



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

731 Harrison Ave.
Salem, VA 24153-0560

CHARLES A. KILPATRICK, P.E.
COMMISSIONER
November 20, 2017

Bill Berkley, PE
Berkley-Howell & Associates, PC
306 Enterprise Drive, Suite C
Forest, VA 24551

Rick Read, Broker
Coldwell Banker Commercial Read & Co.
101 Annjo Court
Forest, VA 24551

**Subject: Lot 6 - Forest Professional and Industrial Park – Preliminary Access Concept
Route 1415 – Enterprise Drive & Route 661 – Homestead Drive - TM# 118-1-6
Bedford County**

Dear Messrs. Berkley and Read

The Bedford Residency has completed a supplemental review of the proposed preliminary access concept as received on October 23, 2017, for the above referenced parcel and has the following comments. This supplemental review was initiated by a telephone call from Mr. Read on November 15, 2017. Mr. Read asked that we consider what might be done in consideration of the cost of a proposed traffic study.

Given the property's location and the proposed entrances' locations relative to the signalized intersection of Enterprise Drive and Homestead Drive we are limited in what relief we can provide. Our records indicate that the daily traffic counts for Enterprise Drive and Homestead Drive are approaching 19,000 vpd and 6,400 vpd, respectively. Given our knowledge of the traffic history and growth in the area and the information shared in the subject concept plan we can offer the following:

Enterprise Drive Entrance

1. All configurations of this entrance require documentation of intersection sight distance and stopping sight distance in accordance with established VDOT practices.
2. The proposed right in / right out access as depicted on the site plan is approvable when a site plan and entrance application are provided through the Bedford County TRC process.
3. Our preference remains that you seek a joint use entrance located on the adjoining property, thus providing further separation from the signalized intersection. We are aware of your concerns regarding the drainage structure in this vicinity and the challenges of cooperation with adjoining property owners. Documentation of the contact / refusal from the adjoining property owner will need to accompany the Access Management Exception Request.

4. No left in or left out movements will be permitted at this location. Completion of the traffic study will not change these restrictive conditions.

Homestead Drive Entrance / Exit

5. All configurations of this entrance require documentation of intersection sight distance and stopping sight distance in accordance with established VDOT practices.
6. The right out configuration appears to be approvable as presented with documentation required in the Access Management Exception Request.
7. In addition to this configuration we are willing also to consider a right in movement without the completion of the traffic study required in our previous correspondence. Documentation for this movement should be included in the Access Management Exception Request.
8. A left in movement may be considered at this location, but will require completion of the traffic study as noted in our letter to Mr. Berkley dated November 6, 2017.

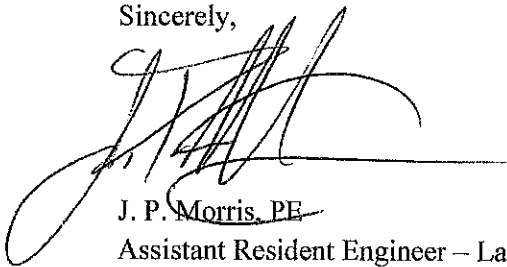
General Comments:

9. All remaining requirements of our letter to Mr. Berkley dated November 6, 2017 remain in place.
10. The site plan submitted through the County for review will require a traffic impact statement that includes turn lane/taper analysis documenting the anticipated queuing and supports the access management exception request(s).
11. Revisions made in this letter are provided as a supplement to the conditions included in the November 6th review comments.

Even with the above listed considerations in place, we trust this supplemental review is satisfactory to your endeavors and provides the assistance you requested.

If you have any questions, please call Will Yeager or me at 540-586-7941.

Sincerely,



J. P. Morris, PE
Assistant Resident Engineer – Land Use
Bedford Residency

WGY/lbc

CY: Gregg Zody – Bedford County
Brian Casella (via e-mail)
Matt Bonacci (via e-mail)
LD – Correspondence File