



September 15th, 2004

Mr. Tim Sheehan, P.E.
City Engineer
City of Springfield
Office of Public Works, Rm. 201
Municipal Center West
Springfield, Illinois 62701

Dear Mr. Sheehan

Re: 03009-20 Proposed Wal-Mart Supercenter #1602-02
West Wabash, Springfield IL

Enclosed is the revised traffic study for the above referenced project for your review, prepared by our sub-consultant, Metro Transportation. Your comments of August 11, 2004 have been addressed, as have comments from IDOT received on August 3rd, 2004.

As you know, the site has considerable frontage along three roadways that are designated as arterials on the City's Official Arterial Roadway Network Plan (Archer Elevator Road, Wabash Avenue, and Meadowbrook Road), and one that is not designated as an arterial roadway (Westgate Drive). Given the concerns regarding access to Meadowbrook Road, and in light of IDOT's recent request of CMT to analyze the impact of an additional traffic signal at Pleasant Run, Metro has analyzed four different scenarios for access to this commercially-zoned property. Based on this revised study, Metro is of the opinion that Scenarios 1-3 are not operationally efficient with respect to the adjoining roadway network. These scenarios are described on page 17 of the report. Scenario 4 is operationally acceptable, provided that off-site roadway improvements are made as identified in the report. Scenario 4 provides one access point on Meadowbrook Road across from Yukan Drive (with a prohibited left-out), two on Archer Elevator Road, and a westbound right-in only access point on Wabash Avenue.

On behalf of Wal-Mart, we are planning to re-submit the Location and Sketch Plan to the Regional Planning Commission for re-review at the October Land Subdivision Committee. The request has been modified from the previously submitted plan, which was recommended for approval by the Land Subdivision Committee. The new Sketch Plan reflects a reduction in the number of lots in the development from four to three, a reduction in the number of curb cuts on Meadowbrook Road from two to one, and the addition of a right-in-only entrance from Wabash Avenue. The number of lots has been reduced to allow for an increase in the amount of buffer area in the rear of the store, and to allow for detention areas behind the store. Although the Cobblestone development was originally approved with a regional detention concept, our drainage assessment indicates that some on-site detention is preferable as opposed to increasing the conveyance system to accommodate peak flows to the regional pond. Attached are the on-site drainage computations. The off-site computations which support the capacity of the regional detention pond will be furnished by Cobblestone Development Inc.

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Note that this study is considered preliminary and not for public distribution until such time as it is approved by all agencies. We would encourage a meeting if you feel it would assist you and your staff in your review of this study. If you have any questions, please do not hesitate to contact me.

Sincerely,
Crawford, Murphy & Tilly, Inc.

Steven K. Schroll, P.E.
Manager, Land Development Services

Encl.

C: IDOT Dist. 6, attn: Christine Reed, District Engineer
Wal-Mart Stores Inc., attn: John Youll
Elias, Meginnis, Riffle and Seghetti, attn: John Elias
Springfield Sangamon County Regional Planning Commission, attn: Dave Kiliman
Cobblestone Development Inc. attn: Joe Albers
Metro Transportation Inc. attn: Stephen Corcoran