

EAST WEST COMMUNITIES

Hampton Roads Division

October 11, 2019

Richard Rudnicki, AICP
Assistant Director of Planning and Zoning
Isle of Wight County
P.O. Box 80
17140 Monument Circle
Isle of Wight, VA 23397

Dear Mr. Rudnicki:

Please find the following narrative in response to the October 4, 2019 VDOT letter directed to your attention in regard to the Conditional Rezoning Application for the Pitt & Lippe Tract.

- 1) The signal timings used in the study do not represent the current timings in the field. Appendix G, which utilizes the existing 200 second cycle length, is shown for comparison.

Response: Applicant acknowledges the comment and no further action is required.

- 2) The proposed Westbound Northgate drive access shown on the Pitt & Lippe Proposed Roadway and Intersection Improvement Plan, dated 9/10/19, indicates a full access entrance. The traffic study restricted it to right & lefts in, right-out only. The proposed Westbound Northgate Drive proffer then states the egress will be restriped as a right out only when Transportation proffer Item 2 is being constructed. We recommend that the egress be restricted to right out only at construction, in accordance with the traffic study, which will render the proffer unnecessary.

Response: Modifications to the westbound of Northgate Drive to Carrollton Boulevard are proffered to occur during Phase 5 of the proposed development. In the interim, and beginning during Phase 3 of the development, it is not recommended that either the westbound or eastbound movements be restricted all of the time to right-out only. Rather, if VDOT is considering restricting movements (i.e., the left-turn or through movements) from the side streets at the existing median break, it is recommended that signage be installed reflecting no left or through movements and limited to Monday – Friday 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM.

- 3) On Pages 45 and 46 of the TIA, it is stated that Eastbound Northgate Drive will have the shared left/through lane removed and an exclusive right-turn lane. This is the scenario the traffic analysis is run with. However, the study recommendations make no mention of this change, instead indicating no changes to the intersection. The Pitt & Lippe Proposed Roadway and Intersection Improvement Plan, dated 9/10/19, also shows full access.

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***Response:** Modifications to the eastbound and westbound of Northgate Drive approaches to Carrollton Boulevard are proffered to occur during Phase 5 of the proposed development. The recommendations in the TIA will be updated to reflect the phased implementation of the proffered improvements. The Roadway and Intersection Improvement Plan will also be updated to reflect the phased implementation of the proffered improvements.*

- 4) Transportation proffer #3 requires a new traffic study if the vehicle bridge is not constructed, but does not provide a firm timeframe or set development milestone at which time the bridge should be permitted or the "No-Build Scenario" TIA should be submitted.

***Response:** It is the developer's intent to construct/install a vehicle bridge as a part of this project. For the purposes of timing and implementation, the construction of the proposed bridge would occur with Phase 5 of the development. The proposed proffers would require the TIA to be updated for the "No Bridge" condition if the necessary permits to construct the structure are not obtained by final plat approval of Phase 4 of the development.*

Sincerely,



Aaron Millikin