

April 8, 2005

Robert D. Swain
Community Properties, Inc.
1000 St. Albans Drive, Suite 400
Raleigh, North Carolina 27609

Subject: Traffic Assessment of Access Alternatives
Proposed Meadowview PUD

Dear Mr. Swain:

This letter summarizes a traffic assessment prepared by Ramey Kemp and Associates, Inc. (RKA) for the proposed Meadowview PUD to be located on the west side of Old NC 87 approximately four miles west of US 15-501. The study considers the development will include a total of 715 single-family homes with access provided via two driveways on Old NC 87 and one driveway on NC 87. The proposed Meadowview development is expected to be completed immediately south of the approved Chapel Ridge development and the two developments are expected to share access driveways on NC 87 and Old NC 87. The purpose of this study is to determine impacts to the site driveway intersections and to recommend improvements to mitigate these impacts. The study intersections were analyzed under combined (2021) weekday a.m. and p.m. peak hour traffic conditions.

Existing Traffic Conditions

Traffic counts were conducted by RKA on Old NC 87 in late 2002 and on NC 87 at the approximate location of the proposed site driveway in early 2003. Traffic counts were completed in 15-minute intervals during the a.m. peak period (7:00 a.m. – 9:00 a.m.) and the p.m. peak period (4:00 p.m. – 6:00 p.m.). Due to the low traffic volumes at the study intersections, the traffic counts were projected to the current year 2005 using an annual growth rate of 3%.

Background (2021) Traffic Conditions

Existing peak hour traffic volumes were projected to the buildout year of 2021 at a rate of 3 percent to determine background (2021) traffic conditions without site traffic. Site trips from the approved Chapel Ridge development were included under background (2021) traffic conditions. Refer to Appendix A for the trip generation, distribution, and

assignment for the Chapel Ridge development. In addition, site trips from two approved adjacent developments, the Page and Womble properties, were included under

background (2021) traffic conditions. Refer to Figure 1 for the total peak hour site trips for the Page Property and Womble Property developments.

Trip Generation

Trips generated by the proposed development were calculated utilizing methodology contained within the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 7th Edition. At full build out of the development, it is estimated that the proposed development will generate approximately 6,352 total site trips (3,176 enter and 3,176 exit) during an average 24-hour weekday period. Of this total, approximately 509 total site trips (127 enter and 382 exit) will occur during the weekday a.m. peak hour. Approximately 630 total site trips (397 enter and 233 exit) will occur during the weekday p.m. peak hour. Refer to Table 1 for a detailed breakdown of the entering and exiting site traffic.

**TABLE 1
TRIP GENERATION TABLE**

ITE Land Use (Code)	Density	2-way Volume (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	715 units	6,352	127	382	397	233
TOTAL NEW TRIPS		6,352	127	382	397	233

Trip Distribution

Site trip distribution percentages were determined based on existing traffic patterns and engineering judgment. Refer to Figure 2 for the trip distribution percentages and Figure 3 for total peak hour site trips.

Combined (2021) Traffic Conditions

Total peak hour site trips were added to background (2021) traffic volumes to determine combined (2021) traffic conditions. Refer to Figure 4 for combined (2021) a.m. and p.m. peak hour traffic volumes. Combined (2021) a.m. and p.m. peak hour traffic volumes at

the unsignalized study intersections were analyzed using Synchro 5.0, which is based on methodologies and procedures in the 2000 Highway Capacity Manual. Capacity analysis results are presented for combined a.m. and p.m. peak hour traffic conditions in Table 2.

Analysis indicates that the minor street approaches of the two site driveways on Old NC 87 will operate at LOS B or better during the a.m. and p.m. peak hours under combined (2021) conditions. The minor street approach of Site Driveway #2 will operate at LOS C during the a.m. peak hour and LOS E during the p.m. peak hour due to a significant left turning volume from Site Driveway #2.

TABLE 2
COMBINED (2021) PEAK HOUR CAPACITY ANALYSIS RESULTS

INTERSECTION	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY PEAK HOUR LEVEL OF SERVICE	
			AM PEAK	PM PEAK
Old NC 87 (NB/SB) And Site Driveway #1 (EB) (Unsignalized)	NB SB EB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ A ²	A ¹ A ²
NC 87 (NB/SB) And Site Driveway #2 (WB) (Unsignalized)	NB SB WB	1 TH, 1 RT 1 LT, 1 TH 1 LT, 1 RT	A ¹ C ²	A ¹ E ²
Old NC 87 (NB/SB) And Site Driveway #3 (EB) (Unsignalized)	NB SB EB	1 LT, 1 TH 1 TH-RT 1 LT-RT	A ¹ B ²	A ¹ B ²

1. Level of service for major street left turn movement.
2. Level of service for minor street approach.

Conclusions and Recommendations

Full build out of the proposed development is expected to include 715 single-family homes with access provided via two driveways on Old NC 87 and one driveway on NC 87. The proposed Meadowview development is expected to be completed immediately south of the approved Chapel Ridge development and the two developments are expected

to share access driveways on NC 87 and Old NC 87. Build out of the proposed development is expected to occur slowly, at a rate of approximately 48 homes per year, such that traffic growth due to the development is expected to occur gradually over 16 years. Analysis was completed for combined (2021) traffic conditions to ensure sufficient improvements are made to the adjacent roadways to mitigate impacts from the development in the future year 2021. Therefore, improvements made to the adjacent roadways by the proposed Meadowview development will be more than adequate for the years leading up to full build out of the development.

