindo:

We have reviewed the above noted land development application as requested in your 1/17/14 transmittal. We offer the following comments:

1. Please see the attached email dated Tuesday, March 05, 2013 from Mr. Fred R. Hodgson of VDOT's Transportation Planning Section. The applicant's response that this comment has "been received and noted" is insufficient. See also comment # 4 (a) and (b) below.
2. Westerly most entrance (Entrance #1 – Residential) to Hirst Road: We reiterate our previous comment to change right turn taper to right turn lane with taper. Vehicles traversing a "taper-only" tend to slow down with a portion of their vehicle still impeding progress of through vehicles. This may produce a somewhat unsafe condition as well as decreasing mobility on the main road, especially a main road having a relatively high operating speed as Hirst Road.
3. Entrance to N. Maple Avenue - We continue to recommend to change right turn taper to right turn lane with taper.
4. Hirst Road/Berlin Turnpike intersection:
  - a. Provide dual left eastbound-to-northbound turn lanes
  - b. Provide an exclusive eastbound-to-southbound right turn lane so as not to block the right-on-red movement. (See also comment # 1 above).
  - c. Westbound receiving lane on Hirst Road will need to be in accordance with standard length per AASHTO. Proffers and plan should be revised to comply.

- d. Applicant should provide specific proffer language to provide intersection/signal modifications as required. This would include traffic signal modifications, the associated pavement marking & signage, etc.
5. Hirst Road/N. Maple Avenue intersection:
    - a. Applicant should proffer funding for traffic signalization warrant study and, if warrants are met as determined by VDOT, fund the design and installation of traffic signal. Indications are that a traffic signal will be met at this intersection.
  6. We recommend the Town pursue a monetary contribution from this applicant to be applied toward area transportation improvements, in particular towards improvements at the Route 7/Route 287 interchange ramps.
  7. This application has been forwarded to VDOT Traffic Engineering Section for review. Those comments be will be forwarded upon receipt.

If you have any questions, please call me at (703) 259-2948.

Sincerely,

John Bassett, P.E.  
Transportation Engineer

Attachment

cc: Imad Salous, P. E.

**From:** Hodgson, Fred R (VDOT)  
**Sent:** Tuesday, March 05, 2013 11:12 AM  
**To:** Bassett, John NOVA (VDOT), P.E.  
**Cc:** Srikanth, Kanathur N. (VDOT); Trivedi, Rahul, P.E. (VDOT); Singh, Simrat (VDOT)  
**Subject:** Review of Catoclin Creek Apartments - TIA (1st Submission) Town of Purcellville

John: As we indicated in our earlier comments on the Scoping document for this project, Transportation Planning is most concerned with the Hirst Road/ Rte 287 (Berlin Pike) intersection. As we mentioned in our earlier comments, the **Route 7 Bypass & Route 287 Interchange Study** by HNTB (August 2012) stated the need for a new 100' right turn lane on Hirst Road at its intersection with Rte 287 by 2014 and the need to extend that right turn lane by an additional 600' by 2020 as well as building an new 380' right turn lane from Rte 287 to Hirst Road by 2020.

While the applicant for this project identifies a new left turn lane on Hirst Road to Rte 287, they indicate it will be by others but that the applicant will provide a monetary contribution towards its construction. As pointed out in Figures 16 & 17, because the amount of traffic generated by the proposed apartments is very small compared to the total traffic projected to be at the Hirst Road/ Rte 287 intersection in 2014, Transportation Planning agrees with the need for a monetary contribution to help defray the costs of improving this intersection.

Thank you for the opportunity to comment on this request.

[Randy Hodgson AICP](#) | [Regional Transportation Planner](#) |  
[Virginia Department of Transportation](#) | [4975 Alliance Drive, Fairfax, VA 22030](#) |  
[Phone 703-259-2753](#) | [Randy.Hodgson@VDOT.Virginia.gov](mailto:Randy.Hodgson@VDOT.Virginia.gov)

March 6, 2014

## MEMORANDUM

**TO:** John Bassett

**FROM:** Arun Raj

**CC:** Xuejun Fan

**SUBJECT:** RUID # 17297, Plan# RZ 12-01/CPAM 12-01, Catoctin Creek Towne Center – Town of Purcellville

TE only received responses to our previous comments without re-submittal of the revised TIA and based on the comments response letter, we offer the following comments.

1. It is to be noted that access management details could not be verified, however, the response letter states that TIA have been revised to reflect the requested access management details and all the access points have been found to be within standards.
2. It is to be noted that Hirst Road at Maple Avenue intersection total future 2014 with development LOS deteriorates from 83 sec/veh delay to 524.4 sec/veh delay for northbound left turn movement as well as overall northbound approach deteriorates from LOS E (37.3 sec/veh delay) to LOS F (217.6 sec/veh delay) for PM peak hour.
3. It is to be noted that Main Street at Hatcher Avenue intersection total future 2014 with development LOS deteriorates from LOS D to LOS E for PM peak hour for southbound approach.
4. It is to be noted that Berlin Turnpike/VA Route 7 Bypass Eastbound Ramps intersection total future 2014 with development delay (sec/veh) deteriorates significantly for PM peak hour for eastbound approach.