



## WILMINGTON URBAN AREA Metropolitan Planning Organization

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September 29, 2015

### Mr. Joshua Reinke, P.E.

Ramey Kemp & Associates  
5808 Farringdon Place, Suite 100  
Raleigh, North Carolina 27690

**RE:** Scope for the Traffic Impact Analysis associated with the proposed  
**Grey Bull Properties Development**  
Pender County, NC

Based on the attached site plan and information provided in the scoping checklist, it is our understanding that the proposed development will consist of:

- 106 Single Family Homes

Please note that additional modifications have been made and are shown in **red**.

For the purpose of this study, a full build out year of 2017 is assumed. The development is intended to be constructed in a single phase. Below please find the scope to be used for the Traffic Impact Analysis:

### 1. Data Collection - Analysis Parameters:

- a. Existing Conditions
  - i. Turning movement counts weekday AM (6:30 AM – 8:30 AM) and PM (4:00 PM – 6:00 PM) peak periods, Signal Timing (if applicable) and Lane Geometry;
    - i. US 17 and Peanut Road/Factory Road
    - ii. US 17 and Forest Sound Road (provide signal warrants analysis)
    - iii. Lea Drive and 2<sup>nd</sup> Street/Proposed Site Driveway
    - iv. Lea Drive and Factory Road
    - v. Forest Sound Road and Proposed Site Driveway

Counts should be taken while traditional school is in session.

- ii. Signal plans may be acquired by sending an email request to:  
NCDOT Traffic Services: Ross Kimbro, [rkimbrow@ncdot.gov](mailto:rkimbrow@ncdot.gov)

or by calling (910) 341-0300

b. Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

i. Site Trip Generation Estimate

Land Use	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
	Enter	Exit	Enter	Exit
106 Single Family Homes	21	63	70	41

ii. Site Trip Distribution

- Trip distributions shall be determined from actual counts and be approved prior to use in the TIA

iii. Adjacent Development (approved but as of yet to be built) development including but not limited to;

- N/A

iv. Planned Roadway Improvements

- U-5732 US HWY 17 Super Street

v. Background Traffic Assumptions

- Horizon year – 2017
- Growth rate – 3% per year

2. **Capacity Analysis: Week day AM & PM Peak Hour (as listed and for locations per 1.a.i)**

- a. 2015 Existing Conditions
- b. Background 2017 Future No-Build Conditions [existing + background growth + approved developments + committed improvements]
- c. Combined 2017 Future Build Conditions [background + site trips]
- d. Combined 2017 [Future Build Conditions/Traffic with Improvements]

3. **Final Report Submittal:**

- a. Completed TIA Application and Fee
- b. Signed and sealed by a Professional Engineer
- c. Five copies and five PDFs
- d. Synchro analysis files in digital format (5 copies)

4. **Notes:**

- i. The TIA report shall be prepared following NCDOT Congestion Management guidelines. Any deviations must be approved prior to submitting the TIA. Failure to do so will result in an invalid submittal.
- ii. Unless proposed by the project developer, any improvements shown as needed for the background no-build condition shall reflect programmed and funded State/Municipal projects or those required as mitigation for surrounding approved development. Should improvements outside those listed above be included, the TIA is considered invalid and will not be reviewed.
- iii. If the developer wishes to phase recommended/required improvements, the TIA shall be phased accordingly. Please note additional scoping and analysis may be required.
- iv. This scope shall remain valid for three months from the date of this letter.
- v. Please note that if any changes occur (including but not limited to; land use, intensity and/or site access) additional scoping and analysis may be required.

Please contact me if you have any questions regarding this scope.