Analysis of combined (2021) conditions indicates that all approaches and movements at the two site driveway intersections on Old NC 87 will operate at acceptable levels of service during the a.m. and p.m. peak hours. Analysis indicates that the minor street approach of Site Driveway #2 at NC 87 will operate at LOS C during the a.m. peak hour and LOS E during the p.m. peak hour. This poor level of operation is due to a significant left turn volume from Site Driveway #2 at an unsignalized intersection. If left turn delays become too excessive at this intersection, left turning vehicles may exit the development via Site Driveway #3. These vehicles would make a right turn onto Old NC 87 with much less delay.

Based on analysis, geometric improvements are recommended at the study intersections. At the intersection of Site Driveway #1 and Old NC 87, the site driveway should be constructed with one ingress lane and one egress lane. At the intersection of Site Driveway #2 and NC 87, the site driveway should be constructed with one ingress lane and two egress lanes (one left turn lane and one right turn lane). A minimum storage of 250 feet should be provided for the westbound left turn lane on Site Driveway #2. Based on NCDOT traffic volume criteria for the installation of turn lanes, a northbound right turn lane and southbound left turn lane are required on NC 87 at Site Driveway #2. The northbound right turn lane should be constructed with a full-width storage length of 100 feet and a 220-foot bay taper. The southbound left turn lane should be constructed with a minimum full-width storage length of 150 feet and a 220-foot bay taper. Assuming widening on the east side of NC 87, a minimum of 660 feet of transitional taper will be needed for the construction of the southbound left turn lane. Site Driveway #3 on Old NC 87 should be constructed with one ingress lane and one egress lane. Based on NCDOT traffic volume criteria for the installation of turn lanes, a northbound left turn lane is required on Old NC 87. The northbound left turn lane should be constructed with a minimum full-width storage length of 225 feet and a 200-foot bay taper. Assuming widening on the west side of NC 87, a minimum of 660 feet of transitional taper will be needed for the construction of the northbound left turn lane. Refer to Figure 5 for the recommended improvements at study intersections.

Mr. Robert Swain

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If you should have any questions, or comments, please free to contact me at (919) 872-5115.

