

May 12, 2004

Smith & Hale
Attn: Jack Reynolds, Attorney
37 West Broad Street
Columbus, OH 43215

Re: Z04-022, 3333 Chippewa Street

Dear Mr. Reynolds,

The Franklin County Engineer's Office has received and reviewed the Mosaica Education Traffic Study dated May 2004. The following comments are based upon our review and our 5/11/04 meeting.

- Based on the preliminary feedback on the condition of Chippewa Road, we will be requiring a 2' berm be installed on each side of the road. ***Your client will also need to provide our office with core samples to further examine the base of the roadway.*** Additional improvements may be required if our office determines the base is substandard.
- Several intersection improvements will be required at Chippewa and Hague, including a northbound left turn lane, radii improvements and clearing of the sight distance. The length of the left turn lane shall be determined later in the process once a preliminary layout has been put together and the impacts of the turn lane on adjacent properties has been determined. Due to the addition of radii improvements a southbound right turn lane will not be required.
- Signalization at the intersection of Chippewa and Hague is not probable due to the very narrow window of time the signal would be needed. Traditionally schools hire a special duty officer to direct traffic at the beginning and end of the school day.
- It has also been noted within the study that the signal is recommended due to the insufficient amount of sight distance at the intersection of Chippewa and Hague. Our office will require that other possible solutions be explored before further consideration could be given to signalization as a correction measure.

Please submit a preliminary cost estimate for all required improvements and a preliminary layout with the intersection improvements and the required sight distance. Commitment to the improvements above will need to be referenced within the limitation text for the rezoning. Please submit a revised copy of the text to our office for review.

Thank you for your cooperation. If there are any questions or comments as you review this material, please contact me at your earliest convenience. I can be reached at (614) 462-4821.

Sincerely,

Dean C. Ringle, P.E., P.S.
Franklin County Engineer

Emily S. Willis
Traffic Engineer Intern

cc: John Turner, City of Columbus Development Department
Patti Austin, City of Columbus Transportation Division
Tim Guyton, Franklin Township Trustee
Garry Wilcox, Traffic Engineering Services, Inc.
Cornell Robertson, Franklin County Highway Design Engineer