



August 16, 2017

Subject: Phoenix Montessori Academy TIA Draft August 2017 Review Comments

Design Resource Group submitted a TIA on behalf of RdM Architecture for the proposed Phoenix Montessori Academy located on the east side of Mt Holly Huntersville Road at the intersection with Reese Boulevard. Town staff has reviewed the TIA and have the following comments:

- 1) Approved development trips for the Magnolia Walk Subdivision do not appear to be all included based on the trip assignment depicted in the Magnolia Walk TIA Scoping in the Appendix of that report. Adding these volumes to the background traffic volumes may decrease the level of service at two study area intersections.
- 2) Table 3 (ICU Level of Service) does not include future year build without the developers responsible improvements for the intersection of Mt Holly Huntersville Road at Reese Boulevard. The Synchro analysis results also need to be included in the Appendix.
- 3) In the listing of improvements on page 24 for the intersection of Mt Holly Huntersville Road at Reese Boulevard, it states that with the addition of a northbound right-turn lane into the school that no roadway improvements should be deemed necessary. There are not any current plans by the Town or NCDOT to install a northbound right-turn lane. Later in the section, it states that this turn lane is to be constructed by Phoenix Montessori. These two statements conflict with one another.
- 4) An eastbound pocket through lane is recommended in the report for the Reese Boulevard. If a left-turn lane is recommended as an improvement, it would need to be constructed (created as a new lane) in the existing median of Reese Boulevard and not as a pocket through lane.
- 5) Speed limits utilized in the Synchro analysis at the two US 21 ramp intersections are not consistent with the limits posted.
- 6) If a southbound left-turn lane extension on Mt Holly Huntersville Road at Reese Boulevard is needed, it is unclear at this time (without a survey and engineered drawings) as to whether the improvement could be accomplished with restriping or if pavement widening is needed. This would need to be determined during construction plan development.

The above comments are to be addressed and a revised sealed TIA submitted to the Town for review.

If you have any questions, please don't hesitate to contact me.

Thank you,

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