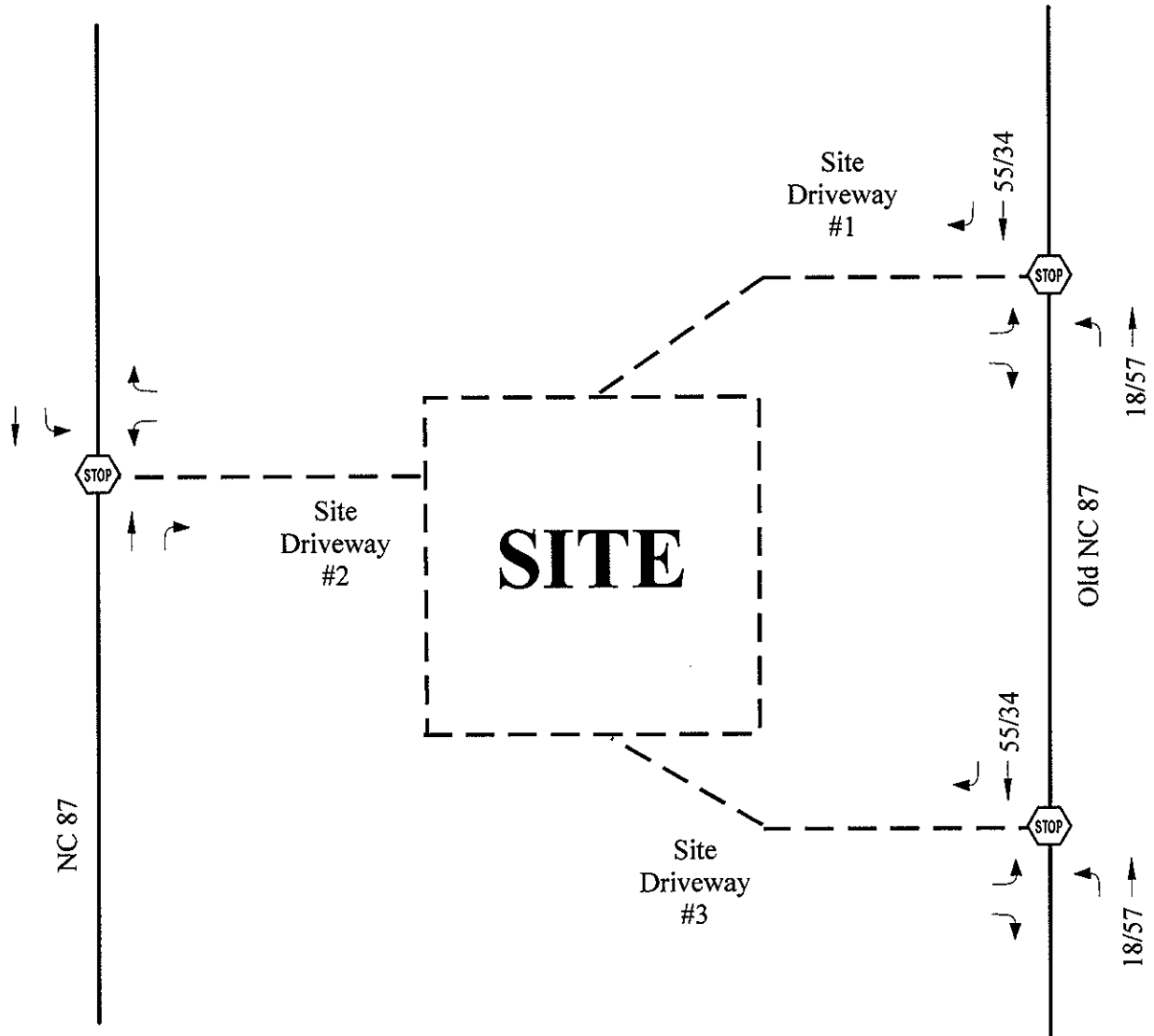
Sincerely,

Ramey Kemp and Associates, Inc.

Rynal G. Stephenson

Rynal G. Stephenson, PE

cc: Mr. Mark Ashness, PE, ASLA, CE Group, Inc.

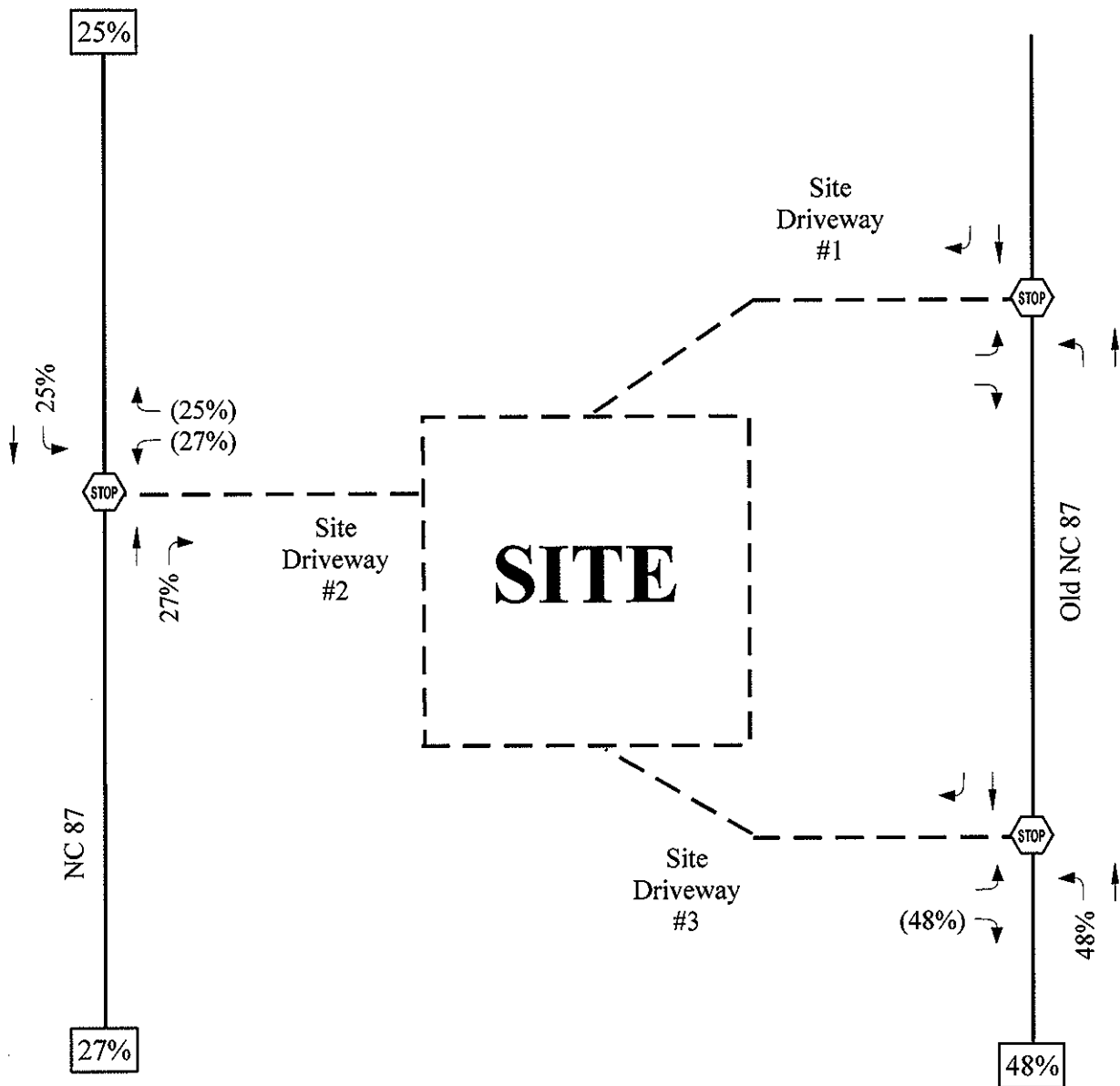


LEGEND

X/Y → AM/PM Peak Hour Trips



MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
TOTAL ADJACENT DEVELOPMENT PEAK HOUR SITE TRIPS		
	Scale: Not to Scale	Figure 1

