



COMMONWEALTH OF VIRGINIA

DEPARTMENT OF TRANSPORTATION

P. O. Box 11649
Lynchburg, Virginia 24506
VDOT.Virginia.gov

DAVID S. EKERN, P.E.
COMMISSIONER

May 14, 2007

Mr. Thomas C. Brooks, Jr.
404 Clay Street
Lynchburg, VA 24504

Dear Mr. Brooks:

This is in reference to your meeting on May 2, 2007 with R. B. Moore and Matthew Conner regarding the preliminary site plan for the proposed Cedar Ridge Business Center and the Cedar Ridge Farm Townhomes on Route 29 Business in Madison Heights.

Based on the field review of the site and our review of the preliminary site plan, we offer the following traffic related comments.

The traffic volumes that this development is expected to produce are not significant enough to warrant a traffic signal, even if the two outparcels are developed. Our estimate of the site traffic was developed using the ITE Trip Generation Manual, 7th Edition, and is based on the type and extent of the development as shown on the preliminary site plan.

The developer needs to show on the site plan the proposed additional right of way to be donated to VDOT for the construction of the right turn lane on Route 29 Business.

The radii of the site entrance on Route 29 Business should be a minimum of 50 feet. It is in the best interest of the developer to shift the entrance to the proposed restaurant further east on Cedar Ridge Drive, away from Route 29 Business, to improve the internal traffic flow of the development. If at all possible, it is recommended this entrance align with the entrance to the Retail/Office area on the opposite side of Cedar Ridge Drive.

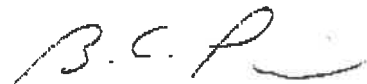
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We concur with the proposed lane assignments at the entrance to the site and recommend the full width be extended as discussed with R. B. and Matthew in the field.

If we can be of further assistance, please contact Matthew Conner at (434) 856-8344.

Sincerely,

A handwritten signature in black ink, appearing to read "B. C. Pierce". The signature is fluid and cursive, with the initials "B.C.P." being the most prominent part.

B. C. Pierce
Lynchburg Area Traffic Engineer

MLC/ews

Copy: Mr. R. B. Moore
Mr. Matthew Conner
Mr. Kevin Wright