

service with or without the proposed development. Improvements are not recommended as part of this study submittal.

Analysis of site access under buildout peak hour traffic conditions indicates that peak hour operations are expected to be at acceptable intersection measures of effectiveness for all proposed site drives except for the intersection of Brock Road and Village Drive #2 / Site Drive #3. Side street delays are expected to operate at unacceptable levels of service under PM peak hour traffic conditions; however, this condition is typical of minor street approaches under two-way stopped control.

The following improvements are recommended as part of the overall development plan:

- Construct a westbound right turn lane with a 200ft storage capacity at the intersection of Lake Anna Parkway and Site Drive #1 as detailed on the GDP.
- Construct an eastbound right turn lane with a 200ft storage capacity at the intersection of Lake Anna Parkway and Site Drive #2 as detailed on the GDP.
- Construct frontage improvements along Brock Road with pavement markings that provide a southbound right turn lane at the intersection of Brock Road and Site Drive #3 as detailed on the GDP.
- Construct a northbound left turn lane with a 200ft storage capacity at the intersection of Brock Road and Judiciary Drive / Site Drive #4 as detailed on the GDP.
- Construct frontage improvements along Old Robert E Lee to provide for a future 48ft cross section as detailed on the GDP. This improvement is recommended on site frontage exclusively.
- Construct a southbound left turn lane creating dual southbound left turn lanes with a 350ft storage capacity at the intersection of Virginia Route 208 and Brock Road.
- Extend the existing southbound left turn lane at the intersection of Lake Anna Parkway and Brock Road to the intersection of Brock Road and Judiciary Drive / Site Drive #4. This will create a four lane cross section between Lake Anna Parkway and Judiciary Drive.
- Extend the existing westbound left turn lane from 250ft to 350ft at the intersection of Virginia Route 208 and Brock Road.
- Extend the existing eastbound left turn lane from 250ft to 300ft at the intersection of Virginia Route 208 and Brock Road.
- Change the phasing plan for the signalized intersection of Virginia Route 208 and Brock Road from a six phase operation to an eight phase operation.
- Provide signalized cross walks on the northbound (eastbound through-right signal phase) and eastbound approaches (southbound through-right signal phase) at the intersection of Virginia Route 208 and Brock Road intersection.
- Construct pedestrian / trail frontage improvements on Virginia Route 208; Brock Road; Old Robert E Lee roadways as detailed on the GDP.