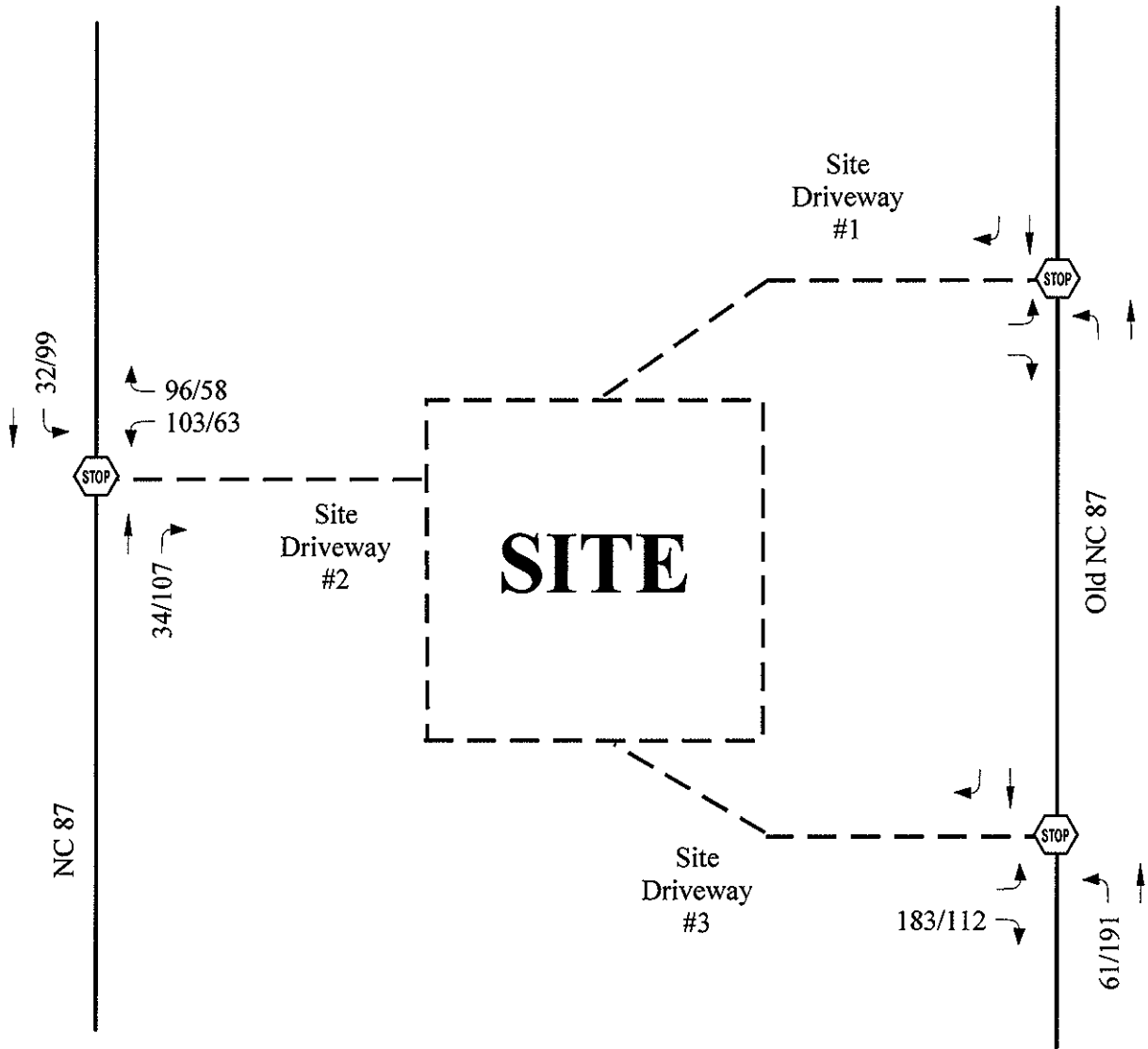


LEGEND

- X% → Percent of Entering Site Trips
 (Y%) → Percent of Exiting Site Trips



MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
SITE TRIP DISTRIBUTION PERCENTAGES		
	Scale: Not to Scale	Figure 2

