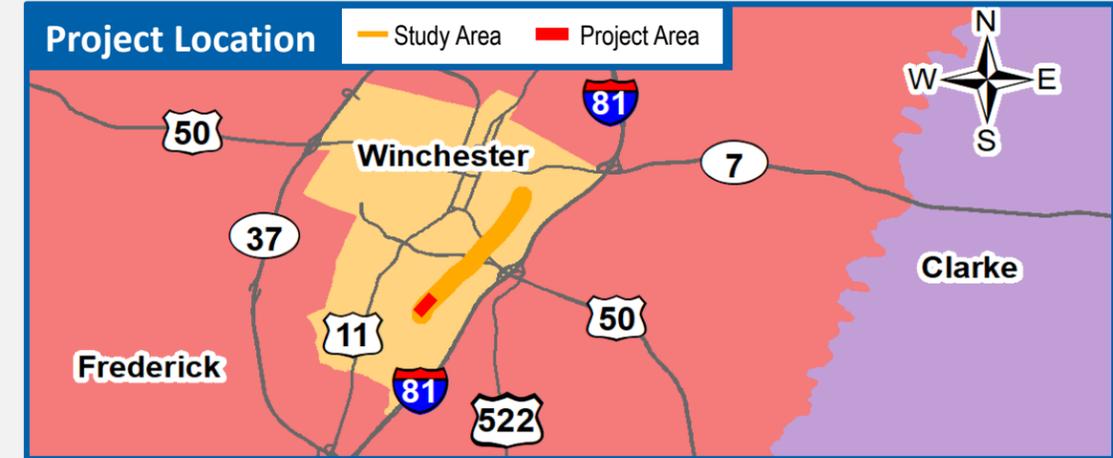


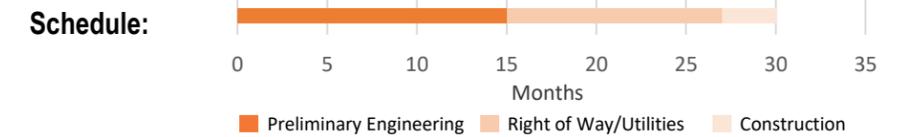
Improvement #11: Winchester Station and Pleasant Valley Road

Extend Southbound Left-Turn Lane and Close Southbound Commercial Entrance



Project Schedule & Preliminary Cost

Project schedules and cost estimate were developed based on information available at the time of study and should be reassessed prior to submitting funding applications.



Cost:

Phase	Cost Estimate (2020 Dollars)
Preliminary Engineering	\$170,000
ROW and Utility Relocation	\$20,000
Construction	\$310,000
Total Cost	\$500,000

Operations and Safety Improvements

The following recommendations are projected to improve operations and/or safety along Pleasant Valley Road.

Winchester Station and Pleasant Valley Road

- Improvement 11: Extend Southbound Left-Turn Lane and Close Southbound Commercial Entrance
 - ✓ Intersection spacing adjusted to meet VDOT recommended spacing
 - ✓ Improvement provides opportunity for future realignment of driveway access with Winchester Station when Noland property is redeveloped
 - ✓ Recommend inter parcel connection between redevelopment and bank parcel to the south

Access Management

Recommended VDOT spacing between partial access entrance and any entrance, intersection or median crossover is **305 ft**.

Existing entrance/intersection spacing:

- Winchester Station and Southbound driveway entrance: **160* ft**

* Existing spacing does not meet VDOT guideline recommendations