

July 12, 2010

Mr. Jason Gorrie
STV/Ralph Whitehead Associates, Inc.
1000 West Morehead Street, Suite 200
Charlotte, NC 28208

Subject: Oakhurst Development Transportation Technical Memorandum – CDOT's Review Comments (Rezoning Petition 2010-042)

Dear Mr. Gorrie:

The Charlotte Department of Transportation (CDOT) has completed an initial review of STV/Ralph Whitehead Associates, Inc. Technical Transportation Memorandum (TTM) for the Oakhurst Development project, dated June 25, 2010. Access to the site is provided by Monroe Road a state maintained facility. The Technical Transportation Memorandum will also need to be provided to North Carolina Department of Transportation (NCDOT), District 10 Office for their review as well. The public hearing date for the subject-rezoning petition is scheduled for July 19, 2010 and the Rezoning Committee will review this case at their August 4th meeting. The limited review time has not allowed CDOT to coordinate our comments with NCDOT. CDOT will forward our review comments to NCDOT for their consideration during their review. NCDOT may have requirements that differ from CDOT's, therefore the petitioner is encouraged to coordinate and obtain NCDOT's comments as soon as possible. Below are CDOT's comments.

1. The newly aligned intersection of Chippendale/Richland at Monroe Road will provide a 200' dedicated eastbound left turn storage lane on Monroe Road to access Chippendale Road. Currently CDOT restricts left turn lanes in the AM peak condition for the westbound movement on Monroe to Chippendale. With the reconfigured intersection the opportunity to provide a dedicated left turn lane and signal phase on Monroe to access Richland Drive is presented. CDOT requests that all approved left turn lanes be striped and associated traffic signal modifications be implemented striped when the Monroe Road improvements along the site's frontage is constructed and before the first site's first certificate of occupancy (CO) is used. The petitioner also needs to specifically address their financial responsibilities associated with the Monroe Road transportation and signalization recommended improvements, Charlotte Mecklenburg School's requirements, including any additional right-of-way needs for recommended improvements. The TTM transportation recommendations and rezoning conditional notes need to reflect CDOT's comments above.

2. CDOT requests additional technical data included in the TTM with respect to the need for the dedicated left turn lane on Monroe Road at the intersection of Shade Valley Road. The memorandum states that the left turn lane does not provide for any increase in the level of service at the intersection. It is unclear how the left turn lane does not help the intersection. A left turn lane would provide storage allowing for a vehicles waiting to turn left without impacting the westbound through movements on Monroe Road. CDOT is aware of the low volume of eastbound left turns that may occur at the intersection; however, please provide additional technical data to support why an eastbound left turn lane is not required on Monroe Road and Shade Valley. Perhaps analyzing a "what if" scenario (i.e. the doubling the build-out eastbound left traffic volumes in the AM/PM conditions) would help both NCDOT and CDOT feel more comfort with the no eastbound left turn storage recommendation at this location?
3. CDOT request a scaled concept plan of the proposed Monroe Road transportation and traffic signal improvements to be included with the revised TTM. Impacts to off-site properties and/or easements needs to be determined as part of the study. The future curb-line for Monroe Road should be set in accordance with the Draft Independence Area Plan.

Should you have any questions concerning these comments, please call Rick Grochoske or James Shapard at (704) 432-1556.

Sincerely,



Rick H. Grochoske, P.E.
CDOT Land Development Section Manager

cc: Scott Cole, P.E., NCDOT
Louis Mitchell, P.E., NCDOT
Mike Davis, P.E.
Richard Odyanski, NCDOT
Laura Harmon
Tom Drake
James Shapard, P.E.
Rezoning File