



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

Earl R. Lewellyn, PE
Director
Traffic Engineering Group

November 10, 2006

Mr. Aaron Garner
Landmark Homes of Pinehurst
PO Box 734
West End, North Carolina 27376

**Re: Lystra Road Subdivision
Traffic Impact Summary
LDM-06000**

Dear Mr. Garner:

The proposed Lystra Road Subdivision is located along the southern side of Lystra Road, approximately 1 mile east of US 15-501, southeast of Chapel Hill, North Carolina. Originally, a Traffic Impact Analysis was prepared, but not submitted, for the subject site under different ownership. This TIA was performed in May, 2006 by The John R. McAdams Company. This study assumed 140 residential single-family units with two full movement site drives onto Lystra Road, as then envisioned. Presently, the Lystra Road Subdivision proposes only 91 residential single-family units with two full movement site drives onto Lystra Road.

TRIP GENERATION

As indicated above, the proposed Subdivision represents a 49-unit decrease from the previously proposed Subdivision and traffic study assumptions. Per the Institute of Transportation Engineers – Trip Generation Manual, this single-family reduction represents approximately a 33% decrease in site traffic volumes as reflected in Table 1.

Table 1						
ITE Traffic Generation – Lystra Road Subdivision						
Total Gross Traffic Generation						
	Land Use	Total Units	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Original TIA	Single Family Detached (140 Units)	1,417	27	81	91	54
Newly Proposed	Single Family Detached (91 Units)	963	18	55	62	36
Proposed Trip Decrease			-9	-26	-29	-18

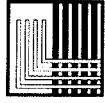
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Based on the original TIA analysis, no roadway improvements were necessary to accommodate projected site traffic demands. Given the relatively low existing and projected traffic volumes along the site frontage, both site drive intersections were expected to operate at good levels of service. With the proposed decrease in single-family units and site traffic volumes, no improvements would be necessary to address site-generated traffic.

I hope this information will allow this project to proceed. If you have additional questions, please contact me at (919) 361-5000. Thank you for your assistance.

Sincerely,

THE JOHN R. McADAMS COMPANY, INC.

Earl Lewellyn, P.E.
Director – Traffic Engineering Department