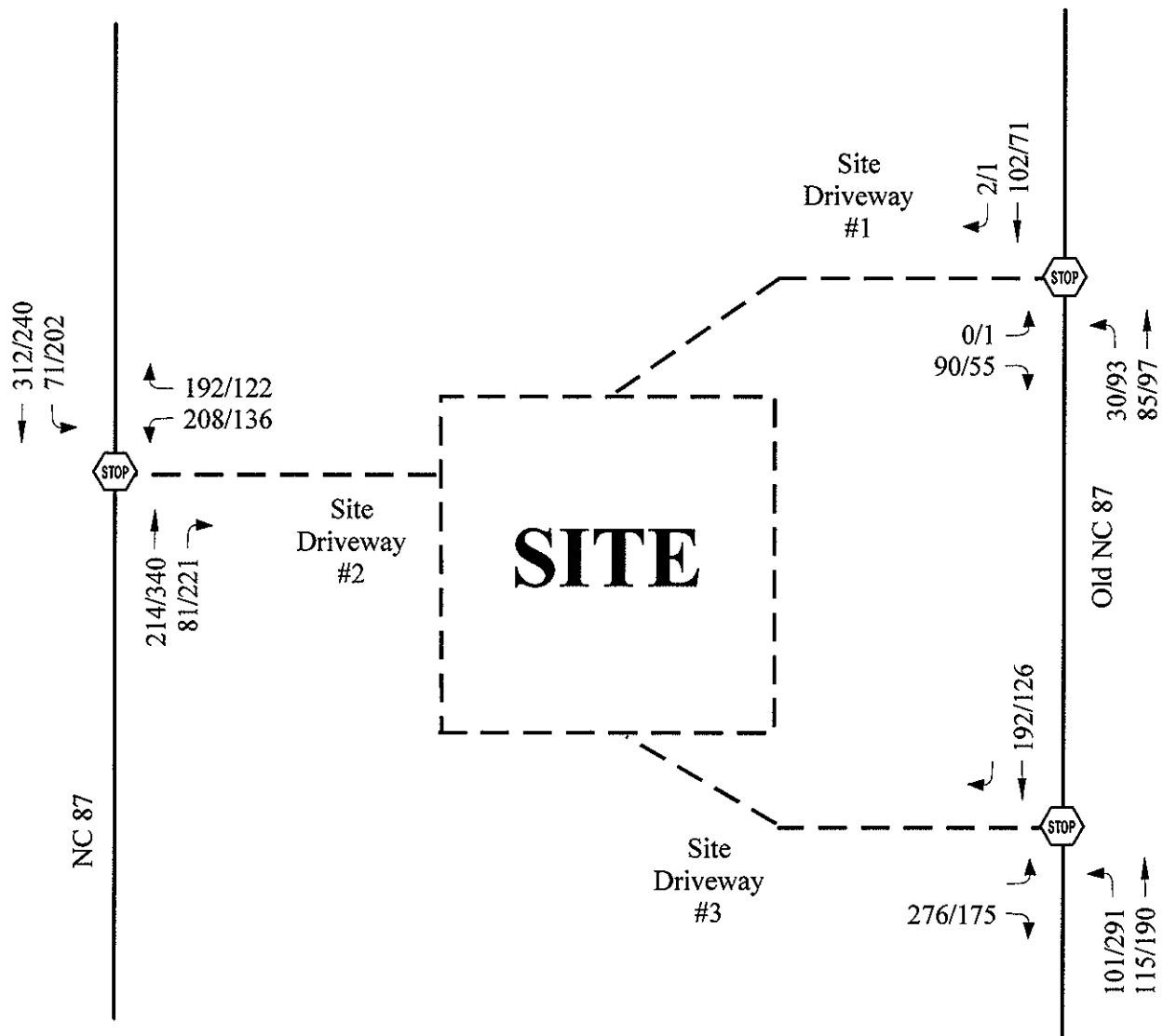


LEGEND

X/Y → AM/PM Peak Hour Site Trips



MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
TOTAL PEAK HOUR SITE TRIPS		
	Scale: Not to Scale	Figure 3

