COMMONWEALTH of VIRGINIA

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April 6, 2004

Amy M. Parker
Planning Division
County of York
Post Office Box 532
Yorktown, Virginia 23690

RECEIVED
APR 7 2004
PLANNING DIVISION
COUNTY OF YORK

Ref: Kenneth Dale Moore (Revised Proffers March 17, 2004)
Application No. ZM-84-04 and UP-634-04
George Washington Memorial Highway (Route 17), York County

Dear Ms. Parker,

We have reviewed the revised proffers dated March 17, 2004 for the above mentioned rezoning application and special use permit, and have the following comments:

- Due to congestion problems on Route 17 and our current access management efforts, we would recommend that the applicant explore alternate and/or shared access to the site.

- If alternate and/or shared access is not acceptable, direct access off of Route 17 would be acceptable for the proposed general office and mini-warehouse storage portions of the development, with the construction of a an appropriate Right Turn Lane Treatment. It appears from the proposed plan that a 150' Right Turn Lane Taper into the site off of Route 17 would be sufficient, however the developer's engineer will need to verify this during the site plan stage.

- If the contractor storage yard is allowed direct access into the site, a Right Turn Lane Treatment equivalent to 150' of taper and 150' of storage would be sufficient.

- Due to safety concerns we recommend that the contractor storage yard not be allowed direct access of off Route 17. Access for the contractor storage yard should be obtained via Greene Drive.

- We have major safety concerns with large construction vehicles attempting to make U-Turns to gain access to the site. We feel that access of off Greene Drive would eliminate all but one of these U-Turn movements, that being when exiting the site and needing to access Route 17 North. To address this safety issue, we recommend that all large construction equipment leaving the site to travel North on Route 17, proceed South on Route 17 from Greene Drive, and continue until a safe turn around point is found.

- Without clearly defining what the proposed use and density will be, it is difficult to determine impacts to Route 17. If the site is developed with a more intense use or density than the proposed general office and mini-warehouse storage, we would not recommend the rezoning or allowing the adjacent parcel access directly on to Route 17.

Should you have any questions please contact me at 253-4832

Sincerely,

Anthony L. Handy, PE, LS
Assistant Resident Engineer