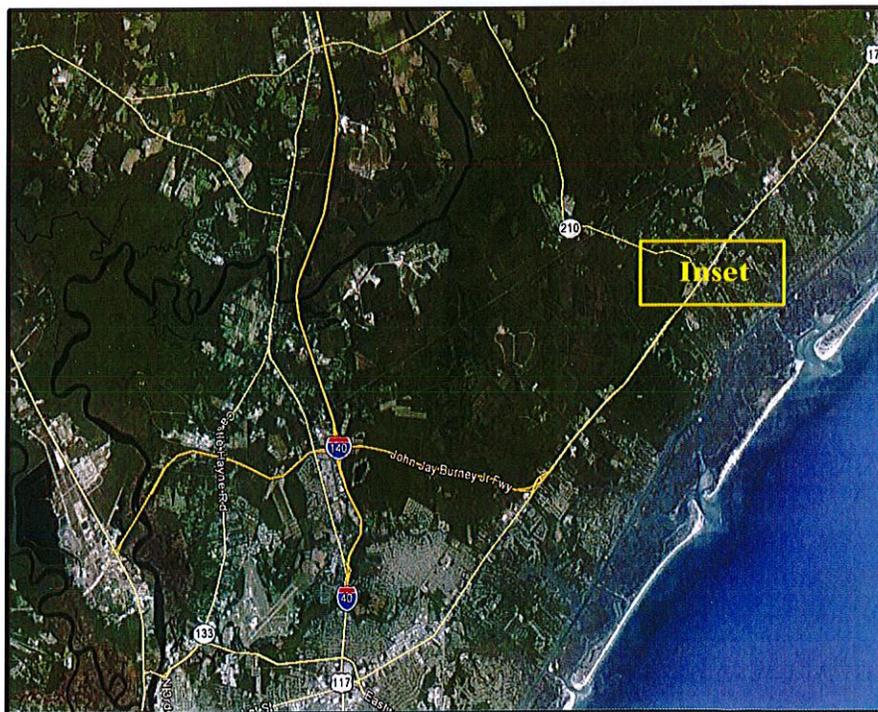
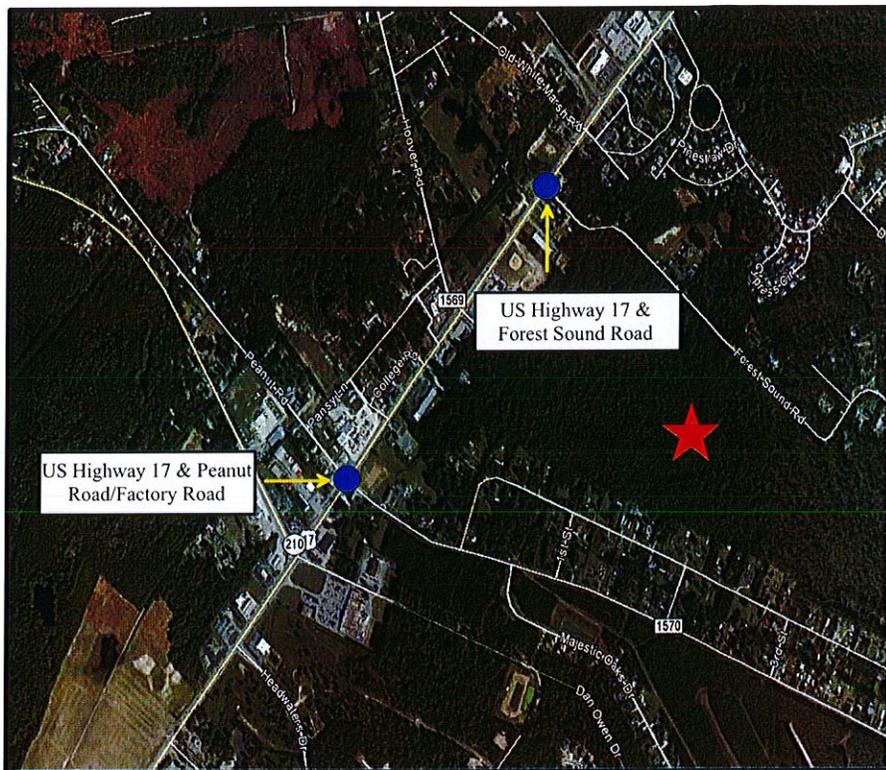
Regards,



Amy Kimes  
 Construction Project Manager  
 Wilmington MPO

Copy:	Robert Vause, District Engineer, NCDOT	Kyle Breuer, Pender Co Planning
	Katie Hite, Division Traffic Engineer, NCDOT	Megan O'Hare, Pender Co Planning
	Mike Kozlosky, Executive Director, W MPO	Bill McDow, WMPO





**LEGEND**

- Existing Study Intersections
- ★ Site Location



*Grey Bull Taylor Tract  
Hempstead, North Carolina*

Site Location Map

Scale: Not to Scale

Figure 1