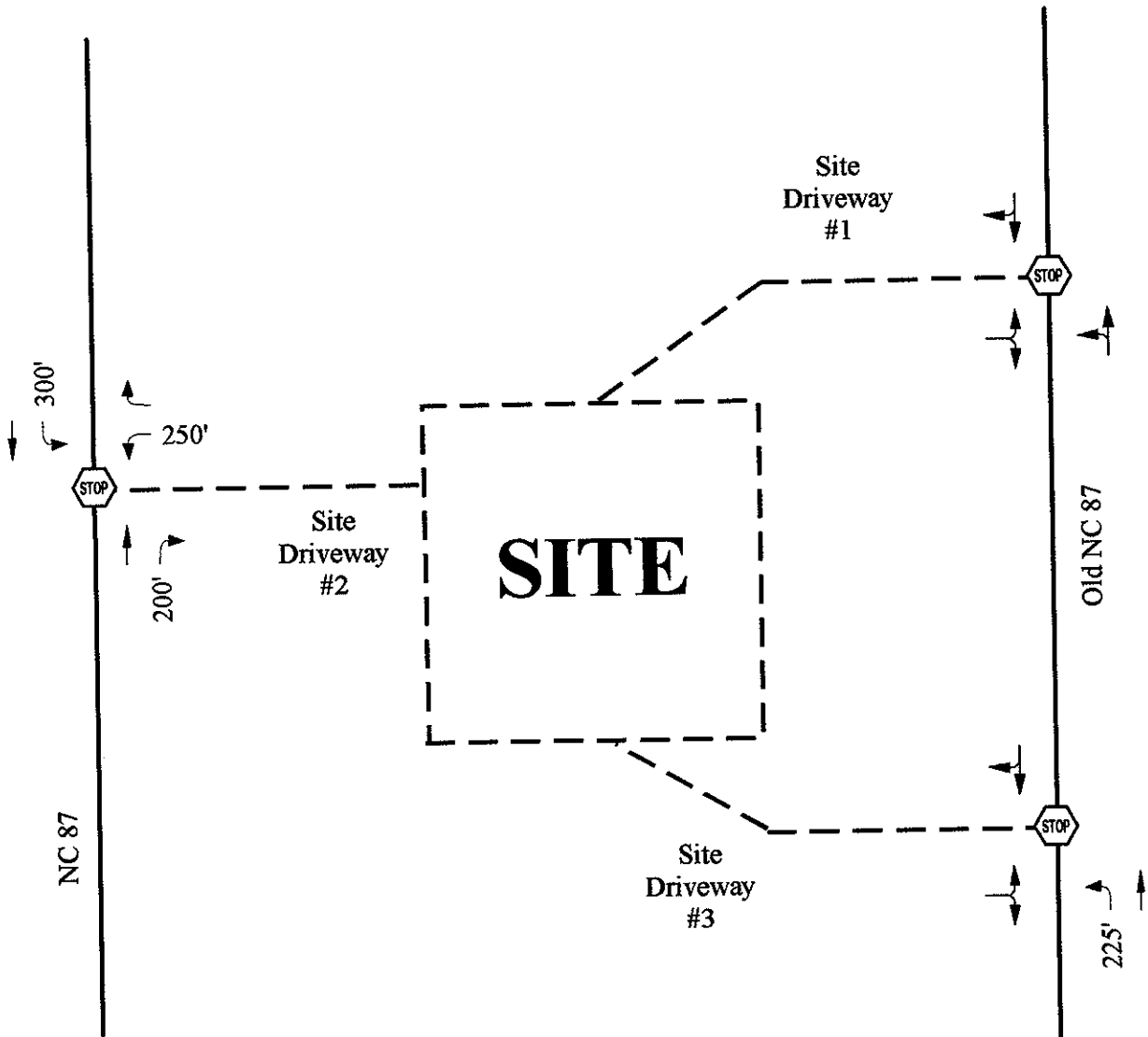


LEGEND

X/Y → AM/PM Peak Hour Traffic



MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
COMBINED (2021) PEAK HOUR TRAFFIC		
	Scale: Not to Scale	Figure 4



LEGEND

- Existing Lane Configuration
- Improvement by Developer



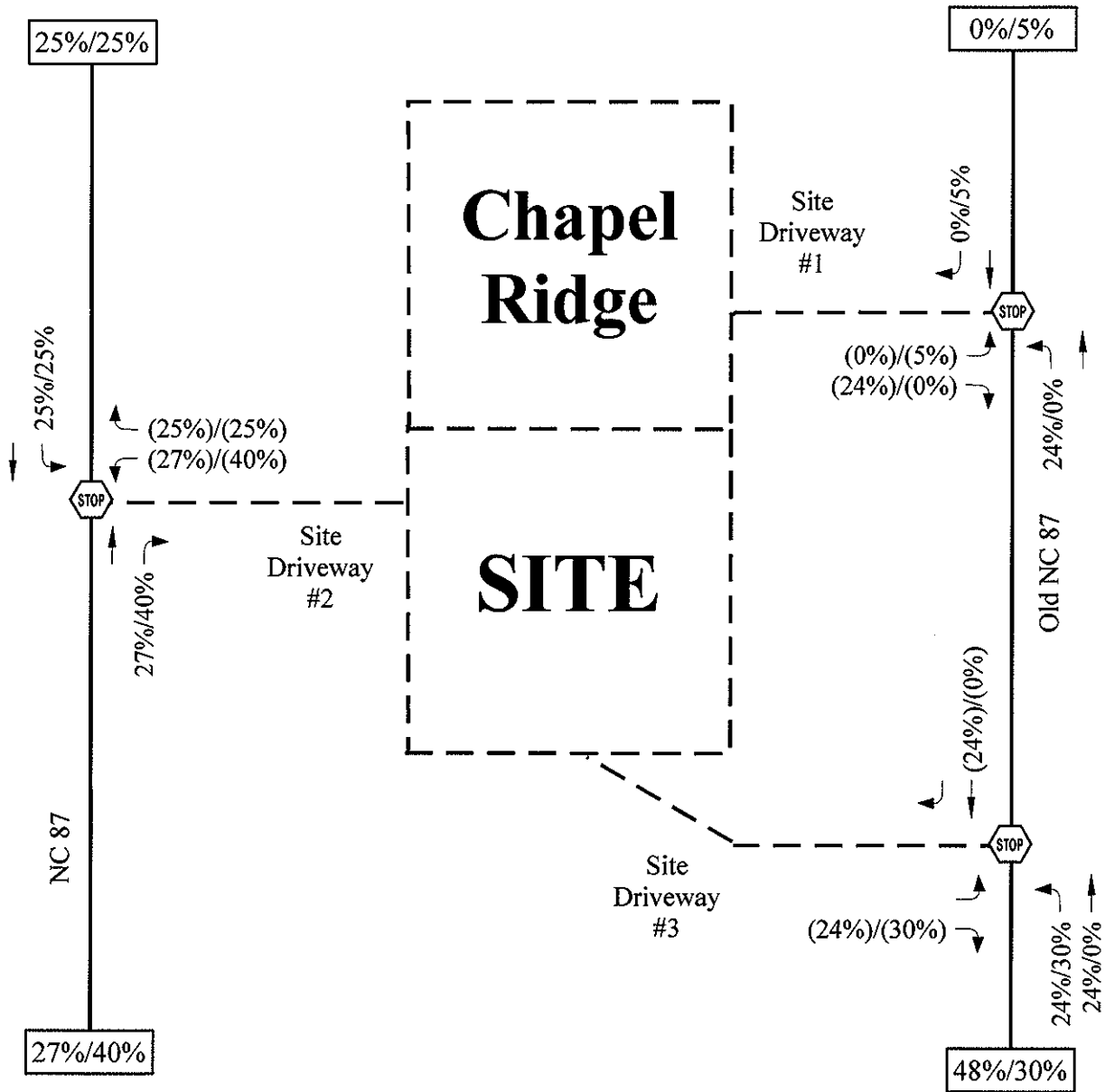
MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
RECOMMENDED LANE CONFIGURATIONS		
	Scale: Not to Scale	Figure 5

