ATTACHMENT 2

Dargis, Melissa

From: Cubbage, James D. L.S. [David.Cubbage@VirginiaDOT.org]
Sent: Wednesday, April 28, 2004 1:02 PM
To: 'rick.carr@fauquiercounty.gov'; 'Elizabeth.Cook@fauquiercounty.gov'; 'Melissa.Dargis@fauquiercounty.gov'; 'Holly.Meade@fauquiercounty.gov'
Cc: 'bob.counts@carsonharris.com'; 'beverly.pullen@fauquiercounty.gov'; Yeatman, Kimberly M.
Subject: Virginia Crane Rental - CPAM04-CR-003 & REZN04-CR-007

Warrenton Residency staff review the information submitted regarding a for Virginia Crane Rental property along U.S. Route 15,29 17 (*Rte. 29*). Listed below are topics and comments we hope Fauquier County will consider.

Comprehensive Plan Amendment:

1. **Internal Road layout**: The illustration dated March 18, 2004 contains road geometry that is generally acceptable. Further planning for this development should allow for turning radiuses through intersections as well as pavement width to accommodate industrial traffic. The ability to have inter-parcel connections with property with similar land uses is encouraged. We recognize certain limitations with connecting to all abutting parcels due to conflicting land uses and environmental conditions.

2. **Intersection with *Rte. 29* (Short term)**: The sight distance is satisfactory for the conditions. The increase of traffic generated by this and other sites using the current roadway will likely cause the need to extend the existing right turn lane to the property line with East Coast's parcel. The cost of the additional lane length recommended is anticipated to be the combined responsibility of all parties using the roadway.

3. **Intersection with *Rte. 29* (Long term)**: The long-range plan for *Rte. 29* is to add additional lanes to the existing roadway establishing 6 to 8 lanes total as well as sufficient turn lanes. The location of the current entrance on *Rte. 29* has many desirable characteristics that would be beneficial to establishing a median break and alignment of a new roadway from the opposite side of the highway for full two-way (likely signalized) access to *Rte. 29*. The limitation of this recommendation the lack of uniform centerlines between the opposing lanes of the roadway. It is important to remember this is a long-range goal and should be one part of an access management plan for the entire corridor.

Rezone:

1. Residency staff would like an opportunity to review any proposed proffers associated with the zoning change. We will be interested in the applicant's participation in frontage improvements and any contributions that may be offered.

2. Please provided some estimated vehicular Trip Generation for the development. The estimates should be derived using the highest and best use of the permitted uses in the I-1 zone. In the event permitted uses are not apart of the applicant's plan, those uses should be prohibited in the proffers.

3. Any streets intended for acceptance to the Secondary System of State Highways must be

constructed to our current Road and Bridge Standards and Specification, Subdivision Street Requirements as well as meeting satisfactory service requirements to warrant expenditures of public funds for maintenance. It was noticed that the portion of road serving Lot 1 and the existing General Excavation Inc property does not appear to meet service requirements.

4. Additional right of way for the long-term improvements to Rte. 29 is requested.

Please ask the applicant to provide some additional information on the rezone portion of this project.

Respectfully;

J. David Cubbage, L.S.
Assistant Resident Engineer
VDOT - Warrenton Residency
457 East Shirley Ave.
Warrenton, VA 20186
540.347.6441