APPENDIX A

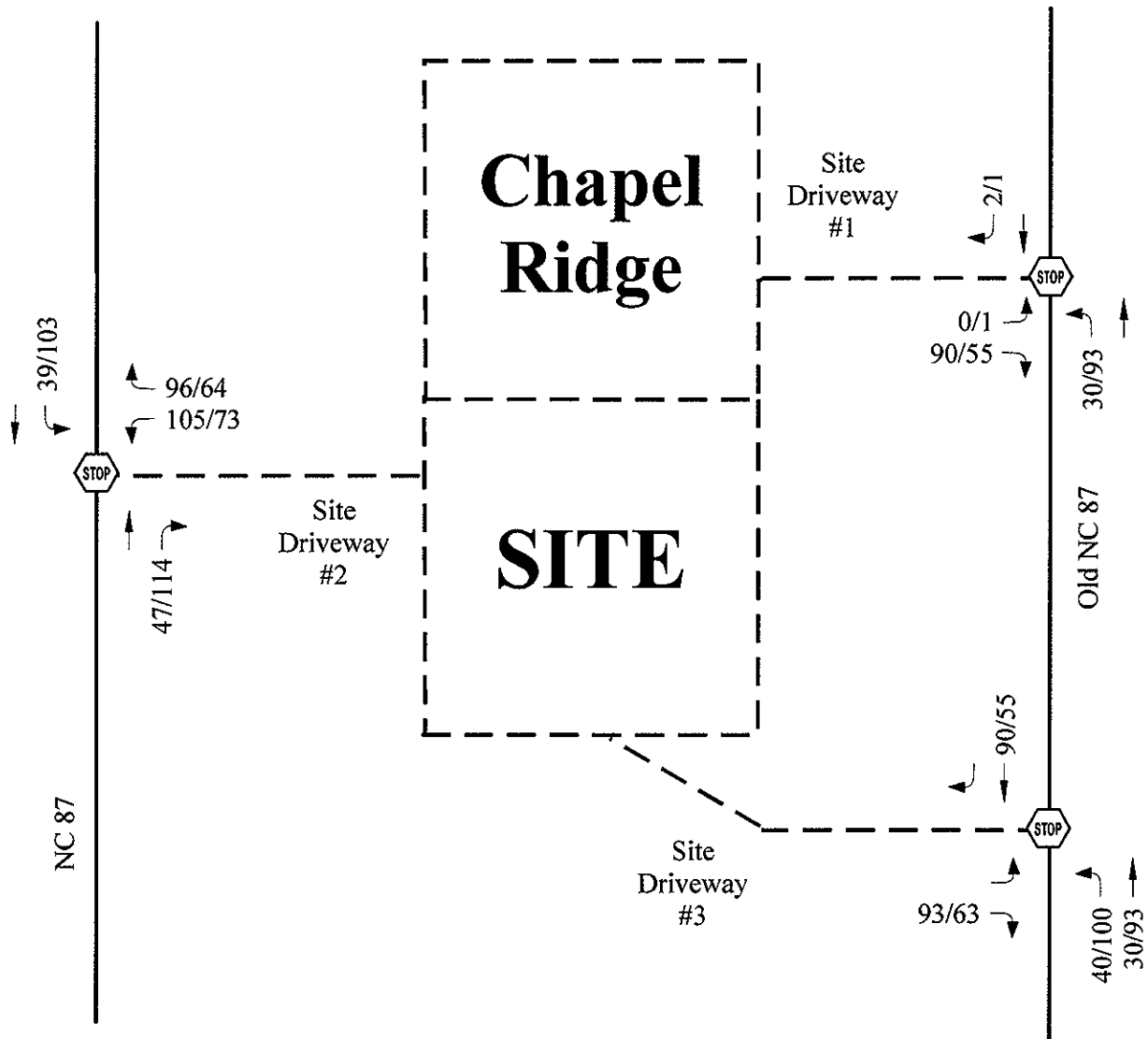
CHAPEL RIDGE

**TABLE A-1
CHAPEL RIDGE TRIP GENERATION TABLE**

ITE Land Use (Code)	Density	2-way Volume (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	700 units	6,230	125	375	389	229
Golf Course (430)	18 holes	644	32	9	22	28
TOTAL NEW TRIPS		6,874	157	384	411	257



MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
CHAPEL RIDGE SITE TRIP DISTRIBUTION PERCENTAGES		
	Scale: Not to Scale	Figure A-1



LEGEND

X/Y → AM/PM Peak Hour Site Trips



MEADOWVIEW DEVELOPMENT Chatham County, North Carolina		
CHAPEL RIDGE TOTAL PEAK HOUR SITE TRIPS		
	Scale: Not to Scale	Figure A-2










APPENDIX B

CAPACITY ANALYSIS CALCULATIONS COMBINED (2021) PEAK HOUR CONDITIONS

HCM Unsignalized Intersection Capacity Analysis

7: Site Driveway #1 (North) & Old NC 87










4/8/2005

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	0	90	30	85	102	2
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	0	100	33	94	113	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	276	114	116			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	276	114	116			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	89	98			
cM capacity (veh/h)	698	938	1473			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	100	128	116			
Volume Left	0	33	0			
Volume Right	100	0	2			
cSH	938	1473	1700			
Volume to Capacity	0.11	0.02	0.07			
Queue Length (ft)	9	2	0			
Control Delay (s)	9.3	2.1	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.3	2.1	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			3.5			
Intersection Capacity Utilization			24.0%	ICU Level of Service		A

HCM Unsignalized Intersection Capacity Analysis

7: Site Driveway #1 (North) & Old NC 87













4/8/2005

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	1	55	93	97	71	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	1	61	103	108	79	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	394	79	80			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	394	79	80			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	94	93			
cM capacity (veh/h)	569	981	1518			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	62	211	80			
Volume Left	1	103	0			
Volume Right	61	0	1			
cSH	968	1518	1700			
Volume to Capacity	0.06	0.07	0.05			
Queue Length (ft)	5	5	0			
Control Delay (s)	9.0	4.0	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.0	4.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			4.0			
Intersection Capacity Utilization		28.6%		ICU Level of Service		A

HCM Unsignalized Intersection Capacity Analysis

5: Site Driveway #2 & NC 87













4/8/2005

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	208	192	214	81	71	312
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	231	213	238	90	79	347
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	742	238			328	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	742	238			328	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	36	73			94	
cM capacity (veh/h)	358	801			1232	
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2
Volume Total	231	213	238	90	79	347
Volume Left	231	0	0	0	79	0
Volume Right	0	213	0	90	0	0
cSH	358	801	1700	1700	1232	1700
Volume to Capacity	0.64	0.27	0.14	0.05	0.06	0.20
Queue Length (ft)	107	27	0	0	5	0
Control Delay (s)	31.6	11.1	0.0	0.0	8.1	0.0
Lane LOS	D	B			A	
Approach Delay (s)	21.7		0.0		1.5	
Approach LOS	C					
Intersection Summary						
Average Delay			8.6			
Intersection Capacity Utilization			39.7%		ICU Level of Service	A

HCM Unsignalized Intersection Capacity Analysis

5: Site Driveway #2 & NC 87











4/8/2005

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	136	122	340	221	202	240
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	151	136	378	246	224	267
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1093	378			623	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1093	378			623	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	17	80			77	
cM capacity (veh/h)	181	669			958	
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2
Volume Total	151	136	378	246	224	267
Volume Left	151	0	0	0	224	0
Volume Right	0	136	0	246	0	0
cSH	181	669	1700	1700	958	1700
Volume to Capacity	0.83	0.20	0.22	0.14	0.23	0.16
Queue Length (ft)	147	19	0	0	23	0
Control Delay (s)	81.3	11.7	0.0	0.0	9.9	0.0
Lane LOS	F	B			A	
Approach Delay (s)	48.4		0.0		4.5	
Approach LOS	E					
Intersection Summary						
Average Delay			11.5			
Intersection Capacity Utilization			50.7%		ICU Level of Service	A

HCM Unsignalized Intersection Capacity Analysis

9: Site Driveway #3 (South) & Old NC 87











4/8/2005

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	0	276	101	115	192	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	0	307	112	128	213	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	566	213	213			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	566	213	213			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	63	92			
cM capacity (veh/h)	446	827	1357			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	307	112	128	213		
Volume Left	0	112	0	0		
Volume Right	307	0	0	0		
cSH	827	1357	1700	1700		
Volume to Capacity	0.37	0.08	0.08	0.13		
Queue Length (ft)	43	7	0	0		
Control Delay (s)	11.9	7.9	0.0	0.0		
Lane LOS	B	A				
Approach Delay (s)	11.9	3.7		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			6.0			
Intersection Capacity Utilization			46.4%		ICU Level of Service	A

HCM Unsignalized Intersection Capacity Analysis

9: Site Driveway #3 (South) & Old NC 87

4/8/2005

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	0	175	291	190	126	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	0	194	323	211	140	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	998	140	140			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	998	140	140			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	79	78			
cM capacity (veh/h)	210	908	1443			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	194	323	211	140		
Volume Left	0	323	0	0		
Volume Right	194	0	0	0		
cSH	908	1443	1700	1700		
Volume to Capacity	0.21	0.22	0.12	0.08		
Queue Length (ft)	20	22	0	0		
Control Delay (s)	10.0	8.2	0.0	0.0		
Lane LOS	B	A				
Approach Delay (s)	10.0	5.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			5.3			
Intersection Capacity Utilization			47.3%	ICU Level of Service		A